



**City of Surprise Planning and Zoning Commission
AGENDA**

Tuesday, February 19, 2008 - 6 P.M.
Surprise City Hall

12425 West Bell Road, Suite D100, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of items on the **Consent** Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
----------	------------------	----------------------

CURRENT EVENTS REPORT

1	PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION
---	--	------------

CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR FEBRUARY 5, 2008.	APPROVE SECRETARY: CAROL DAGER
3*	SP07-074 – CONSIDERATION AND ACTION – SURPRISE FARMS COMMERCIAL CENTER: REVIEW A SITE PLAN FOR SURPRISE FARMS COMMERCIAL CENTER CONSISTING OF APPROXIMATELY 192,000 SQUARE FEET OF COMMERCIAL AND RETAIL USES, LOCATED ON THE SOUTHWEST CORNER OF BELL ROAD AND STATE ROUTE 303. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH K.	APPROVE PLANNER: BART WINGARD
4*	SP06-264 – CONSIDERATION AND ACTION – SIERRA VERDE OFFICE CONDOS AND RETAIL: REVIEW A SITE PLAN FOR SIERRA VERDE OFFICE CONDOS AND RETAIL LOCATED NORTH OF WADDELL ROAD AND WEST OF LITCHFIELD ROAD. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H.	APPROVE PLANNER: LANCE FERRELL
5*	RS07-412 – CONSIDERATION AND ACTION – MAGNUM ESTATES: REVIEW A RURAL SUBDIVISION PLAT TO BE KNOWN AS MAGNUM ESTATES LOCATED ON 15305 WEST PARADISE LANE, CREATING FOUR ONE-ACRE PARCELS CURRENTLY ZONED R1-43. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H.	APPROVE PLANNER: LANCE FERRELL

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

6	CUP07-181 – CONSIDERATION AND ACTION – LA PETITE ACADEMY: REVIEW A CONDITIONAL USE PERMIT FOR LA PETITE ACADEMY LOCATED ON THE NORTHEAST CORNER OF LITCHFIELD AND WADDELL ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH G.	RECOMMEND DENIAL PLANNER: LANCE FERRELL
---	---	--

Surprise Planning & Zoning Commission

Jan Blair, Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Steve Somers, Fred Watts

7 **GPA08-027 – CONSIDERATION AND ACTION – VISTAS MONTANAS** : REVIEW A MINOR GENERAL PLAN AMENDMENT TO REZONE THE PROPERTY FROM R1-43 TO PAD LOCATED NORTH OF PEAK VIEW DRIVE BETWEEN 179TH AND 171ST AVENUES. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH N.

**RECOMMEND
APPROVAL**

**PLANNER:
LANCE FERRELL**

8 **PAD07-185 – CONSIDERATION AND ACTION – VISTAS MONTANAS** : REVIEW A PLANNED AREA DEVELOPMENT TO REZONE THE PROPERTY FROM R1-43 TO PAD, LOCATED NORTH OF PEAK VIEW DRIVE BETWEEN 179TH AND 171ST AVENUES. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH N.

**RECOMMEND
APPROVAL**

**PLANNER:
LANCE FERRELL**

OPEN CALL TO PUBLIC:

CALL TO THE PUBLIC

Note: During this time members of the public may address the Commission on any item not on the agenda. At the conclusion of the open call, Commissioners may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CURRENT EVENTS REPORT

CHAIRPERSON AND COMMISSIONERS

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

ADJOURNMENT:

POSTED: FEBRUARY 12, 2008 TIME: 4 p.m.

Kathy S. Rice, Acting Director
Community Development

REQUEST TO SPEAK: Comments pertaining to the Planning and Zoning Commission business are welcome. If you wish to address the Planning and Zoning Commission, please complete a Public Comment Form and present it to the secretary before the call to order for this meeting.

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Steve Somers, Fred Watts



City of Surprise Planning and Zoning Commission

WOKSHOP AGENDA

Tuesday, February 19, 2008 - 5 P.M.

Surprise City Hall
12425 West Bell Road, Suite D100
Surprise, AZ 85374

CALL TO ORDER

WORK SESSION TOPICS

✍ General Plan Update

ADJOURNMENT

Kathy S. Rice, Acting Director
Community Development

SPECIAL NOTE: Individuals needing reasonable accommodations, such as large print materials and oral/ ASL interpreters, should contact the Disability Advocate at **623.222.3821** (Voice) or **623.222.3802** (TTY/VP) at least three (3) business days prior to the event so arrangements can be made.

Surprise Planning & Zoning Commission

Jan Blair, Chair - Steve Somers, Vice Chair
Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Fred Watts



City of Surprise Planning and Zoning Commission
AGENDA
Tuesday, February 19, 2008 - 6 P.M.
Surprise City Hall
12425 West Bell Road, Suite D100, Surprise, AZ

CALL TO ORDER

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of items on the **Consent** Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Planning and Zoning Commission. There will be no separate discussion on these items unless a Commissioner requests; in which event, the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

ITEM NO.	ITEM DESCRIPTION	STAFF RECOMMENDATION
----------	------------------	----------------------

CURRENT EVENTS REPORT

1	PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT	DISCUSSION
---	--	------------

CONSENT AGENDA:

2*	APPROVE PLANNING/ZONING COMMISSION MINUTES FOR FEBRUARY 5, 2008.	APPROVE SECRETARY: CAROL DAGER
3*	SP07-074 – CONSIDERATION AND ACTION – SURPRISE FARMS COMMERCIAL CENTER: REVIEW A SITE PLAN FOR SURPRISE FARMS COMMERCIAL CENTER CONSISTING OF APPROXIMATELY 192,000 SQUARE FEET OF COMMERCIAL AND RETAIL USES, LOCATED ON THE SOUTHWEST CORNER OF BELL ROAD AND STATE ROUTE 303. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH K.	APPROVE PLANNER: BART WINGARD
4*	SP06-264 – CONSIDERATION AND ACTION – SIERRA VERDE OFFICE CONDOS AND RETAIL: REVIEW A SITE PLAN FOR SIERRA VERDE OFFICE CONDOS AND RETAIL LOCATED NORTH OF WADDELL ROAD AND WEST OF LITCHFIELD ROAD. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H.	APPROVE PLANNER: LANCE FERRELL
5*	RS07-412 – CONSIDERATION AND ACTION – MAGNUM ESTATES: REVIEW A RURAL SUBDIVISION PLAT TO BE KNOWN AS MAGNUM ESTATES LOCATED ON 15305 WEST PARADISE LANE, CREATING FOUR ONE-ACRE PARCELS CURRENTLY ZONED R1-43. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH H.	APPROVE PLANNER: LANCE FERRELL

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

6	CUP07-181 – CONSIDERATION AND ACTION – LA PETITE ACADEMY: REVIEW A CONDITIONAL USE PERMIT FOR LA PETITE ACADEMY LOCATED ON THE NORTHEAST CORNER OF LITCHFIELD AND WADDELL ROADS. REQUEST IS SUBJECT TO STIPULATIONS A THROUGH G.	RECOMMEND DENIAL PLANNER: LANCE FERRELL
---	---	--

Surprise Planning & Zoning Commission

Jan Blair, Chair

Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, Steve Somers, Fred Watts

CITY OF SURPRISE

**PLANNING AND ZONING COMMISSION
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374**

February 5, 2008

REGULAR MEETING MINUTES

CALL TO ORDER:

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at the Surprise City Hall, 12425 West Bell Road, Suite D100, Surprise, Arizona 85374, on Tuesday, February 5, 2008.

ROLL CALL:

In attendance with Chair Blair were Commissioners Matthew Bieniek, Ken Chapman, John Hallin, Robert Rein, and Steve Somers. Commissioner Fred Watts was absent.

PLEDGE OF ALLEGIANCE

ELECTION OF VICE CHAIRMAN:

Commissioner Rein made a motion to nominate Commissioner Somers as Vice Chairman of the Planning and Zoning Commission. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

Assistant City Manager Rice announced that there are six candidates for the community development director position who will be interviewed on February 14, 2008.

Senior Planner Dennis Dorch provided an overview of Community Development's current major projects: Prasada, Cactus Power Center, Vestar, Prasada Lakes (Fulton Homes), Dysart District high school, car dealerships, Marley Park, Stadium Village, and Surprise Pointe. He also pointed out some of the projected tenants within many of these projects.

CONSENT AGENDA:

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

ITEMS REMOVED FROM CONSENT AGENDA

- **Item 2*: Planning and Zoning Commission Minutes for January 15, 2008.**

Commissioner Somers made a motion to **approve the January 15, 2008 Planning and Zoning Commission Minutes**. Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

Chairman Blair opened the meeting for public comment. Hearing no comments from the public, Chairman Blair closed the public hearing.

Commissioner Somers made a motion to **approve PP06-405, Asante Phase 2 Unit 14, subject to stipulations 'a' through 'i.'** Commissioner Hallin seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Watts).

OPEN CALL TO PUBLIC:

Chairman Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments from the public, Chairman Blair closed the call to the public.

CURRENT EVENTS REPORT: None

CONSIDERATION AND ACTION TO HOLD AN EXECUTIVE SESSION:

Pursuant to A.R.S. § 38-431.03(A)(3), the Planning and Zoning Commission may go into executive session with the City Attorney for legal advice on any item listed on the agenda.

No request was made to call for an executive session.

ADJOURNMENT:

Hearing no further business, Chairman Blair adjourned the regular Planning and Zoning Commission meeting, Tuesday, February 5, 2008, at 6:34 p.m.

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

STAFF PRESENT:

Assistant City Attorney Jim Gruber, Fire Marshall Doug Helbig, Assistant Fire Chief Clint Mills, City Engineer Tracy Eberlein, City Planner Adam Copeland, City Planner Lance Ferrell, City Planner Bart Wingard, City Planner David Neal, City Planner Dennis Dorch, Planning & Development Services Manager Berrin Nejad, and Planning and Zoning Commission Secretary Carol Dager.

COUNCIL MEMBERS PRESENT: None



Kathy S. Rice, Acting Director
Community Development Department

Jan Blair, Chairman
Planning and Zoning Commission

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: SP07-074 Surprise Farms Commercial Center
STIPULATIONS: a through k
PREPARED BY: Hobart Wingard, Planner @ 623.222.3156

Application Date: March 02, 2007
Planning and Zoning Commission: February 19, 2008

APPLICANT/OWNER: Liz Gaston
Loop 303 & Bell, LLC
Diversified Partners, LLC
5635 North Scottsdale Road, Suite 150
Scottsdale, AZ 85258
Phone 480.947.8800
Fax 480.222.7648
liz@dpcrc.com

REQUEST: Approval of a Site Plan for Surprise Farms Commercial Center, consisting of approximately 192,000 square feet of commercial and retail uses.

SITE LOCATION: The subject site is located on the southwest corner of Bell Road and State Route 303.

SITE SIZE: 26.03 gross acres / 23.77 net acres.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Site Plan for Surprise Farms Commercial Center (SP07-074), be approved subject to stipulations a through k .
-------------------------------	--

PROJECT ANALYSIS:

PROPOSAL

The Surprise Farms Commercial Center will consist of approximately 192,000 square feet of commercial and retail uses on approximately 24 acres located at the southwest corner of Bell Road and State Route 303. The project consists of several major anchors, shops and pads. The proposed retail center will offer a variety of necessary services to satisfy the needs of the growing area. It is anticipated that the uses will include a fitness center, child care facility, soft goods retail, general retail, retail apparel, beauty supply, craft store, florist, restaurants, financial institution and other

ITEM 3

buildings' utility doors was instrumental in allowing the rear anchor building to have an unobstructed view of Bell Road. These traditional design techniques are anticipated to enhance the vehicular and pedestrian experience along the Bell Road corridor and other major streets throughout the city.

LANDSCAPING

The landscape design utilizes drought resistant plant material and provides adequate screening for surrounding uses. The landscape design conforms to the adopted Planning and Design Guidelines.

The importance of providing shade is a central concern throughout the Surprise Farms Development. Enhanced landscaping planting will occur along streets and pedestrian routes.

DEPARTMENTAL REVIEW:

During the review process, the departments below had comments that were addressed prior to moving the project forward to the Planning and Zoning Commission subject to all stipulations.

The Building Division commented on accessible parking routes and number of spaces, which were revised to the city's standards. Also required were grease interceptors and a clear phasing plan, both of which are implemented into the revised drawings.

The Engineering Department worked with the applicant to incorporate underground retention facilities that conform to the City of Surprise standards. Staff ensured that the applicant coordinated the hydraulic analysis with the White Tanks / Loop 303 Area Drainage Master Study. Adequate utility easement and sizing were also addressed and clarified.

The Traffic Engineering Division reviewed the updated traffic impact analysis, and required that the applicant coordinate with ADOT to implement State Route 303 widening requirements. A right turn deceleration lane is required at the northwest corner of the project, and the access adjacent to the Albertson's site is to be limited to a $\frac{3}{4}$ movement by median modifications and the removal of the traffic signal. The developer addressed all comments from the Traffic Engineering Division.

The Water Services Department had comments on water and sewer as the Surprise Farms Commercial project progressed. The developer was required to submit documentation that the Surprise Farms sewer system could sufficiently handle the capacity of the commercial center. Water Services approves the Surprise Farms Commercial Center subject to the satisfactory review and approval of the master sewer report which will evaluate the sewer capacity needs and availability for the project.

ITEM 3

STIPULATIONS:

- a) Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer;
- b) Major changes to this Site Plan with regards to use and intensity must be processed as a revised application with approval by the Planning and Zoning Commission. Minor changes may be administratively approved by the Community Development Director, Fire Marshal, City Engineer, and Water Services Director;
- c) All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- d) The applicant shall include all approved stipulations related to the project on the title sheet of construction plans prior to plan check submittal;
- e) Applicant or property owner must provide the city with approved earth moving permit by Maricopa County Environmental Services Department prior to release of any permits;
- f) Approval of this site plan is not to be construed as an approval of any violation of the current adopted Surprise Municipal Code at the time of submission;
- g) All roof mounted and ground mounted mechanical equipment shall be screened from public view and will be subject to the approval of the Community Development Director;
- h) All mechanical equipment, transformers, utility boxes, gas lines, shall be completely screened from public view prior to letter of compliance and/or Certificate of occupancy. Any changes to the landscape plan shall be submitted to the Community Development Department for review and approval;
- i) In the event that ADOT does not remove the traffic signal and install the restricted median prior to the final phase of the development, developer agrees to either complete the traffic signal removal and median installation or bond for the work until such time as ADOT has completed its work;
- j) Water Services approves the Surprise Farms Commercial Center subject to the satisfactory review and approval of the master sewer report which will evaluate the sewer capacity needs and availability for the project;
- k) All construction will need to comply with the codes adopted by the City of Surprise at the time of permit application.

Location Map

Surprise Farms Commercial Center



Surprise Farms
Commercial



Contextual Map

Surprise Farms Commercial Center



 Exist. K-8 Schl.

PROJECTS:

1. Happy Trails
2. Bell West Ranch
3. Sun City Grand
4. Northwest Ranch
5. Surprise Farms
6. Cotton Lane Professional
7. Albertson's
8. Sam's Club
9. Safeway
10. St. Clare of Assisi Church
11. Palm Vista Baptist Church



3-mile radius Vicinity map



RECEIVED

JAN 22 2008

COMMUNITY
DEVELOPMENT





Project Narrative
Proposed Retail Shopping Center
SWC Loop 303 & Bell Road

RECEIVED

JAN 22 2008

COMMUNITY
DEVELOPMENT

Project Location/Uses Adjacent to Site

This proposed Retail Shopping Center is comprised of one tax parcel 501-12-004F which totals approximately 24 acres located at the southwest corner of Loop 303 and Bell Road. This project is located within the Surprise Farms PAD and is located in a pre-designated area for commercial uses. The site is bound on the west by a grocery store, zoned PAD. The east side of the site is bound by the Loop 303 and just east of the Loop 303 is C-2 zoned land. There are existing homes located to the immediate south of the project, also within the Surprise Farms PAD. To the north of the project, you will find an existing shopping center zoned C-2.

Project Description

CTW Retail Partners, LLC is excited about the opportunity to develop this site into a retail shopping center with over 192,000 square feet of commercial and retail uses. The project consists of several major anchors, various shops and pads. The proposed retail center will offer a variety of necessary services to satisfy the needs of the growing area. At this time it is anticipated that the uses will include a fitness center, child care facility, retail soft good stores, general retail, retail apparel, beauty supply, craft store, florist, restaurants, financial institution and other uses consistent with the approved zoning. Exact tenant mix may change and will be based upon developing leasing opportunities.

Site Use (Existing and Proposed)

The site is currently vacant and undeveloped. There are various desert trees and shrubs throughout the site. Research shows that the site has never been developed. As described above, the proposed use is a retail shopping center.

Architectural Style

The architectural style will incorporate several varieties of materials and colors providing a cohesive and appealing development. The development shall incorporate the quality materials previously approved in the Surprise Farms PAD.

Phasing

The project is planned to be constructed in multiple phases. See attached phasing plan. Phase 1 will consist of Major A (LA Fitness), Pad F, and Pad B totaling 63,200 square feet of building space. Additional phases will follow.



**Arizona Department of Transportation
Intermodal Transportation Division**

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Eilers
State Engineer

REC

MAR 15 2007

COMMUNITY DEVELOPMENT

February 7, 2007

City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374
C/o Mr. David Neal

RE: SP 07-074 / Surprise Farms Commercial Cnter / 303 Loop & Bell Road

Dear Mr. Neal:

Thank you for your notification regarding the Site Plan for the subject referenced above. ADOT has some concerns with the development at this time.

The area along the east side of the development, ADOT will be needing approximately 25-30 feet for highway widening. Also a portion of the southwest corner area of Bell Road and the 303 Loop will be needed, along with a sizeable Temporary Construction Easement. ADOT would like the developer and the City to contact Mr. Pete Eno, ADOT Right of Way Coordinator, (602) 712-7348, as soon as possible to discuss this area.

ADOT will want to review and comment on all plans whether or not they are changes, deletions and/or additions to current plans. ADOT may ask for a traffic study in the near future.

ADOT does reserve the right to review and comment on all development plans for this site as to any impact they may have on the State Highway System.



2001 Award Recipient

Should you have any questions, you may contact me at 602-712-8755 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, Suite 349 MD 612E, Phoenix, Arizona 85007. Thank you in advance for your cooperation.

Sincerely,



LOUIS J. MALLOQUE,
Right of Way Agent III
lmalloque@azdot.gov



2001 Award Recipient



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

27 March 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #SP07-074 Surprise Farms Commercial Center

Dear Ms. Coen

Thank you for the opportunity to provide comments on the Site Plan Application for the Surprise Farms Commercial Center. The Center, on 26.03 gross acres, is located at the southwest corner of Loop 303 and Bell Road, and is part of the larger Surprise Farms PAD. The request is to develop the site into a retail shopping center with 208,737 square feet of commercial and retail uses. The site is located approximately 5 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this Commercial Center will not negatively impact the flying operations at Luke AFB. Since the Center is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely,

A handwritten signature in black ink, appearing to read "JRM", with a horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Colonel David L. Orr, Vice Commander, 56th Fighter Wing



RECEIVED
 JAN 22 2008
 COMMUNITY
 DEVELOPMENT

LANDSCAPE LEGEND

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> | <ul style="list-style-type: none"> | <ul style="list-style-type: none"> |
|--|--|--|

CASE: SP07-074

T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Missouri Ave., Suite 218
 Phoenix, Arizona 85014
 (602) 265-0320



CALL THE WORKING SHEETS
 BEFORE YOU GO
 (602) 265-1100
 1-800-STAKE-IT
 (OUTSIDE MARICOPA COUNTY)

TJM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. HOW ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TJM & ASSOCIATES.

2525 East Thomas Road
 Phoenix, AZ 85016-3474
 (602) 462-5800 phone
 (602) 955-5499 fax
 www.tjm.com

ROBERT KUBICEK
 Architects And Associates, Inc.

NEW COMMERCIAL DEVELOPMENT
**SWC Loop 303 Freeway
 and Bell Road**
 Surprise, Arizona

RECEIVED
 JAN 22 2008
 COMMUNITY
 DEVELOPMENT

date 01-30-07

design HD
 drawn HD
 check TJM

sheet
L-1
 of
 job 07009

SURPRISE FARMS COMMERCIAL CENTER



COMPILED FRONT ELEVATION



COMPILED REAR ELEVATION



RECEIVED

JAN 22 2008

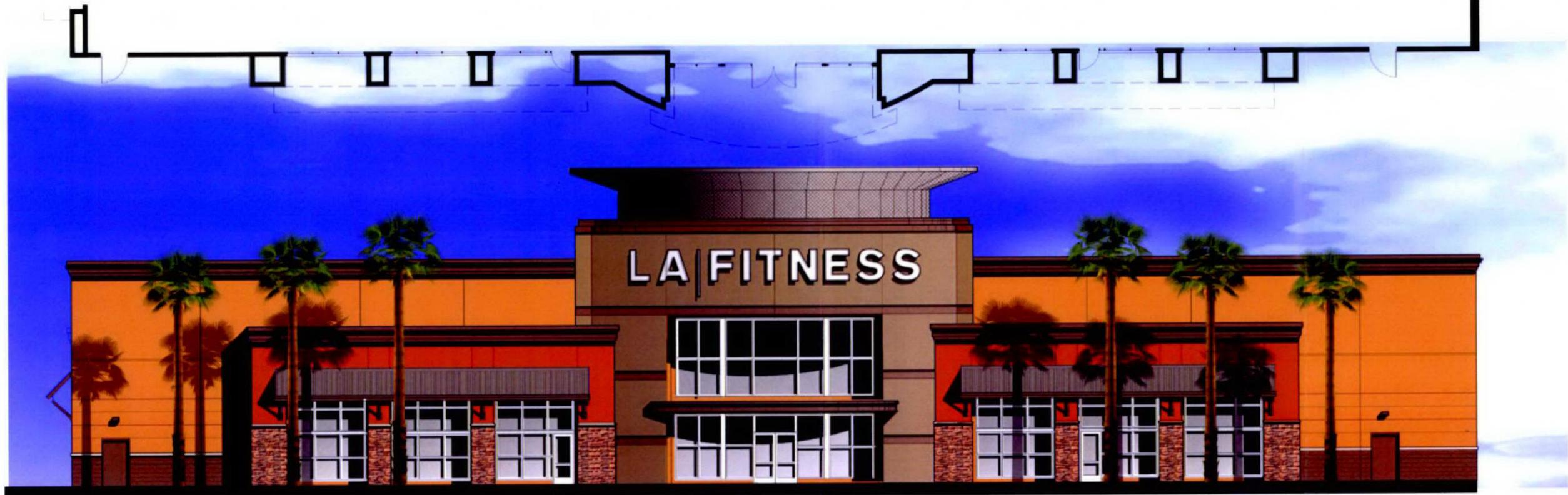
COMMUNITY
DEVELOPMENT

COMMUNITY
DEVELOPMENT

JAN 22 2008

RECEIVED

north elevation



south elevation



LA Fitness

sheet
a5.0
of

design jac
drawn jac

**Surprise Farms
Commercial Center**
SWC of Loop 303 and Bell Road
Surprise, Arizona
Diversified Partners Development Co., LLC
CTW Retail Partners, LLC

conceptual elevations
(LA Fitness)

PROJECT
DATE 09.24.07



ROBERT KUBICEK
Architects And Associates, Inc.

2233 East Thomas Road
Phoenix, AZ 85016-3474
(602) 965-9900 Phone
(602) 965-0488 Fax
www.raa.com

COMMUNITY
DEVELOPMENT

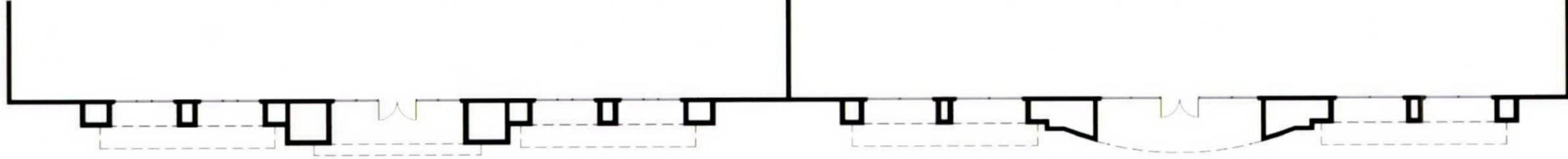
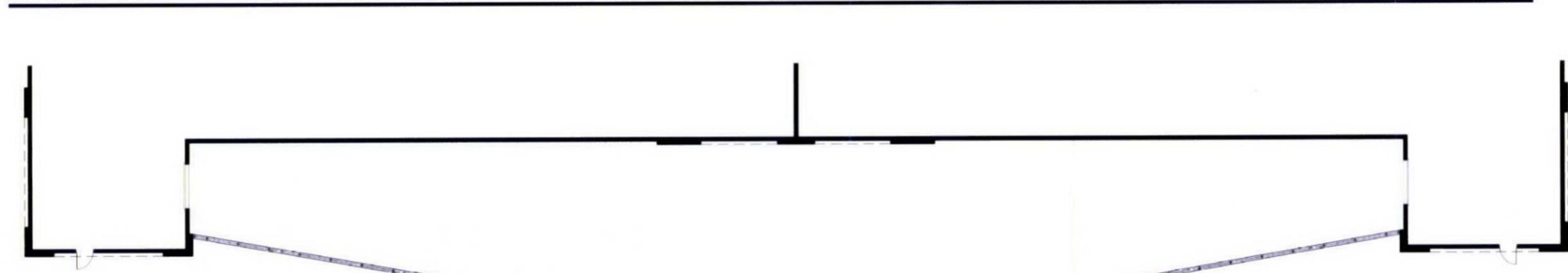
JAN 22 2008

RECEIVED

south elevation



north elevation



Major B and C

sheet

a5.2

of

job 07032.5

design jac

drawn jac

check hu

**Surprise Farms
Commercial Center**

SWC of Loop 303 and Bell Road
Surprise, Arizona
Diversified Partners Development Co., LLC
CTW Retail Partners, LLC

conceptual elevations
(Major B and C)

Preparatory
not for
construction or recording
date: 10.26.07



ROBERT KUBICEK
Architects And Associates, Inc.

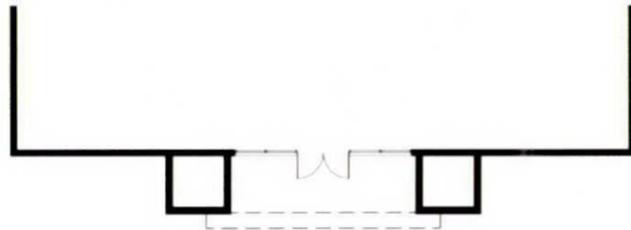
2233 East Thomas Road
Phoenix, Az 85016-3474
(602) 965-3900 Phone
(602) 965-0498 Fax
www.rkaaz.com



east elevation



west elevation



north elevation



south elevation

RECEIVED
 JAN 22 2008
 COMMUNITY
 DEVELOPMENT

ROBERT KUBICEK
 Architects And Associates, Inc.

2233 East Thomas Road
 Phoenix, AZ 85016-3474
 (602) 965-3900 Phone
 (602) 965-0498 Fax
 www.rkaa.com

date: 10.26.07

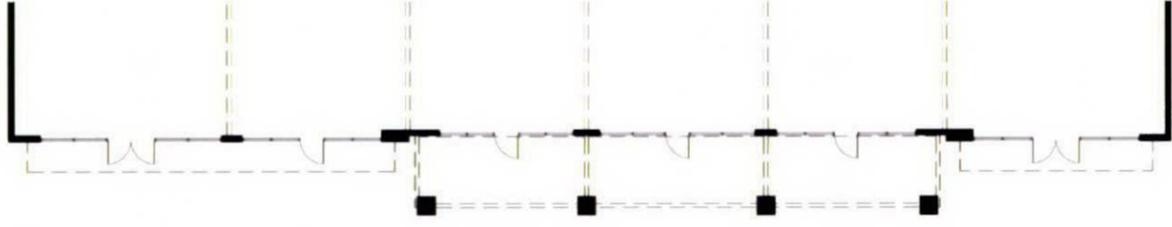
conceptual elevations
 (Major D)

Preparatory
 not for
 construction or financing

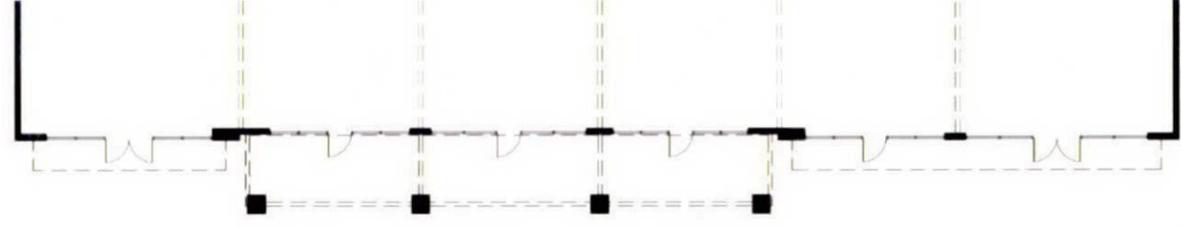
**Surprise Farms
 Commercial Center**
 SWC of Loop 303 and Bell Road
 Surprise, Arizona
 Diversified Partners Development Co., LLC
 CTW Retail Partners, LLC

sheet design jac
 of drawn jac
 job 07032.5 check hu

Major D



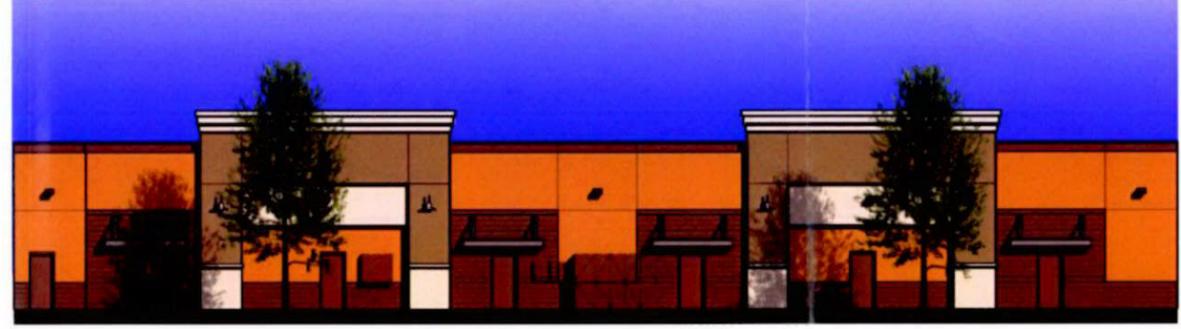
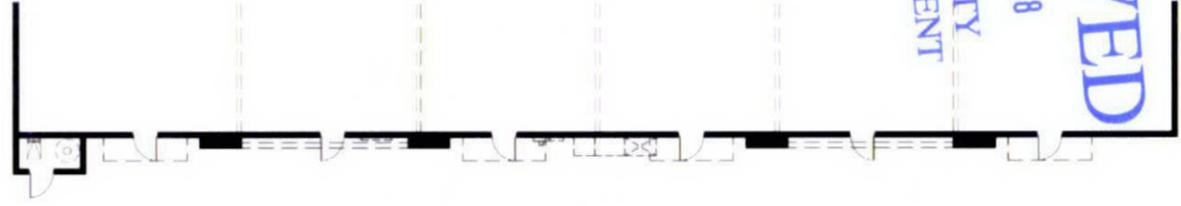
north elevation (Shops B)



north elevation (Shops C)



south elevation (Shops C)



south elevation (Shops B)

RECEIVED
 JAN 22 2008
 COMMUNITY
 DEVELOPMENT

Shops B and C

sheet **a5.6** of job 07032.5

design jac
 drawn jac
 check hu

Surprise Farms
 Commercial Center
 SWC of Loop 303 and Bell Road
 Surprise, Arizona
 Diversified Partners Development Co., LLC
 CTW Retail Partners, LLC

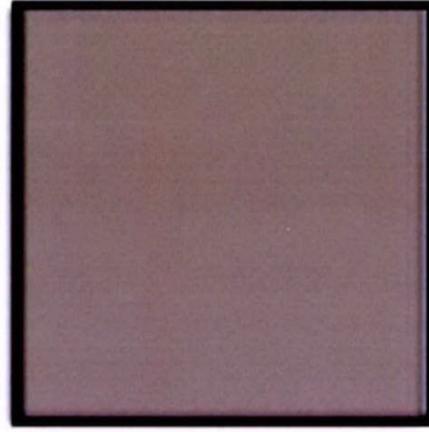
conceptual elevations
 (Shops B and C)

date 10.26.07

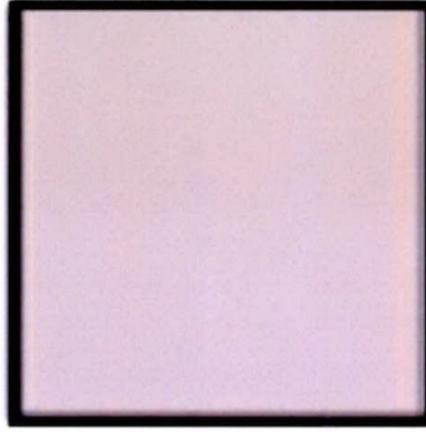
Robert Kubicek
 Architects And Associates, Inc.
 2233 East Thomas Road
 Phoenix, AZ 85016-3474
 (602) 965-9900 Phone
 (602) 965-0498 Fax
 www.rkaa.com



