

PARADISE VIEWS II

GP-97-16 and Z-97-46
7030 West Glendale Avenue

Zoning Counsel:

Michael J. Curley
Earl, Curley & Lagarde, P.C.
3101 N. Central Ave., Suite 1000
Phoenix, AZ 85012
265-0094

Developer:

Cherokee Development Partners, L.L.C.
Scott Davis and Jim Wehmuller
7321 N. 16th Street, #102
Phoenix, AZ 85020
870-7495

Land Planner:

Ken O'Dell & Associates
4203 E. Indian School Rd., Ste. 230
Phoenix, AZ 85018
954-7945

APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE
C.C.

Approved by
11-24-98

September 23, 1998

RECEIVED

NOV 06 1998

Glendale Planning Dept

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EXHIBITS

- A. Location Map
- B. Legal Description
- C. Proposed P.R.D. Plan
- D. Landscape Oasis Detail/Retention Design
- E. Perimeter Wall Detail
- F. Subdivision Sign Detail
- G. Conceptual Landscape Plan
- H. Community Open Space
- I. Street Cross Sections

I. PROJECT SUMMARY

The subject property is a 57.5 gross acre parcel located on the north side of Glendale Avenue and on the west side of the 69th Avenue alignment. This site is currently zoned a combination of R-4, R-2 and C-O. The current General Plan designation on the property is L-O and Residential (5 to 8 units per acre). This request seeks a change in zoning to an R1-6 PRD classification. In conjunction with this application, a separate request to amend the City of Glendale General Plan has been filed to designate the property for residential development at a density of 3.5 to 5 dwelling units per acre. The conceptual Development Plan for Paradise View II seeks approval for 208 lots on the 57.5 acre parcel, which results in a gross density of 3.62 dwelling units per acre. Refer to Exhibit A for a location map of the subject property. A legal description is attached as Exhibit B.

II. EXISTING SITE CONDITIONS

The subject property is currently vacant, but is being used for agricultural purposes. Existing agricultural development is occurring on the properties to the southwest and for a small portion of the northern boundary. The remainder of the northern property line abuts some larger lot single-family homes on the west side of 71st Avenue and a subdivision of smaller lots (approximately 45 foot wide lots) on the north side of Myrtle west of the 69th Avenue alignment. East of the subject property is an older mobile home subdivision.

The site for Paradise Views II surrounds an approximately 1.9 acre parcel that contains a Salt River Project substation, located at the southwest corner of 71st and Myrtle Avenues. The wall surrounding this substation features an enhanced treatment with different textures and colors to reduce the impact of its appearance. Furthermore, the substation is bounded by desert landscaping materials, which further serve to soften its external appearance.

Glendale Avenue is a fully improved asphalt street adjacent to the subject property. However, a 6 foot detached sidewalk, curbs and gutters have not yet been installed. Medians have been installed in Glendale Avenue; however, at this point there are no landscaping materials in the medians. Median breaks currently exist at the 71st Avenue alignment and approximately 300 feet west of the 69th Avenue alignment. 71st Avenue currently intersects the property, but is unimproved at this time. Myrtle Avenue has been improved adjacent to a portion of the northern boundary to provide access to the subdivision to the north.

III. Development Proposal

The Planned Residential Development proposal for this site proposes a total of 208 lots on approximately 57.5 acres, for a gross density of 3.62 dwelling units per acre (Refer to Exhibit C for the proposed P.R.D. Plan). Paradise Views II will be comprised of two development types. The approximately western two-thirds of the property will be developed with single-family homes with a minimum lot width of 60 feet and a minimum lot depth of 105 feet. However, it is important to note that we estimate that only a small number of lots will be less than 110 feet in depth. The eastern one-third of the property will have a minimum lot size of 55 feet x 105 feet. The average lot size will be approximately 7,463 square feet. The internal circulation pattern for this site has been designed with discontinuous interior streets in order to encourage slower vehicle speeds within the neighborhood. The only continuous through street intersecting the property is 71st Avenue, which coincides with the alignment of 69 kV power lines that are connected to the SRP substation. In order to accommodate the power poles, 71st Avenue has been designed with a median. This median will be landscaped in accordance with the City of Glendale's standards, similar to the median that is found in 71st Avenue, south of Ocotillo Road. The existing median break at the 69th Lane alignment will be eliminated and replaced with a raised landscape island in accordance with the West Glendale Avenue Design Plan.

The site has also been designed in recognition of the West Glendale Avenue Design Plan. These features include landscaped setbacks of up to approximately 95' along Glendale Avenue, use of low water usage plant materials, and enhanced entry feature including decorative concrete paving. The Glendale Avenue frontage has been designed to accommodate a bus bay on the west side of 71st Avenue and to include six foot wide, salt finished detached sidewalks. Refer to Exhibit D for a detail of the Glendale Avenue landscaping and the conceptual retention design.

IV. Development Standards

The following table compares the R1-6 ordinance standards with the Paradise Views II amended standards:

Development Standard	Amended R1-6 PRD		Standard R1-6
	Res. Area 1	Res. Area 2	
Minimum Lot Area	6,050	6,600	6,000
Minimum Lot Width	55'	60'	60'
Minimum Lot Depth	105'	105'	100'
Minimum Front Yard	15'/18'* 15'***	15'/18'* 15'***	15'/20'
Minimum Side Yard	5'/10'****	5'/10'****	5'/10'
Minimum Rear Yard	20'	20'	20'
Minimum Distance Between Buildings on Adjacent Lots	15'	15'	15'
Maximum Main Building Height	30'	30'	30'
Maximum Lot Coverage	45%	45%	40%
COMMENTS:			
* 15' Minimum setback to living area; 18' minimum setback to front of garage.			
** Side loaded garages may have a minimum 15' front setback.			
*** On a corner lot, the 10' setback shall be on the street side. A 2' encroachment for bay windows and fireplaces will be permitted into 10' side yards. Fireplaces may encroach 2' into any required side, front or rear yard.			

Note:

1. Unless otherwise noted, all other development standards shall be in conformance with the R1-6 single residence development standards as identified in the Glendale Zoning Ordinance.
2. With the exception of lots 9, 26, 53, 70, 95, 106, 122, 124, 130, 169, 200 and 203, all lots shall provide a minimum lot depth of 110'.

**APPROVED PLAN
COMMUNITY DEVELOPMENT
CITY OF GLENDALE**
*Approved by C.C.
11-24-98*

V. Perimeter Treatment

In accordance with the City of Glendale's desire to create a positive aesthetic appearance along the perimeter of residential developments, enhanced wall treatments will be placed along Glendale Avenue, 71st Avenue and Myrtle Avenue. This enhanced wall treatment will consist of split face block elements at wall ends and corners and along the top of the wall. The wall portions without split face block will have a stucco finish. A detail of the typical wall treatment is found in Exhibit E. Exhibit F is a detail of the proposed subdivision signage.

