

Z95 – 21A.4

Dove Valley Ranch Planned Area Development

Standards and Guidelines Report

PLANNED AREA DEVELOPMENT APPROVAL	
P/Z Commission Date	<i>Administrative N/A 4/9/08</i>
City Council Approval Date	<i>N/A</i>
 Planner	

ORIGINAL



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I. INTRODUCTION

The purpose of this report is to establish land uses and development standards for 560 acres located in an area bounded by Beardsley Road, Deer Valley Road and 87th and 95th Avenues. The property is located north of Westbrook Village and is bisected by the planned Lake Pleasant Parkway. The property is located on a flat alluvial plain at an elevation between 1250 and 1270 feet above sea level. New River is located 1 to 1½ miles east and the Agua Fria River is 2 to 2½ miles to the west. (See Figure 1 - Vicinity Map.)

A number of events listed below have impacted the area which warrant the rezoning of the subject property.

- proposed developments within the subject property are inconsistent with the existing P.U.D. zoning
- changes in ownership
- changes in market demand and strategies
- adoption of the Peoria Comprehensive Master Plan
- a major change in the Peoria Transportation Plan
- proposed developments within the general area

The proposed development consists of approximately 535 acres of single family residential development at varying densities including recreational open space, 10 acres of commercial development, and 15 acres planned for an elementary school. This report provides the Preliminary Development Plan and development standards to be utilized in carrying out development of the property.

II. EXISTING CONDITIONS

Existing Land Use

The majority of the property was previously cultivated for irrigated agricultural production; however, it has remained fallow in recent years. The balance of the property has sparse Sonoran desert shrubs and grasses.

Existing Zoning

The 560 acre Dove Valley Ranch property was rezoned under a single zoning case in 1979 from General Agricultural (AG) to Planned Unit Development (P.U.D.). The original P.U.D. contained a variety of mixed land uses and residential densities, including R1-8, RM-1, RMH-2 and C-2 land use designations (See Figure 2 - Original 1979 P.U.D. Zoning.) The existing P.U.D.

zoning provides for 2490 units with an overall density of 4.9 dwelling units per acre

The property is adjoined on the south by Westbrook Village Phases I and II, on the east by vacant land zoned R1-8 and the Fletcher Heights P.A.D., on the north by State Trust Land and large lot homesites in unincorporated Maricopa County, and on the west by State Trust Land and planned single-family development zoned R1-6 (See *Figure 3 - Existing Zoning Map*.) The adjoining State Trust Lands to the north and the west are currently being planned for mixed-use development by the Arizona State Land Department.

Property Ownership

The original 1979 zoning case was filed as a single application covering the entire 560 acres. Today the property consists of seven separate ownership parcels, of which five are owned by joint venture partnerships consisting of several individuals (See *Figure 4 - Land Ownership Map*.) The City met numerous times with owners and representatives of the various parcels and undertook various studies so that development can proceed that is more compatible with the Comprehensive Master Plan and market demands.

An application to rezone more than 70% of the original P.U.D. zoning area was submitted to the City, and on that basis the City initiated rezoning of the balance of the original P.U.D. area.

Comprehensive Master Plan

The Comprehensive Master Plan, adopted in 1987, indicated the Dove Valley Ranch property as Low Density Residential (LD) with densities ranging from 1.0 to 6.0 dwelling units per acre. The LD land use classification also permits other uses such as multi-family housing and limited neighborhood commercial where deemed appropriate by the City.

The LD designation was amended in 1995 to provide a density range of 1.5 to 4.0 dwelling units per acre. Prior to the 1995 Comprehensive Master Plan amendment, residential development north of Beardsley Road was limited to approximately 4.0 dwelling units per acre in accordance with City Council policy. The proposed Dove Valley Ranch P.A.D., with an overall density of 3.86 dwelling units per acre, is consistent with the master plan designation on the property.

The Transportation Element of the Comprehensive Master Plan provides for the alignment of the Lake Pleasant Parkway to be located on the mid-section line (Rose Garden Lane alignment) of Sections 21 and 22, passing directly through the Dove Valley Ranch property. This proposed parkway did not exist during the 1979 zoning application. The Transportation Element also designates 91st

Avenue as a minor arterial (110' right-of-way) from Thunderbird Road north to the Lake Pleasant Parkway.

Drainage

The subject property is very flat, sloping southerly at approximately 0.5 percent. The subject property is in Zone X on the Flood Insurance Map, which means the property is within the 100 year and 500 year flood plain with the average depth of a 100 year storm being less than one (1) foot.

Existing Utilities and Services

The Existing Utilities Map (*Figure 5*) indicates the general location and size of utilities facilities on or adjacent to the site.

A. Electric

Electric service will be provided by Arizona Public Service. A 69kv line is located on the north side of Beardsley Road with a major substation located just west of 91st Avenue on the south side of Beardsley Road.

B. Telephone

Telephone service will be provided by US West. Facilities exist in Deer Valley Road with a central service and switching facility located on 83rd Avenue, north of Deer Valley Road.

C. Sewer

Sewer facilities and service will be provided to the property by the City of Peoria within the Beardsley Road Improvement District. An existing 27" and 30" trunk sewer line is located in the Beardsley Road right-of-way. From the Beardsley Road trunk line, 12" and 15" laterals extend north as shown on Figure 5.

D. Wastewater Treatment Plan

The sewer laterals and trunk lines connect to the City's Wastewater Treatment Plant (WWTP) located at the southwest corner of 111th Avenue and Beardsley Road. The subject property is within the Beardsley Road Improvement District which paid for the construction of the WWTP and the installation of the trunk and lateral sewer lines.

Due to the extension of other lines and additional sewer hook ups, the WWTP is nearing capacity. The WWTP was not designed to accommodate total build-out and additional expansions to the plant are

necessary. To accommodate the anticipated growth within the Dove Valley Ranch and other developing areas, an expansion to the WWTP is expected to be completed by early 1998.

E. Water

The Dove Valley Ranch area is within the Rose Valley Water Company, a privately owned franchise area. Therefore, future water service will be provided by the Rose Valley Water Company unless the private franchise is acquired by the City or developers.

The second aspect of water service is the requirement for the Rose Valley Water Company to serve the area with appropriate pressures and flows for fire suppression.

F. Streets

Existing streets that provide access to the property are Deer Valley Road, that extends from 83rd Avenue west to 91st Avenue and then turns north. This is a dedicated half-street that is partially improved and is within unincorporated Maricopa County and under county maintenance.

Other streets providing access to the site are 91st Avenue and Beardsley Road. Beardsley Road extends west from 91st Avenue to Lake Pleasant Road.

III. GENERALIZED LAND USE PLAN

The Generalized Land Use Plan (*Figure 6*) has been designed to establish a maximum density for each ownership parcel at 4.0 dwelling units per acre or less, the maximum allowed consistent within the Comprehensive Master Plan.

The Generalized Land Use Plan defines eight (8) land use parcels for the seven (7) ownerships (Parcel 6 and 8 are under the same ownership and have been divided into commercial and residential uses). The following Generalized Land Use Table (*Table 1*) establishes the maximum number of residential dwelling units allowed within each ownership parcel illustrated on the Generalized Land Use Plan.

Parcel	Land Use	Acreage	Maximum Density	Maximum Units
1	S/F Res	105 ac.	3.7 d.u./ac.	387 units
2	S/F Res	120 ac.	3.7 d.u./ac.	442 units
3	S/F Res	160 ac.	4.0 d.u./ac.	640 units
4	S/F Res	40 ac.	4.0 d.u./ac.	159 units
5	S/F Res	40 ac.	4.0 d.u./ac.	160 units
6	S/F Res	70 ac.	4.0 d.u./ac.	280 units
Residential Totals		535 ac.	3.86 d.u./ac.	2068 units
7	School	15 ac.	----	----
8	Commercial	10 ac.	----	----
Totals		560 ac.	3.86 d.u./ac.	2068 units

IV. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan (Plan) for the Dove Valley Ranch P.A.D. is intended to provide uses and residential densities that are compatible with today's market demands, but comply with the long range goals and objectives of the Comprehensive Master Plan.

The Dove Valley Ranch Preliminary Development Plan (*Figure 7*) provides 535 acres of single-family residential development at a variety of residential densities. Additionally, a 15 acre parcel (Parcel 7) is owned by the Peoria Unified School District for a future elementary school, and a 10 acre commercial site (Parcel 8) is proposed at the southeast corner of 91st Avenue and Lake Pleasant Parkway to provide for a neighborhood commercial shopping center.

Each ownership parcel will be permitted a total number of units as identified in Table 1. The Preliminary Development Plan (*Figure 7*) divides each ownership parcel into sub-parcels and the following table (*Table 2*) establishes the maximum density and maximum number of residential units for each sub-parcel. The residential density and dwelling units may vary slightly between sub-parcels of each ownership unit, provided the overall density and number of units is maintained for each ownership parcel, as provided in Table 1, and the development standards identified in Table 3, are maintained.