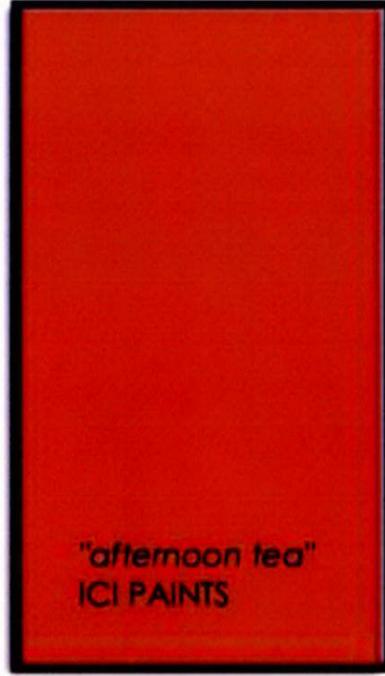
STONE VENEER
"foothills vista" custom mix
DURA STONE



CORRUGATED METAL
AWNINGS
"cavern"
DUNN EDWARDS



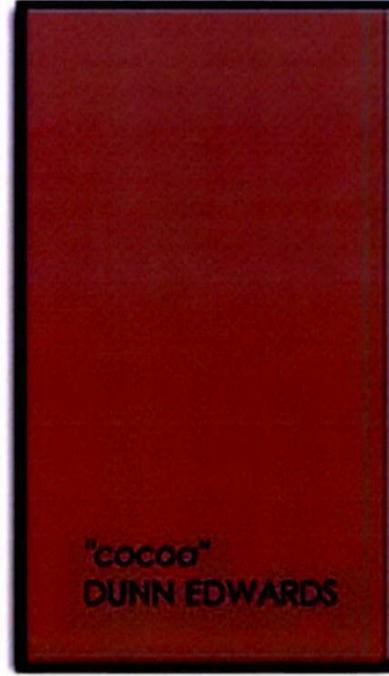
ALUMINUM STOREFRONT
"anodized aluminum"
KAWNEER



"afternoon tea"
ICI PAINTS



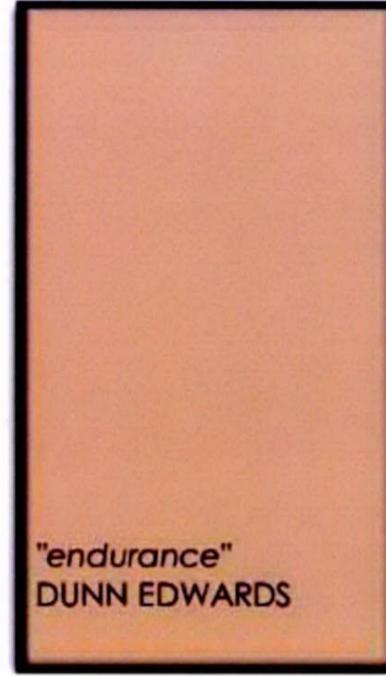
"western trail"
ICI PAINTS



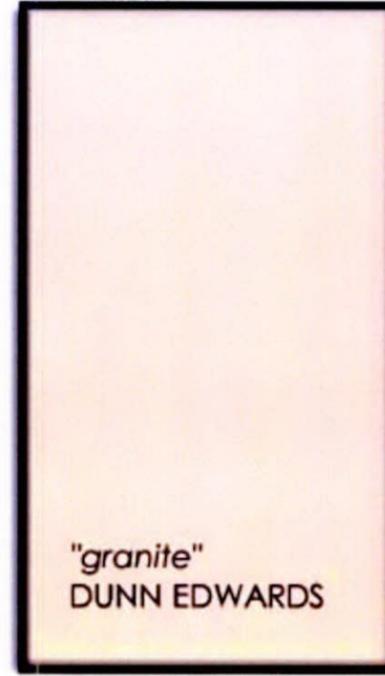
"cocoa"
DUNN EDWARDS



"bison beige"
DUNN EDWARDS



"endurance"
DUNN EDWARDS



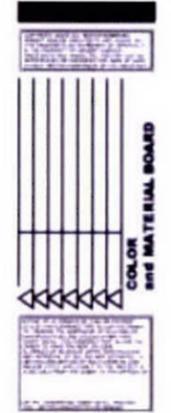
"granite"
DUNN EDWARDS

MATERIAL and COLOR BOARD

RECEIVED
JAN 22 2008
COMMUNITY
DEVELOPMENT

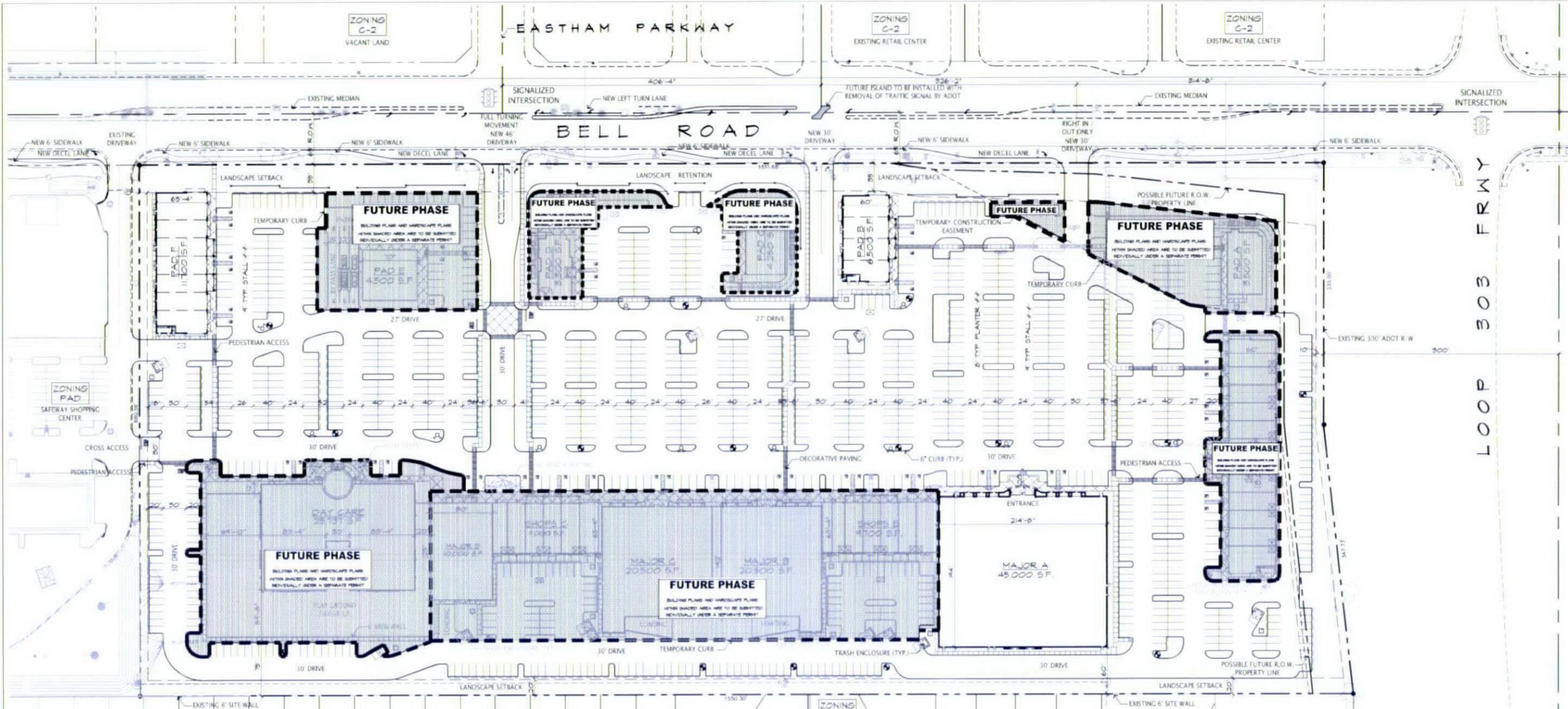
2233 East Thomas Road
Phoenix, Az. 85016-3474
(602) 965-3900 Phone
(602) 965-0498 Fax
www.rka.com

ROBERT KUBICEK
Architects And Associates, Inc.



**Surprise Farms
Commercial Center**
SWC of Loop 303 and Bell Road
Surprise, Arizona
Diversified Partners Development Co., LLC
CTW Retail Partners, LLC

sheet
M1.0
of
Job 07032.5
design inc
drawn inc
checked hu



2233 East Thomas Road
Phoenix, AZ 85016-3474
(602) 955-5900 Phone
(602) 955-0498 Fax
www.rka.com

ROBERT KUBICEK
Architects And Associates, Inc.

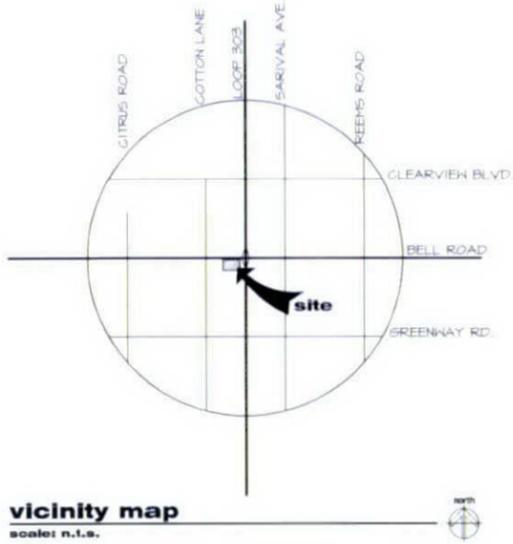


NEW COMMERCIAL DEVELOPMENT
**SWC Loop 303 Freeway
and Bell Road**
Surprise, Arizona

CASE #: SP07-074
sheet PH-1 of job 07009
design KDK
drawn KDK
check HU



NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTS.



project directory

DEVELOPER:
LOOP 303 AND BELL, LLC
C/O DIVERSIFIED PARTNERS
5635 NORTH SCOTTSDALE ROAD SUITE #50
SCOTTSDALE, ARIZONA 85250
CONTACT: JUSTIN GUBLER
PHONE: (480) 447-8800
FAX: (480) 447-8830
E-MAIL: jgubler@dpcre.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERPAN
PHONE: (602) 455-5900
FAX: (602) 455-0498
E-MAIL: kkerpan@rka.com

site data

EXISTING ZONING: COMMERCIAL - PAD
GROSS SITE AREA: 25.60 ACRES (1,115,000 S.F.)
NET SITE AREA: 23.77 ACRES (1,035,510 S.F.)

PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

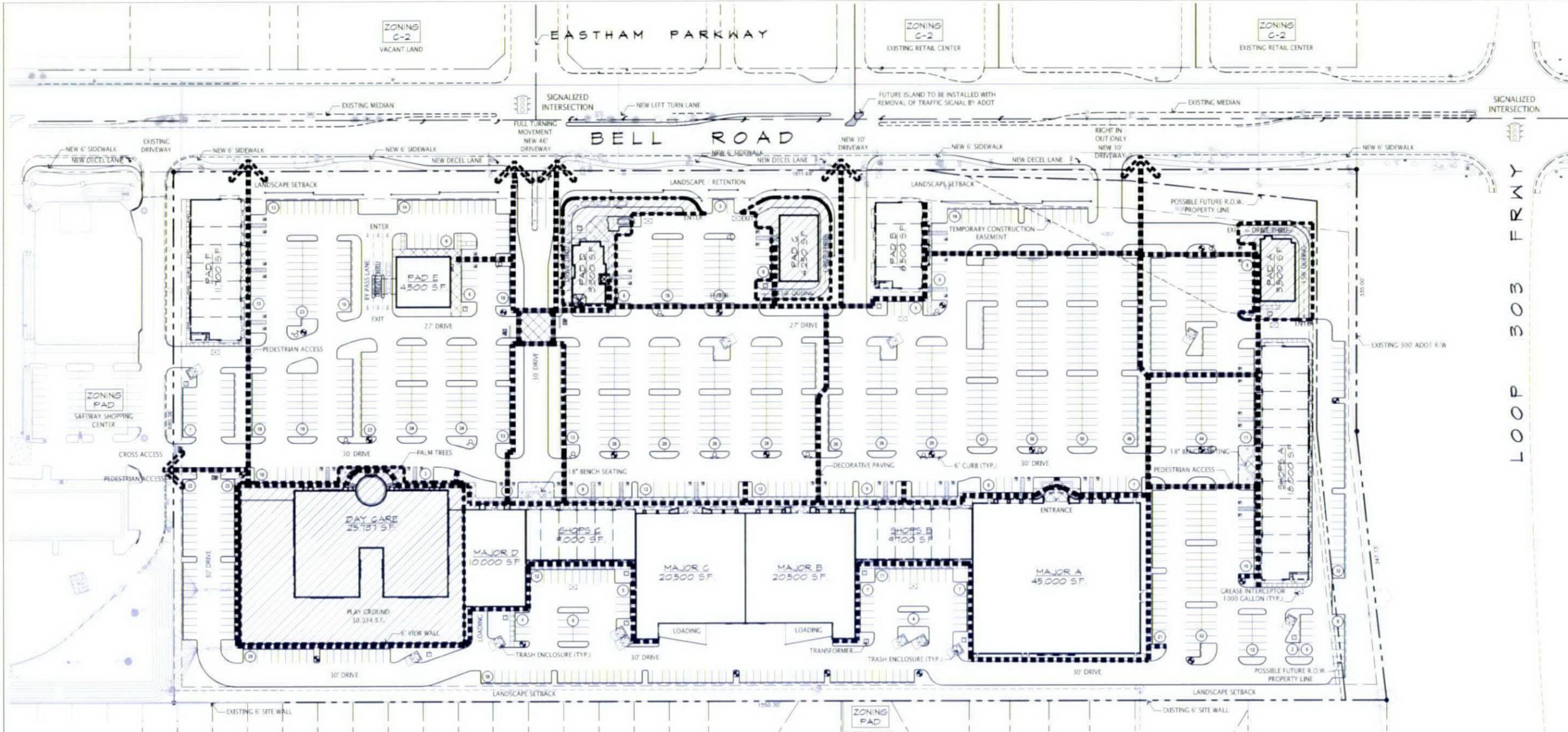
BUILDING AREA:	
MAJOR A:	45,000 S.F.
MAJOR B:	20,500 S.F.
MAJOR C:	20,500 S.F.
MAJOR D:	10,000 S.F.
DAY CARE:	25,131 S.F.
SHOPS A:	8,000 S.F.
SHOPS B:	4,100 S.F.
SHOPS C:	4,000 S.F.
PAD A:	3,500 S.F.
PAD B:	6,500 S.F.
PAD C:	4,250 S.F.
PAD D:	3,500 S.F.
PAD E:	4,500 S.F.
PAD F:	11,700 S.F.

TOTAL BUILDING AREA: 192,181 S.F.
SITE COVERAGE: 18.6 %

TOTAL PARKING REQUIRED:	1078 SPACES
MAJOR A: HEALTH CLUB (45,000 S.F.) @ 1/200 S.F. = 225 SPACES	
MAJOR B, C, D: RETAIL (20,500 S.F.) @ 1/250 S.F. = 204 SPACES	
DAY CARE: RETAIL (25,131 S.F.) @ 1/200 S.F. = 126 SPACES	
SHOPS A, B, C: (26,100 S.F.)	
RETAIL (24,200 S.F.) @ 1/250 S.F. = 97 SPACES	
RESTAURANT (23,300 S.F.) @ 1/50 S.F. PSA 65% (1,325 S.F.) = 63 SPACES	
PAD A, D, E, F: (8,200 S.F.)	
RESTAURANT @ 1/50 S.F. PSA 65% (4,420 S.F.) = 88 SPACES	
PAD B, C, E, F: (26,850 S.F.)	
RETAIL (19,500 S.F.) @ 1/250 S.F. = 78 SPACES	
RESTAURANT (7,000 S.F.) @ 1/50 S.F. PSA 65% (4,550 S.F.) = 91 SPACES	
TOTAL PARKING PROVIDED:	1080 SPACES
	5.4 / 100%

ACCESSIBLE SPACES REQUIRED: 45 SPACES
ACCESSIBLE SPACES PROVIDED: 45 SPACES

RECEIVED
JAN 22 2008
COMMUNITY DEVELOPMENT



2233 East Thomas Road
Phoenix, AZ 85016-3474
(602) 955-3900 Phone
(602) 955-0498 Fax
www.rka.com

ROBERT KUBICEK
Architects And Associates, Inc.

DATE: 1-10-08
CONSTRUCTION OF RECORD

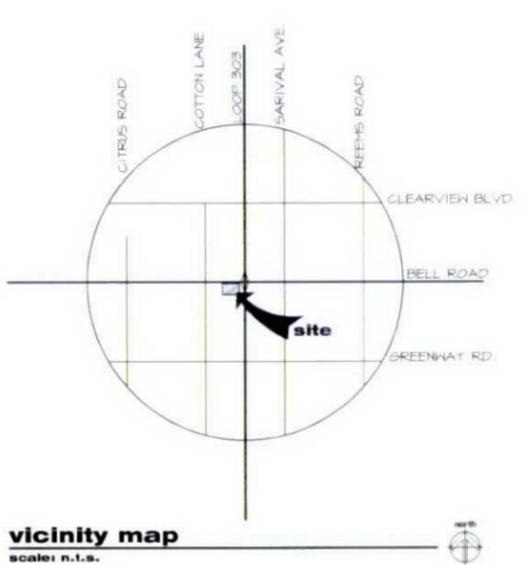
NEW COMMERCIAL DEVELOPMENT
**SWC Loop 303 Freeway
and Bell Road**
Surprise, Arizona

CASE #: SP07-074
sheet design KDK
drawn RL
SP-1A
of
job 07009
check HU

pedestrian circulation plan

scale: 1" = 60'-0"
0 60' 120' 180'

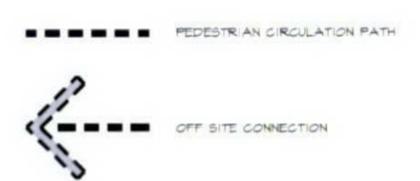
NOTE: THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ASSUMED APPROXIMATE. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE USED FOR ANY LEGAL OR ENGINEERING DOCUMENTATION.



site notes

- * SITE LANDSCAPING SHOWN ON LANDSCAPE PLAN
- * SITE LIGHTING SHOWN ON PHOTOMETRIC PLAN
- * ALL PEDESTRIAN WALKWAYS ARE DESIGNED PARALLEL WITH MOVING CARS IN AISLES
- * PEDESTRIAN WALKWAYS WILL BE RAISED AND PROTECTED FROM THE DRIVE AISLE BY A SIX-INCH (6") HIGH CURB

legend

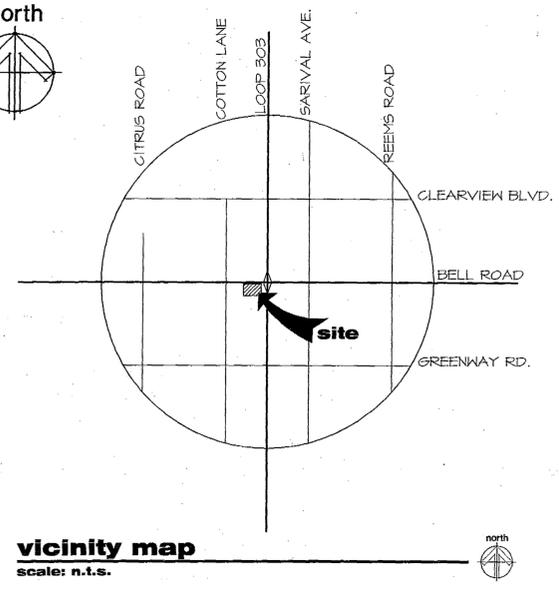
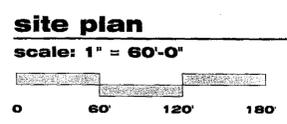
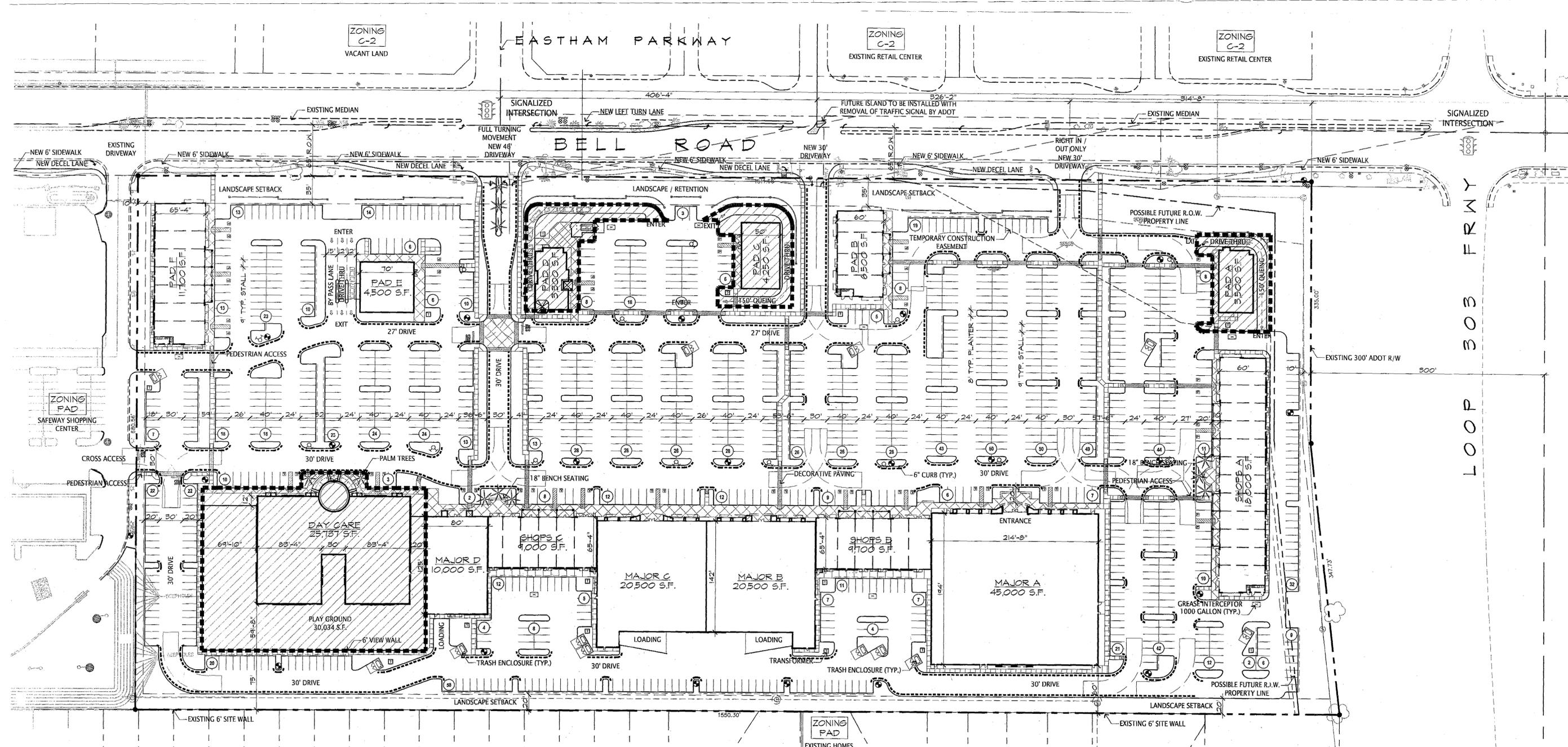


project directory

DEVELOPER:
LOOP 303 AND BELL LLC
C/O DIVERSIFIED PARTNERS
5635 NORTH SCOTTSDALE ROAD SUITE #150
SCOTTSDALE, ARIZONA 85250
CONTACT: JUSTIN GUBLER
PHONE: (480) 941-8800
FAX: (480) 941-8830
E-MAIL: jgubler@apcre.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERPAN
PHONE: (602) 955-3900
FAX: (602) 955-0498
E-MAIL: kkerpan@rka.com

RECEIVED
JAN 22 2008
COMMUNITY
DEVELOPMENT



site notes

1. ALL CONSTRUCTION WILL COMPLY WITH THE CODES ADOPTED BY COS AT THE TIME OF PERMIT APPLICATION
2. THE EXISTING SIDEWALK ALONG BELL IS TO BE REPLACED WITH A NEW 6 FOOT CONCRETE SIDEWALK ALONG THE ENTIRE FRONTAGE OF THE PROJECT.
3. ALL ACCESS ROADS AND ALL TURNING RADIUS, INCLUDING PARKING AISLE ISLANDS SHALL COMPLY WITH REQUIREMENTS OF WB-50.
4. PADS A, C, AND D AND THE DAYCARE WILL REQUIRE A SEPARATE CONDITIONAL USE PERMIT (CUP)
5. FIRE LANES SHALL BE IDENTIFIED PER THE SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS
6. SIDEWALKS TO BE MINIMUM OF 5' WIDE, AND T' WHERE ADJACENT PARKING OCCURS UNLESS PARKING STOPS ARE USED.
7. ALL ACCESSIBLE PARKING IS CONCEPTUAL AND IS SUBJECT TO BUILDING SAFETY APPROVAL WITH BUILDING PLAN.

legend

- FIRE LANE
- GREASE INTERCEPTOR
- TRANSFORMER
- PROPOSED FIRE HYDRANT
- PROPOSED FDC

project directory

DEVELOPER:
 LOOP 303 AND BELL, LLC
 C/O DIVERSIFIED PARTNERS
 5635 NORTH SCOTTSDALE ROAD SUITE #150
 SCOTTSDALE, ARIZONA 85250
CONTACT: JUSTIN GUBLER
PHONE: (480) 947-8800
FAX: (480) 947-8830
E-MAIL: jgubler@apcre.com

ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERPAN
PHONE: (602) 955-3400
FAX: (602) 955-0496
E-MAIL: kkerpan@rkaa.com

CONSTRUCTION TYPE:	OCCUPANCY CLASS:	BUILDING HEIGHTS:
MAJOR A:	A-3	48'-0"
MAJOR B:	M	25'-0"
MAJOR C:	M	25'-0"
MAJOR D:	M	33'-0"
MAJOR E:	M	30'-0"
MAJOR F:	M	30'-0"
SHOPS A:	A-2 / M	25'-0"
SHOPS B:	A-2 / M	25'-0"
SHOPS C:	A-2 / M	25'-0"
PAD A:	A-2 / M	30'-0"
PAD B:	A-2 / M	24'-0"
PAD C:	A-2 / M	30'-0"
PAD D:	A-2	30'-0"
PAD E:	M	30'-0"
PAD F:	A-2 / M	25'-0"

site data

EXISTING ZONING: COMMERCIAL - PAD
 GROSS SITE AREA: 25.60 ACRES (1,115,100 S.F.)
 NET SITE AREA: 23.71 ACRES (1,035,510 S.F.)

PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

BUILDING AREA:
 MAJOR A: 45,000 S.F.
 MAJOR B: 20,500 S.F.
 MAJOR C: 20,500 S.F.
 MAJOR D: 10,000 S.F.
 MAJOR E: 25,751 S.F.
 DAY CARE: 25,751 S.F.
 SHOPS A: 18,000 S.F.
 SHOPS B: 9,100 S.F.
 SHOPS C: 9,000 S.F.
 PAD A: 3,500 S.F.
 PAD B: 6,500 S.F.
 PAD C: 4,250 S.F.
 PAD D: 3,500 S.F.
 PAD E: 4,500 S.F.
 PAD F: 11,700 S.F.

TOTAL BUILDING AREA: 192,187 S.F.
SITE COVERAGE: 12.6 %

TOTAL PARKING REQUIRED: 1103 SPACES
 MAJOR A: HEALTH CLUB (45,000 S.F.) @ 1/200 S.F. = 225 SPACES
 MAJOR B, C, D: RETAIL (50,000 S.F.) @ 1/250 S.F. = 204 SPACES
 DAY CARE: RETAIL (25,751 S.F.) @ 1/200 S.F. = 124 SPACES
 SHOPS A, B, C: (56,751 S.F.)
 RETAIL (24,200 S.F.) @ 1/250 S.F. = 97 SPACES
 RESTAURANT (12,500 S.F.) @ 1/50 S.F. PSA 65% (9,100 S.F.) = 162 SPACES
 PAD A, D: (6,500 S.F.)
 RESTAURANT @ 1/50 S.F. PSA 65% (4,400 S.F.) = 88 SPACES
 PAD B, C, E, F: (26,250 S.F.)
 RETAIL (16,750 S.F.) @ 1/250 S.F. = 67 SPACES
 RESTAURANT (10,000 S.F.) @ 1/50 S.F. PSA 65% (6,500 S.F.) = 130 SPACES

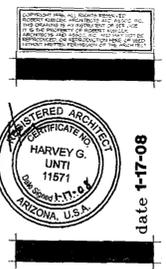
TOTAL PARKING PROVIDED: 1150 SPACES (6.0 / 1000)

ACCESSIBLE SPACES REQUIRED: 45 SPACES
ACCESSIBLE SPACES PROVIDED: 45 SPACES

CASE #: SP07-074

sheet **SP-1** of **07009**
 design **KDK**
 drawn **KDK**
 check **HU**

NEW COMMERCIAL DEVELOPMENT
SWC Loop 303 Freeway
and Bell Road
Surprise, Arizona



ROBERT KUBICEK
 Architects And Associates, Inc.

2233 East Thomas Road
 Phoenix, AZ 85016-3474
 (602) 955-3400 Phone
 (602) 955-0496 Fax
 www.rkaa.com

ITEM 4

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: SP06-264 **Sierra Verde Office Condos and Retail**
STIPULATIONS: a through h
PREPARED BY: Lance Ferrell, Planner @ 623.222.3135

Application Date: July, 14 2006
Planning and Zoning Commission: February 19, 2008

APPLICANT/Owner: Paul Gilbert
Beus Gilbert, PLLC
4800 N Scottsdale Road
Scottsdale, AZ 85251
Phone: 480.429.3000

REQUEST: Approval of a Site Plan for Sierra Verde Office Condos and Retail.

SITE LOCATION: Located north of Waddell Road west of Litchfield Road.

SITE SIZE: 7.9 acres.

RECOMMENDATION: Staff recommends that this request, a Site Plan for Sierra Verde Office Condos and Retail (SP06-264), be **approved** subject to stipulations **a through h**.

PROJECT ANALYSIS:

PROPOSAL

The applicant is proposing to build two flex-office buildings and six garden office buildings. The flex-office buildings are 17,000s.f. each and the garden office buildings range from 7,600s.f. to 10,426s.f. All of the proposed structures are one story. Ingress and egress to the site will be from four access points for this project, on Litchfield Road and two on 140th Drive.

ARCHITECTURE:

The design of Sierra Verde Commons is consistent with the goals and ideas set forth in the Planning and Design Guidelines. The buildings have clearly addressed proper street frontage, building orientation, the use of appropriate building materials and building height. Notably, in the category of neighborhood character, Sierra Verde Commons compliments and visually connects with the existing architecture found in the commercial areas of Sierra Verde along Litchfield and Waddell Roads.

ITEM 4

STIPULATIONS:

- a) Prior to delivery of any combustible material to the site, fire department access and fire protection systems shall be completely operational in accordance with the approved plans by the Fire Chief and the City Engineer.
- b) Major changes to this Site Plan with regards to use and intensity must be processed as a revised application with approval by the Planning and Zoning Commission. Minor changes may be administratively approved by the Community Development Director, Fire Marshal, City Engineer, and Water Services Director.
- c) All parcel numbers shall be active prior to submittal of any building permit and shall stay active throughout the construction process until a Letter of Compliance and/or Certificate of Occupancy is issued. Any subdivision or lot split shall be reviewed and approved by the City of Surprise prior to recordation with Maricopa County.
- d) The applicant shall include all approved stipulations related to the project on the title sheet of construction plans prior to plan check submittal.
- e) Applicant or property owner must provide the City with approved earth moving permit by Maricopa County Environmental Services Department prior to release of any permits.
- f) Approval of this site plan is not to be construed as an approval of any violation of the current adopted Surprise Municipal Code at the time of submission.
- g) All roof mounted and ground mounted mechanical equipment shall be screened from public view and will be subject to the approval of the Community Development Director.
- h) All mechanical equipment, transformers, utility boxes, gas lines, shall be completely screened from public view prior to letter of compliance and/or Certificate of occupancy. Any changes to the landscape plan shall be submitted to the Community Development Department for review and approval.