In addition to the enhanced wall treatment, landscaped areas are being provided along Glendale Avenue in accordance with the West Glendale Avenue Design Plan. The 71st Avenue median will also be landscaped with low water use plant materials. The conceptual landscape plan for this site is included in Exhibit G. Materials contained in the landscaped areas are consistent with the plant materials suggested in the design plan.

As part of the offsite improvements, a small amount of additional right-of-way will be constructed on the west side of 69th Avenue. These improvements will provide a completion to 69th Avenue, south of Myrtle Avenue, which is currently only improved with a half street.

The design of the plat leaves a small area of separation between the existing SRP substation and the perimeter walls of the subdivision. The developer will work SRP to determine if it is acceptable to install a gate or some other form of barrier to limit access to this area. If acceptable, the developer will install this barrier at the time of development.

VI. Ownership and Maintenance of Landscaping and Open Space Areas

All landscaping and open space areas provided in Paradise Views II and adjacent to Glendale Avenue will be owned and maintained by the Paradise Views II Homeowners' Association. This includes the 71st Avenue median and parkway landscape, the Myrtle Avenue landscape and retention area, and the community open space landscape. The City of Glendale will maintain the Glendale Avenue median.

A significant amount of open space area is provided at two interior locations of the site to create recreation areas for the residents of Paradise Views II. These two recreation areas, which have been designed with maximum accessibility for

the residents, total approximately 2.31 acres. Exhibit H is a conceptual layout of this open space. The Paradise Views II Homeowner's Association will maintain this area.

VII. Conceptual Landscaping Plan

The conceptual landscaping plan for Paradise Views II is contained in Exhibit G. The intent behind the landscaping plan is to provide the most significant buffer along Glendale Avenue and to enhance the 71st Avenue median. The primary materials contained in the landscaped areas are in conformance with the West Glendale Avenue Design Plan and are designed to be drought tolerant, xeriscape plant materials.

VIII. Circulation

The primary entry point to Paradise Views II will be at 71st and Glendale Avenues. The interior roadway system has been designed with numerous cul-de-sacs and special efforts have been made to discourage straight road lengths within the subdivision. The intent of the circulation design is to provide convenient access and to encourage slower traffic speeds within the subdivision. Refer to Exhibit I for street cross sections.

IX. Architectural Design

A specific homebuilder has not yet been established for Paradise Views II. However, in accordance with the City of Glendale's desire to encourage a high quality residential environment, the Planned Residential Development document will establish certain criteria that are necessary to enhance the residential environment. The following items will be included in the residential development.

- The buildings will have stucco exteriors.
- All homes will have tile roofs.
- All HVAC equipment will be ground mounted.
- The corner lots within Paradise Views II will have an additional 5' of lot width to accommodate a greater setback on the street side yard.

- The building and trim colors within Paradise Views II will be of neutral desert hues.
- All homes shall include standard patio covers.
- All interior return walls and walls adjacent to public rights-of-way shall be stuccoed or painted to match the adjacent residence.

X. Drainage Concept

The preliminary drainage concept for Paradise Views II is to allow street surface flow to drain the water from the subdivision into the landscape/retention basins along Glendale Avenue.

XI. Phasing

There are two specific components of this development, an area with 60' wide lots and an area with 55' wide lots. The 60' wide lots occupy the western two-thirds of the site and the 55' wide lots occupy the remainder of the site. It is anticipated that each of these products will commence development simultaneously, however, the two subdivisions may develop separately.



LEGAL DESCRIPTIONS

PARCEL NO. 1

The Southeast quarter of the Southwest quarter of Section 1, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the South 255 feet of the East 240 feet thereof; and

EXCEPT the West half thereof.

PARCEL NO. 2

The West half of the Southwest quarter of the Southeast quarter of Section 1, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3

The East half of the Southwest quarter of the Southeast quarter of Section 1, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXHIBIT B

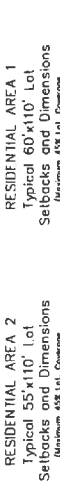
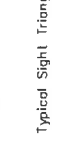
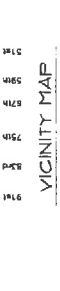
PARCEL NO. 4

That part of the S.E.¼ Section 1, T. 2 N., R. 1 E., G. & S. R. B. & M., Maricopa County, Arizona, described as follows.

Beginning at the S.W. corner of the said S.E.¼ Section 1, said point being the centerline intersection of Glendale Avenue and 71st Avenue, measure thence N. 89° 55' 11" E., a distance of 370.00 feet; thence N. 01° 46' 23" E., a distance of 715.41 feet; thence S. 89° 55' 11" W., a distance of 370.00 feet to the West line of the said S.E.¼ Section 1, and the centerline of 71st Avenue; thence S. 01° 46' 23" W., along the West line of the said S.E.¼ Section 1 and the centerline of 71st Avenue, a distance of 715.41 feet to the point of beginning. *ALONG SOUTH LINE OF SAID SOUTHEAST QUARTER

EXHIBIT B

FOR
PARADISE VIEWS 2



RESIDENTIAL AREA 1
Typical 60'x110' Lot
Setbacks and Dimensions
(Maximum 45% Lot Coverage
See Paradise Views #1-8 PRO
For Scape/line Standards)

RESIDENTIAL AREA 2
Typical 55'x110' Lot
Setbacks and Dimensions
(Minimum 45% Lot Coverage)
! See Paradise Views R1-B PRD
! For Specific Standards

Typical Sight Triangle

VICINITY MAP

Arterial Section
(GLENDALE AVENUE)
DESIGN OF GLENDALE AVE. TO
BE PER THE GLENDALE AVE
DESIGN PLAN

Local Section
(Interior Streets)

Cross Area	2,594,807 s.f.	57.50 Ac
Net Area	2,524,455 s.f.	57.07 Ac
Number of Lots	208	
Min. Lot Area (Residential Area 1)	6,050 S'f	
Min. Lot Area (Residential Area 2)	6,600 S'f	
Avg. Lot Area	7,483 S'f	
Existing Zoning	R-2, R-2, R-4	
Proposed Zoning	RH-6 PHD	
Gross Density	3.87/Acre	
Net Density	4.07/Acre	
Min. Lot Width	110'	
Min. Lot Depth	55' and 60'	
Min. Side Yard	5'	
Min. Front Yard	18'	
Min. Rear Yard	20'	
Max. Lot Coverage	45%	
Area Of Filling	247,352 s.f.	5.68 Ac

UTILITIES
 Water — City of Glendale
 Sewer — City of Glendale
 Electric — Self River Project
 Telephone — U.S. West
 Gas — Southwestern Gas
 Solid Waste — City of Glendale
 Fire — City of Glendale
 Police — City of Glendale

ENGINEER
Keogh Engineering, Inc.
15650 N Black Canyon Hwy.
Suite 245B
Phoenix, Arizona, 85023
Phone (602) 375-9363

OWNER / DEVELOPER
Cherokee Development, Inc.
4343 E. Camelback Rd., Ste. 240
Phoenix, Arizona, 85020
Phone (602) 840-4300

Notes
All Tracts to be maintained by the Paradise Views Homeowners Association.
All existing and proposed utilities shall be placed underground.