TABLE 2
Preliminary Development Plan Table

Sub-Parcel	Land Use	Acreage	Maximum Density (1)	Maximum Units (1)
1a	S/F Res	6.2 ac.	1.8 d.u./ac.	11 units
1b	S/F Res	24.3 ac.	3.4 d.u./ac.	83 units
1c	S/F Res	26.5 ac.	4.3 d.u./ac.	114 units
1d	S/F Res	23 ac.	3.5 d.u./ac.	81 units
1e	S/F Res	25 ac.	3.9 d.u./ac.	98 units
2a	S/F Res	28 ac.	2.9 d.u./ac.	82 units
2b	S/F Res	5 ac.	2.4 d.u./ac.	12 units
2c	S/F Res	9 ac.	3.0 d.u./ac.	27 units
2d	S/F Res	31 ac.	4.1 d.u./ac.	128 units
2e	S/F Res	24 ac.	3.9 d.u./ac.	93 units
2f	S/F Res	23 ac.	4.3 d.u./ac.	100 units
3a	S/F Res	19 ac.	4.0 d.u./ac.	76 units
3b	S/F Res	38 ac.	4.5 d.u./ac.	171 units
3c	S/F Res	29 ac.	4.0 d.u./ac.	116 units
3d	S/F Res	28 ac.	4.0 d.u./ac.	112 units
3e	S/F Res	26 ac.	3.6 d.u./ac.	93 units
3f	S/F Res	20 ac.	3.6 d.u./ac.	72 units
4a	S/F Res	5 ac.	2.4 d.u./ac.	12 units
4b	S/F Res	35 ac.	4.2 d.u./ac.	147 units
5a	S/F Res	20 ac.	3.6 d.u./ac.	72 units
5b	S/F Res	20 ac.	4.4 d.u./ac.	88 units
6a	S/F Res	47 ac.	4.2 d.u./ac.	197 units
6b	S/F Res	23 ac.	3.6 d.u./ac.	83 units
Subtotals		535 ac.	3.87 d.u./ac.	2068 units
7	School	15 ac.	School	---
8	Commercial	10 ac.	Commercial	---
Totals		560 ac.		

(1) The residential density and dwelling units may vary slightly between sub-parcels of each ownership unit, provided the overall density and number of units is maintained for each ownership parcel, as provided in Table 1, and the development standards identified in Table 3, are maintained.

The structure of the Generalized Land Use Plan and the Preliminary Development Plan will allow future P.A.D. amendments to be considered on a single sub-parcel or generalized land use parcel rather than an amendment to the entire 560 acre P.A.D. area.

V. DEVELOPMENT STANDARDS

Unless otherwise specified herein, the Dove Valley Ranch properties shall conform with all applicable City of Peoria Codes, Policies, Ordinances and Regulations.

Permitted Uses

A. Parcels 1 through 6

Allowed uses within these development parcels shall be the permitted principal, conditional and accessory uses within the Single-Family Residential districts of Peoria City Code at the time of development.

B. Parcel 7

Allowed uses within this development parcel are public elementary schools and customarily accessory uses.

C. Parcel 8

Allowed uses within this development parcel shall be the permitted principal, conditional, and accessory uses within the Intermediate Commercial (C-2) zoning district of Peoria City Code at the time of development.

Single-Family Residential Development Standards

The following table (*Table 3*) establishes the minimum development standards for each of the single-family residential sub-parcels within the Preliminary Development Plan.

Table 3 – Single Family Residential Development Standards

Sub-Parcel	Minimum Lot Area Square Feet	Building Setback Front	Building Setback Rear	Building Setbacks Side	Building Setbacks Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
1a	12,000	20'	20'	5' & 10'	10'	80'	25'	35%
1b	7,150	20'	20'	5' & 10'	10'	65'	25'	40%
1c	6,380	20'	20'	5' & 10'	10'	58'	25'	45%
1d	5,280	20'	20'	5' & 10'	10'	48'	25'	45%
1e	5,280	20'	20'	5' & 10'	10'	48'	25'	45%
Sub-Parcel	Minimum Lot Area Square Feet	Building Setback Front	Building Setback Rear	Building Setbacks Side	Building Setbacks Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
2a	8,000	20'	20'	5' & 10'	10'	70'	25'	40%
2b	12,000	20'	20'	5' & 10'	10'	90'	25'	35%
2c	8,000	20'	20'	5' & 10'	10'	70'	25'	40%
2d	6,000	20'	20'	5' & 10'	10'	53'	25'	45%
2e	6,000	20'	20'	5' & 10'	10'	53'	25'	45%
2f	5,200	20'	20'	5' & 10'	10'	48'	25'	45%
Sub-Parcel	Minimum Lot Area Square Feet	Building Setback Front	Building Setback Rear	Building Setbacks Side	Building Setbacks Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
3a	6,000	20'	18'	5' & 8'	10'	53'	25'	45%
3b	5,200	20'	18'	5' & 8'	10'	48'	25'	46%
3c	6,000	20'	18'	5' & 8'	10'	53'	25'	46%
3d	6,000	20'	18'	5' & 8'	10'	53'	25'	46%
3e	7,000	20'	18'	5' & 8'	10'	63'	25'	42%
3f	7,000	20'	18'	5' & 8'	10'	63'	25'	42%

- (1) All buildings shall maintain a minimum setback from the P.A.D. boundary of 20 feet.
- (2) The height if the single family residences shall be limited to single-story development on 50% of the lots in these sub-parcels.
- (3) The average lot size for sub-parcel 1d will be 6,580 sq. ft.
- (4) The average lot size for sub-parcel 1e will be 6,570 sq. ft.
- (5) The average lot sizes for sub-parcels 2f and 3b will be 6,000 sq. ft.
- (6) 2' (Two foot) stagger between consecutive lots in all parcels.
- (7) Only five two story homes will be built along Beardsley Road along lots numbered 495 through 582.
None of these two stories will be built on consecutive lots.
- (8) Front yard set back will be 15' on the lots with side entry garages only.

TABLE 3
Single-Family Residential Development Standards

Sub-Parcel	Minimum Lot Area Square Feet	Minimum Building Setbacks (1)			Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
		Front	Rear	Side				
4a	12,000	20'	20'	5' & 10'	10'	90'	35%	
4b	6,000	20'	20'	5' & 8'	10'	55'	45%	
Sub-Parcel	Minimum Lot Area Square Feet	Minimum Building Setbacks (1)			Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
5a	7,000	20'	20'	5' & 10'	10'	63'	40%	
5b	6,000	20'	20'	5' & 8'	10'	55'	45%	
Sub-Parcel	Minimum Lot Area Square Feet	Minimum Building Setbacks (1)			Street Side	Minimum Lot Width	Maximum Building Height	Maximum Lot Coverage Percentage
6a	6,000	20'	20'	5' & 8'	10'	55'	45%	
6b	7,000	20'	20'	5' & 10'	10'	63'	40%	

(1) All buildings shall maintain a minimum setback from the P.A.D. boundary of 20 feet.
(2) The height of the single family residences shall be limited to single-story development on 50% of the lots in the sub-parcels.

School Development Standards

The elementary school (Parcel 7) shall conform with the Single-Family Residential (R1-8) development standards at the time of construction.

Commercial Development Standards

All commercial development within Parcel 8 shall conform with the building setbacks, building heights, and other development standards of the Intermediate Commercial (C-2) zoning district of Peoria City Code at the time of development.

Landscaping

Landscaping for all developments within the Dove Valley Ranch P.A.D. shall conform with Article 14-35 Landscaping Requirements of Peoria City Code.

Fences and Walls

All developments within the Dove Valley Ranch P.A.D. will conform with the provisions of Peoria City Code concerning Walls/Fences and Screening Requirements.

Architecture

The architectural character of the residential and commercial developments is proposed to be contemporary southwestern in style and color, including stucco exteriors, concrete or clay tile roofs. No roof mounted mechanical equipment will be permitted.

Residential development should provide a variety of elevations and color schemes while maintaining order with the use of common architectural elements. Street facades should offer some visual relief with building off-sets or recesses.

The City has no authority to implement the following stipulation: The developers agree that at the time of platting, each individual homebuilder will be required to submit to the City home elevations which will show a) two or more roof colors; b) different roof lines for models within the subdivision (change in roof articulation, roof accents, etc.); c) two or more house color options; and d) two or more elevations per model.

Commercial development on Parcel 8 should be at a scale and character that is compatible with adjacent residential uses. The style and colors utilized within commercial development should complement the architectural treatment within the adjacent residential neighborhoods.

Signage

Except as noted below, all developments shall comply with Article 14-34 Sign Ordinance of the Peoria City Code. If a sub-parcel is developed by more than one home builder, each home builder will be permitted on-site subdivision advertising in accordance with Peoria Zoning Ordinance 13-34-8.A.24. No more than two home builders per sub-parcel will be permitted on-site advertising signs.

VI. PHASING

Based on the multiple ownerships within the P.A.D. it is anticipated that the single development parcels will develop independently with the timing of development based on the availability of the support infrastructure.