Sierra Verde Office Condos and Retail





DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

8 August 2006

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Cindy Coen
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: SP06-264 Sierra Verde Office Condos & Retail (Sierra Verde Commons, Phase 1)

Dear Ms. Coen

Thank you for the opportunity to comment on the Site Plan Application for Sierra Verde Office Condos & Retail, Sierra Verde Commons Phase 1. This development is located on 7.9 gross acres north of the northwest corner of Waddell and Litchfield Roads. The proposal is to construct eight single story office buildings totaling approximately 75,400 square feet. The site is located inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this office park will not negatively impact the flying operations at Luke AFB. Since this development will be located within the "territory in the vicinity of a military airport," and inside the 65 Ldn, it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read "J. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel Randell S. Meyer, Vice Commander, 56th Fighter Wing



Arizona Department of Transportation

Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

RECEIVED

SEP 15 2006

COMMUNITY DEVELOPMENT

LGK/cf

September 13, 2006

City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374
C/o Mr. David Neal

spot-264

RE: Sierra Verde / 140th Avenue & Greenway Road

Dear Mr. Neal:

Thank you for your notification regarding the Preliminary Plat for the subject referenced above. After a complete review, we have concurred that the proposed Plat at this time will have no impact on our highway facilities in this area. ADOT does want to review and comment on the FINAL PLAT.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8755 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, Suite 349 MD 612E, Phoenix, Arizona 85007. Thank you in advance for your cooperation.

Sincerely,

LOUIS J. MALLOQUE,
Right of Way Agent III
lmalloque@azdot.gov



2001 Award Recipient



RECEIVED

JAN 09 2008

COMMUNITY DEVELOPMENT

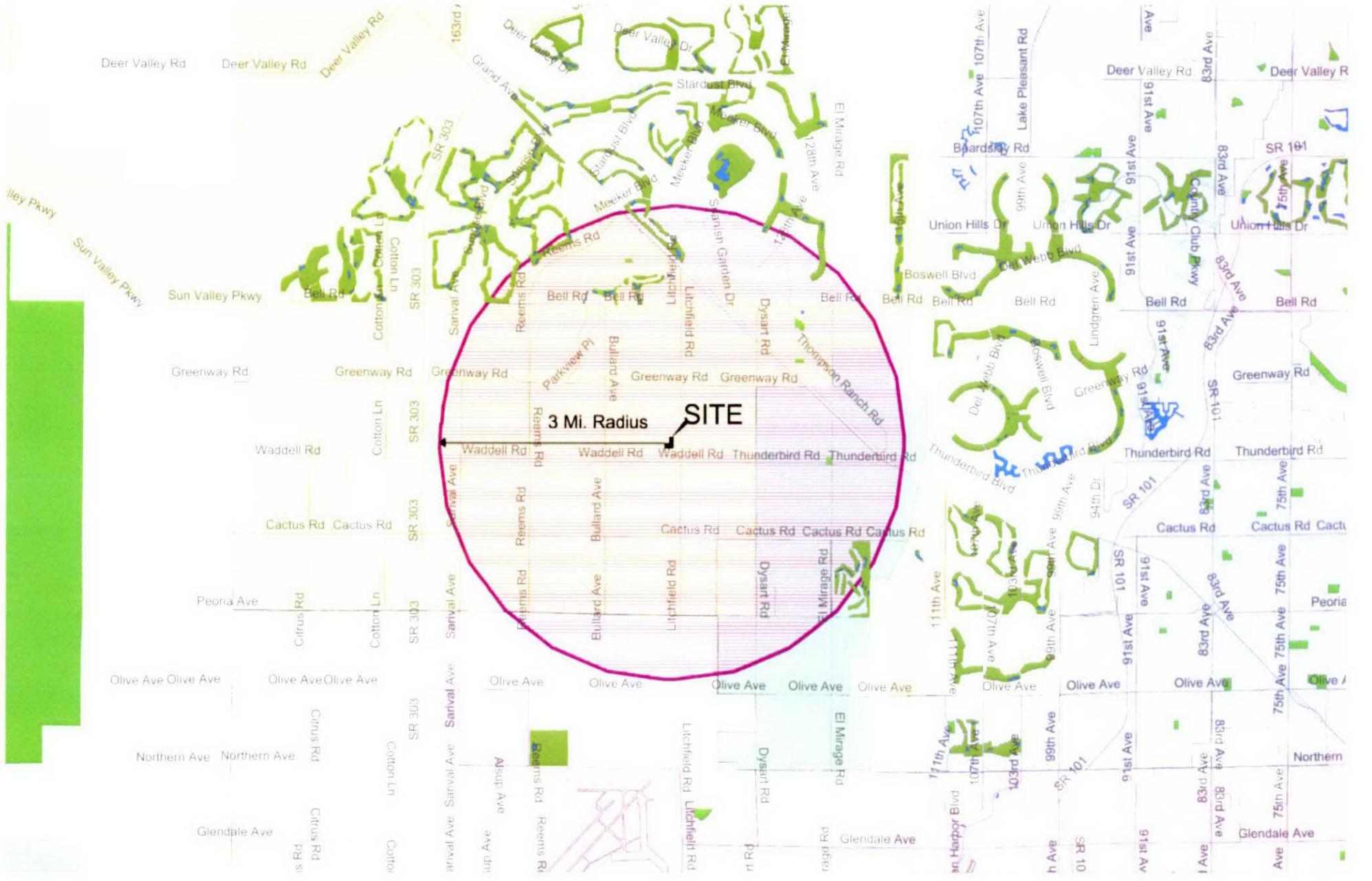
December 3, 2007

City of Surprise
Community and Economic Development Department
Planning and Zoning Division
12425 West Bell Road, Suite D-100
Surprise, AZ 85374

Written Updated Narrative for Site Plan Application

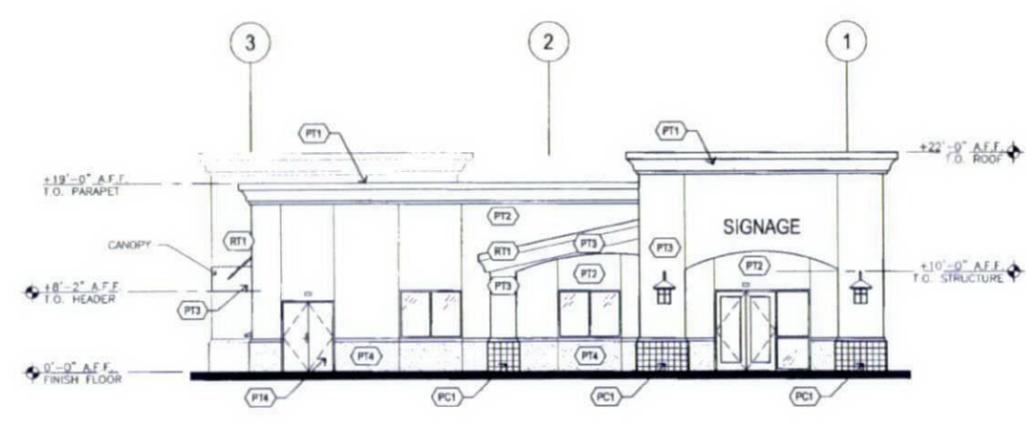
- Project: SIERRA VERDE COMMONS
Location: The project is located north of the northwest corner of Litchfield and Waddell Roads in Surprise, AZ.
Type: Office Park Development - six single-story garden office buildings and two flex-office buildings.
Site: Approximately 8.77 net acres
Building Area: Approximately 92,979 square feet
Project Description: Sierra Verde Commons consists of six well-designed garden office buildings, and two flex-office buildings.
Historical Data: Formerly farmland surrounded by irrigation ditches, the project is part of the Sierra Verde Planned Area Development.
Operational Aspect of Use: The garden offices are intended for professional business operations, interested in long-term ownership.
Infrastructure: The infrastructure for the project, including drive aisles, parking stalls, accessible parking requirements, fire truck access, fire hydrant locations, exterior lighting, landscaping and pedestrian access, has been designed to meet local and state code requirements.

County Parcels

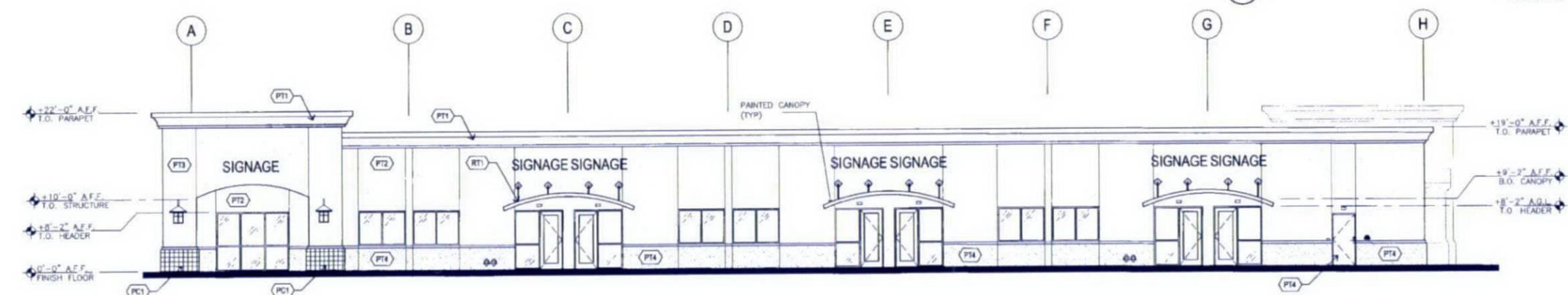


SCALE 1 : 105,782

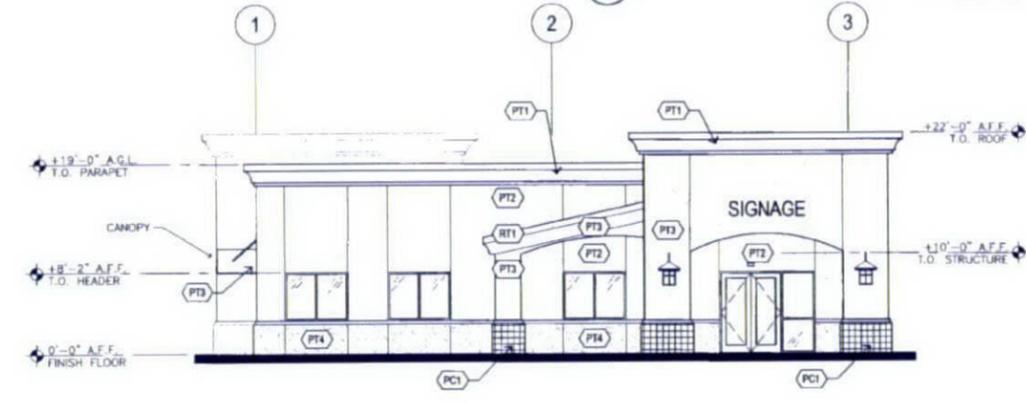




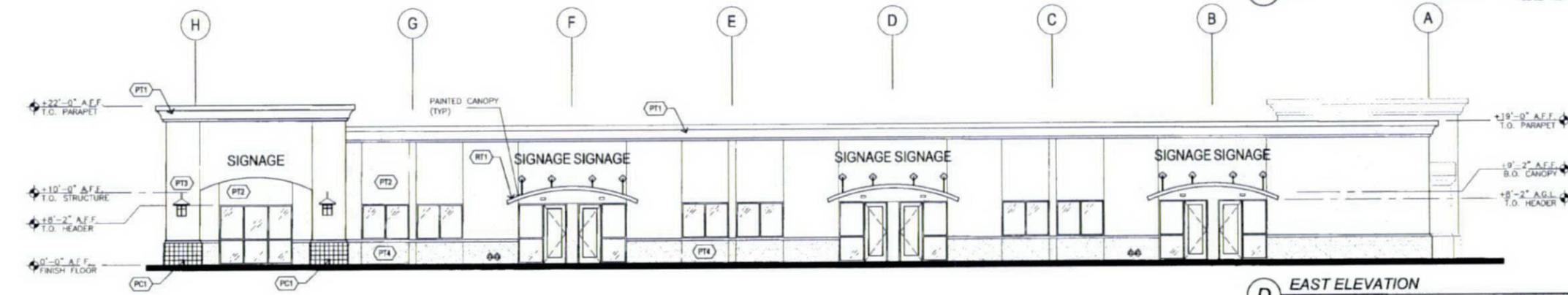
A SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



B WEST ELEVATION
 SCALE: 1/8" = 1'-0"



C NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



D EAST ELEVATION
 SCALE: 1/8" = 1'-0"

RECEIVED

JAN 09 2008
 COMMUNITY
 DEVELOPMENT



FINISH LEGEND

- PT1 STUCCO FINISH - DUNN EDWARDS - CASHMERE (DEC758) OR EQUAL
- PT2 STUCCO FINISH - DUNN EDWARDS - TRAIL DUST (DEB122) OR EQUAL
- PT3 STUCCO FINISH - DUNN EDWARDS - WARM HEARTH (DEB110) OR EQUAL
- PT4 STUCCO FINISH - DUNN EDWARDS - COBBLESTONE PATH (DEB088) - OR EQUAL
- PC1 ARIZONA TILE SANTA FE - WILDFIRE MULTICOLOR OR EQUAL
- RT1 STANDING SEAM METAL ROOF AND METAL AWNING - DUNN EDWARDS - TALESIN BLUE (DEC798) OR EQUAL
- WD1 ANODIZED WINDOWS - DARK BRONZE

THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FPM GROUP INC. USE OF THIS DRAWING IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF FPM GROUP INC. OR THE ARCHITECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DC-402
 02-14-2007
 PROJECT NO.
 DATE

RECEIVED
 JAN 09 2008
 COMMUNITY DEVELOPMENT

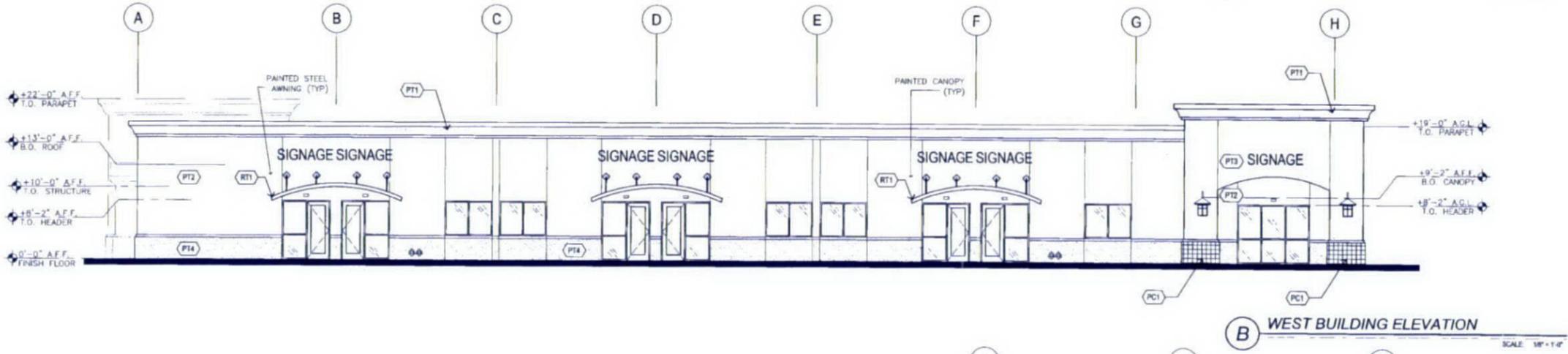
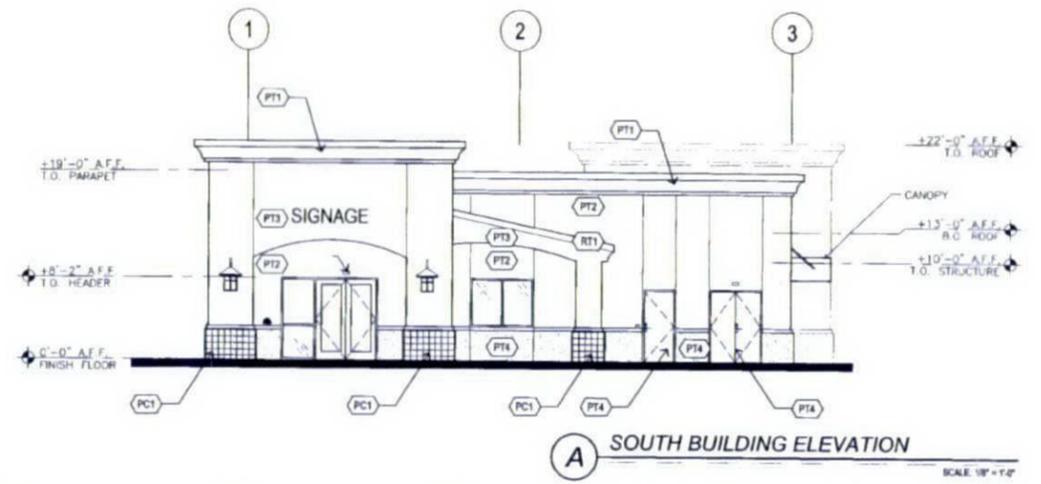


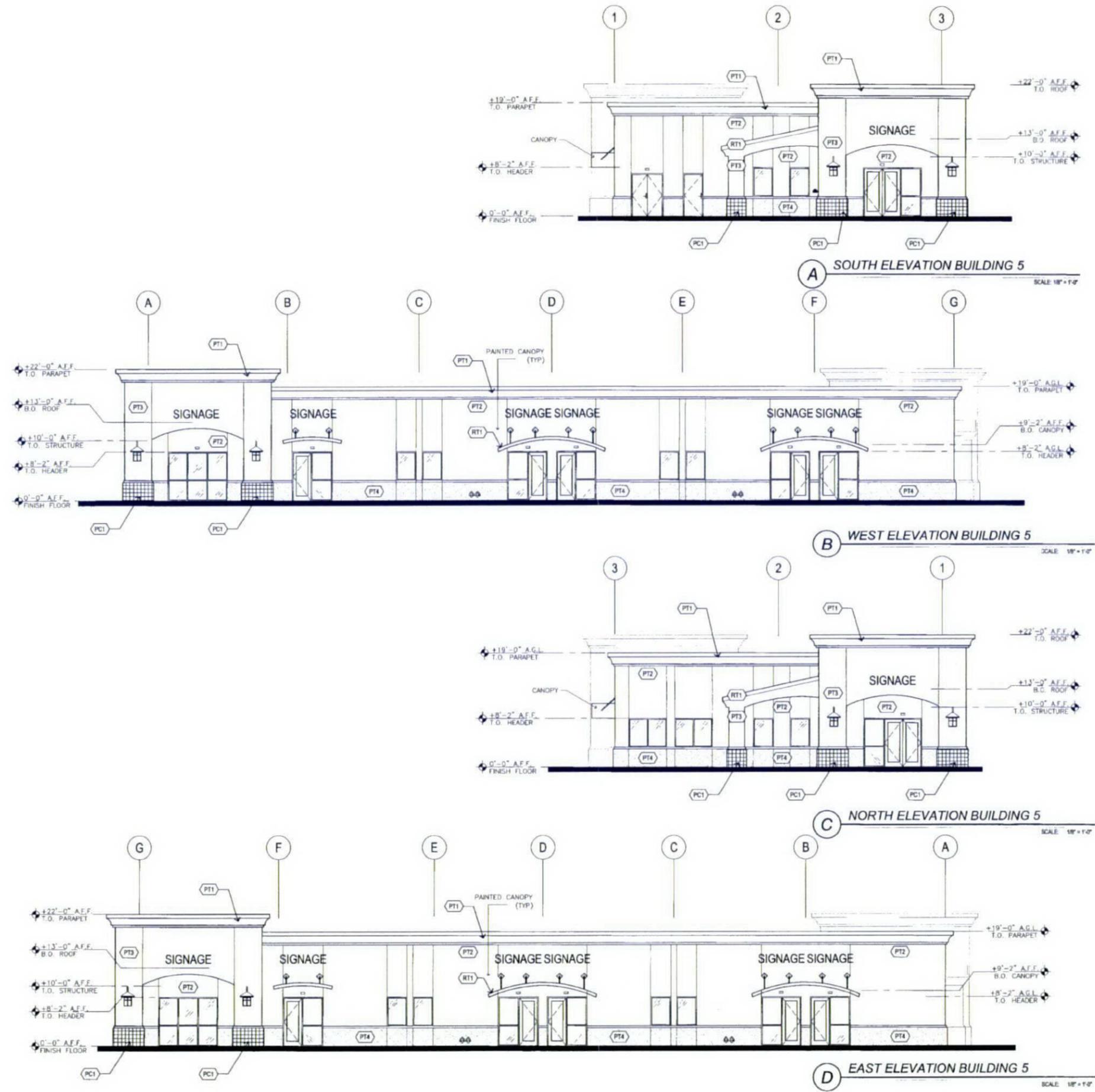
FINISH LEGEND

PT1	STUCCO FINISH - DUNN EDWARDS - CASHMERE (DEC706) OR EQUAL
PT2	STUCCO FINISH - DUNN EDWARDS - TRIM DUST (DE112) OR EQUAL
PT3	STUCCO FINISH - DUNN EDWARDS - WARM HEARTH (DE110) OR EQUAL
PT4	STUCCO FINISH - DUNN EDWARDS - COBBLESTONE PATH (DE888) - OR EQUAL
PC1	ARIZONA TILE SANTA FE - WOLFIRE MULTICOLOR OR EQUAL
RT1	STANDING SEAM METAL ROOF AND METAL AWNING - DUNN EDWARDS - TALISAN BLUE (DEC706) OR EQUAL
WD1	ANODIZED WINDOWS - DARK BRONZE

THIS DRAWING AND ITS CONTENTS ARE THE EXCLUSIVE PROPERTY OF FIM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE IDENTIFIED HEREIN, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FIM GROUP INC. THE ARCHITECT HAS DESIGNED TO BE ACCORDING TO LOCAL ORDINANCES.

DATE 02-14-2007
 PROJECT NO. 08-002
 DATE 02-14-2007





RECEIVED
 JAN 09 2008
 COMMUNITY
 DEVELOPMENT



FINISH LEGEND

(PT1)	STUCCO FINISH - DUNN EDWARDS - CASHMERE (DEC756) OR EQUAL
(PT2)	STUCCO FINISH - DUNN EDWARDS - TRAIL DUST (DEK122) OR EQUAL
(PT3)	STUCCO FINISH - DUNN EDWARDS - WARM HEARTH (DEB110) OR EQUAL
(PT4)	STUCCO FINISH - DUNN EDWARDS - COBBLESTONE PATH (DEB556) - OR EQUAL
(PC1)	ARIZONA TILE SANTA FE - WILDFIRE MULTICOLOR OR EQUAL
(RT1)	STANDING BEAM METAL ROOF AND METAL AWNING - DUNN EDWARDS - TALESIN BLUE (DEC798) OR EQUAL
(WD1)	ANODIZED WINDOWS - DARK BRONZE

THIS DRAWING AND ITS CONTENTS AND THE EQUIPMENTED ELEMENTS OF THE GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF F&M GROUP INC. THE ARCHITECT HAS OBLIGATED HIMSELF TO BE RECALLED UPON REQUEST.

DATE 06-26-07
 DATE 02-14-2007



(A) FRONT ELEVATION
SCALE: 3/32" = 1'-0"



(B) BACK ELEVATION
SCALE: 1/8" = 1'-0"



(C) SIDE ELEVATION
SCALE: 1/8" = 1'-0"

TYPICAL FLEX OFFICE ELEVATION
CHAMPION

SIERRA VERDE COMMONS

RECEIVED

JAN 09 2008

COMMUNITY
DEVELOPMENT



A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B BACK ELEVATION
SCALE: 1/8" = 1'-0"



C SIDE ELEVATION
SCALE: 1/8" = 1'-0"



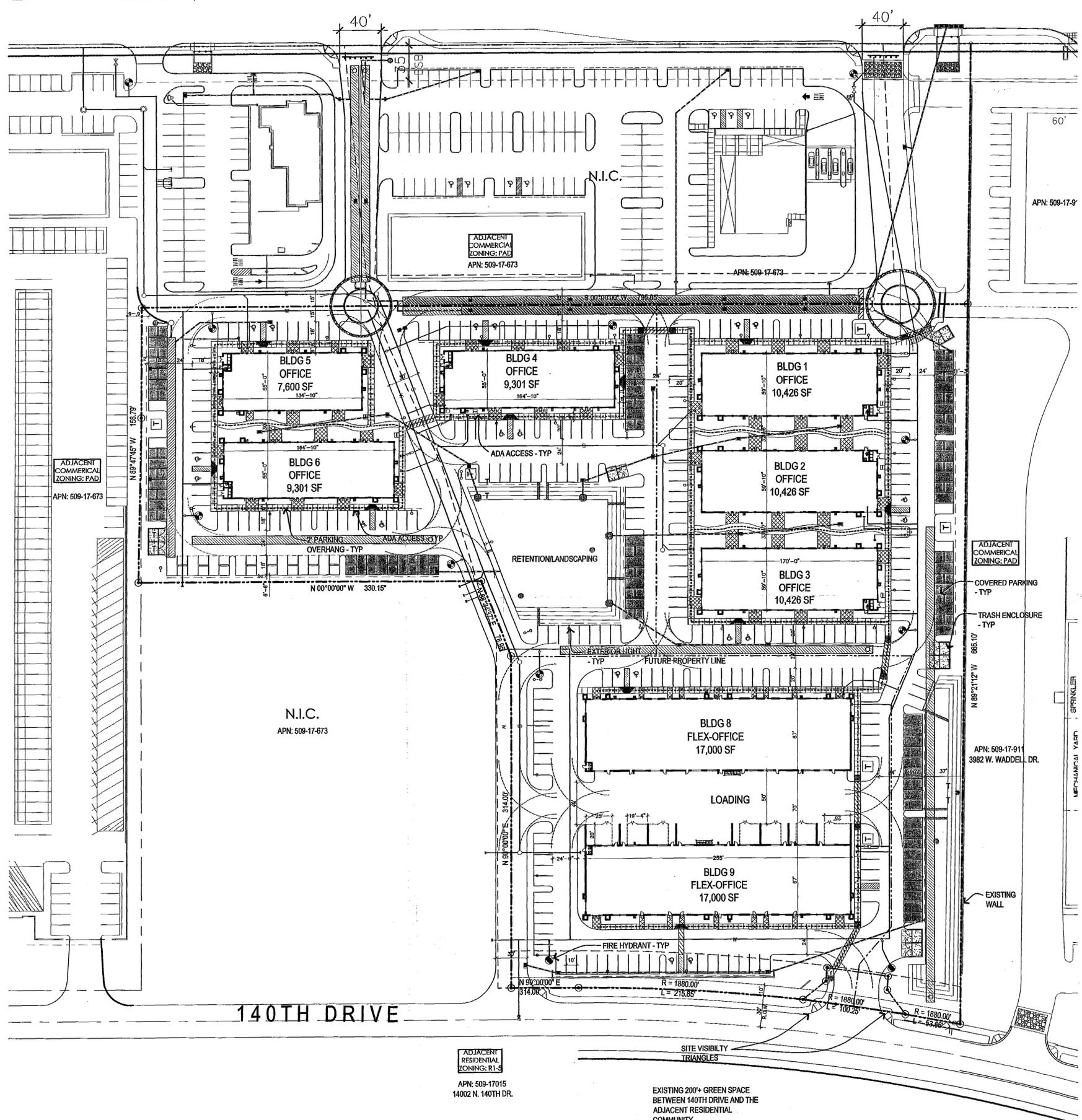
D FRONT ELEVATION
SCALE: 1/8" = 1'-0"

TYPICAL GARDEN OFFICE ELEVATION
CHAMPION

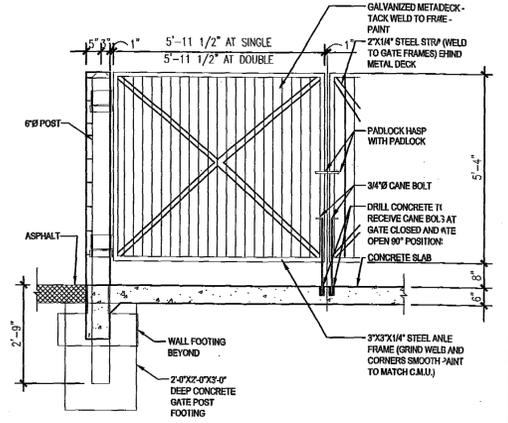
RECEIVED

JAN 09 2008

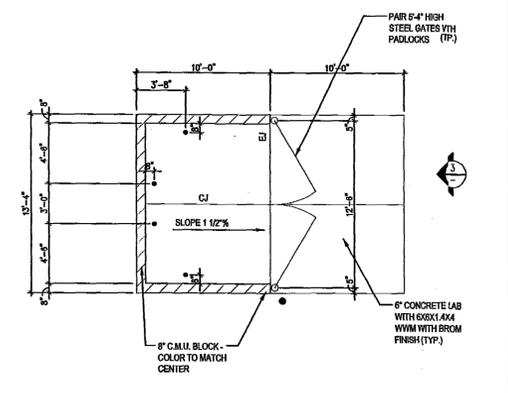
COMMUNITY
DEVELOPMENT



2 SITE PLAN
SCALE: 1" = 50'-0"



3 GATE AT TRASH ENCLOSURE
SCALE: N.T.S.



4 TRASH ENCLOSURE (SINGLE)
SCALE: N.T.S.

ADMINISTRATIVE APPROVAL:

FIRE MARSHALL	DATE
COMMUNITY DEVELOPER DIRECTOR	DATE
WATER SERVICES DIRECTOR	DATE
CITY ENGINEER	DATE

- GENERAL NOTES**
- FIRE ACCESS LANES SHALL BE IDENTIFIED PRE THE CITY OF SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAILS.
 - ALL ACCESS ROADS AND ALL TURNING RADIUS, INCLUDING PARKING AISLE ISLANDS SHALL COMPLY WITH REQUIREMENT OF AASHTO WB-50.
 - HYDRANTS SHALL BE SPACED AROUND THE BUILDING.
 - FIRE ACCESS ROADS LEADING TO AND WITHIN THE SITE SHALL BE CAPABLE OF SUPPORTING 75,000 POUNDS IN ALL WEATHER CONDITIONS WITH A MINIMUM WIDTH OF 20 FEET. A SEPARATE PERMIT IS REQUIRED.

PROJECT DIRECTORY

ARCHITECT:
FM GROUP INC
15974 NORTH 77TH STREET
SCOTTSDALE, ARIZONA 85260
CONTACT: MICHAEL T. FRIES, A.I.A.
PHONE: 480.429.3000
FAX: 602.277.8288

OWNER:
BEUS GILBERT, PLLC
4800 N. SCOTTSDALE RD., SUITE 8000
SCOTTSDALE, AZ 85251
CONTACT: PAUL E. GILBERT
PHONE: 480.429.3000
FAX: 480.429.3100

DEVELOPER:
CHAMPION PARTNERS, LLC
8148 N. 57TH PLACE, SUITE 100
SCOTTSDALE, AZ 85258
CONTACT: RICKY J. LYONS
PHONE: 480.922.9212
FAX: 480.922.9205

PROJECT DATA

OFFICE/MEDICAL

BUILDING 1:	10,426 SF
BUILDING 2:	10,426 SF
BUILDING 3:	10,426 SF
BUILDING 4:	9,301 SF
BUILDING 5:	7,600 SF
BUILDING 6:	9,301 SF
TOTAL:	57,480 SF

FLEX-OFFICE

BUILDING 8:	17,000 SF
BUILDING 9:	17,000 SF
TOTAL:	34,000 SF

TOTAL: 91,480 SF

A.P.N. # 509-17-673
ZONING: PAD
AREA: 8.77 ACRES
COVERAGE: 28%
LANDSCAPE AREA: 1.4 ACRES (16% OF NET)
BUILDING HEIGHT: 28'-0" MAX.

PARKING

OFFICE/MEDICAL BLDGS 1-6 (57,480 SF)
REQUIRED (10'W X 20'L): 200 STALLS @ 3.5/1000 S.F.
PROVIDED: 256 STALLS @ 4.5/1000 S.F.

FLEX-OFFICE BLDGS 8-9 (34,000 S.F.)
WAREHOUSE REQUIRED: 18 STALLS @ 1/1000 S.F.
PROVIDED: 18 STALLS @ 1/1000 S.F.
FLEX-OFFICE REQUIRED: 72 STALLS @ 4/1000 S.F.
PROVIDED: 72 STALLS @ 4/1000 S.F.

TOTAL PARKING: 346 STALLS @ 3.8/1000 S.F.

ACCESSIBLE PARKING:
REQUIRED (11' W X 18'L): 28
PROVIDED: 76
COVERED PARKING: 76
COVERED ACCESSIBLE: 2

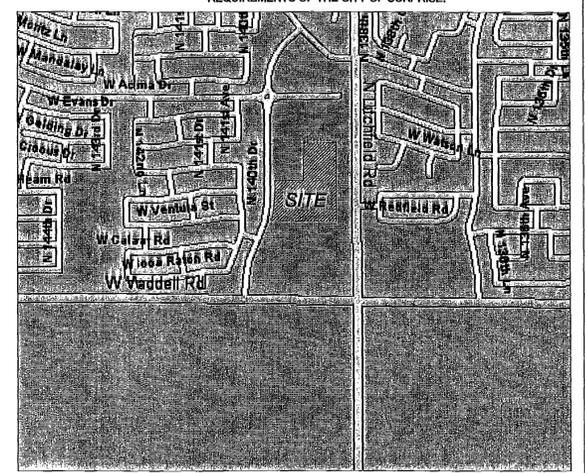
TYP. AISLE WIDTH: 24'

PROPOSED OCCUPANCY: B

CONSTRUCTION TYPE: V NON-RATED

DESCRIPTION:
A PORTION OF LOT 2, OF FINAL PLAT OF SIERRA VERDE SOUTH EAST, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 694 OF MAPS, PAGE 17, LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE:
ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL BE PROVIDED A MINIMUM OF TWO SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.