LEGEND

1C	Top Curb
a	Cutter
c	Gas Line
w	Water Line
s	Sewer Line
ir	Irrigation Line
—	Proposed Drainage
◆	Proposed Fire Hydrant
PUE	Public Utility Easement

LEGAL DESCRIPTION

THE EAST 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SEC 1, T. 2 N., R. 1 E., G. 6 S., 1 M., EXCEPT THE NORTH 3/4 OF THE EAST 3/4 OF SAID PARCEL AND THE SW 1/4 OF THE SE 1/4 OF SECTION 1, T. 2 N., R. 1 E., G. 6 S., 1 M., MARICOPA COUNTY, ARIZONA

ONE. THE SUBURB IS GENERALLY FLAT BUT SLOPING GRADUALLY TO THE SOUTH. MANHOLE TO DRAIN VIA SURFACE STREETS INTO RETENTION DRAIN ALONG GLENDALE AVENUE.

NOTE:
CONSTRUCTION PLANS SHALL SHOW
EIGHT VISIBILITY LINES PER CODE
STD. DETAIL Q-44B



SCALE: 1" = 100'-0"

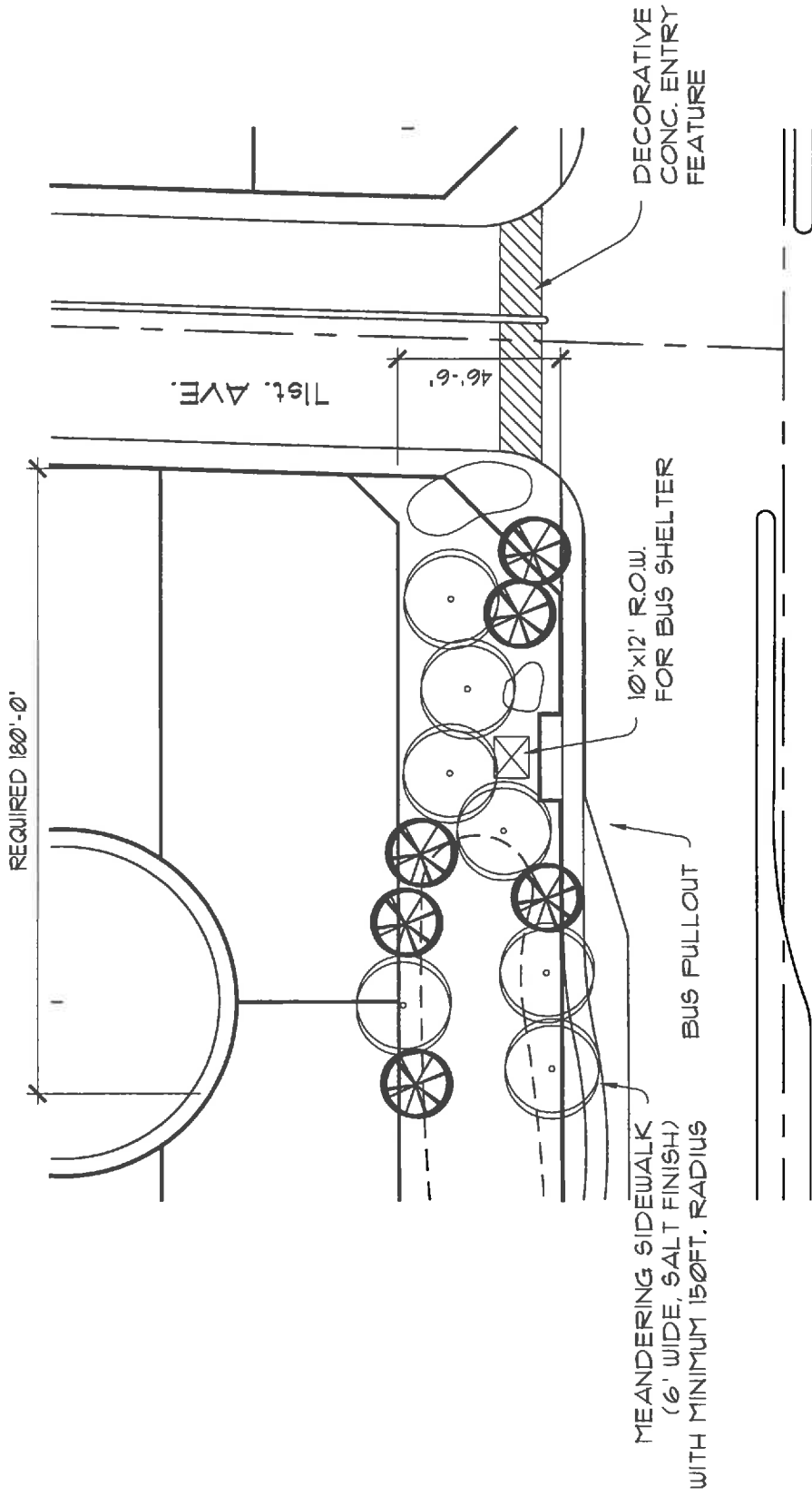
COMMUNITY DEVELOPMENT

GETTING

11.24-98

Approved BY CC



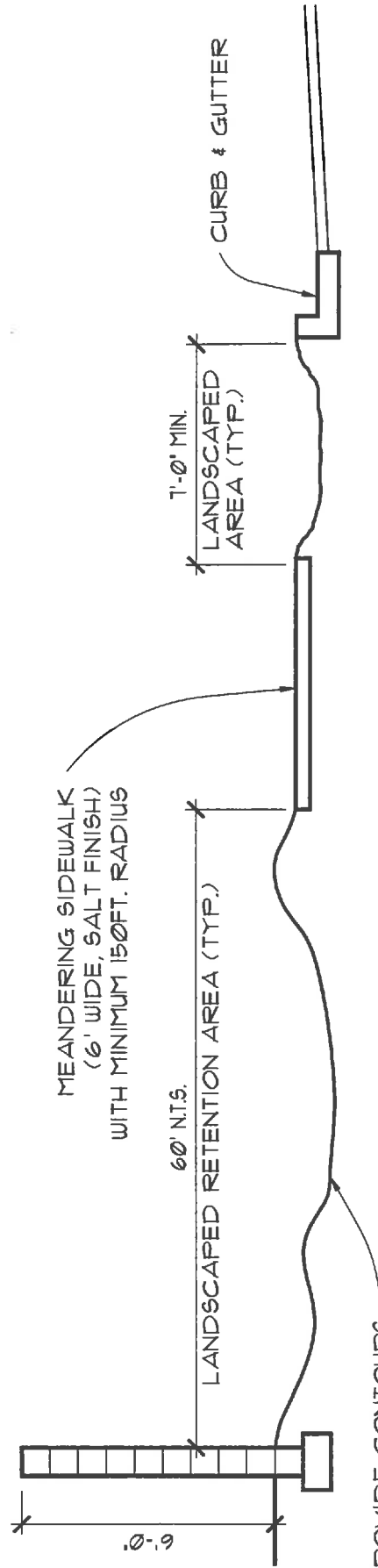


GLENDAL AVENUE



LANDSCAPE OASIS

SCALE: 1" = 50'-0"

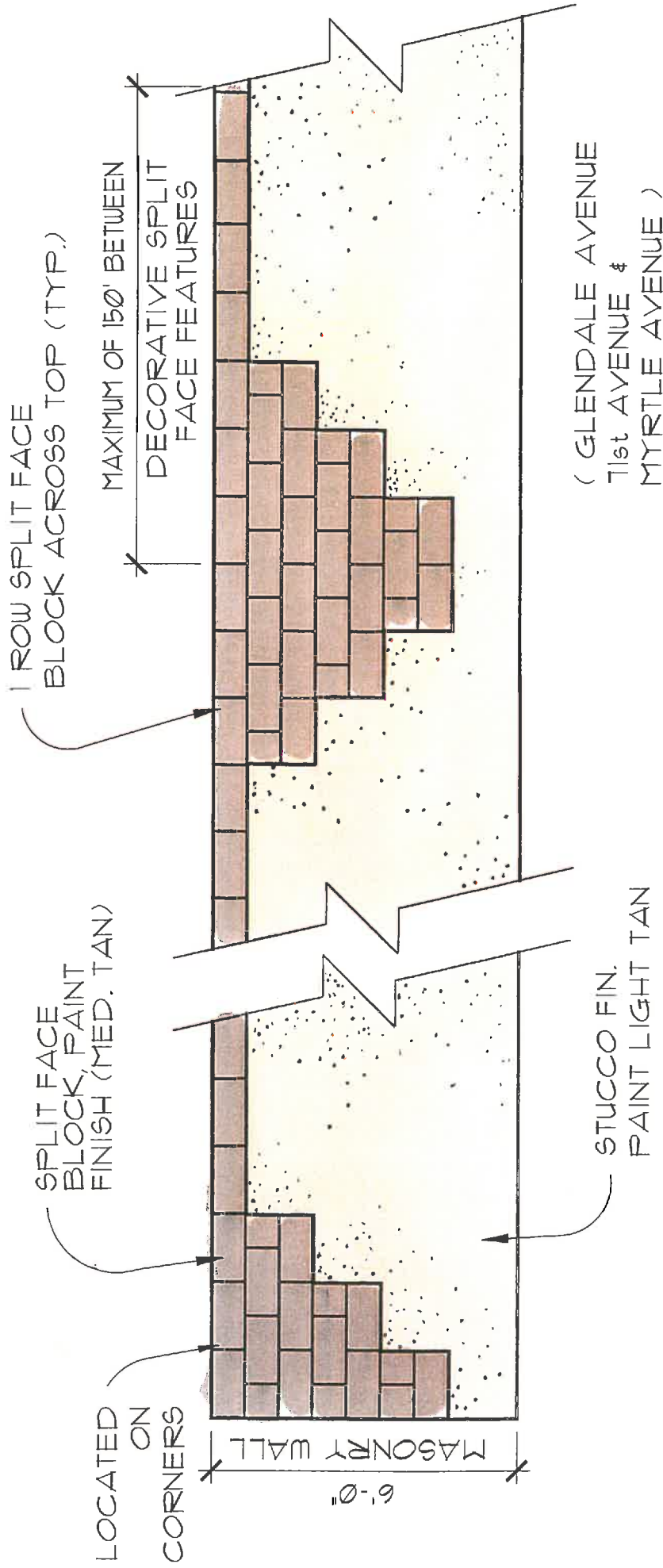


PROVIDE CONTOURS
AS MUCH AS POSSIBLE
IN RETENTION AREAS TO
AVOID EXAGGERATED
SLOPES AND DEPTHS.