VII. CIRCULATION

Lake Pleasant Parkway and 91st Avenue are the major transportation routes that impact the design and configuration of the property. 91st Avenue will extend from Beardsley Road to Deer Valley Road as a minor arterial on a straight alignment based on the location of the existing sewer line in the 91st Avenue alignment and based on property ownership boundaries. The Lake Pleasant/91st Avenue intersection will be designed for a possible future signalized intersection. Beardsley and Deer Valley Roads will continue as section line arterial roads. Right-of-ways will be dedicated in accordance with the following table:

Lake Pleasant Parkway	150 feet
Beardsley Road	110 feet
Deer Valley	110 feet
91st Avenue	110 feet
95th Avenue	80 feet
87th Avenue	80 feet

VIII. DRAINAGE

A feature which was considered in the overall planning of the Dove Valley Ranch was storm water drainage. A Master Drainage Report was prepared by Neil/McGill Engineers for all of the property owners and submitted for use in the preparation of the Preliminary Development Plan. The drainage corridors and

retention basin locations reflect the multiple ownerships and the location of the in-flows and out-flows. The drainage channels/swales and retention/detention basins are proposed to be landscaped open space and utilized in conjunction within the adjacent areas set aside for open space uses.

All development within the Dove Valley Ranch area shall comply with the Master Drainage Plan.

IX. COMMUNITY RECREATION & OPEN SPACE

The Dove Valley P.A.D. will consist of three types of open space and recreational amenities. These amenities are depicted in Figures 9-12. The first type are the linear parks which traverse the P.A.D., as represented in *Figure 8, Open Space Plan*. The second is the large neighborhood park which is located at the south end of the northeast quadrant of the P.A.D. The third are the mini-parks which are proposed in the northwest, southwest, and southeast quadrants of the property.

1. The Dove Valley neighborhood park (*Figure 9*) which is located adjacent to the 15-acre school site will be approximately 9½ acres in size and will be dedicated to the City of Peoria. Prior to dedication, the developer will install the following improvements to the property:
 - a. parking lot;
 - b. playground area;
 - c. picnic ramada;
 - d. restroom facility;
 - e. security lighting;
 - f. landscape improvements; and
 - g. one of the following: lighted basketball court, lighted tennis court, or lighted sport court.
2. The linear parks which traverse the property are intended to be major pedestrian/bike path system which will connect the proposed single-family areas (*Figures 10 and 11*) with the larger park and school system. These linear parks are an excellent non-automotive link between the different neighborhoods of Dove Valley Ranch. The attached schematics indicate that the linear parks will also function to accommodate the hundred year floods with intermittent storm retention and have also been designed with a low flow drainage channel which will accommodate normal rainwaters without disturbing the character of the linear park. As indicated in the low flow drainage channel cross-sections, the composition of the linear park will be a combination of turf, shade

trees, and an 8 foot concrete pedestrian/bike path. This pedestrian/bike path will have rest areas with benches approximately every 500 feet and lighting at approximately 150 foot intervals. The width of the linear parks will be a minimum of 75 feet for the northeast quadrant, a minimum of 60 feet for the southeast quadrant, a minimum of 60 feet for the northwest quadrant, and a minimum of 100 feet for the southwest quadrant. Seventy percent (70%) of the area within the drainage pedestrian channels, with a minimum width of 60 feet, shall constitute Useable Open Space. The drainage/pedestrian channels shall be landscaped in accordance with Section 14-35-4.B.4.

3. The mini-parks (*Figure 12*) are meant to accommodate casual recreational needs. Tot lots, sand volleyball and ramadas might be amenities provided within these mini-parks. The following table identifies the location and area of the Dove Valley Ranch mini-parks.

Location		Acreage
1)	Between Parcels 2E & 2F	Minimum 4 acres
2)	Between Parcels 3D & 3E	Minimum 5 acres
3)	Between Parcels 1E and 4B	Minimum 1.8 acres
4)	In Parcel 5B	Minimum 2 acres
5)	In Parcel 6B	Minimum 1.5 acres

4. The Open Space Plan for Dove Valley Ranch (*Figure 8*) which depicts the linear parks, neighborhood park, and mini-parks, is illustrative in nature and the actual configuration of the parks may change slightly upon the areas being engineered. Nevertheless, the open space system will generally conform to these exhibits and the ultimate layout of the parks will be at least commensurate to the quality of the park layouts as depicted on *Figures 9 - 12*.
5. With the exception of the dedicated park site in subparcels 1d and 1e, all other drainage/open space areas and right-of-way landscaping shall be maintained by a master Homeowners Association covering the entire 535 acre residential development. The developer will also agree to the formation of a Maintenance Improvement District (MID) at time of Final Plat to provide a means to properly maintain these areas in the event the Homeowners Association fails to properly maintain the open space areas.

The City has no authority to enforce the following stipulation: The homebuilder will submit a copy of the CC&R's for the subdivision to the City Attorney at time of final plat. The CC&R's shall address the following issues:

- Mandatory association dues.
- Dues to be maintained for any and all common areas.
- A reserve fund will be established for extraordinary expenses.
- That when 50% of a subdivision is occupied, one of the Board members must be elected from the residents.

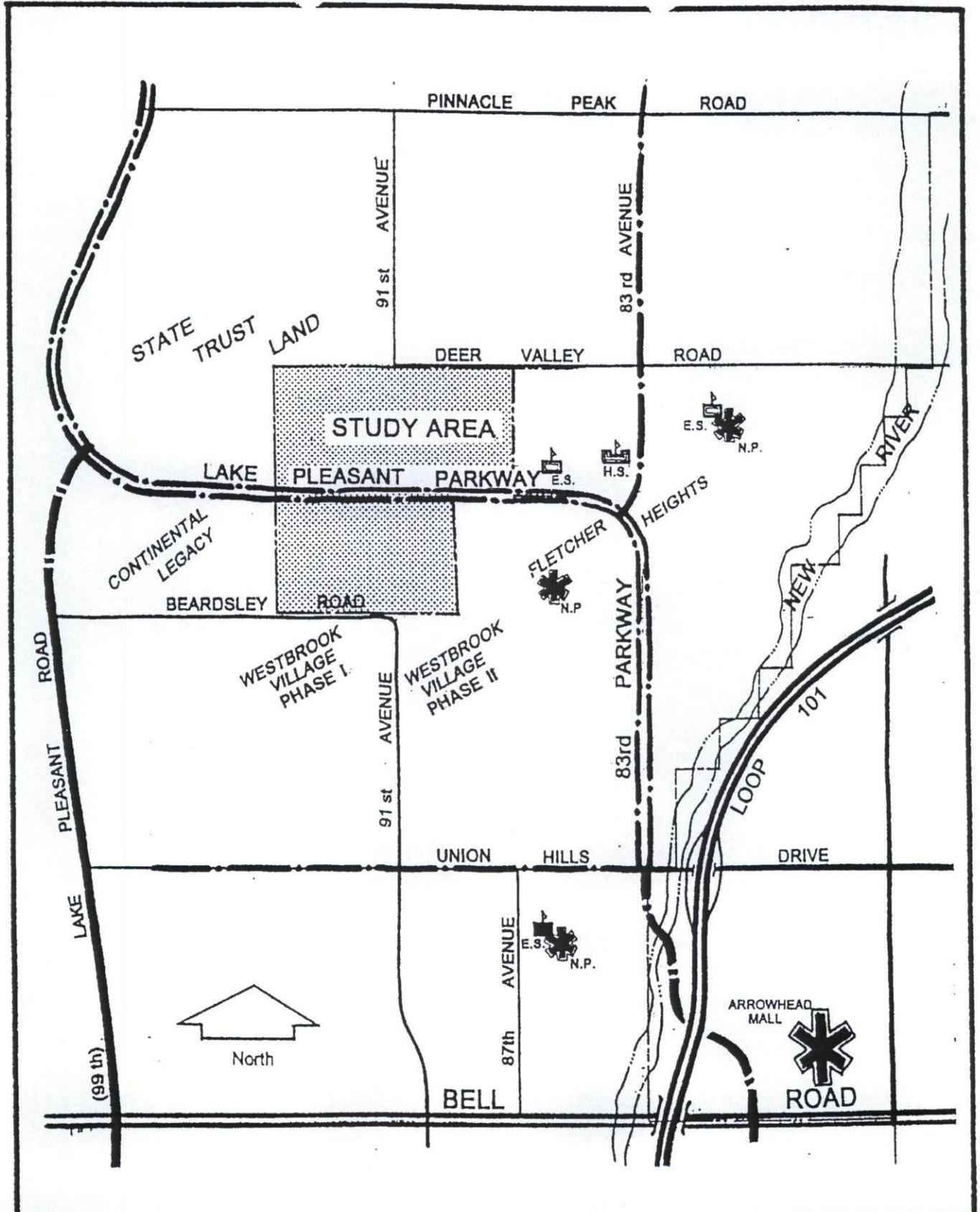
Open space areas and pedestrian routes, as designated on the Open Space Plan, comprise a total of approximately 45 acres, which is over 8% of the overall subject property. The only areas accounted for in this open space calculation are the linear parks and the pedestrian linkages, (including along the north boundary of the proposed Lake Pleasant Parkway), the mini-parks and the neighborhood park. As previously indicated in Item 2 above, the linear parks have been designed with a low-flow drainage channel to accommodate a minimum of the 2-year frequency storm. As calculated and including in the amended Master Drainage Report, it is estimated that the low-flow channels will comprise slightly over five acres, or 30% of the minimum linear parks as shown on the Plan and calculated to be just over 17 acres. This is consistent with the remaining 70% Useable Open Space figure as stated in Item 2 above. In addition, the five acres of low-flow channels represents just under 1% of the total subject property. Upon deducting this figure from the overall 8% open space indicated, 7% of the site will be Useable Open Space, in accordance with the P.A.D. requirements.