1 VICINITY MAP
N.T.S.



no.	submital	date
1	T.A.C. 1ST SUBMITTAL	08-09-08
2	T.A.C. 2ND SUBMITTAL	02-14-07
3	T.A.C. 3RD SUBMITTAL	06-28-07
4	T.A.C. 4RD SUBMITTAL	12-20-07

SIERRA VERDE COMMONS
NWC OF WADDELI AND LITCHFIELD ROADS
SURPRISE, ARIZONA

PRELIMINARY SITE PLAN

RECEIVED
JAN 09 2008
COMMUNITY DEVELOPMENT



THIS DRAWING AND ITS CONTENTS ARE THE COPYRIGHTED PROPERTY OF FM GROUP INC. USE THEREOF IS LIMITED TO THE SPECIFIC PROJECT AND SITE SET FORTH ABOVE, AND MAY NOT BE OTHERWISE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF FM GROUP INC. THE ARCHITECT. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

project no. 05-002
date 02-14-2007

A-1
Spec 264

REPORT TO THE PLANNING AND ZONING COMMISSION

Case No.: RS07-412

Magnum Estates

Stipulations: a through h

Prepared By: Lance Ferrell, Planner@ 623.222.3135

Application Date:

November 29, 2007

Planning & Zoning Commission Hearing Date:

February 19, 2008

City Council Hearing Date:

March 13, 2008

Applicant/Property Owner:

Richard Egly
15305 W Paradise Lane
Surprise, AZ 85374
Phone: 480.363.3969

Request:

Approval of a Rural Subdivision Plat to be known as Magnum Estates. If approved, it will create four 1-acre parcels which are currently zoned R1-43.

Site Location:

The subject site is located on 15305 W Paradise Lane, within the southwest quarter of Section 5, Township 3 North, Range 1 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Site Size:

Approximately 5 gross acres.

Staff Recommendation:

Staff **recommends** that the City of Surprise Planning and Zoning Commission **approve** the Rural Subdivision for Magnum Estates, (RS07-412), subject to stipulations a-h.

Plan Analysis:

The applicant is requesting to subdivide the five-acre property into four single-family residential lots. These four lots are consistent with the required lot size within the R1-43 zoning classification.

Paradise Lane will connect to a private ingress/egress easement where the four parcels will have legal access.

Adjacent Road Status:

Street Name	Right of Way ½ Street	Landscaping	# of Lanes in each direction
Paradise Lane	30 feet	None (Natural)	1

Existing utilities and service status

WATER: City of Surprise

SEWER: City of Surprise

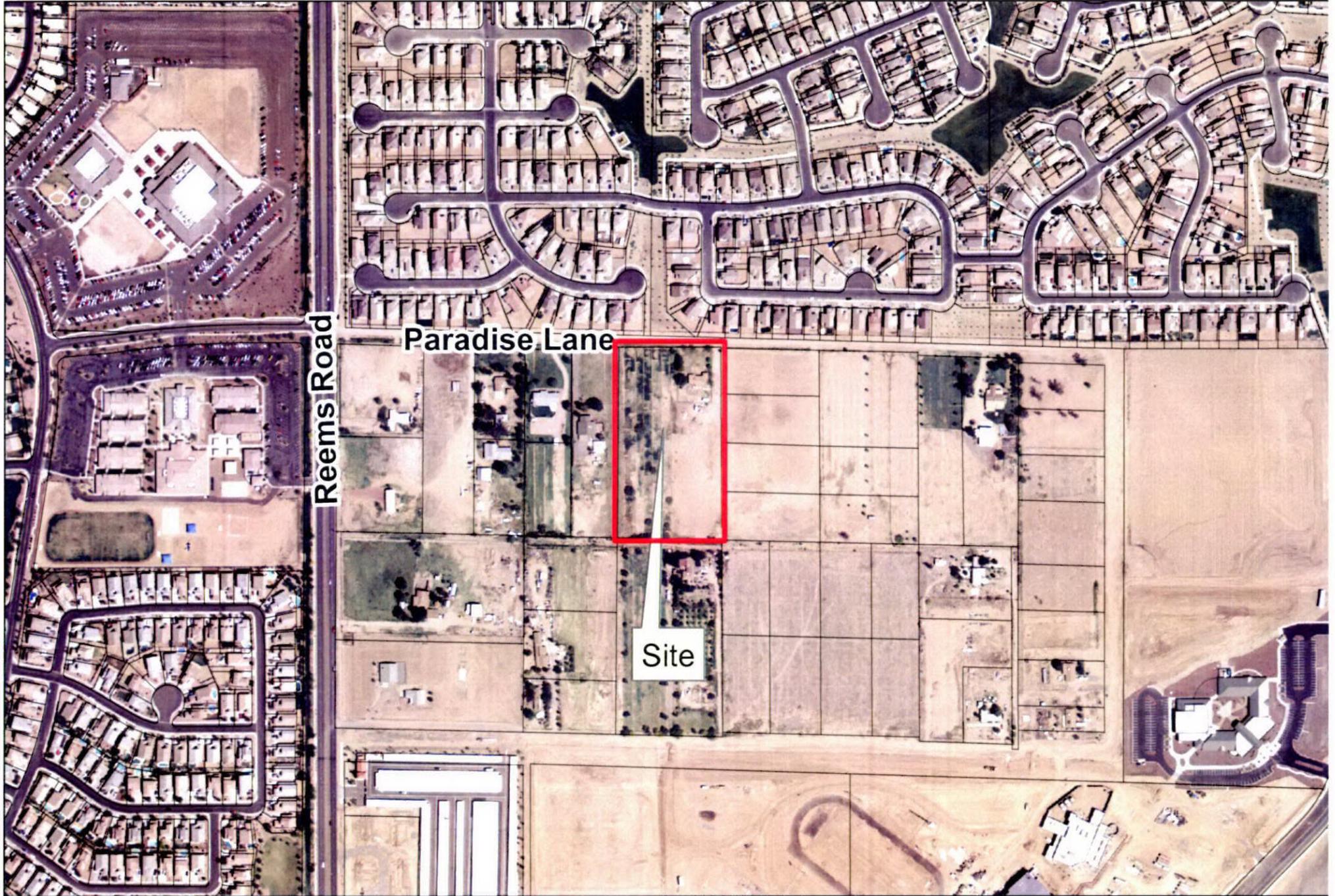
FIRE PROTECTION: Surprise Fire Department closest to project is at 18600 N Reems Road 1.7 miles

POLICE PROTECTION: Surprise Police Department closest to project is at 14250 West Statler Plaza (1 mile)

Noise

This property is not located within the 65 LDN line of the 1988 MAG Noise Contours; however, the project is in the vicinity of a military airport. All homes within this plat shall be constructed in compliance with the sound attenuation standards adopted by the City of Surprise.

Magnum Estates



Reems Road

Paradise Lane

Site



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

10 January 2008

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

Re: Case #RS07-412 Magnum Estates Rural Subdivision

Dear Ms. Dager

Thank you for the opportunity to provide comments on the Rural Subdivision Application for Magnum Estates. Magnum Estates is located on 4.99 gross acres at 15305 West Paradise Lane, north and east of the northeast corner of Reems and Greenway Roads. Plans call for the subdivision of the site into four almost equal size lots, with a residential dwelling unit (du) density of 0.8 du/acre. The site is approximately 1 1/2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The above density meets these guidelines.

Since Magnum Estates will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsy at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Sam Elters
State Engineer

Victor M. Mendez
Director

January 31, 2008

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road Suite D100
Surprise, Arizona 85374

RE: **Magnum Estates** / RS07-412/ 15305 W. Paradise Lane

Dear Ms. Dager:

Thank you for your notification regarding the Rural Subdivision on the above referenced subject. After a complete review, we have concurred that at this time the proposed project will not have impact on our highway facilities in this area.

ADOT does reserve the right to review and comment any further development plans, changes and or additions for this site, as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8876, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, MD 612E, Phoenix, Arizona 85007. Thanking you in advance for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Annette Close".

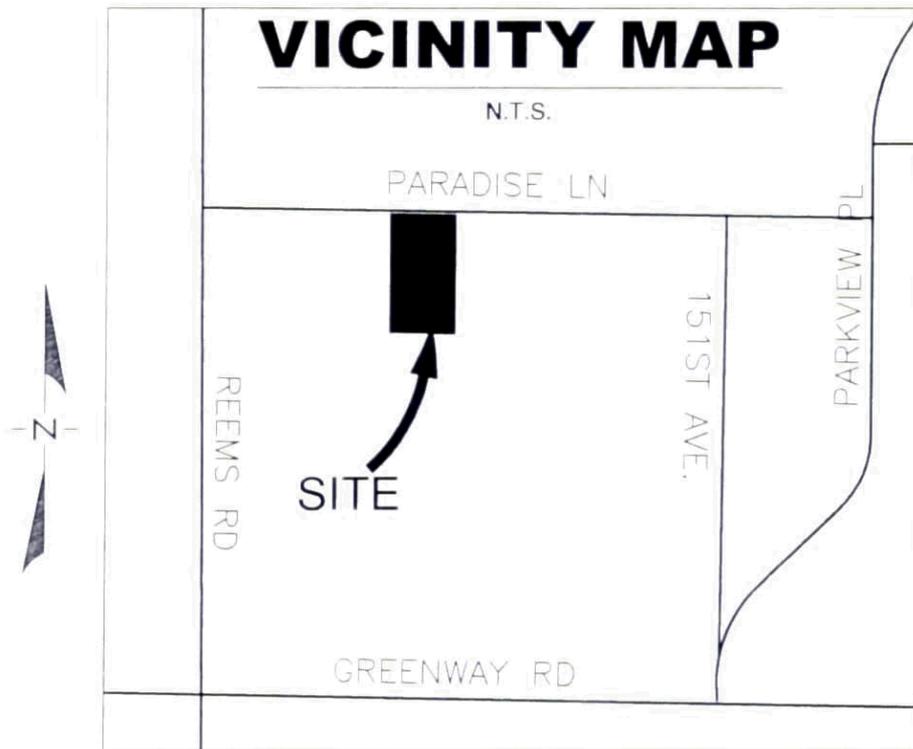
Annette Close
Administrative Assistant III/Red Letter Coordinator
Right of Way Project Management
aclose@azdot.gov



RECEIVED

JAN 10 2008

COMMUNITY
DEVELOPMENT



VICINITY MAP SW 1/4 SEC. 5, T3N, R1W

RECEIVED

November 21, 2007

JAN 10 2008

Project Narrative for Magnum Estates Rural Subdivision

COMMUNITY
DEVELOPMENT

This project consists of 4.99 residential acres located in the eastern part of the City of Surprise, approximately 2.4 miles S.W. of Grand Ave and West Bell Road. The property is sitting between Reems Road and 151st Avenue, on the south side of Paradise Lane. From Bell Road, take Reems Road south to Paradise Lane, then east to the parcel located on the south side of Paradise Lane. The parent parcel is being split into 4 lots. All four lots are slated to front onto an access easement on the east side of each lot which is shared by Hunter Estates Rural subdivision. A private road with a cul-de-sac is being constructed within the easement. Lot 1 of the proposed rural subdivision currently has one home which will remain. Lots 2-4 are vacant.

The property is topographically very flat and has been cleared and used for agriculture in the past. Lot 1 is irrigated and Lots 2-4 will also be irrigated. The site is currently cleared and ready for construction of homes. Site drainage is by sheet flow to the southeast. No offsite drainage affects the property. Existing developments to the north and east handle their own drainage. Roadway drainage from Paradise Lane is diverted west by an existing irrigation ditch along the south side of the road, which will be maintained. All homes sites are in the Zone X flood plain.

Current access to all lots is from the east off of the private driveway and cul-de-sac shared with Hunter Estates rural subdivision. Kingswood Elementary School provides education for students in grades K-6. The high school is Dysart High School.

Water is to be served by the newly installed main in the private drive and cul-de-sac on the east side as part of The Hunter Estates Rural Subdivision Improvement Plans. This line has been installed to meet peak demand, and fire department requirements. There is a fire hydrant at the end of the cul-de-sac and another on the north side of Paradise Lane across from Lot 1. A new sewer main and services were installed to service these lots along with The Hunter Estates Rural Subdivision Improvement Plans.

The site is rural and has no noise issues. This area is within the Luke fly over or noise corridor and may be subject to overflights by jet aircraft. Current zoning is R1-43: 43,000 minimum square feet per home site. All of these 4 parcels meet or exceed this minimum requirement.

The site consists of sandy, light gravel soil which is well drained and naturally slopes at approximately one percent to the southeast.

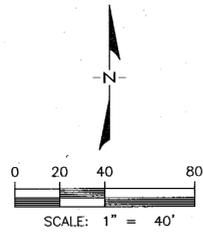
These home sites will consist of upscale country homes with light restrictions, mostly homes containing a 3,000 minimum livable square feet, tiled roofs and stucco siding with earthtone colors and landscaping. Fences that are facing the road are to be of masonry and finished. Ornamental iron fences will be allowed in places to enhance the views. Homes are single story with the front of the home facing easterly,

This rural subdivision is planned to be a quiet, upscale area of custom homes that will meet or exceed city standards of quality lifestyle.

MAGNUM ESTATES - RURAL SUBDIVISION

A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

CASE NUMBER (RS07-412)



REFERENCE RECORD DOCUMENTS

(R1) SURVEY INFORMATION BASED ON PLSS RECORD OF SURVEY, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY FOR T3N, R1W BOOK 688, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

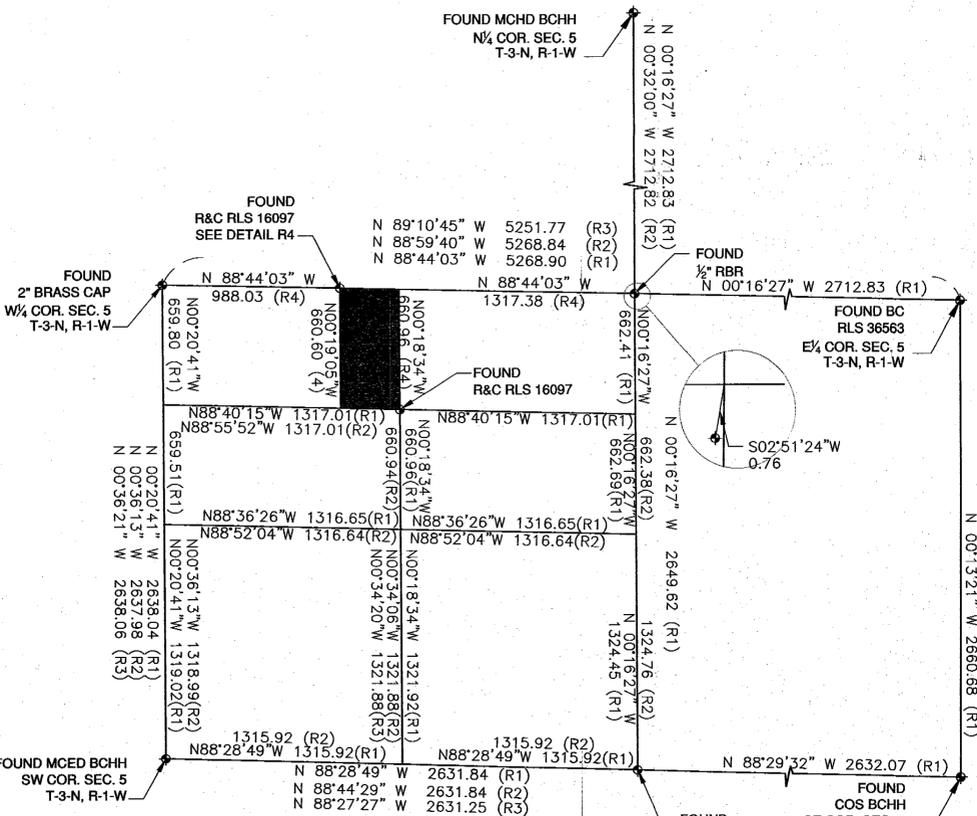
(R2) RECORDED INFORMATION TAKEN FROM "HUNTER ESTATES RURAL SUBDIVISION" ACCORDING TO BOOK 784, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

(R3) RECORDED INFORMATION FROM "SURPRISE MINI-STORAGE MINOR LAND DIVISION MAP" BOOK 617 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

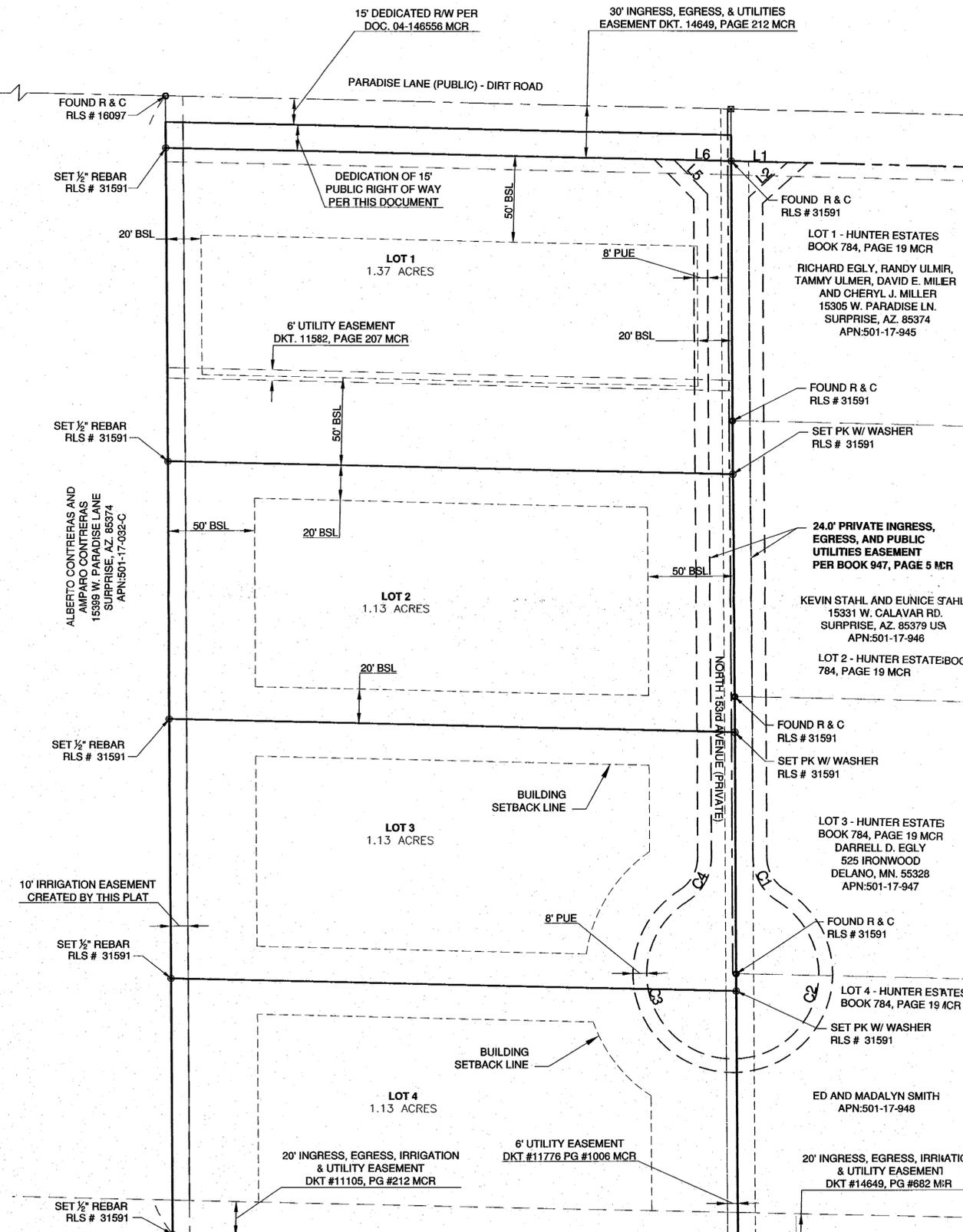
(R4) RESULTS OF SURVEY - NEW EASEMENTS FOR HUNTERS ESTATES RURAL SUBDIVISION PER BOOK 947, PAGE 5 RECORDS OF MARICOPA COUNTY, ARIZONA.

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.68	S88°48'59"E
L2	30.22	S48°17'51"W
L3	381.74	S00°18'34"E
L4	383.50	N00°18'34"W
L5	27.89	N44°31'18"W
L6	33.46	S88°44'03"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	30.54	30.00	58°19'54"
C2	127.44	50.00	146°02'22"
C3	131.44	50.00	150°37'27"
C4	30.54	30.00	58°19'54"



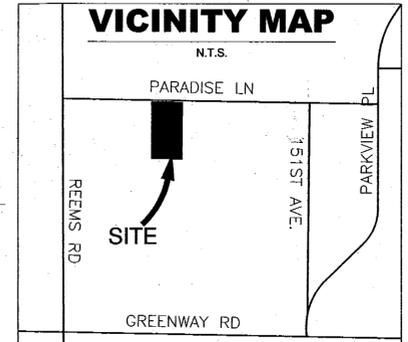
SECTION DETAIL
N.T.S.



DAVID S. DIAZ, JR. AND STEVEN S. DIAZ
P.O. BOX 1852
SURPRISE, AZ. 85378
APN:501-17-028-A

NATHAN ORSBORN, EULALIA VIRGINIA ORSBORN AND MARVIN W. ORSBORN
18427 N. 132ND AVENUE
SUN CITY WEST, AZ. 85375
APN:501-17-029-A

GRAHAM THOMAS WILLIAM AND LAURIE ELIZABETH WILLIAM
14820 W. JUNE BERRY WAY.
SURPRISE, AZ. 85374
APN:501-17-960



VICINITY MAP SW 1/4 SEC. 5, T3N, R1W

LEGEND

- ◆ FOUND SURVEY MONUMENT AS NOTED HEREON
- CORNER CAPPED REBAR FOUND AS NOTED HEREON
- CORNER CAPPED REBAR SET RLS # 31591
- ⊗ CALCULATED POINT
- SECTION LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- MCR MARICOPA COUNTY RECORDS
- R & C REBAR AND CAP
- APN ASSESSORS PARCEL NUMBER
- AZ. ARIZONA
- LN. LANE
- MN. MINISOTA
- RLS REGISTERED LISENSED SURVEYOR
- PK PARKER-KALON
- PUE PUBLIC UTILITY EASEMENT
- LINE
- C CURVE
- DKT DOCKET
- PG PAGE
- BC BRASS CAP
- COS CITY OF SURPRISE
- BCHH BRASS CAP IN HAND HOLE
- MCHD MARICOPA COUNTY HIGHWAY DEPARTMENT
- N NORTH
- S SOUTH
- E EAST
- W WEST
- COR. CORNER
- SEC. SECTION
- BSL BUILDING SETBACK LINE
- T TOWNSHIP
- R RANGE
- R/W RIGHT-OF-WAY
- GDACS GEODETIC DENSIFICATION AND CADASTRAL SURVEY

SITE DATA

LOT	SF	ACRES
PARENT LOT	217,507	4.99
LOT 1	56,894	1.37
LOT 2	49,376	1.13
LOT 3	49,372	1.13
LOT 4	49,369	1.13
ROW PARADISE LN	9880	0.23

EXISTING ZONING

R1-43, SINGLE FAMILY RESIDENTIAL

PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL

SETBACKS

FRONT 50'
REAR 50'
INTERIOR SIDE 20'

BASIS OF BEARING

BASIS OF BEARING IS NAD 83, STATE PLANE COORDINATES, ARIZONA, CENTRAL ZONE. ALL BEARINGS ARE MEASURED UNLESS OTHERWISE NOTED.

PROPERTY OWNER

RICHARD EGLY
15305 W. PARADISE LN.
SURPRISE, AZ 85374

SUMMARY:

TOTAL ACREAGE GROSS = 217,507 S.F., 4.99 ACRES±
TOTAL LOTS = 4

RPA

3800 N. CENTRAL AVENUE, SUITE 605
PHOENIX, ARIZONA 85012
(602) 263-1177 / (602) 277-6286 FAX

RITTOCH-POWELL & ASSOCIATES, INC.

RPA PROJ. 27020

FINAL PLAT OF MAGNUM ESTATES RURAL SUBDIVISION CITY OF SURPRISE MARICOPA COUNTY, ARIZONA

RECEIVED

JAN 10 2008

COMMUNITY DEVELOPMENT

REVISIONS:

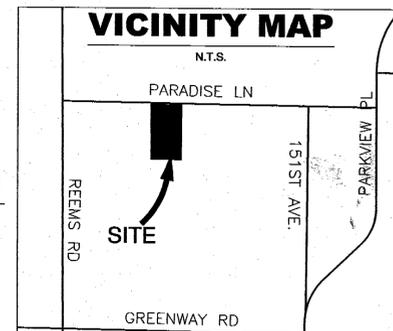


11-26-07
SHEET 2 OF 2

MAGNUM ESTATES - RURAL SUBDIVISION

A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

CASE NUMBER (RS07-412)



VICINITY MAP SW 1/4 SEC. 5, T3N, R1W

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS THAT RICHARD EGLY, OWNER, HAS SUBDIVIDED UNDER THE NAME MAGNUM ESTATES, A RURAL SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF (MAGNUM ESTATES) AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIGHT VISIBILITY TRIANGLES FOR THE PURPOSE OF ENSURING THAT THESE AREAS REMAIN FREE OF SIGHT VISIBILITY OBSTRUCTIONS.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT A INGRESS, EGRESS, AND UTILITIES EASEMENT OVER, UPON AND ACROSS THE PLAT AS SHOWN FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS, EGRESS, AND ACCESS FOR INSTALLATION AND MAINTENANCE OF UTILITIES FOR EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL, LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL STREETS AND ACCESS EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES, AND FOR TRASH REMOVAL AND EMERGENCY SERVICE VEHICLES. THE CITY SHALL NOT BE REQUIRED TO NOTIFY OR GET APPROVAL FROM THE OWNER OR HOMEOWNERS' ASSOCIATION PRIOR TO ACCESSING THE EASEMENT.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY FORMAL COUNCIL ACTION.

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT HEREOF.

IN WITNESS WHEREOF, _____, OWNER, HAS HEREUNTO CAUSED HIS NAMES TO BE AFFIXED BY THIS _____ DAY OF _____, 2007.

BY _____

CITY DEDICATION

PURSUANT TO ARS 42-11102, THE CITY OF SURPRISE A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

LEGAL DESCRIPTION

(PARENT PROPERTY, APN501-17-033A)

PARCEL NO. 1

THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 15 FEET AS DEEDED TO THE CITY OF SURPRISE IN DOCUMENT NO. 04-1465562, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2

A PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES OVER THE NORTH 30 FEET AND THE SOUTH 20 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; EXCEPT THE EAST HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND OVER THE NORTH 30 FEET AND THE SOUTH 20 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE SOUND ATTENUATION AND OVERFLIGHT

PUBLIC NOTICE

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

RICHARD EGLY, OWNER, DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

FIRE SPRINKLER

ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

PUBLIC UTILITIES

AT A TIME WHEN THE CITY OF SURPRISE WATER AND SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTIES CREATED IN THIS SUBDIVISION, FUTURE OWNERS SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SECTION 13.08.348 (SEWER) AND SECTION 13.04.230 (WATER) OF THE SURPRISE MUNICIPAL CODE, AND PAY ALL APPLICABLE FEES. ANY OWNERS OF THE PROPERTIES CREATED BY THIS SUBDIVISION SHALL NOTIFY PROSPECTIVE BUYERS OF THIS STIPULATION IN THE SALES CONTRACT AND PUBLIC.

GRADING AND EXCAVATION

THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

FLOOD ZONE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1145H, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

PRIVATE ROAD

THE ROADS DESIGNATED AS "PRIVATE" ARE PRIVATE ROADS, OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE".

GENERAL PLAN CONFORMANCE

IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.

LIMITATIONS ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY

THE LOTS AND PARCELS CREATED, DEFINED OR DEPICTED ON THIS PLAT ARE SUBJECT TO A LIMITATION ON THE ISSUANCE OF CERTIFICATES OF OCCUPANCY AS SET FORTH WITHIN THE SURPRISE MUNICIPAL CODE. NO PERSON MAY OCCUPY A BUILDING OR STRUCTURE ERECTED ON ANY LOT OR PARCEL ON THIS PLAT UNTIL THE CITY OF SURPRISE HAS ISSUED A CERTIFICATE OF OCCUPANCY. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL ON-SITE IMPROVEMENTS SUBJECT TO A CERTIFICATE OF OCCUPANCY FREEZE HAVE BEEN CONSTRUCTED AND CONDITIONALLY ACCEPTED BY THE CITY OF SURPRISE. THIS LIMITATION MAY BE RELEASED IN PHASES. A PROSPECTIVE BUYER OF A LOT OR PARCEL SHOULD REQUIRE THE SELLER TO PRODUCE A RECORDED RELEASE OF THIS LIMITATION SIGNED BY THE CITY OF SURPRISE PRIOR TO PURCHASING OR CLOSING ESCROW ON ANY LOT OR PARCEL. FAILURE TO OBTAIN SUCH A RELEASE OF THIS LIMITATION MAY RESULT IN THE BUYER BEING PROHIBITED FROM OCCUPYING THE HOUSE OR STRUCTURE BUILT ON THE LOT OR PARCEL.

PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL
ZONING: R1-43

SETBACKS

FRONT 50'
REAR 50'
INTERIOR SIDE 20'

UTILITY PROVIDERS

WATER - CITY OF SURPRISE
SEWER - CITY OF SURPRISE
ELECTRIC - QWEST
CABLE - QWEST
TELEPHONE - QWEST

APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA

CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS _____ DAY OF _____;

MAYOR

ATTEST:

CITY CLERK

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER AT _____ O'CLOCK _____ M., _____, AND IS FULLY RECORDED IN BOOK _____, PAGE NC _____.

COUNTY RECORDER

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA

ON THIS _____ DAY OF _____, _____ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RICHARD EGLY, WHO ACKNOWLEDGED HIMSELF OWNER OF THE HERETO DESCRIBED PROPERTY, AND AS OWNER, AND BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS THEREOF: I HEREBY SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES _____

BASIS OF BEARING

BASIS OF BEARING IS NAD 83, STATE PLANE COORDINATES, ARIZONA, CENTRAL ZONE. ALL BEARINGS ARE MEASURED UNLESS OTHERWISE NOTED.

PROPERTY OWNER

RICHARD EGLY
15305 W. PARADISE LANE
SURPRISE, AZ 85374
PHONE - 480-363-3969

CERTIFICATION:

I, _____ DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION DURING _____ 2007. ALL MONUMENTS EXIST AS SHOWN OR HAVE BEEN SET AS SHOWN AND ARE SUFFICIENT TO RETRACE THE SURVEY.

RPA

3800 N. CENTRAL AVENUE SUITE 605
PHOENIX, ARIZONA 85012
(602) 263-1177 • (602) 277-8286 FAX

RITCOCH-POWELL & ASSOCIATES, INC.

RPA PROJ. 27020

FINAL PLAT OF MAGNUM ESTATES
RURAL SUBDIVISION
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

REVISIONS:	11-26-07	SHEET 1 OF 2
	DRAWN BY: JFH DESIGNED BY: JDF CHECKED BY: JDF FILE: 27020-FPO1.DWG	

P:\Projects\2007\27020-Egry_Rural_Subdivision\Draw\27020-FPO1.dwg 12/19/2007 11:35:42 AM UNIST

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CUP07-181 La Petite Academy
STIPULATIONS: a through g
PREPARED BY: Lance Ferrell, Planner @ 623.222.3135
Application Date: May 03, 2007
Planning & Zoning Hearing Date: February 19, 2008

APPLICANT: Joseph D. Goforth
Berry & Damore
6750 E Camelback #100
Chandler, AZ 85251
Phone: 480.385.2753

PROPERTY OWNER: Tim Dollander
La Petite Partners
5635 N. Scottsdale Road #150
Scottsdale, AZ 85250
480.947.8800 ex. 113

REQUEST: Approval of a Conditional Use Permit Application for La Petite Academy.

SITE LOCATION: The subject site is located the northeast corner of Litchfield and Waddell Road.

SITE SIZE: The subject site is 2.5 gross acres.

<u>RECOMMENDATION:</u>	Staff recommends that this request, a Conditional Use Permit for La Petite Academy (CUP07-181) located on the northeast corner of Litchfield and Waddell Road, be denied subject to stipulations a through g .
-------------------------------	--

PROJECT ANALYSIS:

La Petite is seeking approval of a Conditional Use Permit for a day care in a C-2 zone (Community Commercial). According to the City of Surprise Municipal Code, day care uses must receive a Conditional Use Permit for approval. The proposed day care is 10,000 s.f. building and is located in the Safeway shopping center development at the northeast corner of Waddell and Litchfield Roads.