TYP. RETENTION AREA

NO SCALE



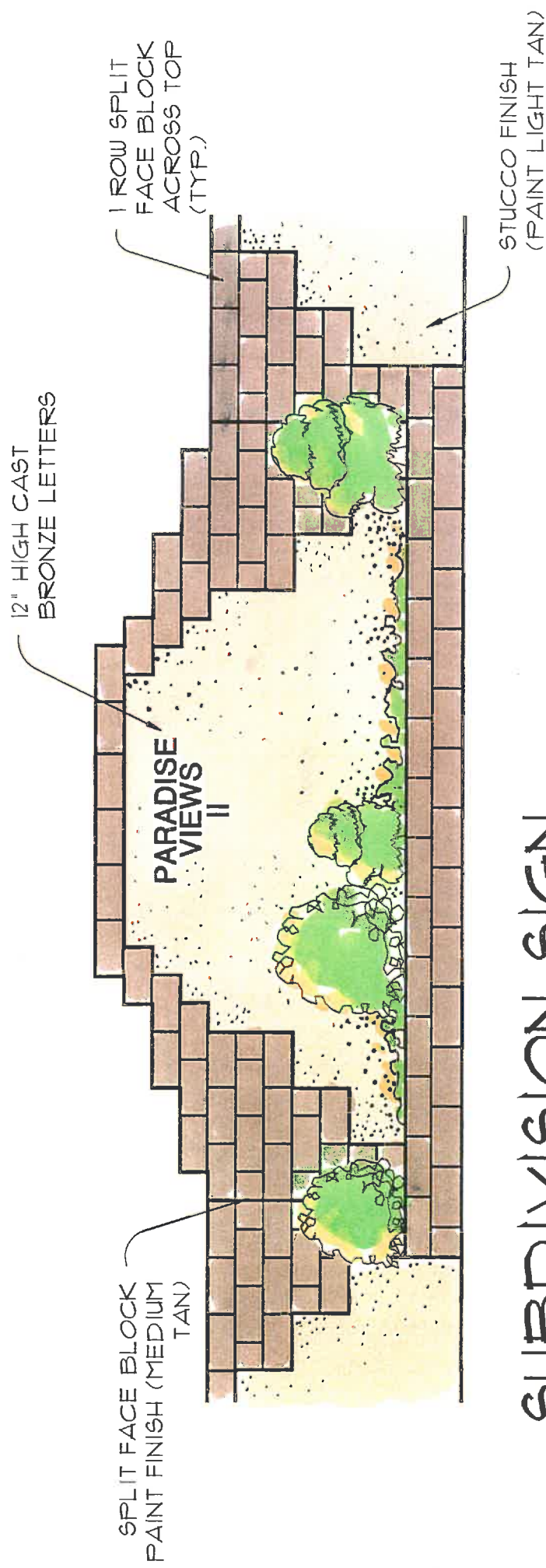


THEME WALL ELEVATION

NO SCALE

EXHIBIT E



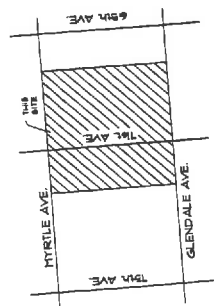


SUBDIVISION SIGN








NO SCALE

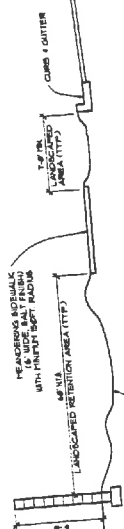
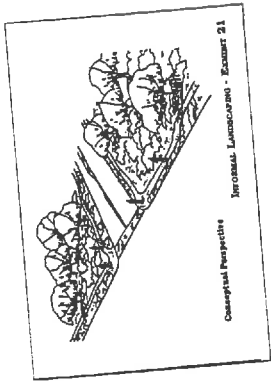
EXHIBIT F



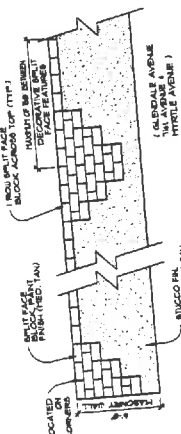


VICINITY MAP
NO SCALE

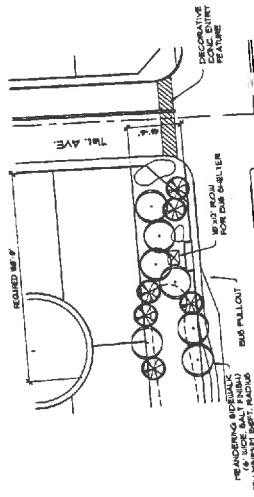
RTY	#/TZ	NAME
	1 GAL	ACACIA SALICINA
	2 GAL	MEXICAN BIND OF MANANDE
	3 GAL	OLEA EUROPAEA 'SIAM HILL'
	4 GAL	CERESIA FLORIBUNDA
		DATE PAINT
		PETITE PINK CLEANDER BUREDO
	1 GAL	2 FT. OF ACACIA GROWING GROUND COVER ALONG FRONT LINE (TYP.) TELLUS ARIZONICA GROUND COVER (TYP.)



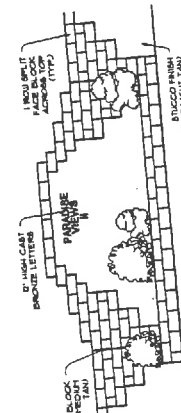
TYP. RETENTION AREA
NO SCALE



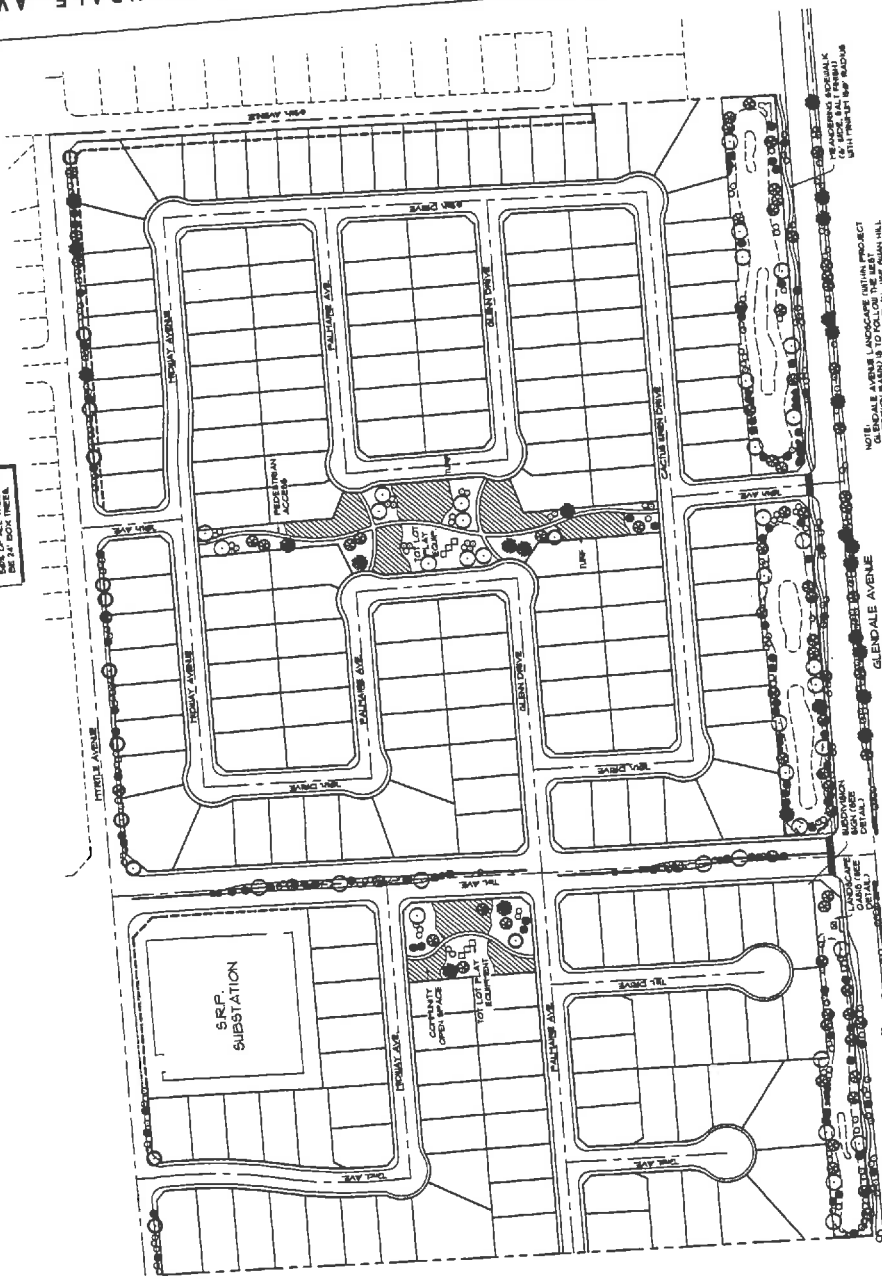
THEME WALL ELEVATION



LANDSCAPE OASIS
SCALE: 1" = 50'-0"