Table 5 below presents a summary of open space as depicted on the Preliminary Development Plan and described above.

TABLE 5
Open Space Summary

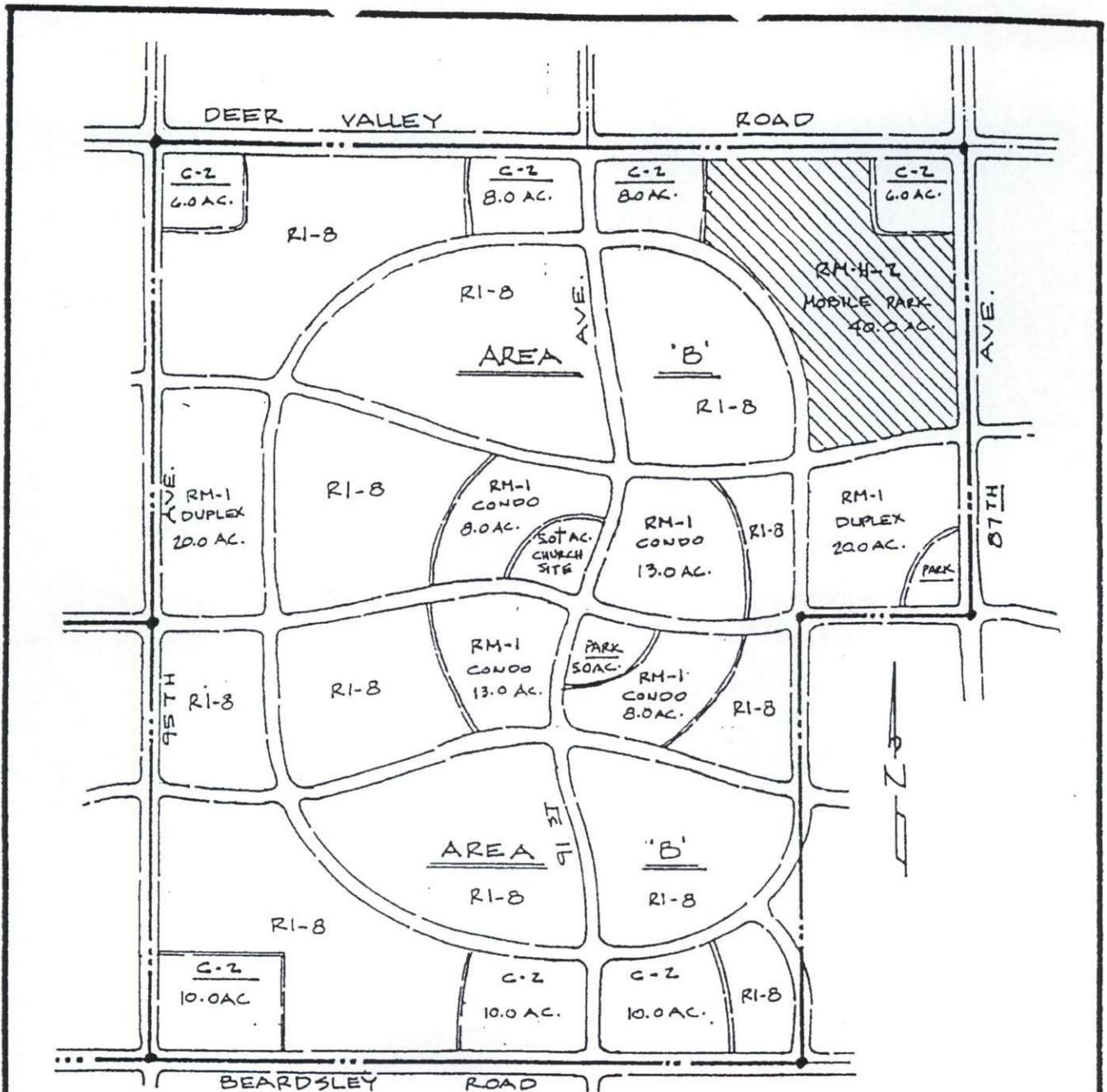
Open Space Area	Useable	Acres	% of Minimum Linear Parks	% of Total 560 Acres
Low-flow channels	No	5	30%	1%
Balance of minimum linear parks	Yes	12	70%	2%
Excess width of linear parks, mini-parks and neighborhood park	Yes	28		5%
Totals		45		8%
Total Useable		40		7%

There shall be one freestanding monument sign allowed on 91st Avenue and two (2) freestanding signs allowed fronting Lake Pleasant Parkway.



Vicinity Map

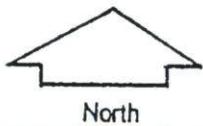
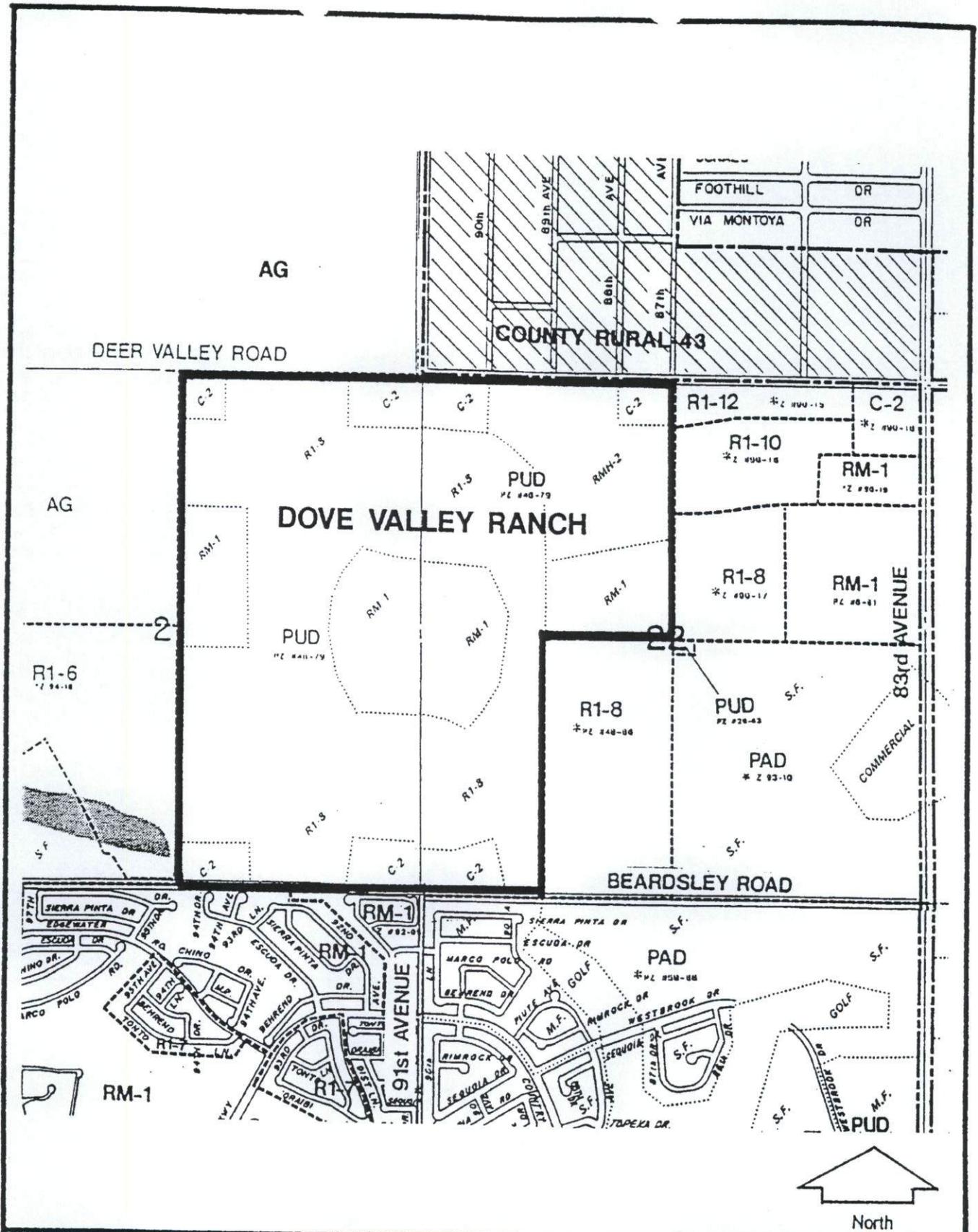
Figure 1