Staff's recommendation for denial is due to the fact that the site is located under the 65 Ldn line (high noise or accident potential accident potential zone) as defined by the Arizona Revised State Statutes § 28-8461, *et seq.* Those statutes state, in relevant part "[e]ach political

EXISTING UTILITIES AND SERVICES STATUS:

WATER City of Surprise

SEWER City of Surprise

FIRE PROTECTION The closest fire station is located at 16750 N Village Drive East 2.5 miles from the proposed project.

POLICE PROTECTION: The closest police station is located at 14250 West Statler Plaza (1.5 miles)

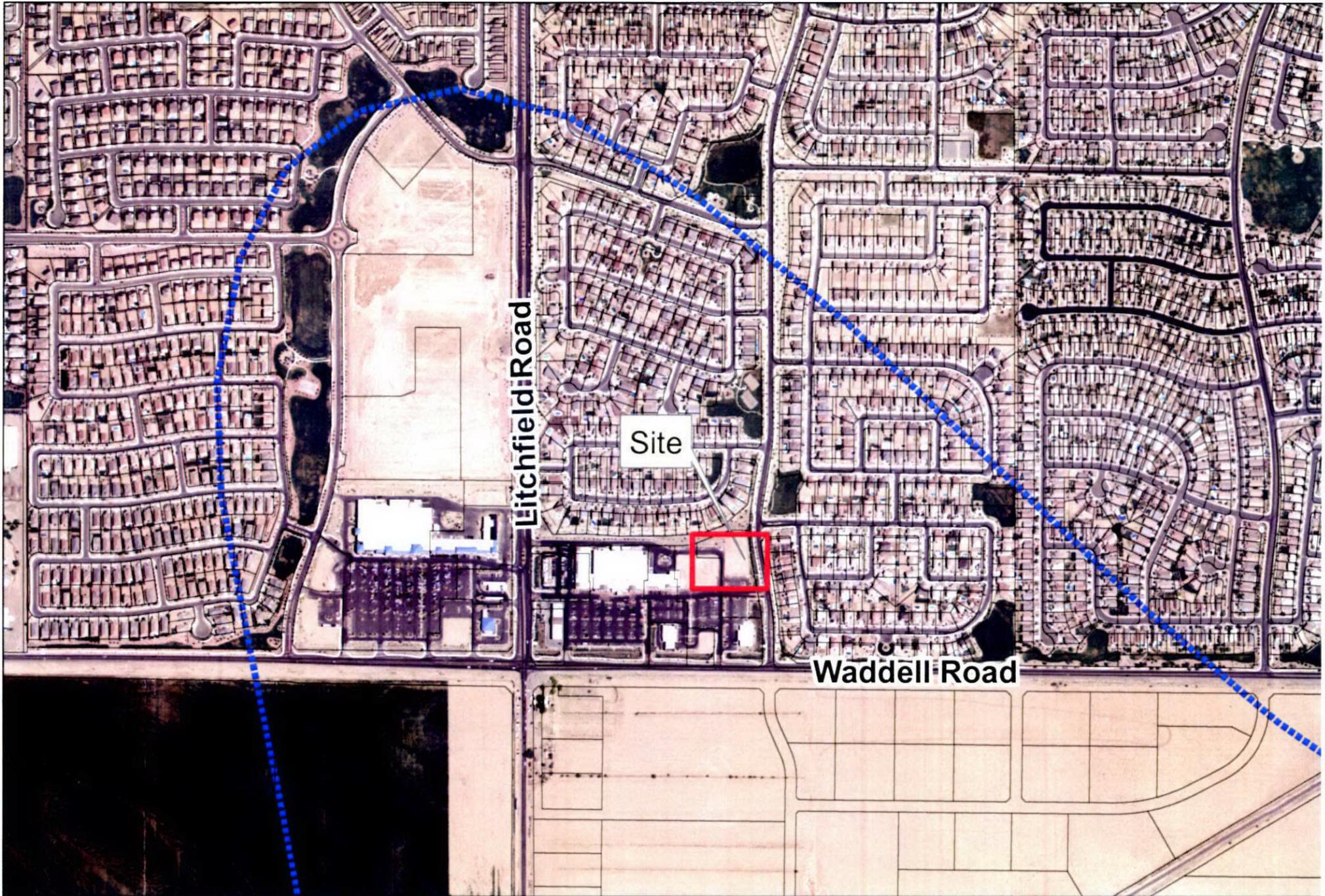
EXISTING SITE CONDITIONS

The Safeway shops are presently in operation as well as the gas station and other pads.

INFRASTRUCTURE

All infrastructure is existing. No new infrastructure is proposed.

La Petite Academy





DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

28 June 2007

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Carol Dager
City of Surprise Planning Department
12425 West Bell Road
Surprise AZ 85374

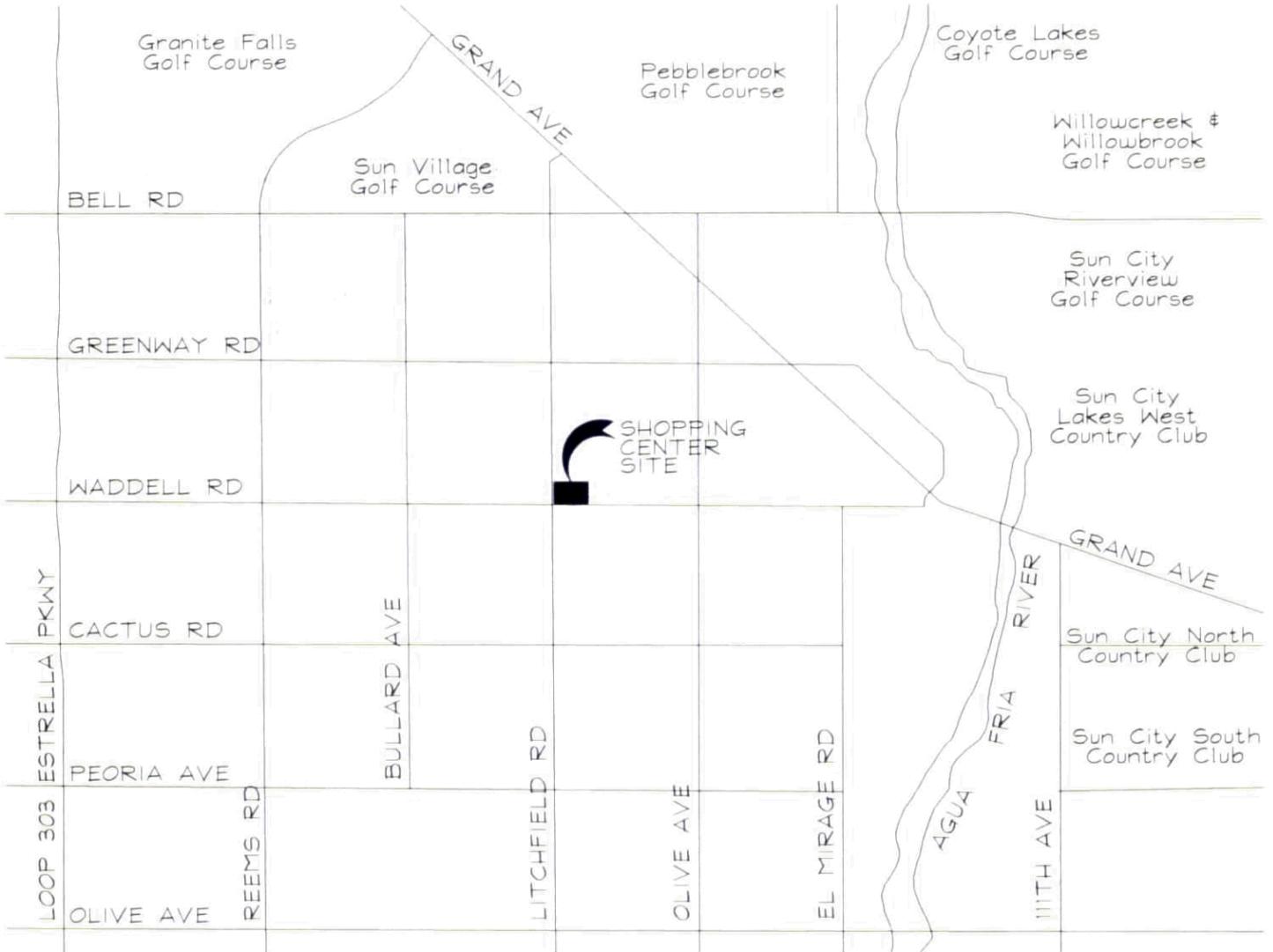
Re: Case #CUP07-181 La Petite Academy

Dear Ms. Dager

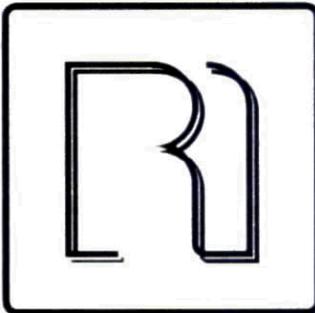
Thank you for the opportunity to comment on the Conditional Use Permit Application for the La Petite Academy. The proposed Academy, to be situated on 2.12 acres within a 17.24 acre commercial center, is located at the northeast corner of Waddell and Litchfield Roads. Plans call for the construction of a 10,000 square foot day care facility. The site is inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This day care center is located inside the 65 Ldn, and therefore several questions arose concerning "grandfather" status. Even though a commercial plan for the shopping center was approved prior to the enactment of the state law, a child care center was not specifically mentioned, and therefore we interpret this specific use as not falling under the grandfathering statutes. This interpretation was referred to the City Attorney for the City of Surprise for additional review. Pending outcome from the City Attorney, Luke AFB feels that the La Petite Academy, as described, would have a negative impact on flying operations due to safety and environmental concerns.

If approved, this project, being located within the "territory in the vicinity of a military airport," will be subjected to high noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We would recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants about Luke AFB operations. We would also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.



VICINITY MAP
NOT TO SCALE



VICINITY MAP FOR:
LA PETITE DAYCARE
 AT SURPRISE CROSSING

NEC LITCHFIELD ROAD & WADDELL ROAD
 SURPRISE, ARIZONA

Scale N.T.S. _____
 Date 01-11-08 _____
 Project No. 0621 _____
 Sheet No. _____

RECEIVED

JAN 11 2008

COMMUNITY
DEVELOPMENT



PROJECT NARRATIVE
LAPETITE DAY CARE

RECEIVED

JAN 11 2008

December 20, 2006

COMMUNITY
DEVELOPMENT

This application is for Site Plan review of the final phase of Surprise Crossing, located at the northeast corner of Litchfield Road and Waddell Road in Surprise, Arizona. The 17 acre commercial project is currently zoned **C-2**.

LaPetite is a freestanding single tenant building of 10,000 sf, with associated playground area. The building is located in the existing Surprise Crossing neighborhood shopping center, on a previously prepared pad. This use and configuration is in keeping with the previously approved Site Master Plan. Existing on-site improvements include the necessary utilities and the parking lot for the center. The offsite improvements along the Litchfield Road, 137th Ave. and Waddell Road frontages are also existing.

The building will comply with the International Building Code with amendments, as adopted by the Surprise Building Safety Dept. Construction type for the new buildings is V-B with an automatic fire extinguishing system.

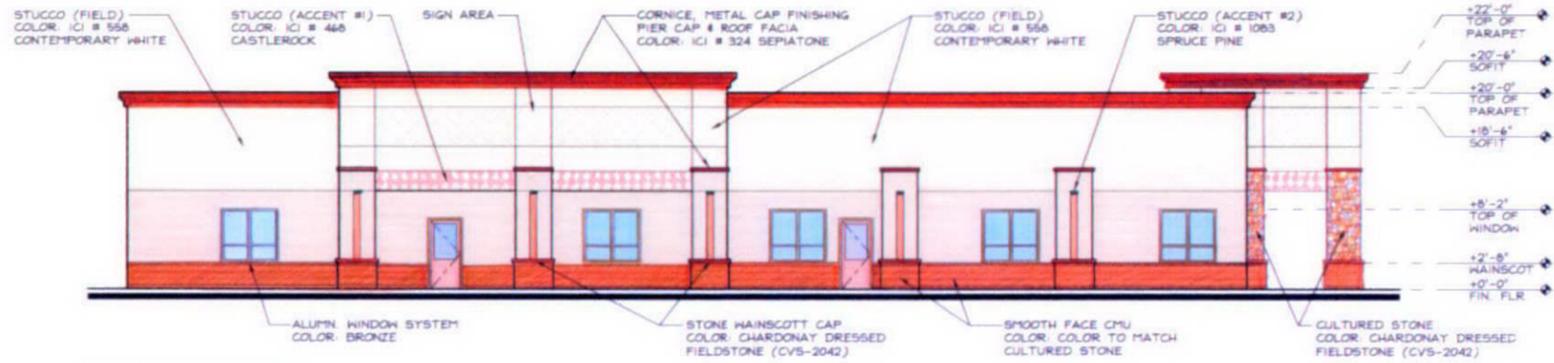
The Project will be designed to be consistent with the architectural character of the existing Surprise Crossing (Safeway Shopping center). The existing color and materials palette is to be utilized in proposed building.

The **onsite improvements** related to the Daycare project include a modification to the existing parking immediately south of the building. The revision separates the preschool parking field from the cross traffic to the center from 137th Ave. The new site lighting fixtures will be building mounted, with heights, fixtures, and lamp type to match the design of the Shopping Center site. The perimeter landscape, screenwalls and retention basins are existing. One existing fire hydrant will be relocated, with the remainder of the Fire hydrants necessary to serve the complex in place and operational.

The existing on-site **retention basins** are sized to accommodate this addition.

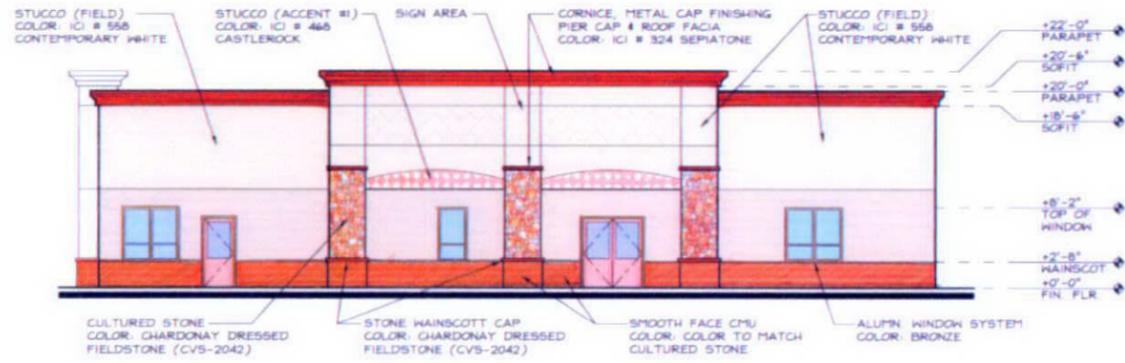
A Comprehensive Sign package for the project has been previously approved.

There seems to be some confusion over the Zoning of the rear portion of this pad site. The survey shows a portion of the rear of the existing shopping center to be residential zoning, while the Developer of the project is confident the entire Shopping Center parcel is zoned Commercial. Attached is the Exhibit to Ordinance 99-24 for your use. Please advise on the Zoning for this location.



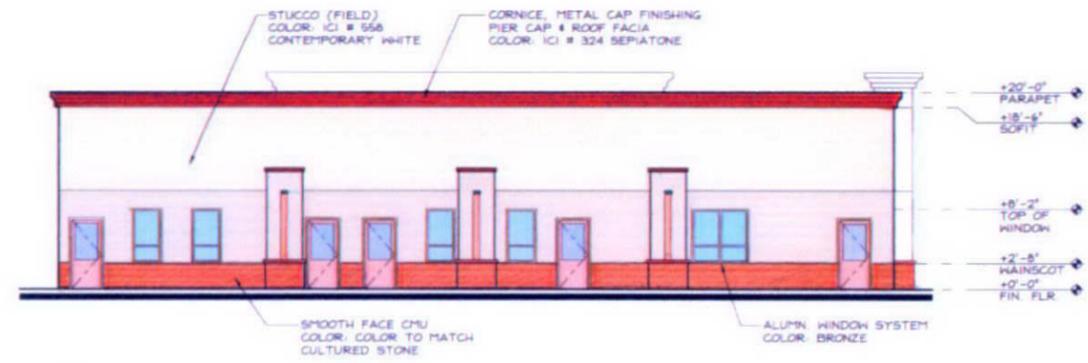
WEST ELEVATION

SCALE: 1/8" = 1'-0"



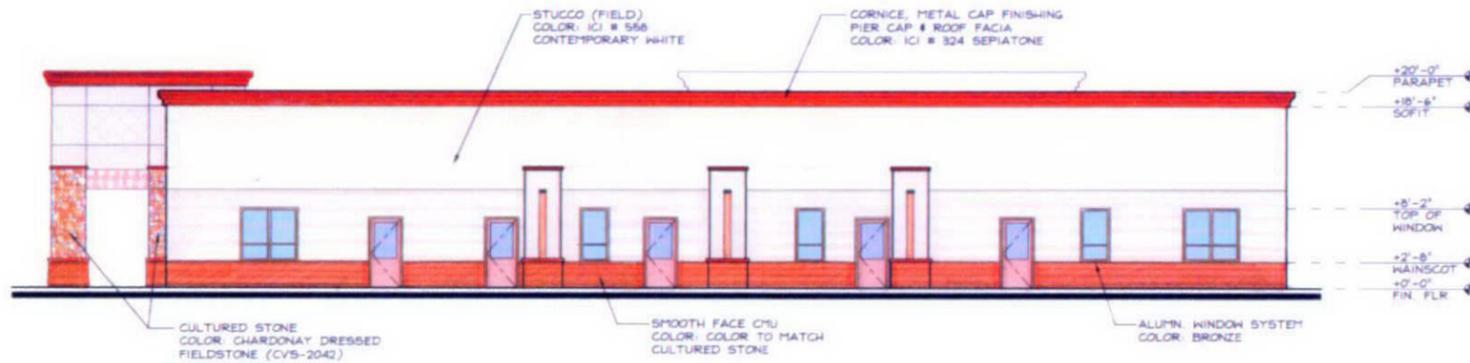
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

LA PETITE DAYCARE

SURPRISE CROSSING

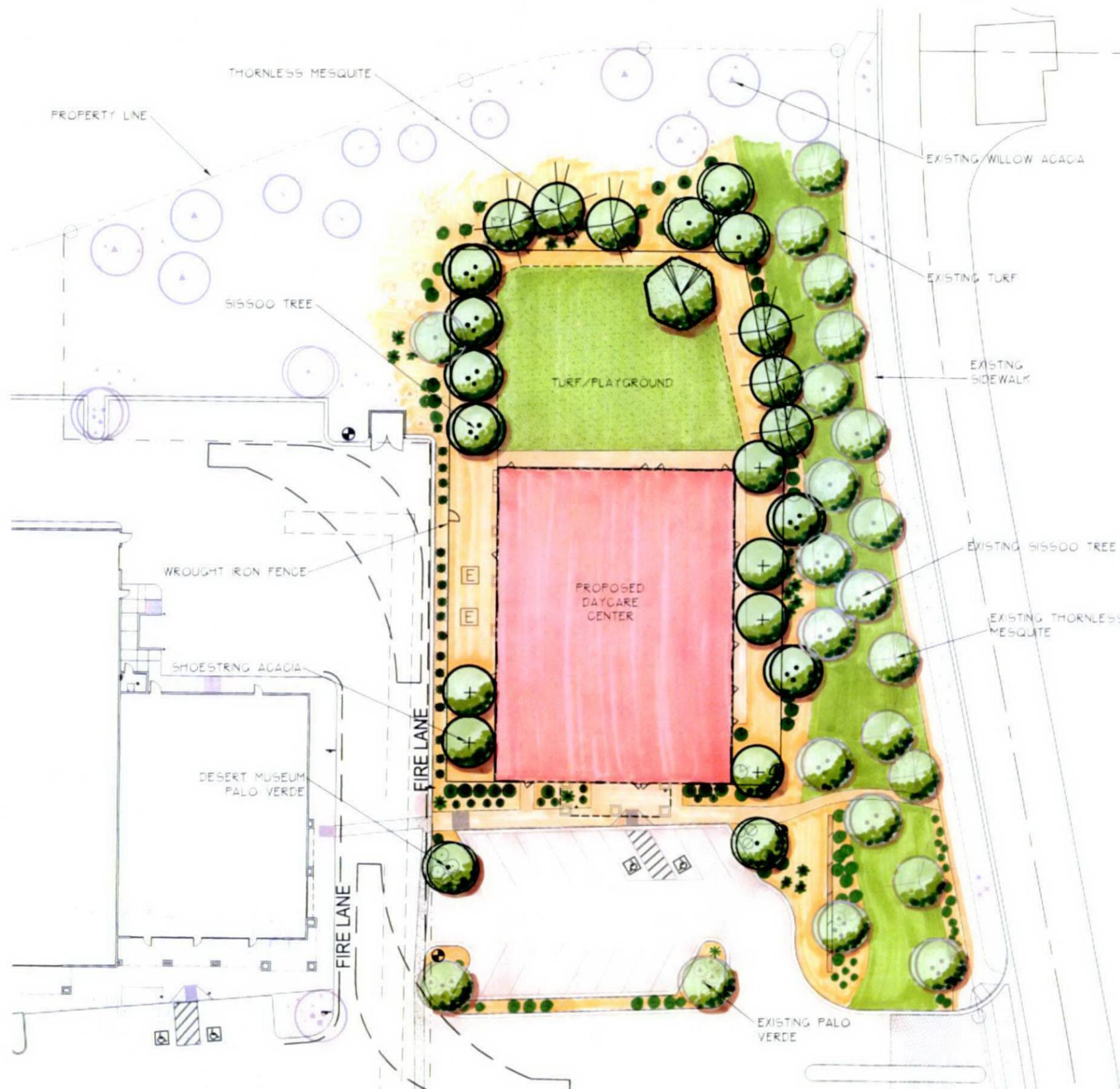
NEC LITCHFIELD ROAD & WADDELL ROAD
SURPRISE, ARIZONA



RECEIVED

JAN 11 2008

COMMUNITY
DEVELOPMENT



LANDSCAPE LEGEND

KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height/Spread)	QTY
TREES				
1	(Symbol)	Acacia stenophylla Shoestring Acacia	24" Box 7.5' 4' 15" 36" Box 10' 6' 25" Double-Staked Typ	
2	(Symbol)	Parkinsonia Desert Museum Desert Museum Palo Verde	24" Box 7.5' 4' 15" 36" Box 10' 6' 25" Double-Staked Typ	
3	(Symbol)	Debergea vesco Sissoo	24" Box 6' 3' 1' 36" Box 15' 10' 3" Double-Staked Typ	
4	(Symbol)	Prosopis hybrid South American Hybrid Mesquite	24" Box 8' 4' 15" Double-Staked Typ	
5	(Symbol)	Quercus virginica Heritage Live Oak	24" Box 10' 4' 15" 36" Box 15' 6' 25" Double-Staked Typ	
SHRUBS				
10	(Symbol)	Bougainvillea San Diego San Diego Red Bougainvillea	5 Gallon	
11	(Symbol)	Falsaria californica Baja Red Fairy Duster	5 Gallon	
12	(Symbol)	Ceanothus grandiflorus Green Leaflet Nettle Plum	5 Gallon	
13	(Symbol)	Nerium oleander Fertile Pink Oleander	5 Gallon	
14	(Symbol)	Euboea jacksonii Baja Euboea	5 Gallon	
15	(Symbol)	Eriogonum fasciculatum Valentine Bush	5 Gallon	
16	(Symbol)	Leucophyllum virginicum Rio Bravo Texas Ranger	5 Gallon	
SMALL SHRUBS/GRASSES				
17	(Symbol)	Royal Hilt Deer Grass Muhlenbergia capillaris 'Royal Hilt'	5 Gallon	
GROUNDCOVERS				
18	(Symbol)	Lantana 'New Gold' New Gold Lantana	1 Gallon	
19	(Symbol)	Euboea jacksonii Baja Euboea	1 Gallon	
20	(Symbol)	Convolvulus coronatus Bush Morning Glory	1 Gallon	
ACCENTS				
21	(Symbol)	Mesquite paniculata Red Tuca	5 Gallon	
22	(Symbol)	Scaevola pulcherrima Red Bird of Paradise	5 Gallon	
23	(Symbol)	Psychotria wheeleri Desert Spoon	5 Gallon	
LANDSCAPE MATERIALS				
24	(Symbol)	Decomposed Granite Desert Gold	1/2" size 2" Deep	
25	(Symbol)	Concrete Header	4" x 6" Curbside 2" Deep	
26	(Symbol)	Mulch Bermude	5/8"	

NOTE:
 QUANTITIES SHOWN FOR CITY APPROVAL ONLY. LANDSCAPE CONTRACTOR TO INSTALL QUANTITIES AS SHOWN ON PLAN NOT ON LEGEND.
 DECOMPOSED GRANITE TO OCCUR IN ALL AREAS EXCEPT TURF RIVER ROCK AND HARDSCAPE UNLESS NOTED ON PLANS.
 SMALLER TREE SIZE TO TAKE PRECEDENCE UNLESS NOTED ON PLANS.



VICINITY MAP
 N.T.S.

PRELIMINARY LANDSCAPE PLAN
 SCALE 1"=20'-0"
 0 20 40 80
 NORTH



REVISIONS



PROJECT NO. 07127
DRAWN BY: MBB
SCALE PER PLAN
CAD SAVED NAME 07127xp
DATE Jan 10, 2008

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

SURPRISE CROSSING
 TRIPLUS PARTNERS

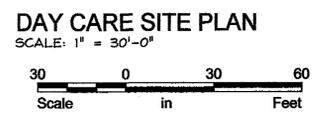
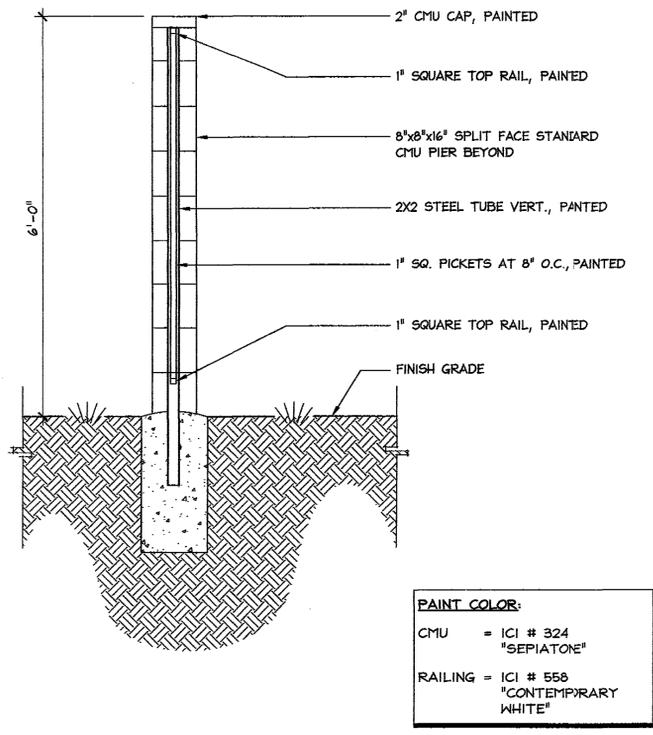
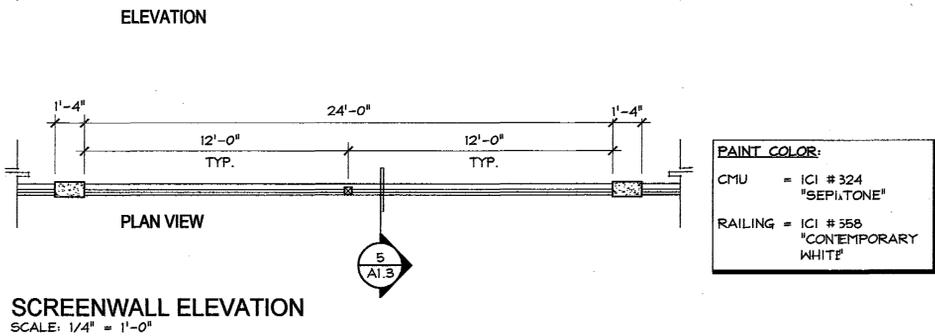
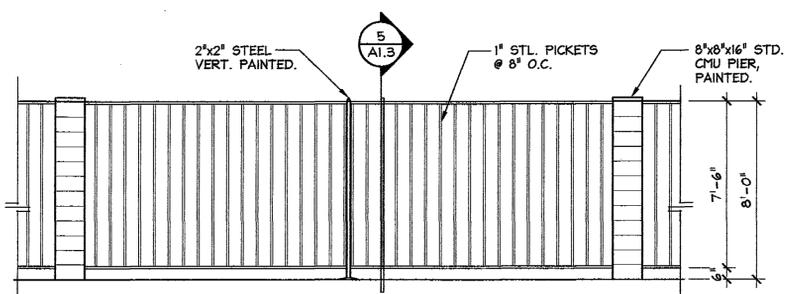
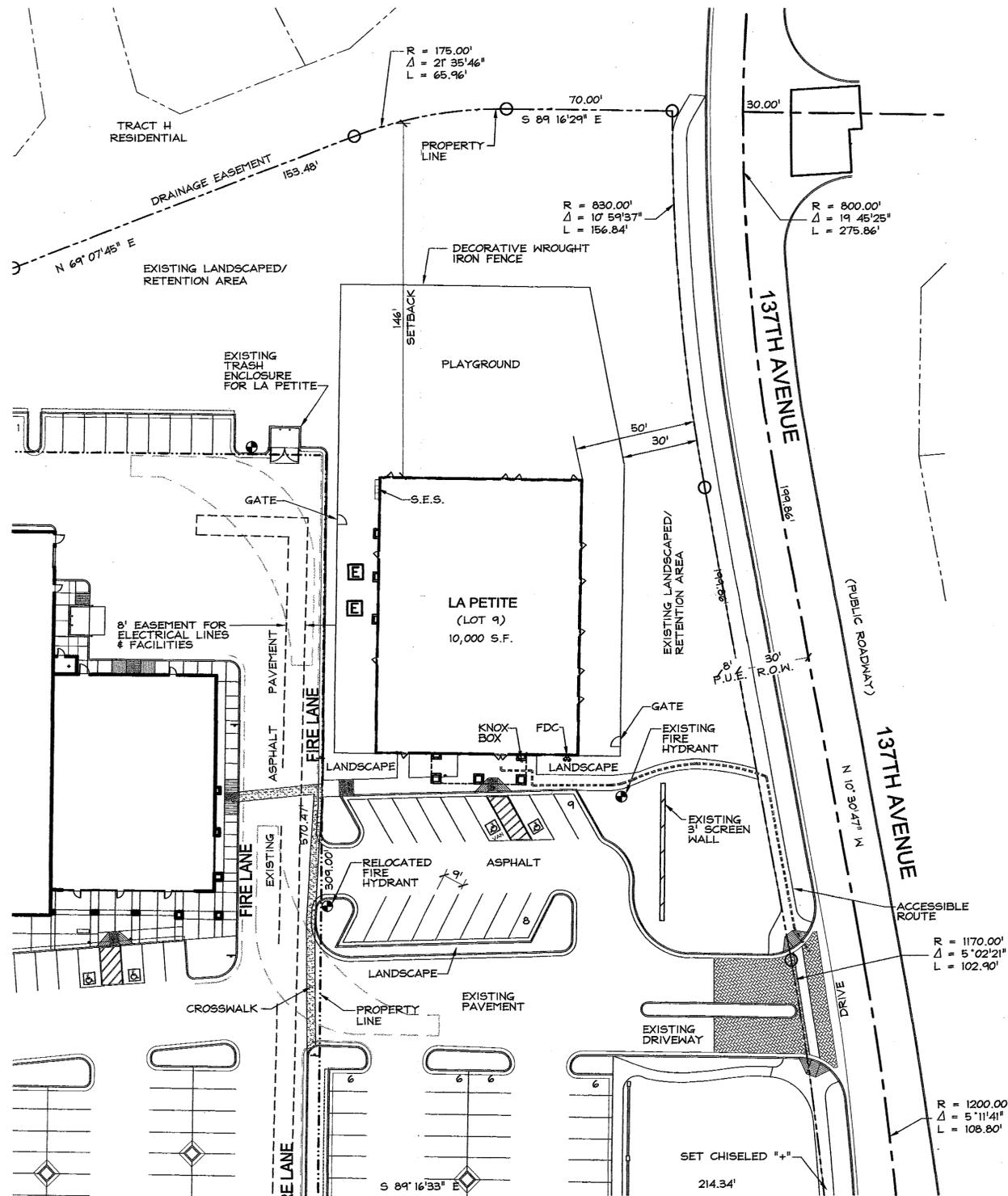
SHEET TITLE
 PRELIMINARY LANDSCAPE PLAN

SHEET NO.
PL1.0

Two working days before you dig
 CALL FOR THE BLUE STATES
 263-1100
 Blue State Center
 CALL COLLECT

07127

RECEIVED
JAN 11 2008
COMMUNITY
DEVELOPMENT



SITE DATA

NET SITE (750,974.4 S.F.) 17.24 ACRES

SITE COVERAGE 17.0%

EXISTING ZONE: C-2

BUILDING AREA: DAY CARE 10,000 S.F.