SUBDIVISION SIGN
SCALE: 1/4" = 1'-0"

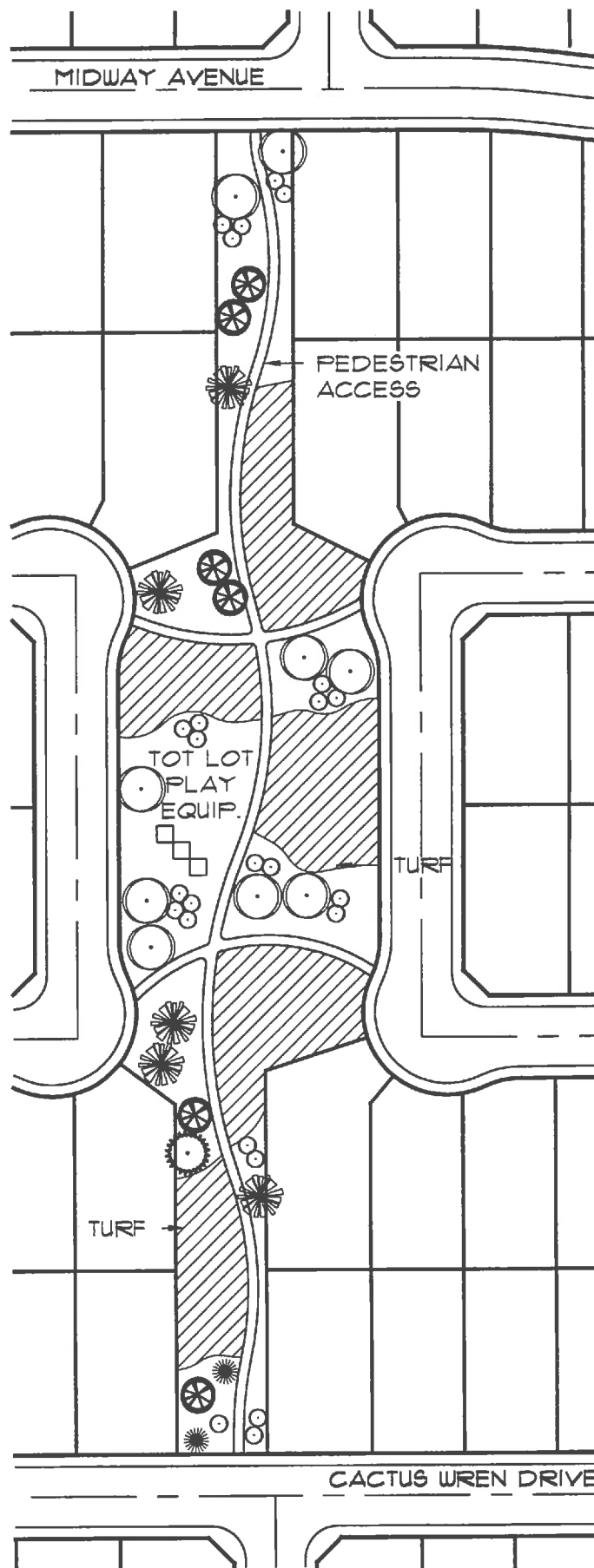


NOTE:
BULLDOGS OF ALL MEDIAN
SHOULD BE INTERLOCKING
SHOULD BE INTERLOCKING.

CONCEPTUAL LANDSCAPE NORTH
SCALE: 1" = 100'-0"

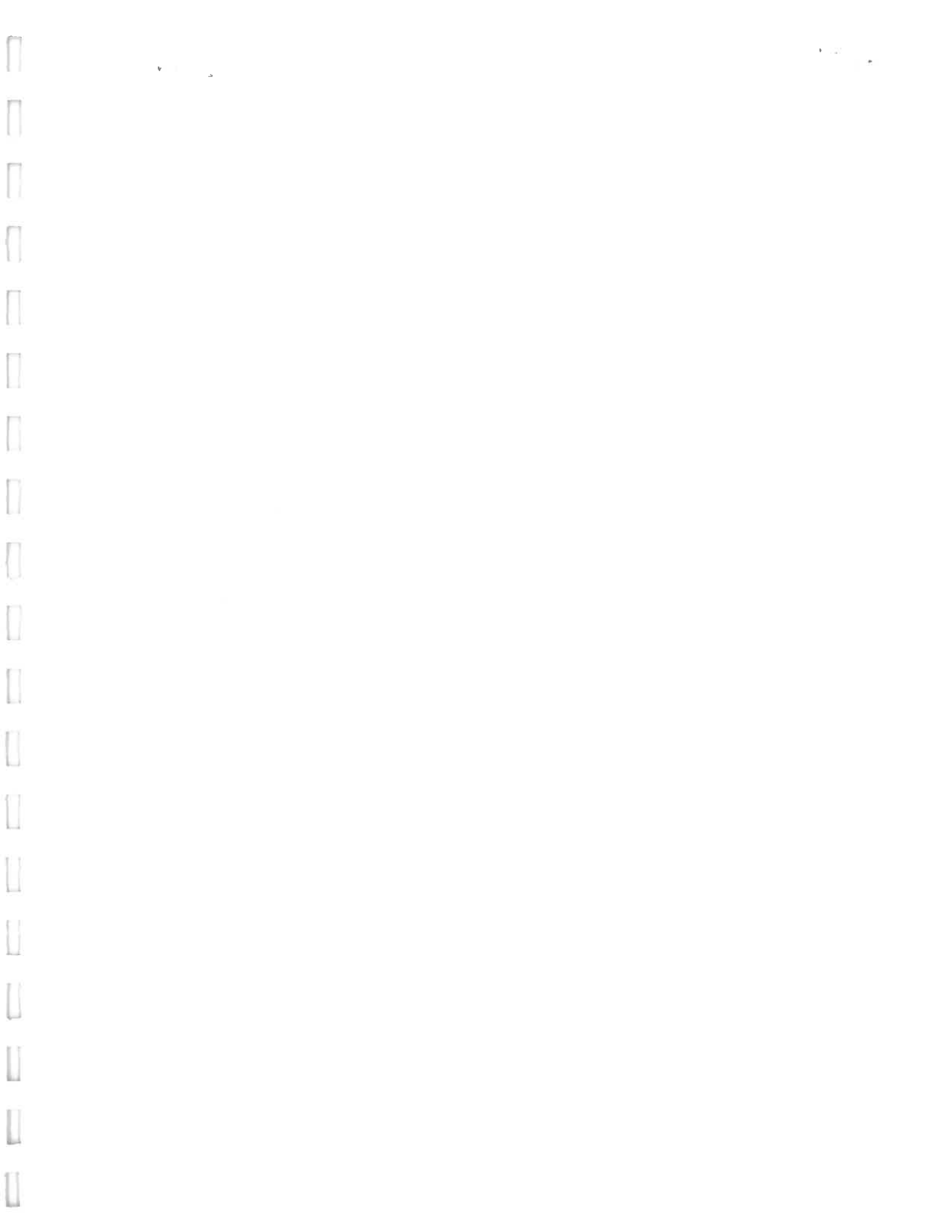
NOTE: CLENDALE AVENUE LANDSCAPE (WITHIN PROJECT RETENTION BASIN) IS TO FOLLOW THE WEST CLENDALE AVENUE DESIGN PLAN, AND CORAL COLOMBO AVENUE LANDSCAPE DESIGN PLAN.