ZONING DISTRICT MAP
FOR
DOVE RANCH ESTATES.
PEORIA, ARIZONA
JUNE, 1979

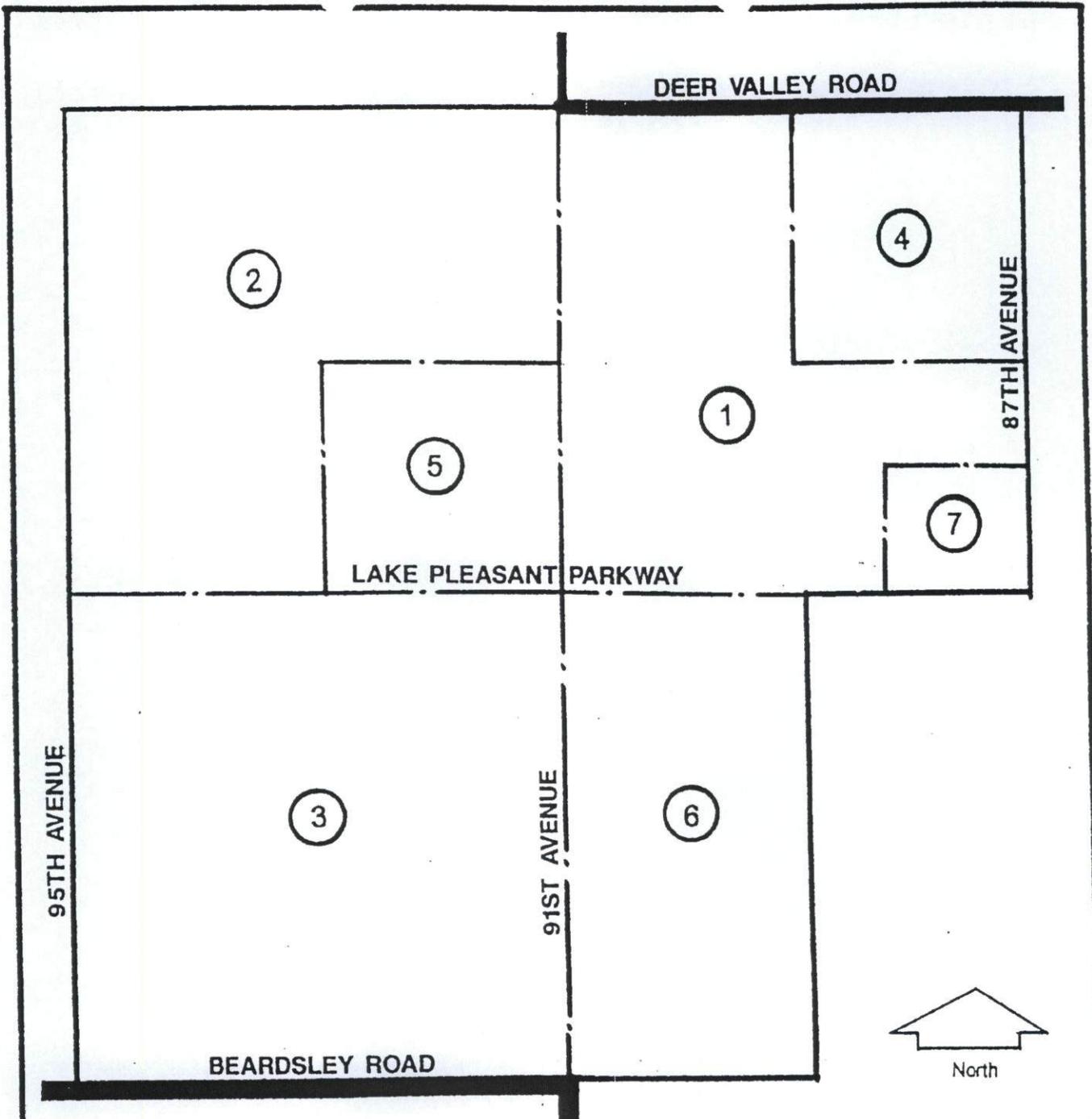
AREA - B (DOVE RANCH ESTATES)

KEY	LAND USE	ACRES	D.U.	YIELD	%
R1-B	SINGLE FAMILY	380.0	1330	3.5	68
RM-1	DUPLEX	40.0	260	6.5	7
RM-1	CONDO.	42.0	420	10.0	8
RM-1-2	MOBILE PARK	40.0	480	12.0	7
C-2	COMMERCIAL	58.0	—	—	10
TOTALS		560.0	2490	4.4	100



Existing Zoning Map

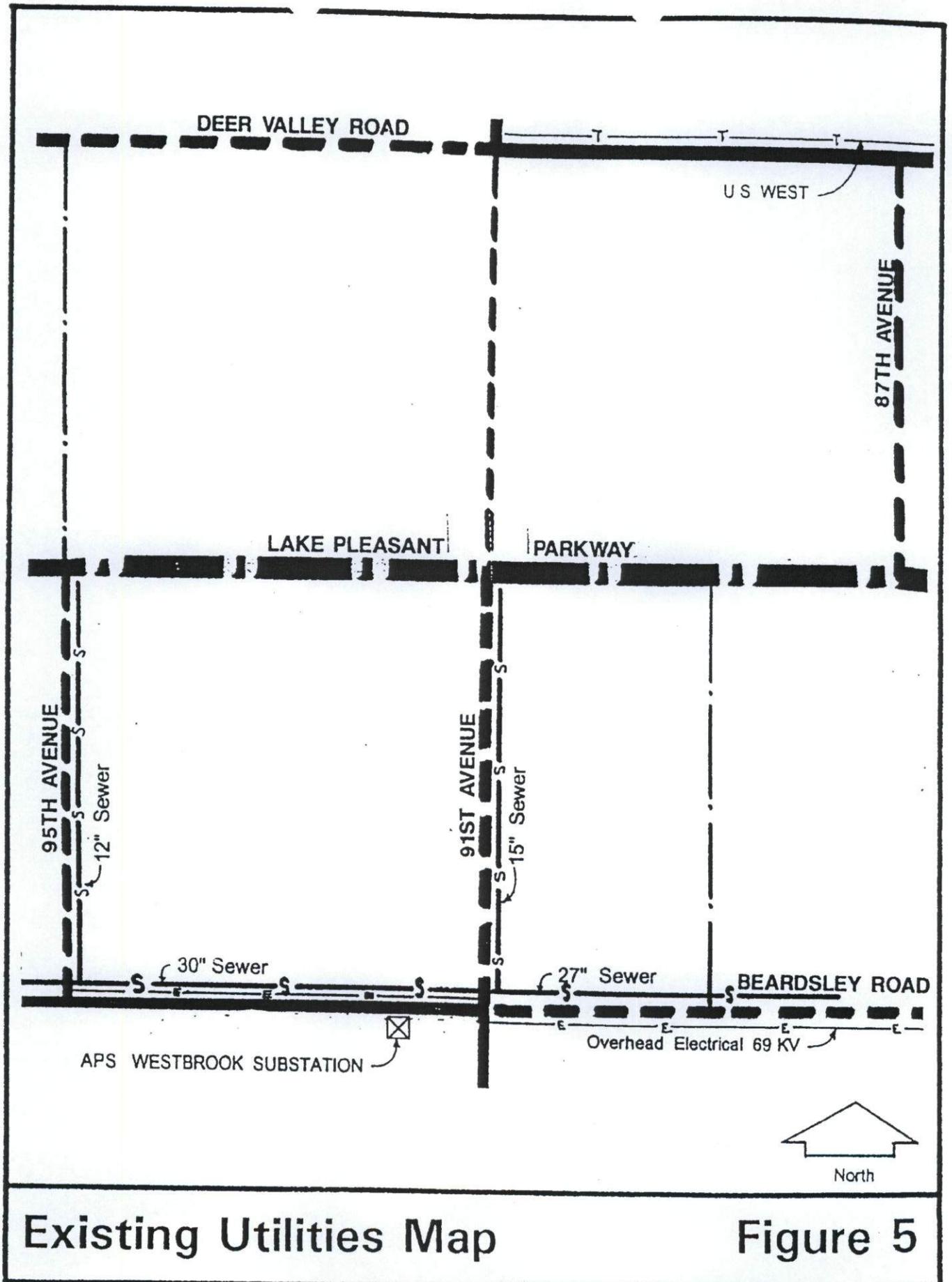
Figure 3



Parcel No.	Owners	Parcel No.	Owners
1	Holms Deer Valley Partnership	4	Richard M. Feldheim
2	Peoria Joint Venture Partners Deer Valley Road 91st Avenue Joint Venture	5	91st and Rose Garden Joint Venture
3	Dove Ranch Partners	6	First American Title
		7	Peoria United School District