PARKING REQUIRED:
DAYCARE (10,000 S.F. / 200) = 50 SPACES

TOTAL PARKING PROVIDED: 52 SPACES

ACCESSIBLE PARKING CALCULATIONS:

PARKING TOTAL:	MINIMUM ACCESSIBLE SPACES		
	STANDARD	VAN	TOTAL REQ'D
26 - 50	1	1	2 SPACES

TOTAL STANDARD ACCESSIBLE SPACES: 1 SPACE

TOTAL VAN ACCESSIBLE SPACES: 1 SPACE

TOTAL ACCESSIBLE SPACES: 2 SPACES

TYPE OF CONSTRUCTION: DAY CARE V-B

ALLOWABLE AREA: BASE AREA V-B / E 9,500 S.F.

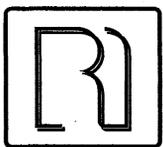
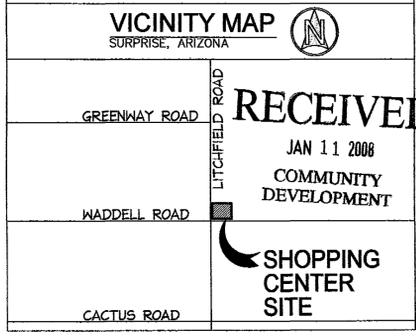
FIRE SPRINKLER INCREASE (300%): 28,500 S.F.

TOTAL: 38,000 S.F.

OCCUPANCY: E

LEGEND

- FOUND 1/2" REBAR W/ CAP 37936 (UNLESS OTHERWISE NOTED)
- PROPERTY LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- CATCH BASIN
- DRYWELL OR CATCH BASIN
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- GAS STUB
- GAS VALVE
- METAL COVER
- METAL COVER
- SEWER CLEAN OUT
- SEWER MANHOLE
- LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- WATER METER
- WATER VALVE



REVISIONS

NO.	DESCRIPTION

REIGLE & ASSOCIATES
ARCHITECTURE, PLANNING, LTD.

12424 N. 32nd Street Suite 200 Phoenix, AZ 85032 (602) 693-3001 FAX (602) 493-1190

PROJECT NO. 0621

DRAWN BY: J.M.

SCALE: 1" = 30'-0"

CAD SAVED NAME: 0621 A1.1A

DATE: 01-11-08

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

SURPRISE CROSSING
LA PETITE AT 137TH AVENUE - SURPRISE, AZ

TRIPUS PARTNERS
13960 N. 137TH AVENUE - SURPRISE, AZ
5350 NORTH 18TH STREET, SUITE 108, PHOENIX, AZ 85016
PHONE: 602-604-2400 FAX: 602-604-2401

SHEET TITLE: DAY CARE SITE PLAN

SHEET NO. **A1.1A**

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PAD07-185 GPA08-027 Vistas Montanas
STIPULATIONS: a through n
PREPARED BY: Lance Ferrell, Planner @ 623.222.3135

Application Date: May 07, 2007
Planning & Zoning Commission Hearing Date: February 19, 2008
City Council Hearing Date: March 13, 2008

APPLICANT: Michael Curley
Earl Curley & Lagarde PC
3101 N Central Ave STE 1000
Phoenix, AZ 85012
Phone: 602.265.0094

PROPERTY OWNER: Matt Makovic
Surprise Land Holdings , LLC
2285 W Ina Rd. STE 11
Tucson, AZ 85741
Phone: 520.615.7717

REQUEST: Rezoning from R1-43 to PAD for the project known as Vistas Montanas.

SITE LOCATION: The property is located north of Peak View Drive between 179th Avenue and 171st Avenue in Surprise. The property is located in the Northwest Quarter of Section 26, Township 5 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE: The subject site is 179.2 gross acres.

RECOMMENDATION: Staff recommends that the Planned Area Development for Vistas Montanas (PAD07-185), located north of Peak View Drive between 179th Avenue and 171st Avenue, be **approved** subject to stipulations **a through n**.

PROJECT ANALYSIS: The developers of Vistas Montanas are proposing a Planed Area Development that will comprise of 430 single-family homes within 179.2 acres of land. This will create a density of 2.4du/ac which is within the standards set forth by the City of Surprise's General Plan 2020. This will be one of the first projects that will incorporate equestrian

ITEM 7 & 8

du/ac). This residential land use category is intended for predominately single-family detached residential development of up to three dwelling units per acre. The Vistas Montanas plan includes an overall density of 2.4 du/ac, which is in full compliance with the 1-3 du/ac identified in the General Plan.

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-43
NORTH:	Unincorporated Maricopa County
EAST:	R1-43
SOUTH:	R1-43
WEST:	Unincorporated Maricopa County

EXISTING AND SURROUNDING LAND USE:

ON-SITE:	Low-Density Residential
NORTH:	Low-Density Residential
EAST:	Low-Density Residential
SOUTH:	Low-Density Residential
WEST:	Low-Density Residential

EXISTING UTILITIES AND SERVICES STATUS:

WATER

Vistas Montanas has joined the Jomax water group in an effort to best service those that live within the project. A Master Water Distribution system report will be submitted to the city that will study the necessary design to meet City of Surprise standards, account for other properties within the vicinity and provide a reliable potable water source to the future residents of Vistas Montanas.

SEWER

The Master Sewer Report meets the city's requirements and provides general locations and sizes of the major wastewater infrastructure needed to provide sewer to the property. The infrastructure includes sewer trunk and service lines within the road alignments for dedication to the City of Surprise.

FIRE PROTECTION

Surprise Fire Department closest to site is located at 22443 N 163rd Avenue (4.5 miles).

POLICE PROTECTION:

Surprise Police Department closest to site is located at 14250 West Statler Plaza (9.2 miles).

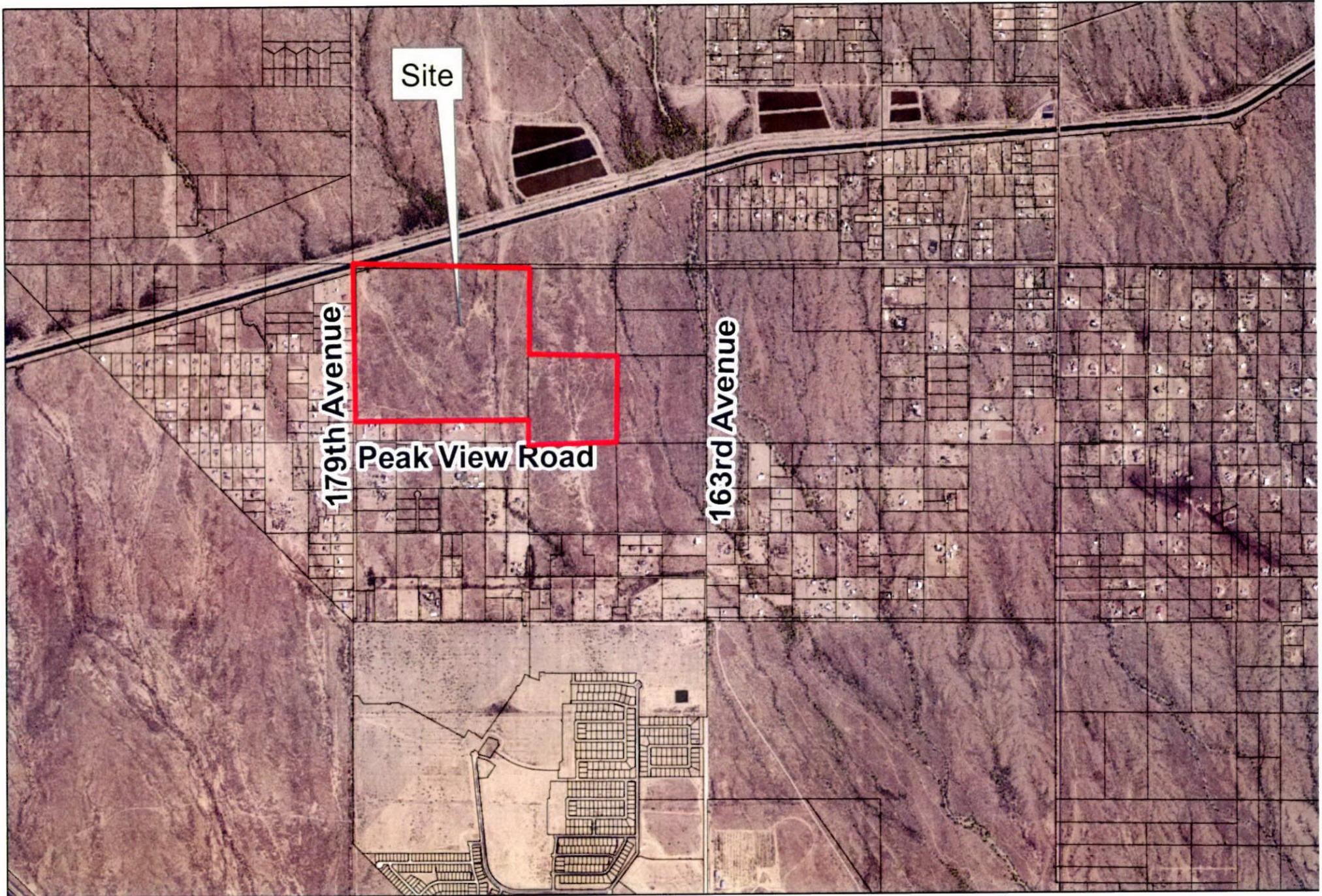
100-YEAR ASSURED WATER SUPPLY CERTIFICATION:

A 100-year assured water supply certificate will need to be provided from Arizona American Water Company.

STANDARD STIPULATIONS:

- a) Major changes to this P.A.D. with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to this P.A.D. may be administratively approved by the City Manager and the Community Development Director.
- b) All infrastructure shall be constructed pursuant to the provisions in the Surprise Municipal Code or an approved development agreement, whichever applies.
- c) The applicant shall include these stipulations and all necessary revisions to text and exhibits in the final P.A.D. document.
- d) All items to which the P.A.D. document commits within the Planning and Design Guidelines compliance section of the zoning document are hereby stipulated.
- e) By its submittal of the P.A.D., the applicant - as landowner - agrees and approves in writing to the open space designated in the approved P.A.D. plan.
- f) The lighting standard for the project shall be subject to further review and approval by the Community Development Director, and the applicant shall comply with any adopted lighting standards that exist prior to the first Final Plat approval.
- g) At the time of platting access will need to be at ¼ mile intervals. Also each parcel will be required to have a minimum of two remote access points.
- h) Pending verification of a City approved Integrated Water Master Plan (IWMP) and a guarantee of a 100-year assured water supply.
- i) All off-site sewer infrastructures must comply with the most current City of Surprise Integrated Water/Sewer Master Plan.
- j) All public notice signs shall be removed from the site immediately following final **decision** by the Planning and Zoning Commission or City Council as applicable. A signed Affidavit of Sign Removal shall be included within the Stipulation Response Package.
- k) Prior to the approval of any Final Plat, the developer shall enter into an agreement with the Nadaburg Unified School District that addresses the impact of the development on the school district.
- l) The design product needs to comply with the current codes adopted by the City of Surprise at time of building permit submittal.
- m) If the U.S. Postal Service requires "gang"-type postal boxes, applicant shall install adequate lighting over said postal receptacles.
- n) A fully improved half street will need to be completed along 175th Avenue or 171st Avenue and Peak View Drive that connects to the improvements completed by Vistas Montanas before submitting for any home permit.

Vistas Montanas



Site

179th Avenue

Peak View Road

163rd Avenue

RECEIVED

JAN 30 2008

Minor GPA Narrative

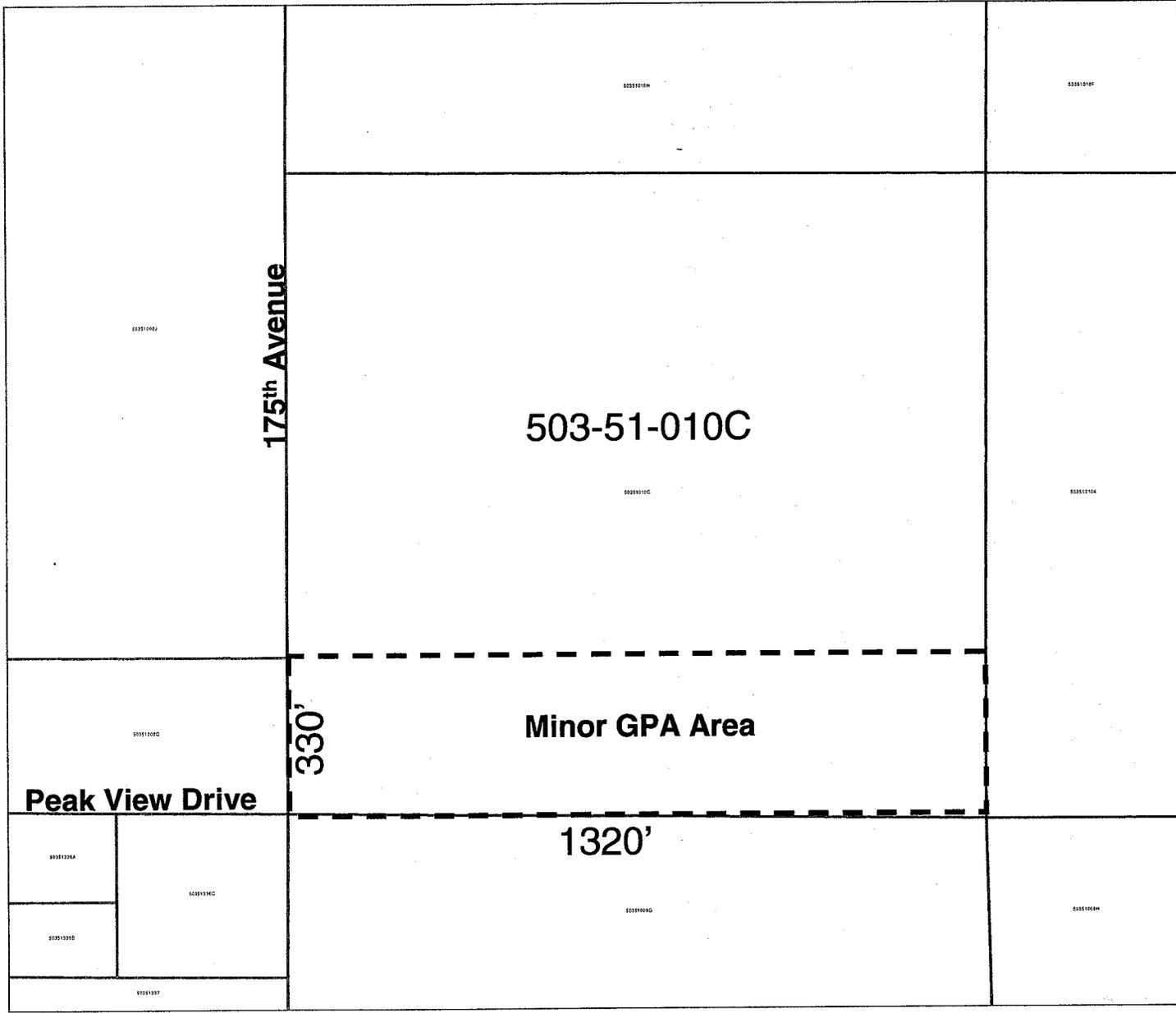
NEC of the 175th Avenue and Peak View Drive Alignments

COMMUNITY
DEVELOPMENT

This is a minor General Plan Amendment (GPA) request to change the land use designation for 10 acres located at the northeast corner of the 175th Avenue and Peak View Drive Alignments (see attached Aerial) from Rural Residential to Suburban Residential. This is a one-step increase in residential land use designation. A concurrent rezoning is being requested that includes this 10-acre area along with 170 additional acres for a residential Planned Area Development (PAD) called Vistas Montañas. The remaining area of the Vistas Montañas project is already designated Suburban Residential. The subject 10 acres along with an additional area to the east are within a narrow strip of Rural Residential that lie between much larger areas of Suburban Residential to the north and south (see attached General Plan Land Use Map).

The minor GPA along with the concurrent PAD rezoning will provide an appropriate and compatible land use for the area. Future development of the site along with other approved area developments will also provide an opportunity for transportation, water and wastewater improvements to benefit the entire area. This is a modest request providing the opportunity for approximately 17 additional residential lots in conjunction with the PAD rezoning.

Based on the reasons enumerated above and in the supplementary filing materials, the Suburban Residential designation along with the PAD zoning are appropriate for this site.



Parcel Map
NEC of 175th Avenue and Peak View Drive Alignments

RECEIVED
JAN 30 2008
COMMUNITY
DEVELOPMENT

Vistas Montañas Planned Area Development

December 2007

Applicant

Earl, Curley & Lagarde PC
c/o Michael Curley
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
602-265-0094

Owner / Developer

Surprise Land Holdings, LLC
c/o Matt Makovic
2285 W. Ina Road, Suite 111
Tucson, AZ 85741
520-615-7717

Land Planner

Drifting Sands Design
c/o Jeff Farr
P.O. Box 24261
Tempe, AZ 85285
(480) 927-9208

Civil / Traffic Engineer

Carter-Burgess
c/o Michael F. Sudbeck, P.E.
101 N. First Avenue, Suite 3100
Phoenix, Arizona 85003
(602) 253-1200

RECEIVED

DEC 21 2007

COMMUNITY
DEVELOPMENT

Table of Contents

Introduction	2
Site Location	2
Access	3
Luke Air Force Base	3
Existing Conditions	3
Topography & Drainage	4
Flood Zone	4
Proposed Project	5
Phasing	5
Neighborhood Amenities	5
Parks	6
Trails and Paths	6
Land Uses	7
Single Family Guidelines	7
Design Option List B	7
Design Option List C	8
Design Option List D	8
Architecture / Character	9
Walls & Signage	9
Open Space & Landscape Theme	10
Landscape Design	11
Conceptual Plant Palette	11
School District & Community Facilities	12
Streets	13
Grading & Drainage	14
Public Utilities & Services	14
Potable Water System	15
Sewer System	15

Exhibits

A.	Location / Vicinity Map
B.	Aerial Photo
C.	Site Plan
D.	Trails Plan
E.	Trails Section / Detail
F1-F2	Neighborhood and Pocket Park Details
G	Signage Plan
H1-H4.	Wall Plans
I.	Whittmann Area Vicinity Map
J.	Land Use Map
K.	Typical Lot Layout
L.	Project Context Map
M.	Conceptual Residential Character

Introduction

Town West Realty is requesting the City of Surprise to rezone approximately 179 acres from R1-43 to PAD (Planned Area Development). The site is located at the southeast corner of the intersection of 179th Avenue, the CAP canal and the Dixileta Road alignment and approximately five miles northeast of the Luke Air Force Base Auxiliary Airfield #1 as depicted on the City of Surprise Development Status Map.

The Vistas Montañas PAD document provides a comprehensive master plan, which is consistent with the City of Surprise design guidelines, regulations and the Surprise General Plan 2020. This PAD provides a detailed description of land uses, trails, paths and open space concepts, design themes, and infrastructure requirements for the community. Proposed amenities include several privately maintained neighborhood parks, linear open spaces, and an open-to-the-public path and trail network that utilized the three major washes that traverse the property. These washes provide a unique opportunity for a shared trail system to be utilized by residents as well as existing equestrians in the area. One of the primary goals of this proposal is to maximize compatibility and connectivity between new and existing development.

Vistas Montañas will provide a diverse range of housing types through the use of varied lot sizes. Three different lot sizes are proposed within the development. The Conceptual Land Use Plan shows the varied lot sizes clustered throughout the site. Curvilinear streets, limited street length and the abundance of open space throughout the site have helped create diversity in the streetscape and will provide an attractive visual setting within the community.

Vistas Montañas is approximately 1.5 miles north of Grand Avenue (US-60) and approximately 5 miles from State Route 303 (Loop 303), both serving as regional transportation corridors. This proposal is also near significant employment and commercial opportunities to the west (Sunhaven Ranch, 2 miles) and south along the Grand Avenue Corridor (Asante North, 3 miles).

The property is currently zoned R1-43. The purpose of this application is to request a zone change from the current zoning to PAD to allow for the development of a single-family residential community. This PAD will provide an integrated planned community with a mix of lot sizes and a variety of design options benefiting the new community as well as encouraging interaction with the existing residents within the surrounding area. The General Plan designates the Property as Suburban Residential (1-3 du/ac). The overall density proposed for the Property is 2.4 dwelling units per acre and is below the maximum permitted in the General Plan.

Site Location / History

The property is approximately 179 acres and is slightly over one-quarter of one square mile in total area. The property is bordered on the west by 179th Avenue, Dixileta Road alignment to the north and 175th Avenue to the east, though approximately 40-acres of this project are located east of 175th Avenue and have frontage along the Peak View Drive. The property north of our Dixileta boundary is owned by the State Land Department, of which no plans are currently known. With the exception of the slight adjacency of the CAP canal at the northwest corner of the property and the aforementioned State Land property, all other surrounding property is privately owned. Development in this area consists of existing large-lot single family residential homes to

the west across 179th Avenue and immediately adjacent to the southern boundary. To the southeast, across Peak View Drive, is Tierra Rico, a single family residential development similar to the one being proposed in this application.

The property is located within the City limits and according to City records was annexed into the City of Surprise in 1988. At that time, the City Council issued R1-43 zoning in conformance with Arizona State Law which requires all annexed property to receive initial City zoning similar to, but no more intense than the existing county-issued zoning in place at the time of annexation. Records show no further activity on this property since annexation and initial zoning.

The Vistas Montañas site is relatively flat and consists of native desert land with a slight slope generally from the north to the south. The property consists of sparse natural vegetation, except for areas within the three washes traversing the site, then moderate desert vegetation exists. There are currently no improvements on the property.

Access

As proposed, this project will have a total of seven entrances, though the primary entrances will be located approximately mid-site along both 175th and 179th Avenues onto a tree-lined residential collector street that connects the two roads. Secondary access points will also be provided along these same roads as well as along Peak View Drive and one at the termination point of Dixileta Road at near the midpoint of the property's northern boundary. Combined with monument signage, decorative landscaping and open space corridors, the circulation design provides a sense of arrival into the community. The proposed streets will comply with the street cross-sections, per Ordinance 05-31.

Luke Air Force Base

Although the property is over 20 miles from the main Luke Air Force Base, it is located within approximately five miles from LAFB Auxiliary Field #1. According to the Luke Air Force Base Graduated Density Concept, this proposal is not considered to be in the vicinity of LAFB or the Auxiliary Field, therefore it is essentially unaffected by the graduated density criteria. Because this property is between one and three miles beyond the 65-decibel noise contour, the density is limited to 6 du/ac. This proposal is for 2.4 du/ac.

Existing Conditions

The property is currently zoned R1-43 and is designated Suburban Residential on the City of Surprise General Plan 2020. The Suburban Residential designation allows primarily residential uses with densities of 1-3 du/ac.

The property is generally rectangular in shape, though not uniform due to an existing development to the south and the recent acquisition of 40 acres east of 175th Avenue. The site is currently accessed via unpaved roads. These roads will be improved as this development proceeds. In a meeting with the City of Surprise Engineering Department, we learned that the intersection of 179th Avenue and Dixileta Road would not be completed as a typical four-way intersection. Our team was informed that due to the location of the CAP Canal, Dixileta would

continue west of 175th Avenue, but would most likely terminate approximately midway along our northern boundary as an entrance into this project and possibly into any future development on the State Land parcel to the north. There is a possibility that Dixileta Road could be rerouted to the north so it could cross the CAP Canal perpendicularly, but no plans have been discussed by the City at this time. Although the future of Dixileta west of 175th Avenue is uncertain at this time, it is unlikely that modifications to the alignment would interrupt the Conceptual Site Plan provided in this application, provided the alignment is not shifted to the south.

During this same meeting with the City, we were also informed that 179th Avenue would continue north over the CAP Canal. Although this would not be a perpendicular crossing, the Engineering Department feels this north-south crossing is more beneficial to the City as a whole than an east-west crossing (Dixileta Road). We were also informed that 175th Avenue would only continue as far north as Dixileta Road until the State Land parcel develops.

There are three significant washes that traverse the property from north to south. One of which (just west of 175th Avenue) has been designated by the Army Corps of Engineers as a Section 404 wash. Any activity in or around this wash is strictly monitored by the Federal Government. As a result, it is our intention to minimize activities that would require permitting from the Corps. The proposed development will cross these washes, however in an effort to maximize preservation, the number of crossings will be minimized. At this time, only three crossings are proposed. The design of the project has been focused on wash preservation for aesthetics as well as utilization as a shared path and trail network.

Topography and Drainage

The property is native desert land that gently slopes from the north to the south at approximately one percent. The site is sparsely vegetated except for the slightly more vegetated washes traversing the site. The tributary area for the Vistas Montañas subdivision originates north of the Central Arizona Project Canal. Flow north of the aqueduct ponds up before flowing through overchutes. This flow joins tributaries south of the canal. One overchute supplies water to a wash running thru this project.

Flood Zone

The site is located in Zone X and Zone A as depicted on the Federal Emergency Management Agency (FEMA) flood Insurance Rate Map (FIRM) numbers 04013C1135G, 04013C1130G, 04013C1115G and 04013C0720G, City of Surprise, Arizona, effective date September 30th, 2005. The Zone X classification is defined as "areas of 500-year flood, areas of 100-year flood with average depths of less than 1-foot, or with drainage areas less than 1-square mile, and areas protected by levees from the 100-year flood". The Zone A classification is defined as a special flood hazard area inundated by the 100-year flood with no base flood elevations determined. A Conditional Letter of Map Revision (CLOMR), if required will be submitted to To Maricopa Flood Control District who will in turn submit the CLOMAR to FEMA. Upon approval by FEMA a Letter of Map Revision (LOMR) will be obtained. It is not anticipated that any dwelling units will be constructed with in the flood plain. However, if that is the case a Floodplain Use Permit will be acquired prior to occupation of any house

Proposed Project

This PAD consists of three single-family detached, residential parcels with a variety of lot sizes. Proposed lot sizes are 65'x120', 75'x120' and 85'x125'. These lots will be placed in clusters that are accessed by curvilinear streets and share open space amenities and interconnected paths and trails located within the aforementioned washes. Although the property is relatively flat, the natural washes that help create the unique character of the development. These washes serve as internal open spaces that promote interaction among the community, both within this development and beyond. The design integrates the existing wash corridors with the proposed pocket parks and path and trail system to create a seamless community with visually appealing open space as well as usable recreational amenities.

The Vistas Montañas PAD will offer a variety of housing types over a range of residential lot sizes and establishes neighborhoods visually and physically integrated by an internal open space system. In addition to connecting the neighborhoods through the open space, the community offers an array of amenities. Proposed amenities include pocket parks, linear open spaces with paths and trails, preserved natural open spaces, and landscaped buffers along all rights-of-way and between this development and the existing development to the south.

The anticipated land allocation for the Vistas Montanas PAD is as follows:

Lots = 62.3% = 111.5 acres
Open space = 12.6% = 22.5 acres
Drainage = 12% = 21.4 acres
Roads = 13.1% = 23.6 acres

Phasing

Due to the relatively small size of the project, it is anticipated that only one phase will be needed. Actual timing of each neighborhood will depend on market conditions and absorption rates; however, it is anticipated that the necessary infrastructure and landscaping will be constructed as part of the first phase of development should multiple phases occur. If conditions warrant, sub-phases may be considered to accommodate additional infrastructure construction and the construction of model homes.

Neighborhood Character

This project offers residents a variety of outdoor recreational opportunities within the neighborhood. The community includes an extensive trail and path system, which is an integral part of the pedestrian/open space system linking neighborhoods to each other and to the community amenities. Per the City of Surprise Design Guidelines, detached concrete sidewalks are provided on arterial, collector and local streets to connect the open spaces with the trails and paths and enable a cohesive means of travel throughout the community. In addition to these sidewalks, a trail system is proposed to run in a north-south direction through the washes found on-site. Although not currently shown on the City's master trail plan, it is anticipated that the provided trails will eventually connect with the CAP Canal as part of a larger regional trail network. The provided trails are intended to be shared by both equestrians and pedestrians

alike. No equestrian properties are proposed within this project, however the trails are to be shared with the much larger community, within which, many equestrian properties exist.

Also provided within this project is a series of pocket parks and community open spaces. The areas will connect with the shared trails and will provide recreational amenities, such as playgrounds, shaded seating, barbecue grills and ramadas for the residents. Although highly accessible by all residents, these open spaces have been concentrated along wash corridors for both visual interest and pedestrian connectivity.

Parks

As currently designed, there are four pocket parks dispersed throughout this project, most of which are large enough to provide amenities such as playgrounds with shade structures, large turf play areas, half basketball courts, sand volleyball and ramadas. In addition to these parks, there are nine smaller open space areas located throughout the community to further enhance the potential for social interaction as well as offer visual relief from homes and hardscape. The adjacency to the washes is an additional enhancement to all of the parks and open space areas as it provides easy access to the natural open space within the community. The linear open space areas within the existing washes provide connectivity among many of the various parks. These areas are included as part of the open space areas mentioned above.

The pocket parks are intended to provide the community with smaller scale amenities that provide children and families a place to play and socialize. These parks will average 10,000 sf in size and will be located a short distance from each home. A large, more centralized neighborhood park will be provided as a focus point for outdoor recreation and amenities. An enlarged concept plan of this park is included in the exhibits portion to this PAD.

Trails and Paths

Trails and paths utilized in the community will consist of both unpaved and paved surfaces. The surface will depend on the location and type of trail or path within the community. The washes traversing Vistas Montañas will contain unpaved trails and are intended for shared use, but are expected to be used primarily by local equestrians. The trail will be constructed of a compacted natural looking material complimenting the natural landscaping of each wash. The trails are expected to meander within the entire wash erosion hazard setback and the floodway boundaries. If wash crossings are needed, they will be designed to minimize any impacts on the jurisdictional wash limits. It is anticipated that adjacent developments will connect into the wash trails to eventually create a network that extends beyond this community.

Paths internal to the community will run through open space tracts and along the front yards of many of the homes within the community. When local street sidewalks are utilized as part of the path system, the five-foot detached sidewalks will be delineated by using materials such as colored concrete or salt finished colored concrete. These paths are intended to provide safe connections between the homes and the open spaces such as the pocket parks and the wash trails.

An unpaved trail is also proposed along the northern side of the internal collector road that connects 179th and 175th Avenues. This trail will meander within a trail easement in the landscape tract along this right-of-way and will be constructed of a compacted natural material. This trail will provide residents with a tree-shaded path for walking, jogging or bicycling. Because of the materials used, the trail will be differentiated from the adjacent sidewalk along the collector road.

Amenities within the community including paths, trails and other recreational facilities / equipment will be maintained by the Vistas Montañas HOA. The developer will work with City Staff during pre-plat to ensure that the path and trail standards for the project are consistent with the City of Surprise standards.

Land Uses

This development will provide a mix of residential lots sizes, public open spaces, and an integrated trail and path system, which are in conformance with or in excess of the City's Residential Design Guidelines.

Vistas Montañas is essentially divided into four parcels. Each parcel will have a primary lot size but will also include larger lots to provide diversity, better street scenes and meet the City of Surprise Design Guidelines. The Conceptual Site Plan illustrates the lot categories specifically proposed for the community. Due to the variety of lot categories, the Vistas Montañas PAD offers a series of neighborhoods consisting of a primary lot width and depth to meet the needs of a broad range of homebuyers. The proposed neighborhood lots range in size from 7,800 to 10,625 square feet. While the Vistas Montañas PAD offers single-family homes with varying lot sizes, the neighborhood parcels are not isolated from each other; rather, the community is designed with natural open spaces, amenities, and a trail and path system intended connect the parcels to create a single cohesive community.

Single-Family Guidelines

The City of Surprise Single-Family Residential Guidelines were created to establish standards that assist with the facilitating neighborhood interaction and to provide a diverse mix of homes to meet the changing lifestyles of residents. As such, the homebuilder will meet or exceed the Single-Family Residential Guidelines minimum number of points required to achieve the proposed density. The following describes the application of these guidelines and how this proposal will meet or exceed the minimum standards.

For this project, the 63' wide lot is the smallest lot frontage proposed. Therefore, lot category "B" is the determining criteria, per the City of Surprise Design Guidelines.

The percentage of proposed Lot Category B homes to be developed exceeds the base fifteen percent. In order to achieve the overall density of 2.4 dwelling units per acre, the development is required to qualify for a minimum of 36 points from Design Option List B and Design Option List D. The homebuilder will be required, later in the development process, to identify the specific options from Design List C to be utilized to meet the minimum total of points required.