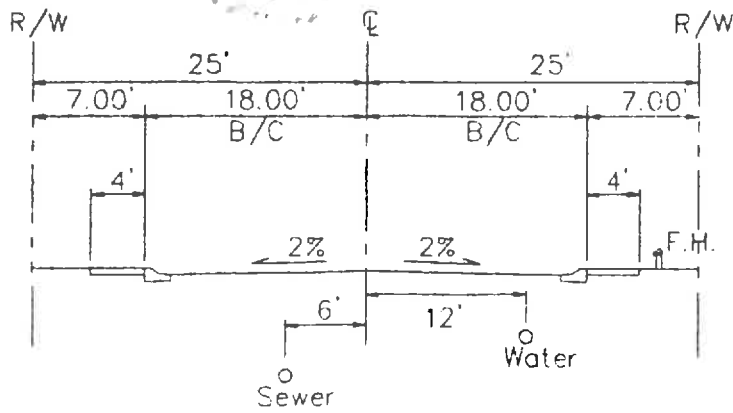




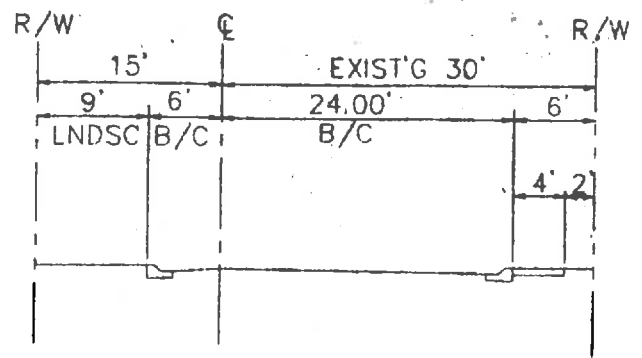
COMMUNITY OPEN SPACE

NO SCALE

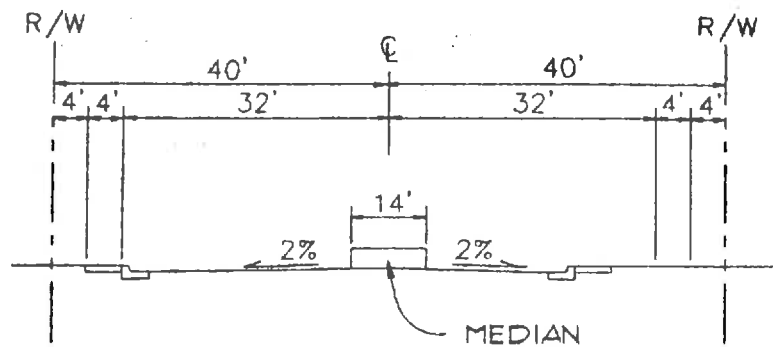




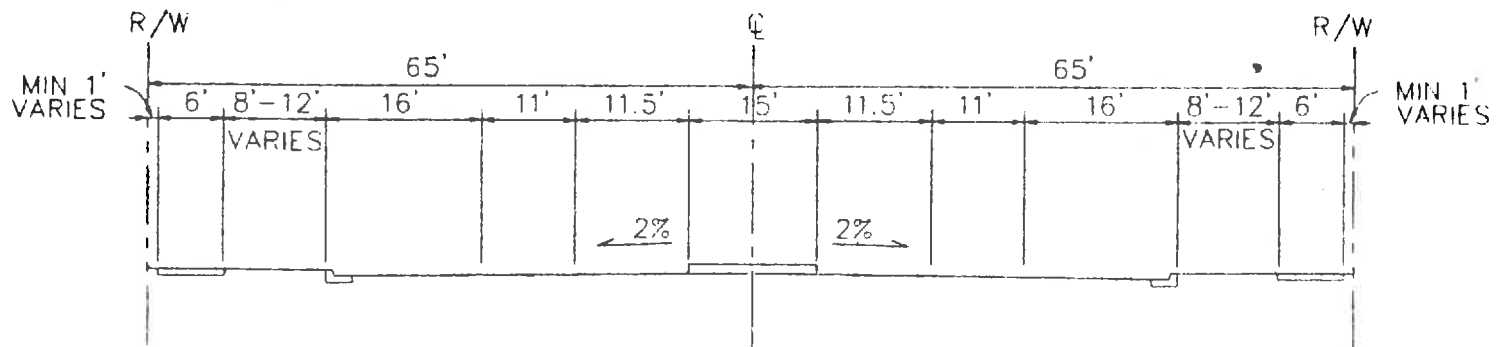
Local Section
(Interior Streets)



Local Section
(69th Avenue)



Collector Section
(71st. AVENUE)



Arterial Section
(GLENDALE AVENUE)

EXHIBIT I



November 24, 1998

Mr. Mike Cronin
Earl, Curley and Lagarde
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Subject: GP-97-16 and Z-97-46 (Paradise Views II): 7030 West Glendale Avenue

Dear Mike:

On November 24, 1998, the City Council of the City of Glendale voted to approve General Plan amendment GP-97-16 and Rezoning Application Z-97-46. The rezoning application was approved subject to the following stipulations:

1. Development shall be in substantial conformance with the PRD site plan dated September 22, 1998 and the narrative for "Paradise Views II" dated September 23, 1998.
2. A maximum of 207 lots shall be permitted.
3. The R1-6 development standards shall be amended as shown in the PRD narrative dated September 23, 1998 with the following clarifications:
 - A. Development standards shall incorporate staggered front setbacks with all odd numbered lots meeting an 18' front setback and all even numbered lots meeting a 20' front setback. This shall be measured from the front property line to the garage door. Living areas and side entry garages may meet a 15' front setback.
4. The lot at the northwest corner of 71st Avenue and Glendale Avenue shall be deleted and replaced with landscape and a concrete pedestrian path in accordance with the objectives of a landscape oasis as identified in the West Glendale Avenue Design Plan.
5. The property owner shall dedicate 65' of half-width right-of-way on Glendale Avenue, 30' of half-width right-of-way on Myrtle Avenue, 80' of full width right-of-way on 71st Avenue, and 15' of half-width right-of-way on 69th Avenue in accordance with the development plan within 180 days of zoning approval by City Council.