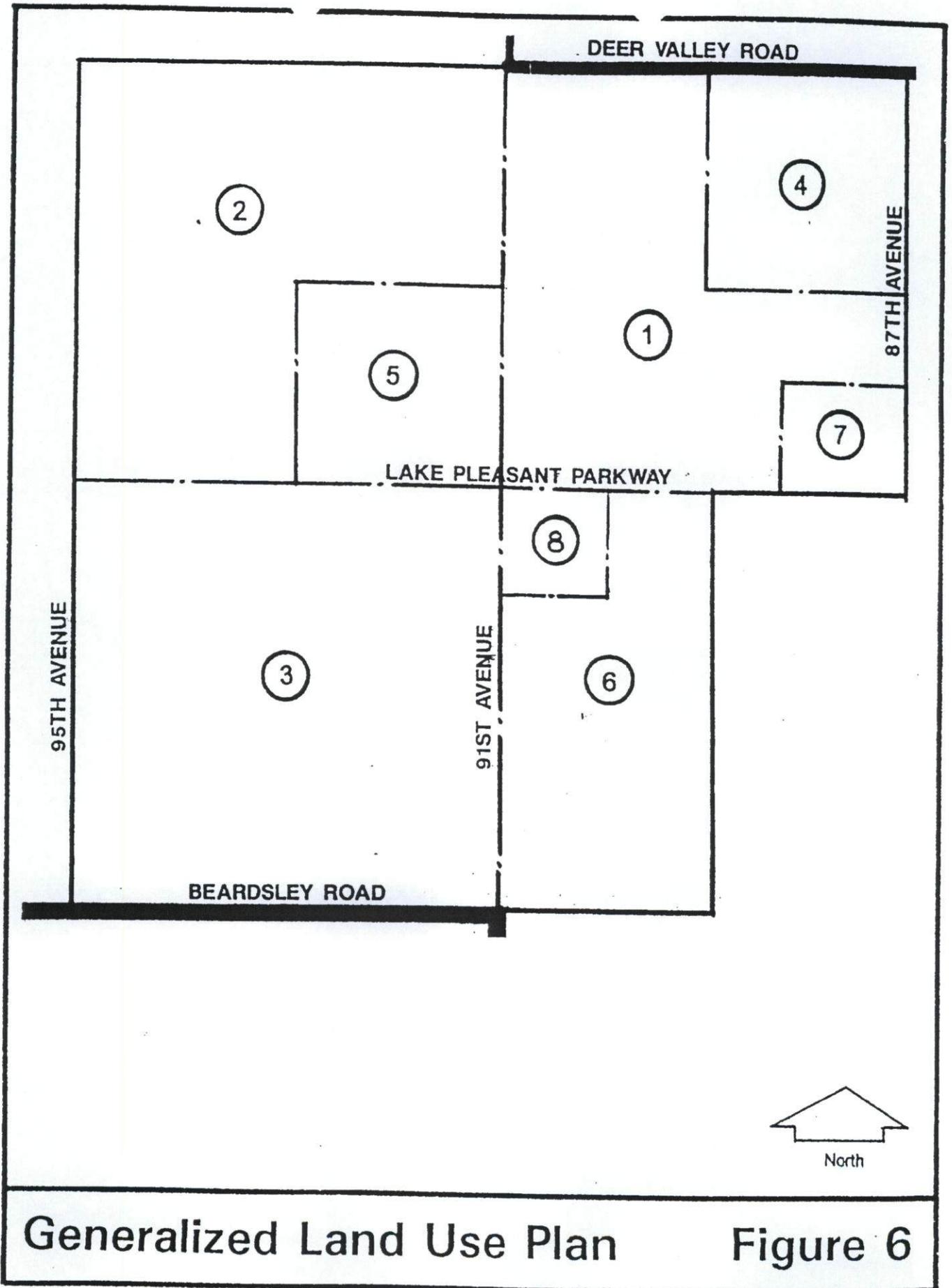
Land Ownership Map

Figure 4



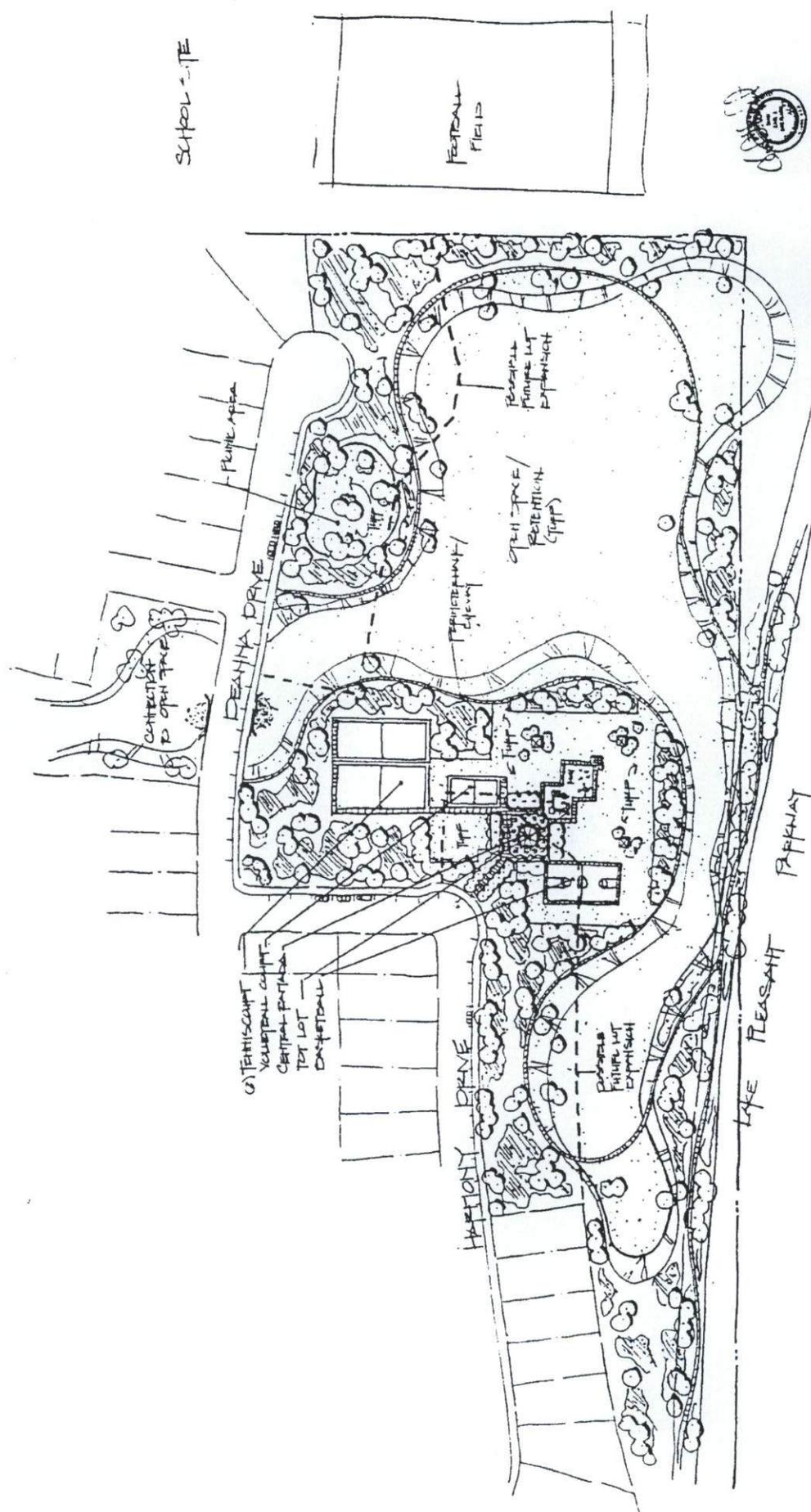
Existing Utilities Map

Figure 5



Generalized Land Use Plan

Figure 6



DOVE RANCH P.A.D. / DEER VILLAGE
 CONCEPTUAL NEIGHBORHOOD PARK

FIGURE 9



Scale: 1" = 50'
 Date: 11/17/14



CYL
 COE & VAN LOO