Design Option List B

To achieve the proposed lot size mix and density, the Vistas Montañas PAD must identify those items included in the design of the Community. The Design Options selected below are conceptual and may change throughout the development process. The current selected design options for List B are outlined below:

The selected design options for List B are outlined below:

- A. For each 40 gross acres in the Community, at least three cul-de-sacs, knuckles or other street features will be provided, in addition to diversity features such as landscape islands and access to open space. **(1 point)**
- B. Corner lots designed to be ten feet wider than interior lots or have an eight-foot landscape tract between the property line and the abutting street. **(2 points)**
- D. Lots within B, D, and E categories have front setbacks that are staggered in three-foot increments providing for variation in front setback of 18 feet, 21 feet, and 24 feet. **(2 points)**
- G. Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association. **(2 points)**
- I-2. Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association. **(2 points)**
- I-3. Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50 feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25 feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standard as other tracts and common areas maintained by the homeowners association. **(4 points)**
- M. Traffic calming devices, such as traffic circles, decorative raised paving, landscaped diverters, traffic chokers and other landscaping devices will be utilized throughout the community. **(2 points)**
- N. Trails designed to connect open spaces are separate from roadways, enabling bicyclists and pedestrians to travel throughout the community. **(6 points)**
- O. Include decorative hardscape features at entrances and pedestrian crossings. **(2 points)**
- Q. Berms, enhanced landscaping and perimeter walls are proposed. **(6 points)**

The selected design options provide a total of **29 points**, which exceeds the 28 points required by the Single-Family Design Guidelines.

Design Option List C

The developer acknowledges that a minimum of 14 points must be accumulated from the overall Point Options Lists. Design options from Option List C will be identified during subsequent submittals once the homebuilder has been selected.

Design Option List D

A variety of amenities within residential projects are required to foster neighborhood interaction. The Design Options selected below are conceptual and may change throughout the development process. The following design options, selected from Option List D, will provide a range of amenities, which are ample in size, quantity and quality, to meet the needs of the Community:

- D. A large open space corridor, at least 75 feet wide and 100-foot average, is provided throughout the Community. The corridor will be planted with mature trees from the City's approved plant list, while providing a view corridor and the path system.
- H. Approximately 20 percent of the gross lot area is preserved as open space, which is well in excess of the thirteen percent minimum required.

The selected design options provide a total of 22 points, which exceeds the 12 points required by the Single-Family Design Residential Guidelines for Option D. Overall, the proposed design options yield a total of 65 points (List B – 29 points; List C – acknowledged 16 points; List D – 22 points), which substantially exceeds the 36 points necessary for the overall single-family density of the community.

Architecture / Character

The property is located within a high profile growth area marked by large proposed master planned communities and employment areas such as Sunhaven Ranch, Grand Vista and the BNSF Property along the US-60. This PAD identifies those design elements, when determined by the ultimate homebuilder and approved by the City, will create a high quality community that takes full advantage of the unique aspects of the area.

The character of Vistas Montañas is achieved by a cohesive, integrated design meeting the level of quality fitting to this area of the City. The visual aspects and physical features of the property establish the character of the community. Character defining elements utilized to develop the overall design of Vistas Montañas include:

- Open space areas. Location, size, and integration of such areas into the framework of the community.
- Landscaped areas and quality open space amenities.
- Building design and architectural themes. Form, colors, material selections, craftsmanship and decorative details.
- Community signage & entry monumentation. Location, design concepts, colors, and materials.
- Path and Trail system. Thoughtfully planned to encourage pedestrian use while fully integrating the overall community.
- Streetscape, including perimeter walls, view fences, street signs, landscaping and street lighting.
- Neighborhood design. Maximize opportunities for exposure to community open spaces and amenities.

The character of Vistas Montañas will be established through these design elements and will be appropriate to the natural beauty of the site, while meeting the development goals of the City.

Vistas Montañas' relatively smaller size, approximately 179 acres, will allow for an overall consistency of these design elements throughout the community.

Although it is not possible to provide specific architectural design examples at this time, architectural styles could include Spanish Mission, Spanish Colonial, Ranch Territorial, and / or Southwest Contemporary. Final selection of the architectural theme will occur once a builder has been selected.

Walls and Signage

Theme walls and entry monumentation create the initial impression and identity any community as they are the first element viewed upon entering the community. The intent of the conceptual wall and entry monument exhibits is to illustrate a potential architectural style and theme. The actual color, material selection and details presented herein may be refined once the architectural style has been determined.

The conceptual entry monument details are provided in this PAD. Regardless of the final design, the proposed color and materials will be complementary to the desert. As mentioned above, final selection of color, materials and decorative features may be refined at a later date; however, the entry monument concepts represent the developer's assurance to quality. The images also generate a basis for the final color and material selection meeting or exceeding the level illustrated.

The monumentation concept includes varied materials complementary to the theme and view walls. Monument signs located at main entries will be integrated into the perimeter walls and may consist of varying heights of decorative and / or stuccoed blocks to create a definitive, but not overpowering pattern. Integrated planters with colorful vegetation are also likely features for main entries. Throughout the site, decorative walls will be provided for visual interest and community identity. The incorporation of wrought iron view fencing adjacent to public areas is encouraged. Likewise, perimeter walls may also include wrought iron accents as well as natural materials such as field stone or river rock to reflect the site's proximity to the existing washes in the area.

Secondary monumentation will also be provided with similar features as mentioned above, though at a much smaller scale. Although the provided signage will be attractive, it is important to maintain a hierarchy of access by limiting the amount of signage.

Theme walls are placed in locations where they will be seen from the arterial or collector streets. Combined with decorative landscaping, the enhanced wall details promote the sense of arrival into the community.

The conceptual theme wall exhibits depict the decorative element of the proposed theme walls. Walls will be six feet in height, though this height may be comprised of partial block and wrought iron elements. Seven-foot high walls may be provided along arterial roads per the point system allowances. Identical columns are proposed for the view walls with panels of vertical wrought iron between the columns above two feet of masonry block. An alternative view wall is proposed to maximize views along the wash corridor and minimize the look of physical barriers along the

wash. The alternative view wall may include six-foot wrought iron fencing in lieu of block and wrought iron.

Open Space and Landscape Theme

The open space plan for this project includes paths connecting both major and minor open space areas while integrating the entire drainage concept. The path and trail system includes trails along the natural wash corridors, a trail along the northern side of the bisecting collector road and paved paths leading to open spaces throughout the community. This system will provide a pedestrian and bicycle friendly connection to other community amenities, as well as allow access to potential services and natural amenities outside the community.

At approximately 20 percent, the amount of open space for the community substantially exceeds the Design Guidelines requirement of not less than ten (10%) percent of the gross acreage. Vistas Montañas will meet or exceed the fifteen (15%) percent open space as agreed to in Item H, Design Option D as stated previously in this report. The City's requirement for active open space is also substantially exceeded. Active Open Space is defined for the Vistas Montañas PAD as open space used for recreational purposes such as mini parks, the linear trail network and the larger landscaped areas, including retention/detention areas, that may be utilized by residents for active recreational play. Although further refinement of the site design during pre-plat may alter the amount of open space provided within Vistas Montañas, it is anticipated the project will have as much as 35 acres of open space. The remainder of the open space proposed within the project is defined as passive open space. Passive open space is defined for this PAD as open space such as landscape tracts along roadways, smaller open space areas not primarily used for active recreation and open space contained within the erosion hazard setback portion of the washes.

Landscape Design

This area is home to an abundant and diverse collection of desert plant species included in the plant palette and contribute to the community's aesthetic value. Native vegetation plays a vital role in the dynamic system of the Sonoran desert. It not only serves as shelter and food for the desert wildlife, it can also reduce urban heat and assist with erosion control. The natural quality of the project's washes is irreplaceable and will be preserved to the maximum extent possible for the residents and the surrounding community to enjoy. The wash and will remain a native desert palette. If revegetation of areas along the Wash is necessary due to construction activities, revegetation will consist of only plant materials native to the Sonoran Desert. The remainder of the community, other than park turf areas, locations where annual/decorative plants may be provided and private residential yards, will be planted with low water use landscaping selected from the Arizona Department of Water Resources Low Water Plant List. Common open space areas, such as parks, will minimize the use of turf; using turf only where open-play and other recreational areas are designed. Plants selected within Vistas Montañas will be planted to maximize shaded areas along paths and within common open space areas. Plantings will be designed with a variety of accent materials to provide diversity of colors and visual textures.

Town West Realty is committed to providing a quality community complimenting the surrounding environment. The following plant palette represents a conceptual approach to the proposed

landscape theme and planting density. All designs will meet or exceed the specifications of the City. Further refinements are expected during the preliminary plat review and subsequent final design. The final design and plant selection will be subject to City staff approval. Individual front yard landscape packages will be made available by the builder, however, should the future buyer choose to prepare a non-package plan, the design must be approved by the builder or by the HOA depending upon what entity is deemed the authority at the time of sale. All front yard landscaping shall be maintained by the homeowner, whereas community areas, trails and other landscaped tracts shall be maintained by the HOA.

Conceptual Plant Palette

Trees

Acacia spp.	Acacia
Chilopsis linearis	Desert Willow
Dalbergia sissoo	Sissoo Tree
Oleña tesota	Ironwood
Parkinsonia spp.	Palo Verde
Pinus eldarica	Mondel Pine
Pistacia chinensis	Chinese Pistachio
Pithecellobium flexicaule	Texas Ebony
Prosopis spp.	Mesquite
Ulmus parvifolia	Chinese Evergreen Elm

Shrubs / Bushes

Ambrosia deltoidea	Triangle-leaf Bursage
Bougainvillea s. "Barbara Karst"	Barbara Karst Bougainvillea
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Red Fairy Duster
Cassia nemophila	Desert Cassia
Cassia phyllodenia	Silver-leaf Cassia
Dodonaea viscosa	Hopseed bush
Encelia spp.	Brittlebush
Ericameria laricifolia	Turpentine Bush
Justicia californica	Chuparosa
Leucophyllum spp.	Sage
Ruellia peninsularis	Baja Ruellia
Simmondsia spp.	Jojoba
Tecoma spp.	'Orange Jubilee'
Vauquelinia spp.	Arizona Rosewood
Viguiera deltoidea	Goldeneye

Accents

Agave spp.	Agave
Carnegiea gigantea	Saguaro
Dasylyrion wheeleri	Desert Spoon
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Muhlenbergia rigens	Deer Grass

Groundcover

Abronia villosa	Sand Verbena
Baccharis hybrid 'Starn'	Desert Bloom Hybrid
Baileya multiradiata	Desert Marigold
Convolvulus cneorum	Bush Morning Glory
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda
Dalea greggi	Trailing Indigo Bush
Hymenoxys acaulis	Angelita Daisy
Lantana spp.	Lantana
Penstemon parryi	Parry's Penstemon
Ruellia brittoniana 'Kate'	Dwarf Ruellia
Sphaeralcea ambigua	Desert Globemallow

School District and Community Facilities

The existing school facilities, libraries, police stations and fire stations within a three-mile radius of the Vistas Montañas Site are shown in the Facilities Context graphic within this PAD. Vistas Montañas is located in the Nadaburg Elementary School District, which currently has one K-8 elementary school, Nadaburg Elementary, in Wittman, but no high school. The Wickenburg and Peoria Unified School Districts have allowed high school students living in this area of the Valley to attend class in their districts. Local high school students may elect to attend Wickenburg High School in the Wickenburg Unified School District. The Peoria Unified School District has also made available Raymond S. Kellis High School near 91st Avenue & Northern Avenue or Centennial High School near 79th Avenue & Thunderbird Road for student attendance.

School facilities in the general vicinity are anticipated to grow as developments such as Sunhaven Ranch and Asante North are developed. These large master planned communities will provide much needed school facilities with the development of the area to serve the growing surrounding population. Negotiations are currently underway with the Nadaburg School District to establish a formal developer's agreement which will result in the form of a per-house donation made to the school district at the time of building permit.

Currently, the City has a conceptual plan showing the existing and proposed future fire station locations. This conceptual plan shows the future Fire Station #316 approximately three miles to the southwest of Vistas Montañas on Jomax and 195th Avenue and Fire Station #314 approximately four miles to the south of Vistas Montañas at the corner of Jomax and Citrus Road. The conceptual locations of the City's fire stations are placed such that each projected service area will touch or overlap the next one.

The closest existing fire station is Station #304 at the corner of US-60 and 163rd Avenue, and is approximately 15 miles southwest of the Vistas Montañas site. On-going discussions with the City will continue through the zoning process to ensure response times are satisfactory to the City of Surprise.

The closet existing City of Surprise Police Station is located at 14312 West Tierra Buena Lane and is approximately 18 miles south of the Vistas Montañas project. Future Police Stations are anticipated nearer to Vistas Montañas with continued development in the vicinity.

The Northwest Regional Library is the nearest City of Surprise library to the Vistas Montañas Project. It is located at 16089 North Bullard Avenue, at Bell and 147th Drive and is approximately 15 miles from the Project Site.

Streets

The property is approximately 2.5 miles north of US-60, 5 miles south of SR-74, 4 miles northwest of SR-303 and only one-half mile north of Dynamite Road. The community is located at the intersection of 179th Avenue and the Dixileta Road Alignment. Dixileta Road and 179th Avenue are identified on the Surprise General Plan 2020 Roadway Plan as minor arterials. Peak View Drive (adjacent to southern boundary) and 175th Avenue will most likely be residential collectors. Dedications and improvements for these rights-of-way will occur at the time of final plat.

This project is expected to have seven entries – three of which are considered Major. These are on Peak View Drive for the smaller parcel and on 175th and 179th Avenues for the main parcel. Other smaller entries are provided to increase the traffic distribution throughout this project. The developer may change the location of the main entry due to future development constraints.

A curvilinear residential collector bisects the property east to west and connects 179th and 175th Avenues. Each internal parcel will have access to this residential collector and each neighborhood will have a minimum of two different means of access, in conformance with the City's policies and regulations. The Developer will be responsible for construction of the half-street right-of-way improvements for all roads adjacent to the site.

Landscape tracts and open space areas surround both sides of the collector creating view corridors; hence, these landscape open space areas are visible from both arterials and local streets as well. Within the open space areas adjacent to the collector streets and arterial roads, sidewalks are detached from the curb to ensure separation of vehicular traffic from pedestrians. An unpaved trail is also provided along the northern side of the bisecting residential collector. This trail is in addition to the detached sidewalk and provides another separated walkway for bicycle and pedestrian use. As a result, a pedestrian-friendly environment is created, contributing to the overall aesthetic quality of the development, while providing both pedestrian and bicycle access to the community. In addition to the landscaped open space areas, decorative paving at intersections will be considered as a traffic calming measure.

A Traffic Impact Study, dated February 2007, has been prepared for Vistas Montañas by Carter-Burgess Engineering. This Traffic Impact Study has been submitted to the City under a separate cover.

Grading and Drainage

A Final Drainage Report for the Property, prepared by Erie & Associates, Inc., is being submitted to the City and the Federal Emergency Management Agency (FEMA) under a separate cover. The drainage design for the Community is in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, January 1995 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date January 1996 and the new City of Surprise drainage guidelines. The basis for the design of major drainage facilities in this region of the County is the Wittmann Area Drainage Master Study Update ("ADMS"), which was completed by Entellus for the Flood Control District of Maricopa County. An exhibit of the project location in relation to Wittmann Area can be seen in Exhibit I. The before mentioned study updated the previous "A" zone delineation for Wash 5 East to an "AE" zone with a floodway delineation. An "AE" zone is defined as a special flood hazard area inundated by the 100-year flood with base flood elevations determined.

Currently, offsite flows enter the site at several locations on the north property line, and near the southwest property corner. Offsite flows generally enter the site flowing south and southeast in poorly defined, braided washes. The existing capacity and hydraulic characteristics of the channels as well as the existing hydrologic characteristics of the overall area will be preserved. The development will retain the 100-year, two hour event for the project site and adjacent half streets, and accommodate the off-site flows per the City of Surprise Municipal Code.

The Final Drainage Report contains a detailed hydraulic analysis that was performed for the necessary washes in the project based upon the proposed grading for the development. Finished floor elevations for homes adjacent to FEMA washes will be set at least one foot above the resultant 100-year water surface elevations. A Letter of Map Revision (CLOMR) application was included in the study, and submitted to FEMA to remove the developable portion of the Property from the floodplain.

Refer to the Vistas Montañas Final Drainage Report (submitted separately) for a detailed account of the information described above.

Public Utilities and Services

Private utility companies will provide telephone (Qwest), cable (Cox) and electric service (APS) for the Community. The City will provide water/sewer, police, fire protection and refuse collection. Electric service 12.0 kV or less and all other utilities will be placed below ground. Southwest Gas Company will provide gas service.

Streetlights and fire hydrants will be designed and installed per the City building codes and in accordance with the recommendations of the City Engineering and Fire Departments.

Potable Water System

Vistas Montañas is located in pressure zone 7 of the City of Surprise Special Planning Area two (SPA2). There is currently no City of Surprise potable water infrastructure abutting the property in question. Vista Montañas has joined the Jomax water group in an effort to best service those that

will one day reside in the area. Carter & Burgess, Inc. shall provide a master water distribution system report under a separate cover. This study will detail the necessary design to meet City of Surprise standards, account for other properties within the vicinity and provide a reliable potable water source to the future residents of Vista Montañas.

The City of Surprise has issued an Infrastructure Master Plan dated June of 2004 which has been the basis of design. There are twelve inch (12") lines proposed in both 179th Avenue and Dixileta Road which Vista Montañas will tie into providing two access points and therefore a looped system.

Detailed Basis of Design Reports shall be provided, particularizing the final design of the Vista Montañas distribution system. It is the intent of the developer to work closely with the City of Surprise in this endeavor to ensure that the project is part of a regional solution.

Sewer System

A Master Wastewater Plan for the Project, prepared by Carter & Burgess, Inc., is completed and submitted under a separate cover for the City of Surprise to review. The Project lies within the SPA2 of the sewer service area of the City of Surprise. The design criteria used for the proposed wastewater system was taken from the City of Surprise Water Infrastructure Master Plan, June 2004 ("City Master Plan"). As part of the regional wastewater solution, Vista Montañas will be providing the wastewater system facilities required to convey and treat the wastewater flows generated from the project.

Based on the land uses, population projections and design criteria described in the City Master Plan, the proposed on-site wastewater system was assumed to discharge at one outfall location. The entire project will convey flows to an outfall located towards the southeast of the Project. The flow from this outfall location will be conveyed through city streets to the wastewater treatment plant proposed for SPA2.

The final design, location, and construction sequence of the wastewater system improvements will be defined in each parcel report and a detailed analysis of the wastewater collection system will be submitted to the City for approval.

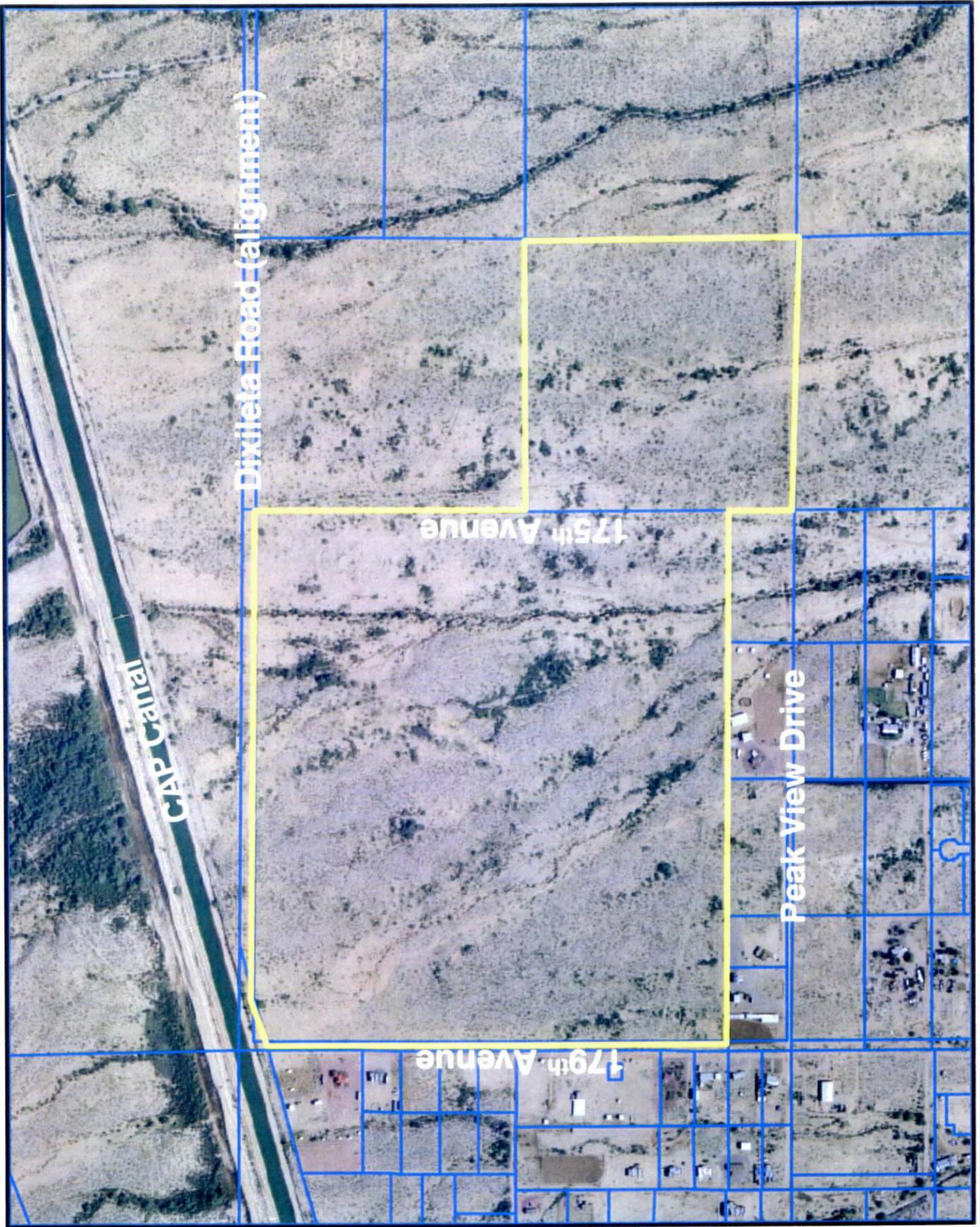
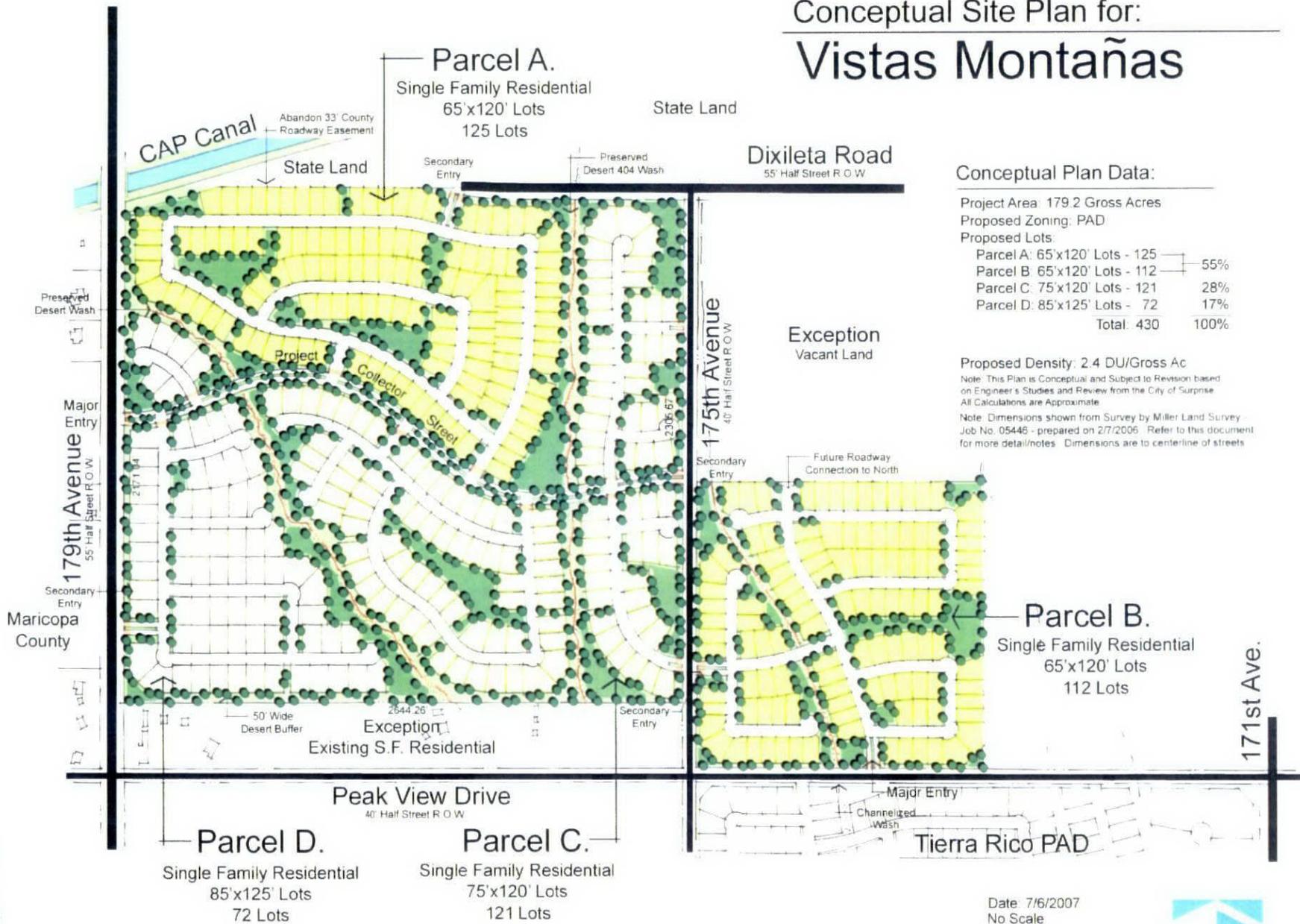


Exhibit B

Conceptual Site Plan for: Vistas Montañas



Conceptual Plan Data:

Project Area: 179.2 Gross Acres
 Proposed Zoning: PAD
 Proposed Lots:

Parcel A: 65'x120' Lots - 125	}	55%
Parcel B: 65'x120' Lots - 112		
Parcel C: 75'x120' Lots - 121		
Parcel D: 85'x125' Lots - 72		
Total: 430		100%

Proposed Density: 2.4 DU/Gross Ac
 Note: This Plan is Conceptual and Subject to Revision based on Engineer's Studies and Review from the City of Surprise. All Calculations are Approximate.
 Note: Dimensions shown from Survey by Miller Land Survey - Job No. 05446 - prepared on 2/7/2006. Refer to this document for more details/notes. Dimensions are to centerline of streets.

Exhibit C

Date: 7/6/2007
 No Scale
 Land Planner

 Drifting Sands Design
 1000 West Camelback Road, Suite 200, Phoenix, AZ 85015
 Phone: (602) 998-1100 Fax: (602) 998-1101



Conceptual Trail/Amenities Plan for: Vistas Montañas

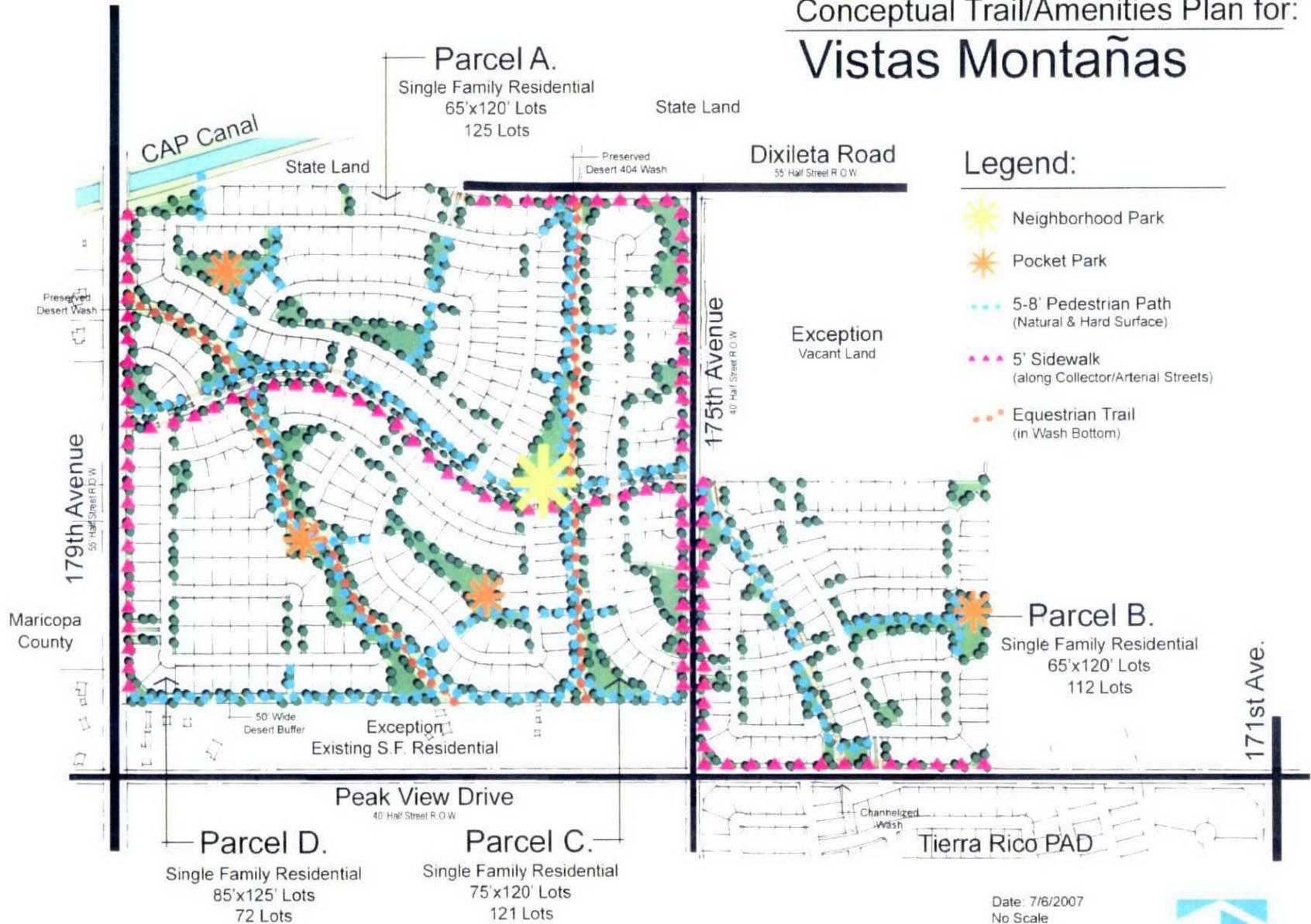


Exhibit D

Note: This Plan is Conceptual and Subject to Revision based on Engineer's Studies and Review from the City of Surprise. All Calculations are Approximate.