 ARCHITECTS & PLANNERS
 1000 PINE STREET
 SUITE 1000
 DENVER, CO 80202

SCHOOL SITE

FUTURAL FIELDS

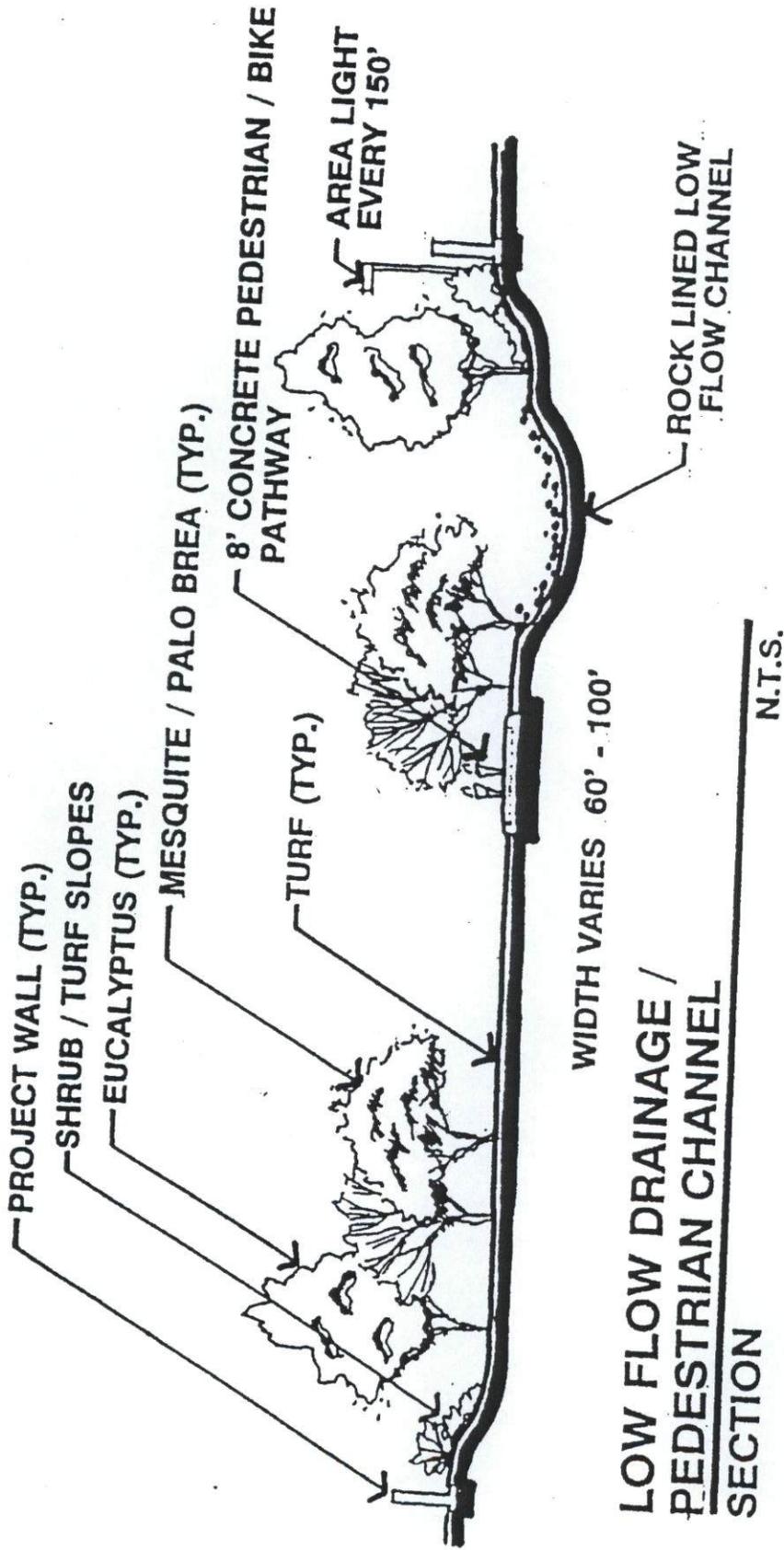


FIGURE 10

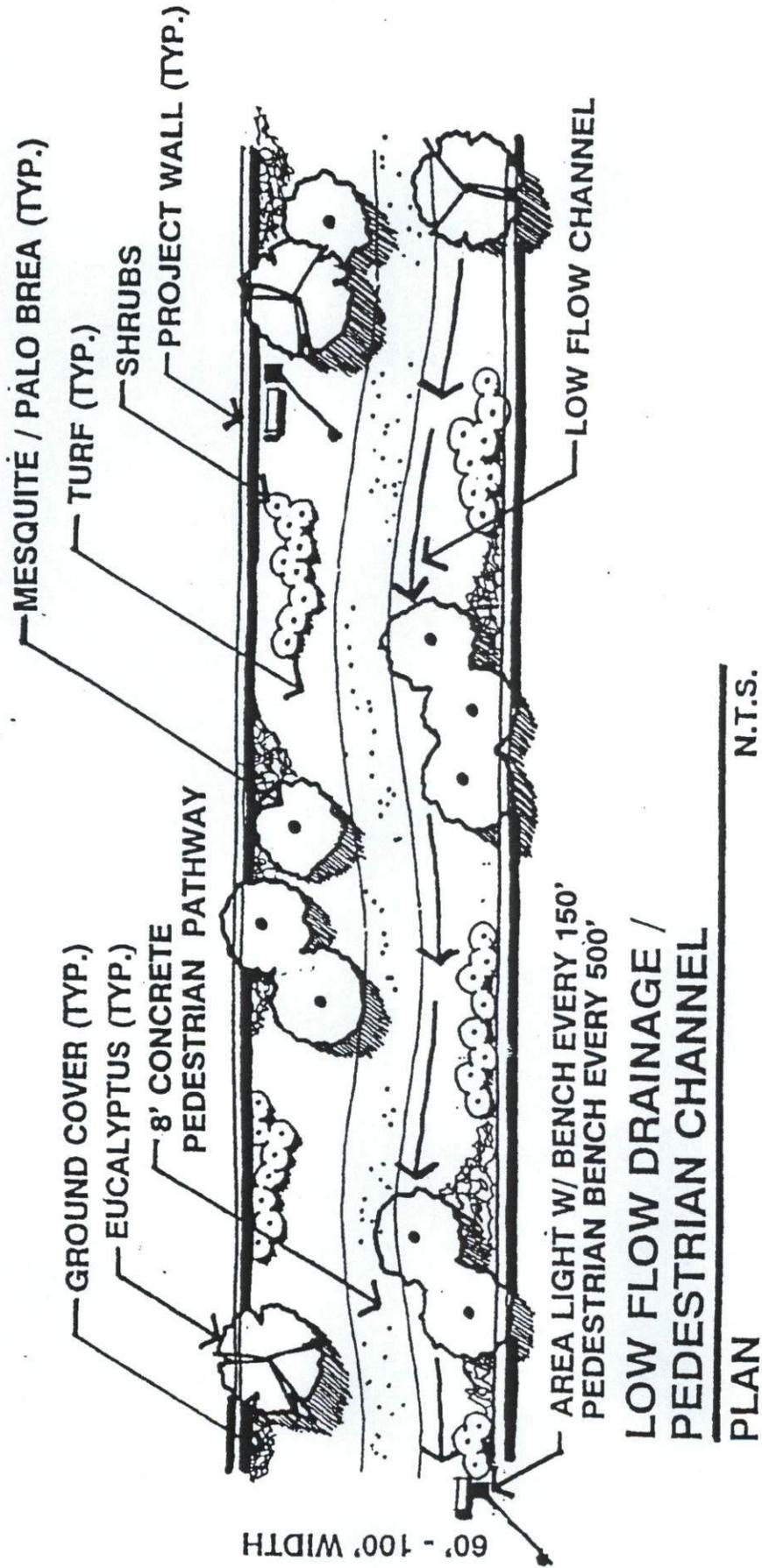
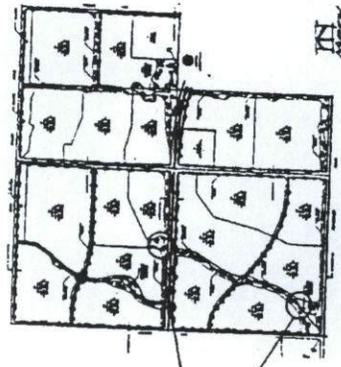
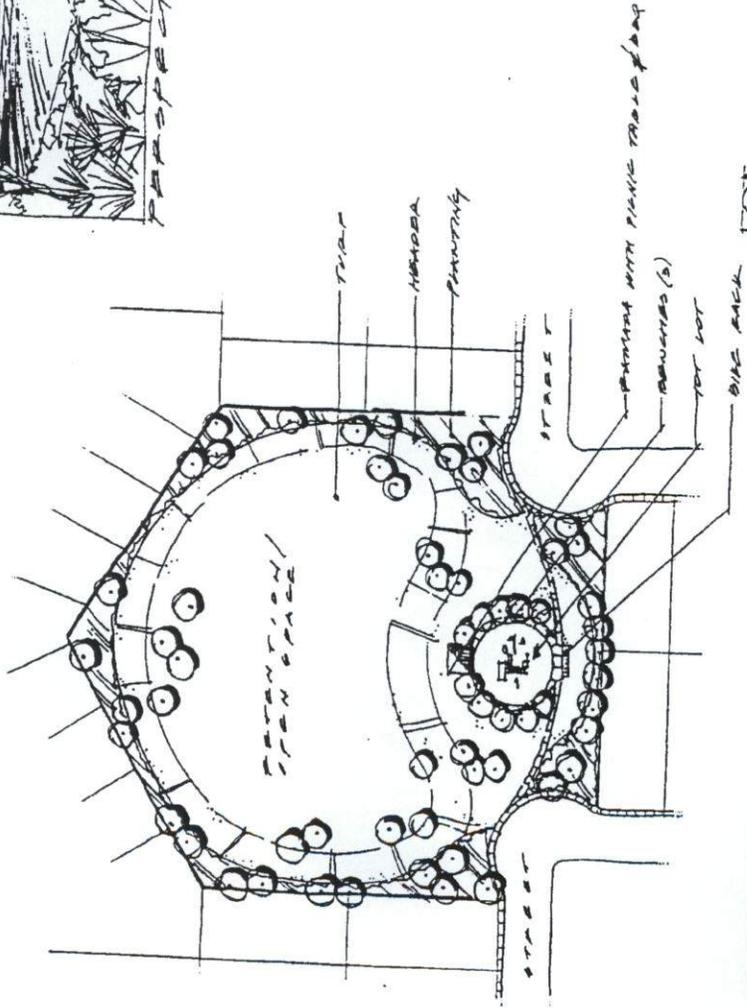
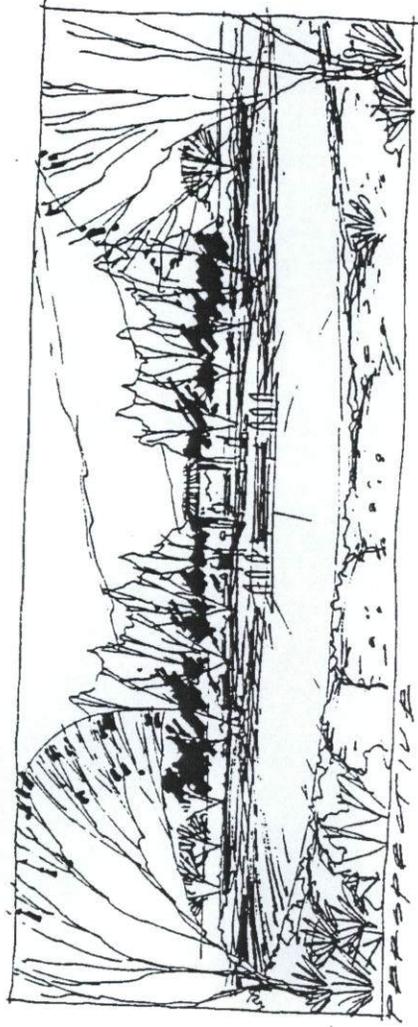


FIGURE 11



DOVE RANCH MINI-PARK

DOVE RANCH P.A.D.
CONCEPTUAL MINI-PARK



FIGURE 12

DOVE VALLEY RANCH



PARCEL 8B MAP

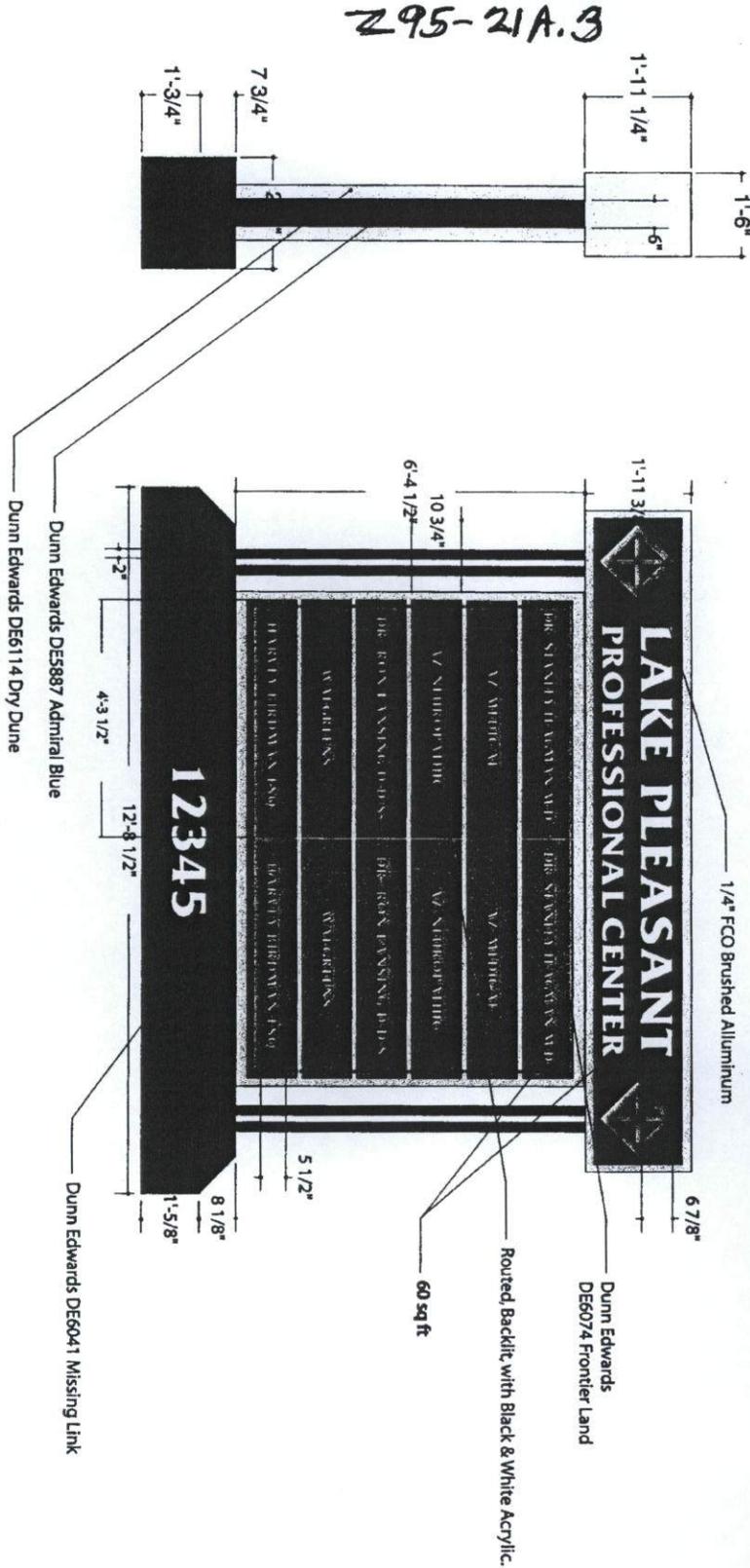
295-21A.3



FIGURE 14

...
 ...
 ...

EXHIBIT "B"



#1 Large Tenant

DE6114 Dry Dune

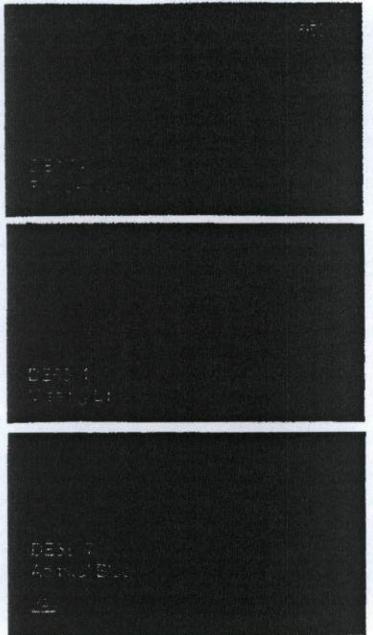
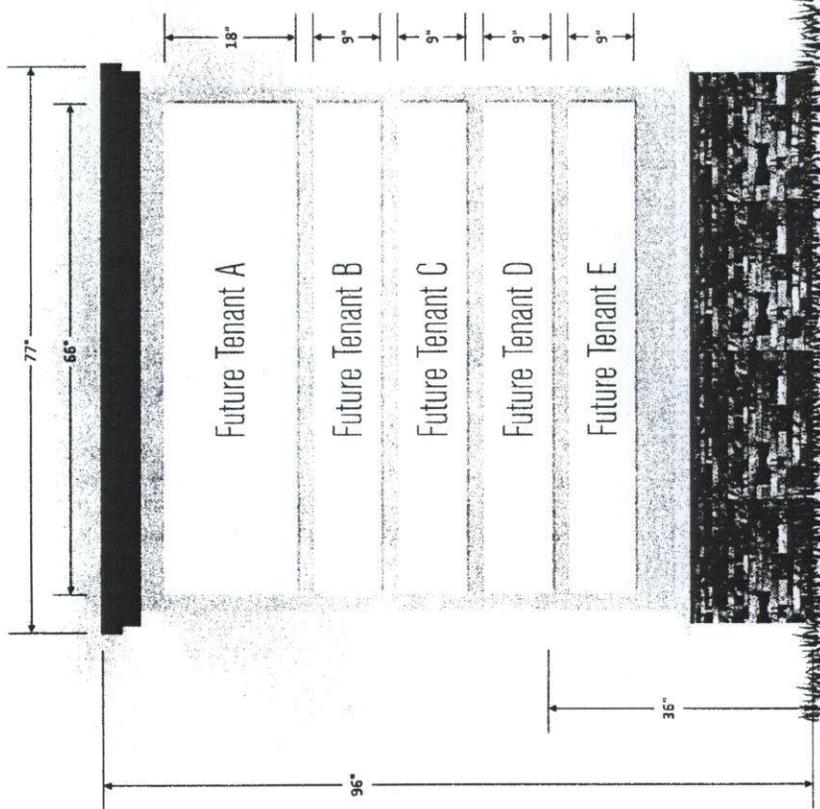


Exhibit B

Design: OS Spec: JS/328 Scale: 1/2"=1' File: Lake Pleasant.eps App: JS By: M/Perkins Date: 11/21/05	Lake Pleasant Professional		SmithCraft		phone 602.268.1349	address 3643 S. 7th St. Phoenix, AZ 85040-1130
	Fabrication information shown here is the exclusive property of F & N Enterprises dba SmithCraft and may not be used for fabrication by any other company without authorization from an officer of F & N.		website www.smithcraftsigns.com		fax 602.268.1369	
Sign Type: 1						
Sheet: 1.1						

Z95-21A.4

MONUMENT **A**



SCOPE OF WORK **A**

MANUFACTURE & INSTALL (1) ONE INTERNALLY ILLUMINATED DOUBLE FACED MONUMENT DISPLAY AS FOLLOWS:

*Preliminary Design
Final Specifications TBD Prior To Fabrication



Exhibit C

<p>1ST SIGNS</p>		<p>Date of Proof: 01-25-07</p>	<p>Client Name: FRONTERA DEVELOPMENT</p>	<p>Client Approval: <input checked="" type="checkbox"/></p>	<p>Sales Rep: DB</p>	<p>Phone: 602-272-5055</p>	<p>This custom design submitted for your personal use at the exclusive property of 1st Signs Inc. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of 1st Signs Inc. All rights reserved © 2007</p>
<p>Proof Number: 12-002</p>	<p>Client Address: LAKE PLEASANT PIKWAY, B 91ST AVE PEORIA, AZ 85182</p>	<p>Landlord Approval: <input checked="" type="checkbox"/></p>	<p>Date: _____</p>	<p>Designer: MR</p>	<p>Form: 602-272-8011</p>	<p>Address: 1402-N N 26TH AVE PHOENIX, AZ 85009</p>	<p>WWW.1STSIGNS.COM</p>
							<p>ROC 204749</p>