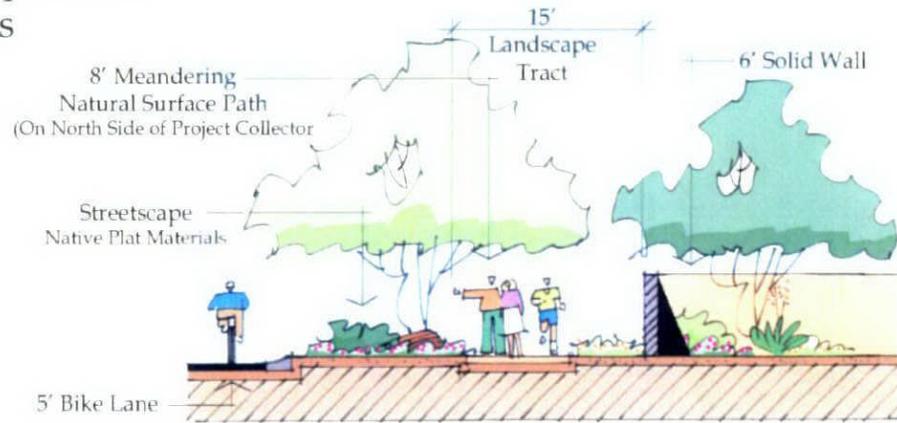
Date: 7/6/2007
No Scale
Land Planner
Drifting Sands Design



Vistas Montañas

Multi-Use Path & Equestrian Trail Cross - Sections

prepared by Drifting Sands Design



Multi-Use Path
Along Project Collector



Multi-Use Path & Equestrian Trail Along 404 Wash

Exhibit E

Vistas Montañas



Project Neighborhood Park Concept

prepared by Drifting Sands Design

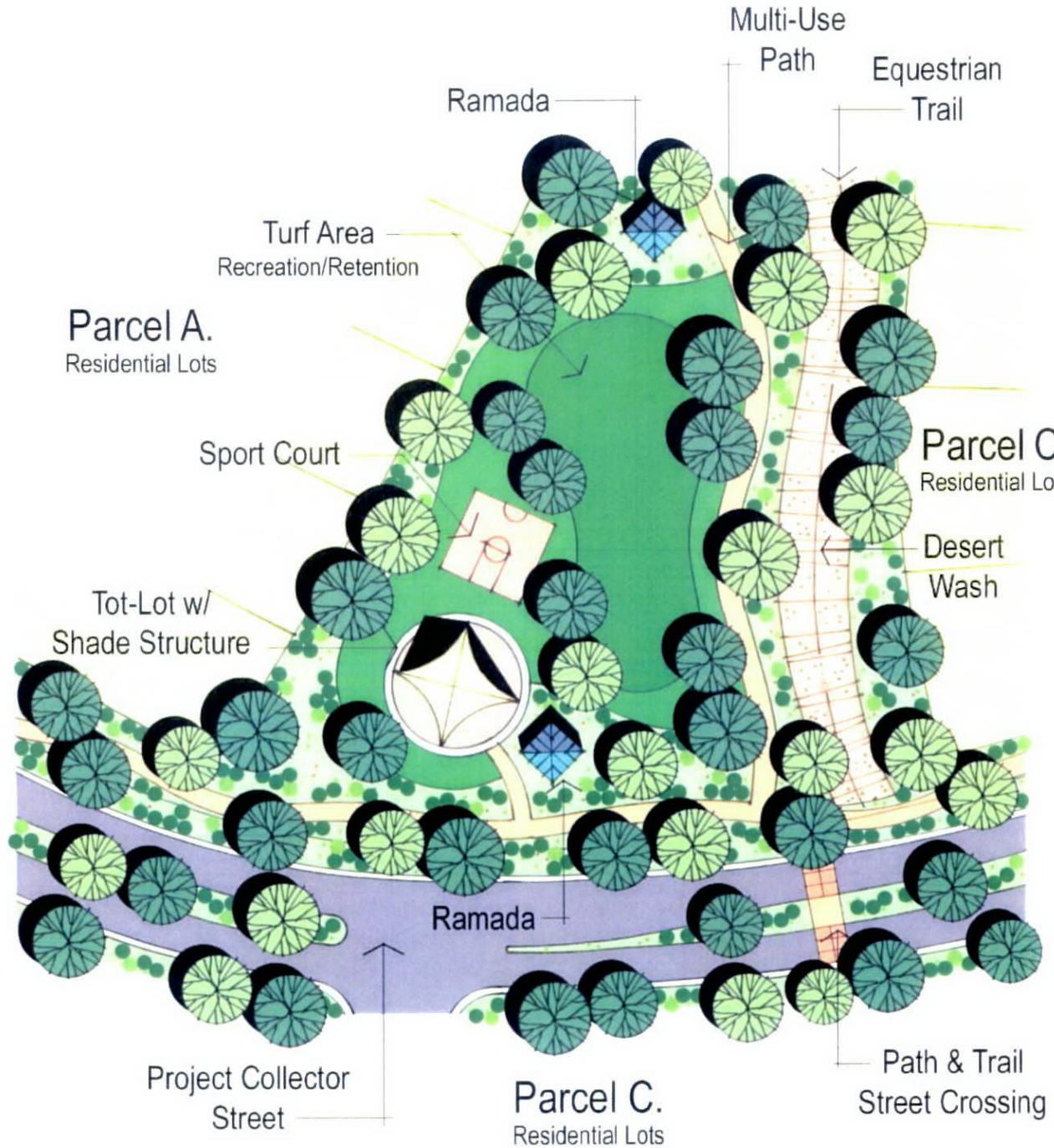


Exhibit F1

Vistas Montañas



Typical Pocket Park Concept

prepared by Drifting Sands Design

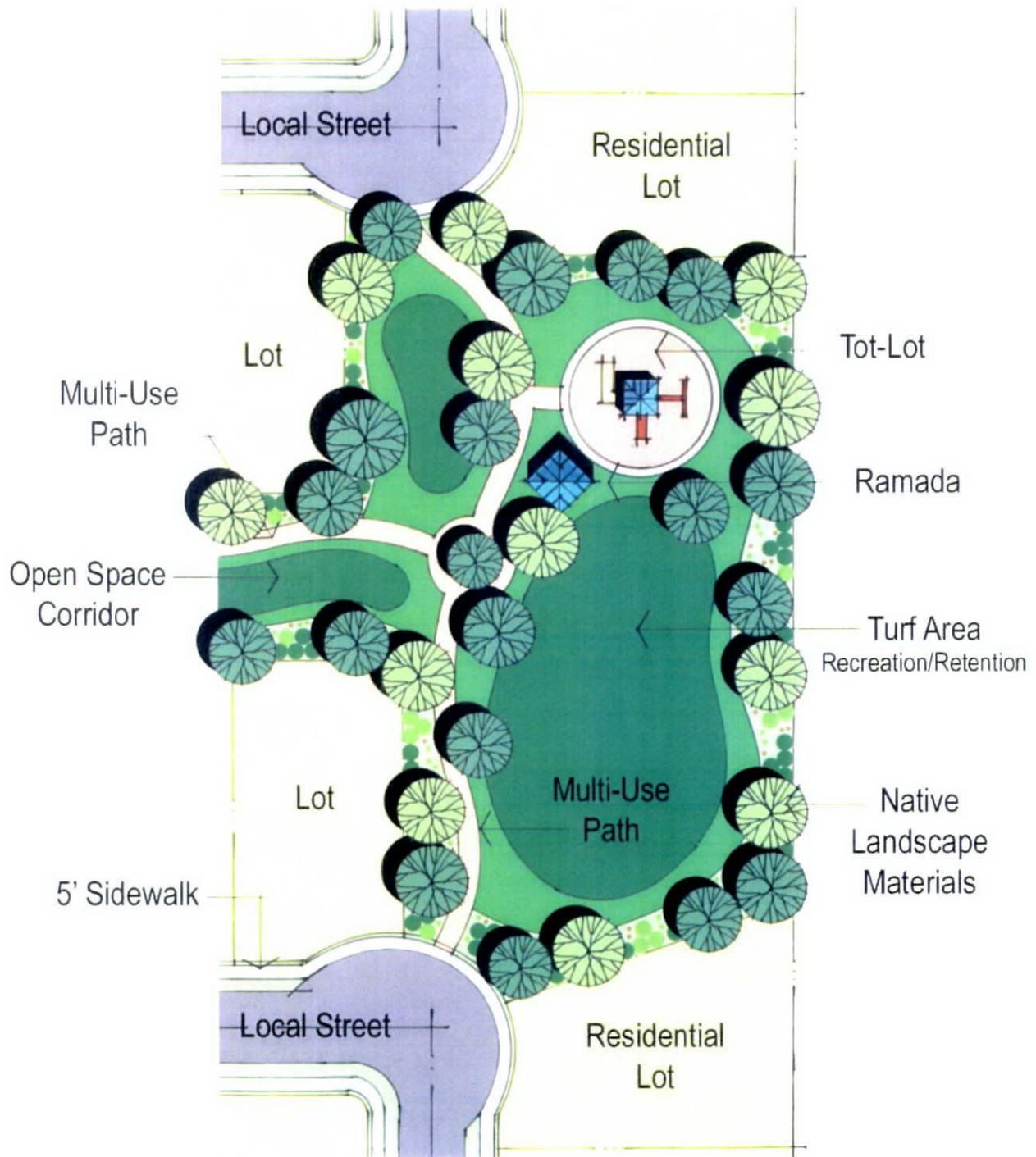


Exhibit F2

Conceptual Walls/Signage Plan for: Vistas Montañas

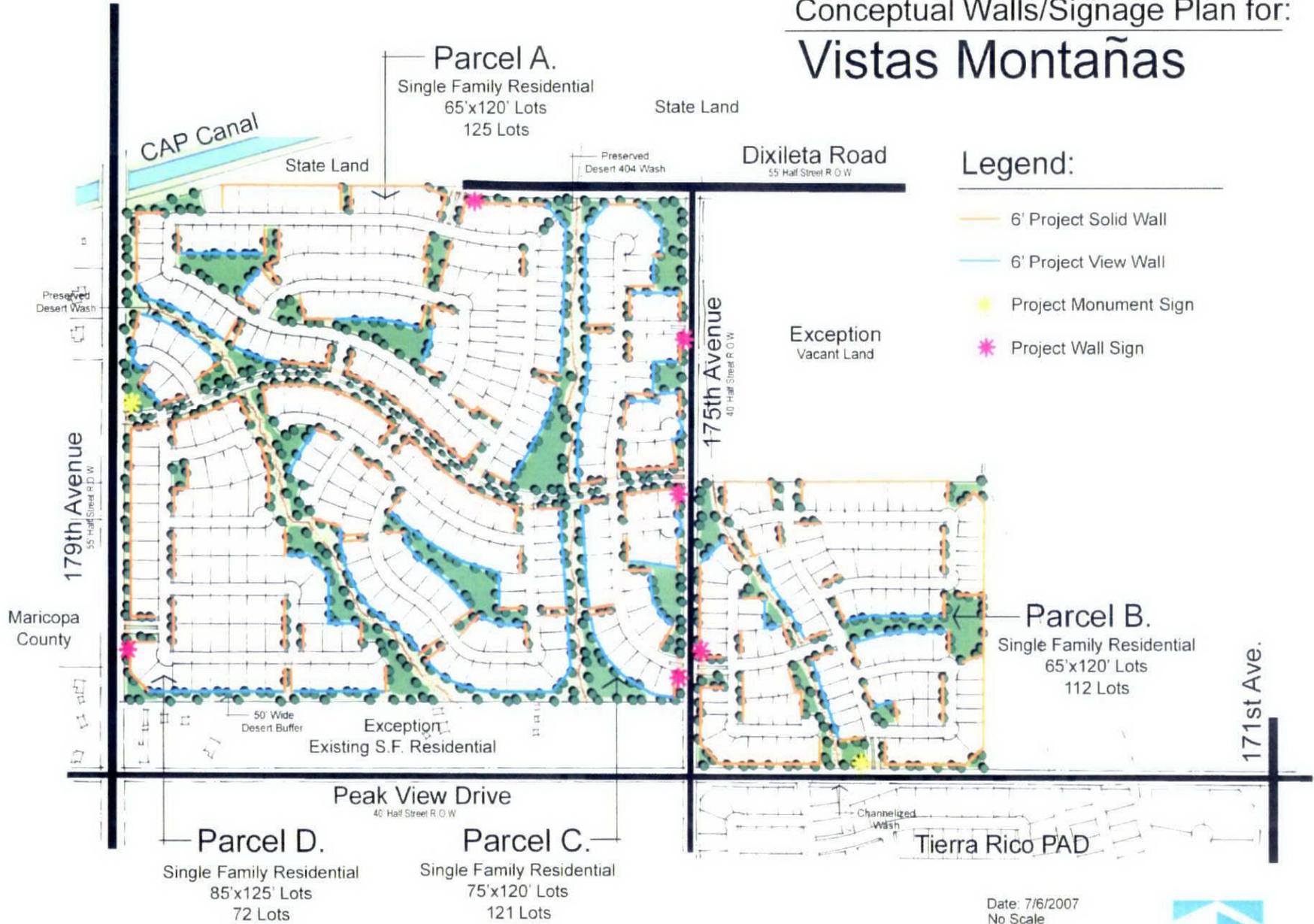


Exhibit G

Note: This Plan is Conceptual and Subject to Revision based on Engineer's Studies and Review from the City of Surprise. All Calculations are Approximate.

Date: 7/6/2007
No Scale
Land Planner



Drifting Sands Design



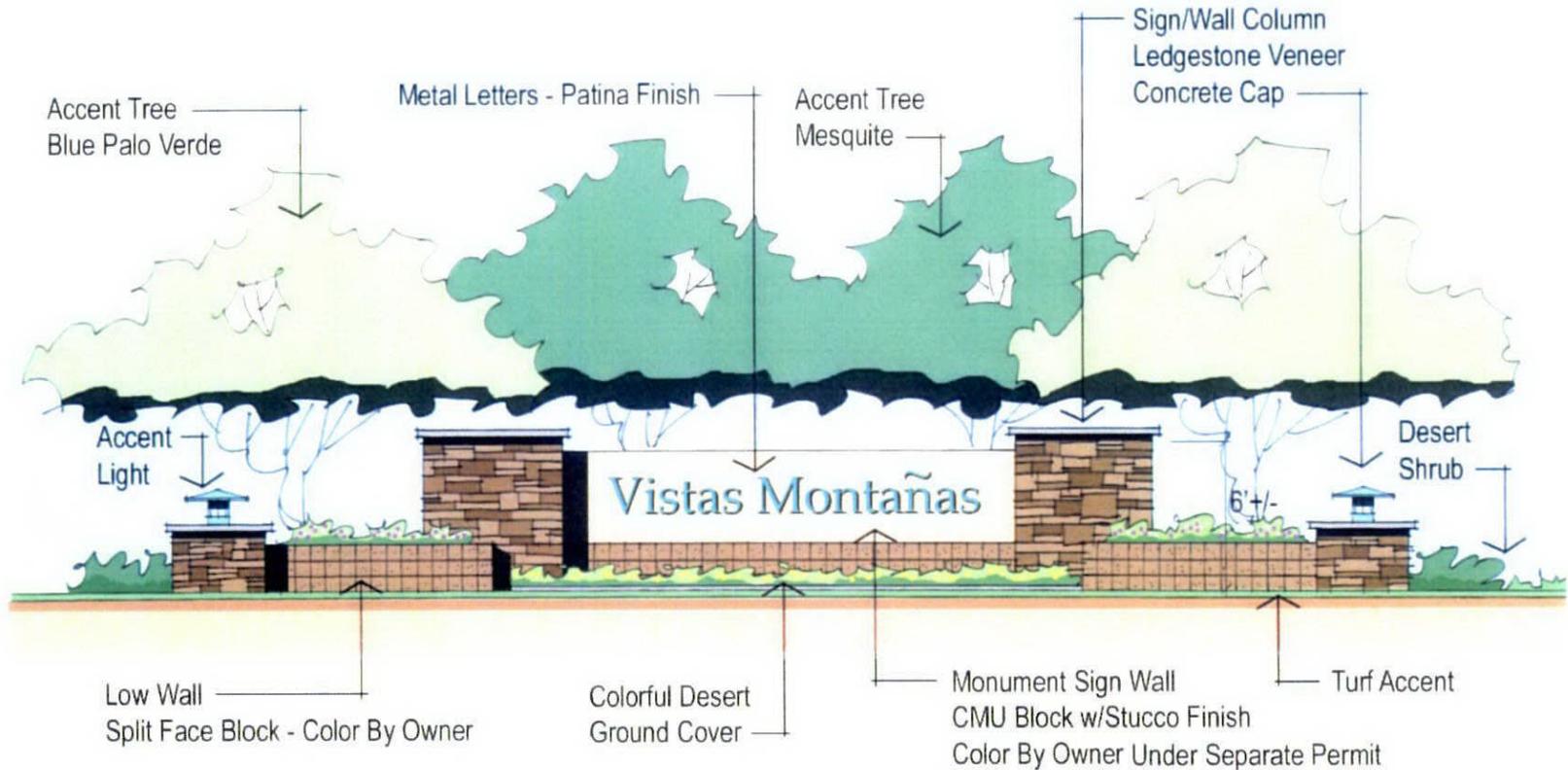
North

Vistas Montañas

Monument Sign Concept



prepared by Drifting Sands Design



Note: Sign to be approved under separate permit.

Exhibit H1

Vistas Montañas

Wall Sign Concept

prepared by Drifting Sands Design

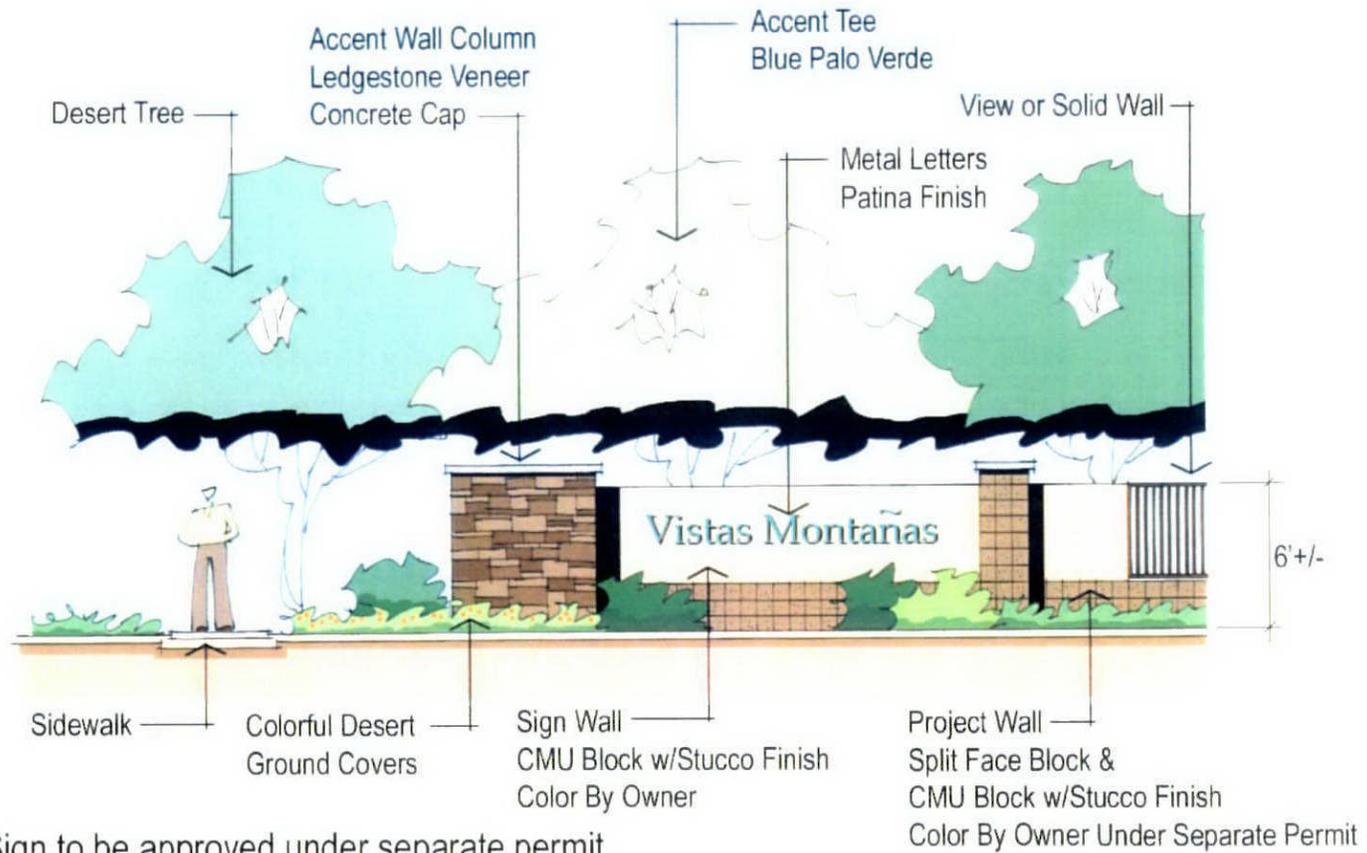


Exhibit H2

Vistas Montañas

Solid Wall Elevation (Conceptual)



prepared by Drifting Sands Design



Note: All walls visible by public shall have decorative wall treatment.

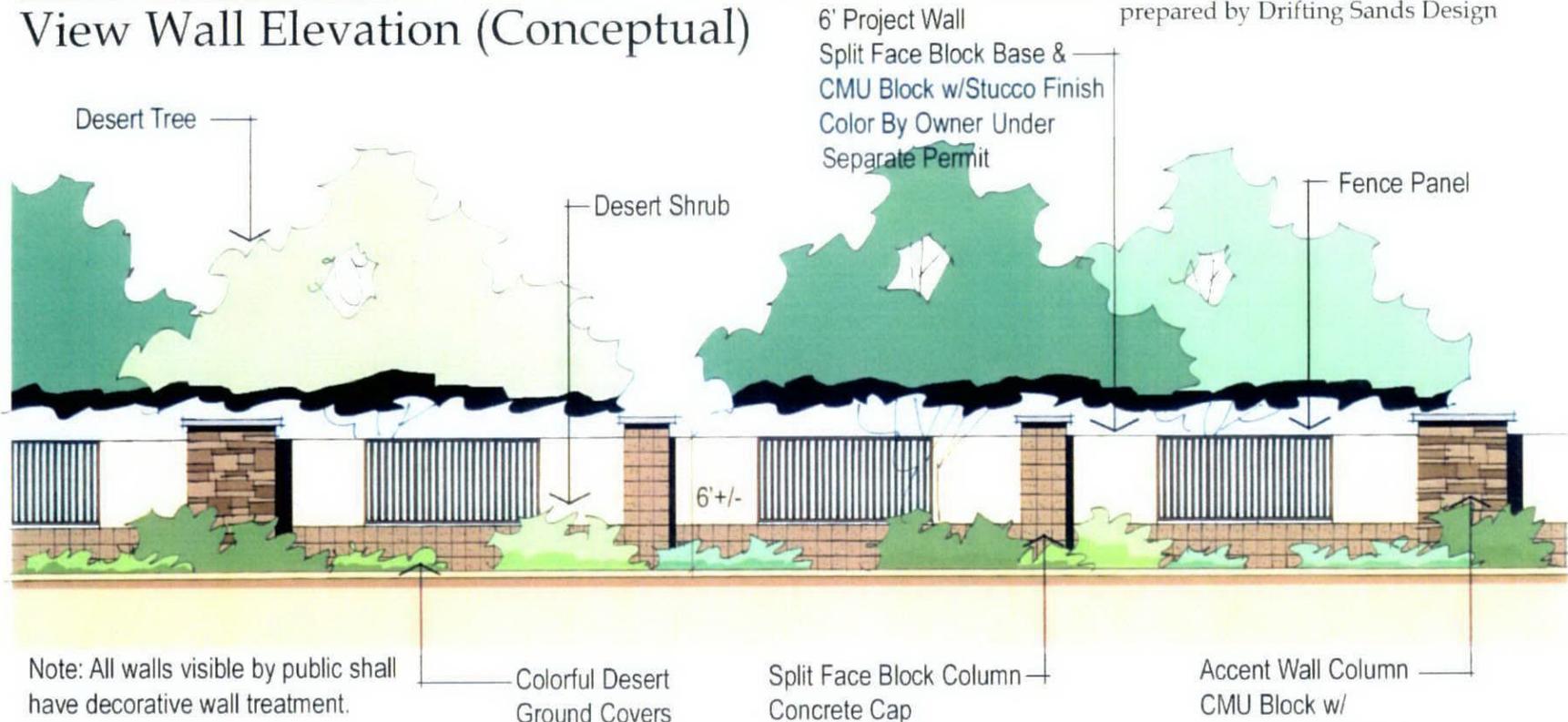
Exhibit H3

Vistas Montañas



View Wall Elevation (Conceptual)

prepared by Drifting Sands Design



View Wall Plan (Conceptual)

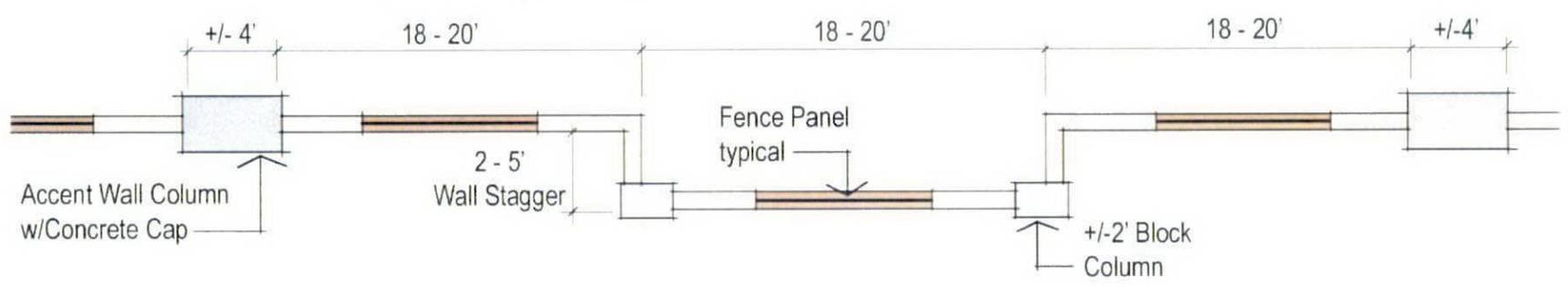


Exhibit H4



Exhibit J

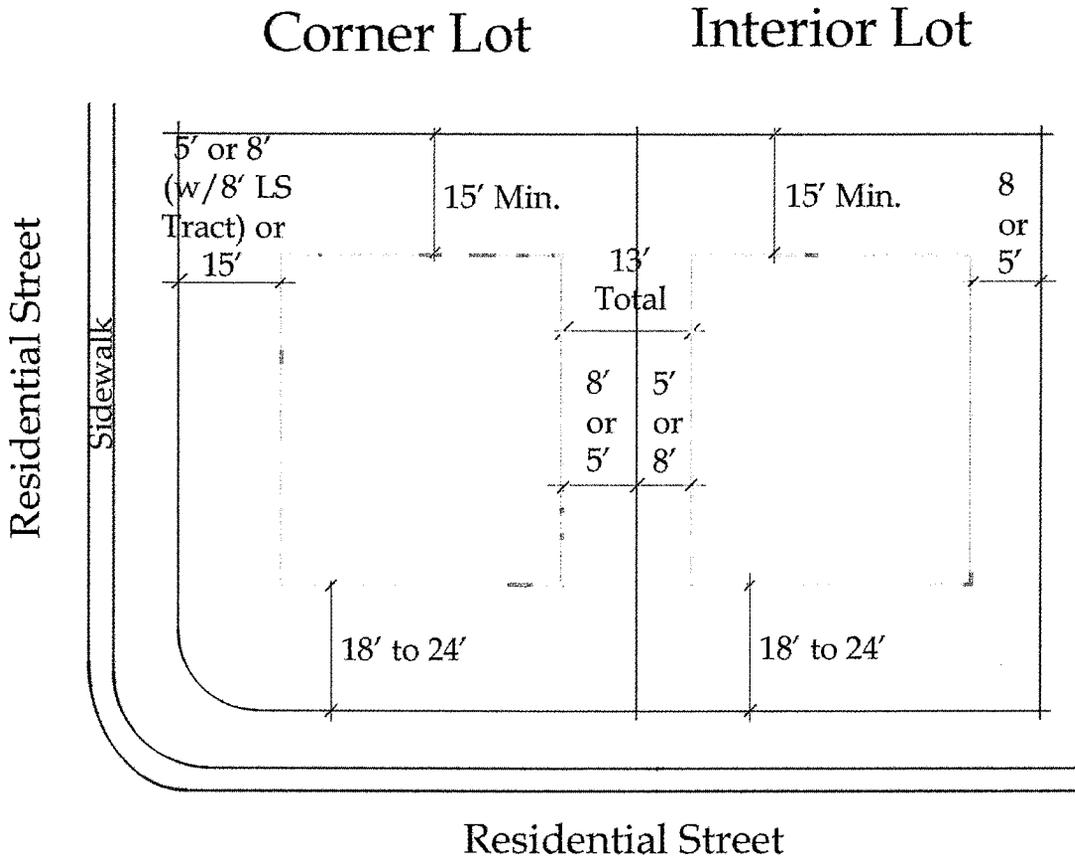
Land Use Map

Vistas Montañas



Building Setbacks

prepared by Drifting Sands Design



Front Yard Setback: Varies - 18 to 24' (staggered in 3' increments from lot to lot)

Rear Yard Setback: 15' Minimum

Side Yard Setback: Interior Lot - 5' & 8' (13' Total)

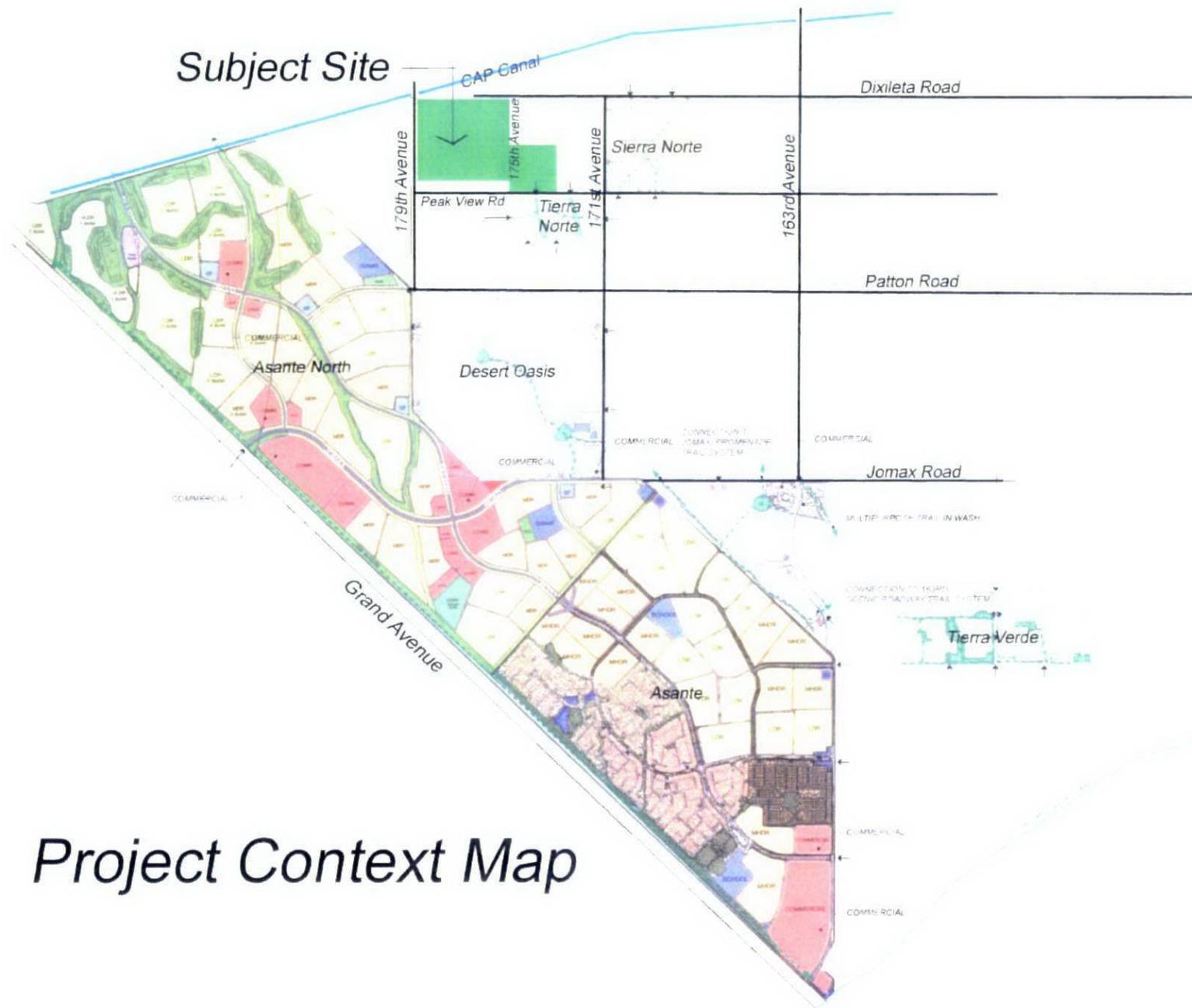
Corner Lot - 5' & 8' (13' Total) w/8' Landscape Tract between Property Line & Street R.O.W.

or

Corner Lot - 15' Min. Street Side & 5' or 8' Non-Street Side

Exhibit K

Subject Site



Project Context Map

Exhibit L

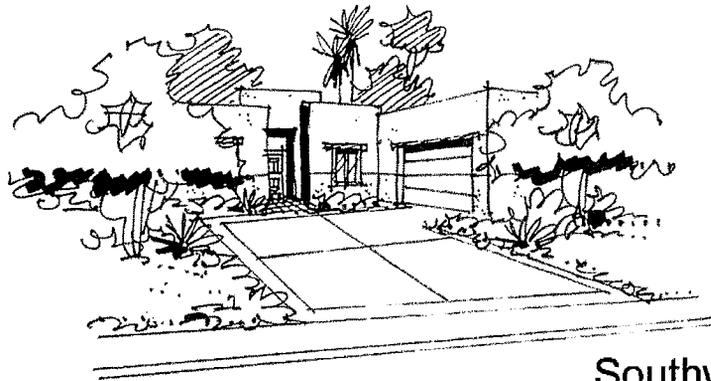


Vistas Montañas

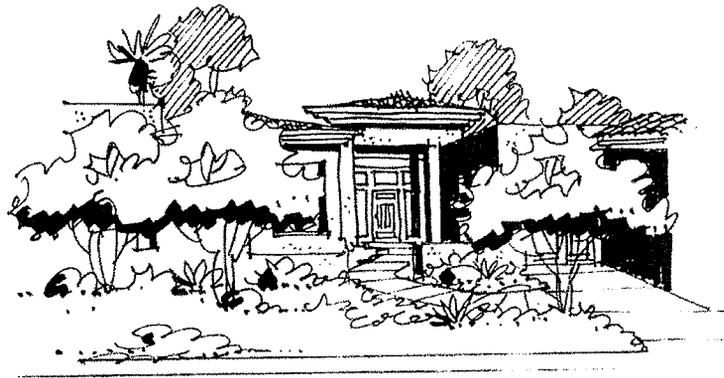


Conceptual Residential Character

prepared by Drifting Sands Design



Southwest



Contemporary



Territorial

Note:
The architectural character presented is conceptual in nature and subject
to refinement based on homebuilder's actual building plans.

Exhibit M