6. All half-street improvements on Glendale Avenue, Myrtle Avenue, 71st Avenue, and 69th Avenue shall be completed at the time the property is developed. Required improvement standards are determined by the City of Glendale Design Guidelines for Site Development and Infrastructure Construction. The Glendale Avenue theme light fixture shall be used along Glendale Avenue in conformance with the West Glendale Avenue Design Plan.
7. The applicant shall install off-site half width street improvements including pavement, curb, gutter, sidewalk, and street lighting along Myrtle Avenue and 71st Avenue adjacent to the SRP facility located at the southwest corner of 71st Avenue and Myrtle Avenue.
8. The existing median break on Glendale Avenue at the 69th Avenue alignment shall be replaced with a raised landscape median at the time of development.
9. All project walls visible from interior residential streets and common open spaces, and return walls between houses shall be masonry, stuccoed and painted to match the residential units. All party walls between units shall be of masonry construction.
10. Particular attention shall be given at the time of design review to the design and appearance of the front elevations of house products on 55' wide lots to ensure that the garages do not dominate the streetscape, that the front door and at least one set of windows from the living area of each unit faces and is visible from the street, and to provide visual interest through the use of pop-outs, design details around windows and door openings, and other architectural treatments.
11. The developer shall provide freestanding entry signage on the northeast corner of Glendale and 71st Avenues.
12. The tot lot facility located within Tract D shall provide a minimum of eight play stations. The proposed tot lot within Tract E shall be replaced by a ramada, seating area, and barbecue facility.
13. The 71st Avenue landscaped median shall be a maintenance responsibility of the City of Glendale.

These stipulations are part of the permanent file for this case and are available for public review.

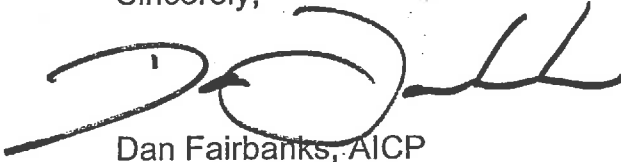
November 24, 1998

GP-97-16 / Z-97-46

Page 3

If you have any questions or require additional assistance, please call me at 930-2800.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fairbanks', with a large, stylized initial 'D' and 'F'.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/dc

cc: Scott Davis, Cherokee Development L.L.C.

870_019



October 15, 1998

Mr. Scott Davis
Cherokee Development Partners, L.L.C.
4343 East Camelback Road, Suite 240
Phoenix, AZ 85018

Subject: Planning Commission Approval of P-98-05 (Paradise Views II)

Dear Scott:

At the regularly scheduled meeting of October 15, 1998, the Glendale Planning Commission approved the preliminary plat for "Paradise Views II" located at 7030 West Glendale Avenue. Based on the preliminary plat stipulations, the effective date of the preliminary plat approval will be 15 days after zoning approval. The Planning Commission's approval was subject to the following stipulations:

1. City Council approval of General Plan Amendment application GP-97-16 and rezoning application Z-97-46. The 15-day preliminary plat appeal period specified by Section 31-151 of the Subdivision and Minor Land Division Ordinance shall begin on the date that City Council approves Z-97-46.
2. The final plat shall incorporate all stipulations of zoning approval.
3. Subdivision infrastructure improvement plans, landscape, perimeter wall, entry signage, and grading and drainage plans shall be reviewed and approved by staff prior to final plat approval by City Council.
4. The final plat shall provide a minimum lot width of 55' on lot 69 and a minimum lot width of 60' on lot 105.
5. The applicant shall ensure conveyance of irrigation waters to the agricultural field west of this site. The improvement plans shall identify that on-site irrigation facilities shall be tiled in conformance with the requirements of the Engineering Department.

At a future date, after the effective preliminary plat approval date, you and your consultants may submit improvement plans for the subdivision, including water, sewer, paving, grading and drainage plans, landscape and perimeter wall design plans, and street lighting. Should you desire to submit improvement plans, sheet size is 24" x 36". Submittal of a soils report is also required prior to construction. All improvement plans must come in as one submittal package, not as individual submittals. Contact Mary Wetenkamp, Development Services Center, at 930-2800 if you or your consultants

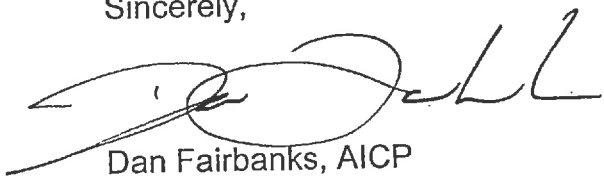
have any questions regarding this submittal or information on plan review schedules and permit fees.

The submittal of the final plat application, \$500 final plat filing fee, final project CC&Rs, final plat lot matrix, and seven copies of the final plat should be included with your improvement plan submittal.

At a future date, house product plans should be submitted to the Development Services Center for review. Please contact John Gitzen, Development Services Representative, at 930-2800 if you have any questions regarding the house plan submittal process.

Please contact me at 930-2800 if I can provide more information or further assist you in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Fairbanks', written over a horizontal line.

Dan Fairbanks, AICP
Senior Planner
Planning Department

DF/kd

Enclosure: Final Plat Application

cc: Mary Wetenkamp, Plans Review Coordinator
John Gitzen, Development Services Representative
Mike Cronin, Earl, Curley & Lagarde

Facsimile Transmittal Cover Sheet

F2 Group, LLC
P.O. Box 11157
Chandler, Arizona 85248
phone 480.752.0717
fax 480.895.1999

Date: 9/26/00

Company: City of Glendale 623.915.2861

From Attn: Kathy Emery

To From: Matt Franklin

Project: Paradise Views II

No. of Pages Including Cover Sheet 85

Comments:

Kathy,

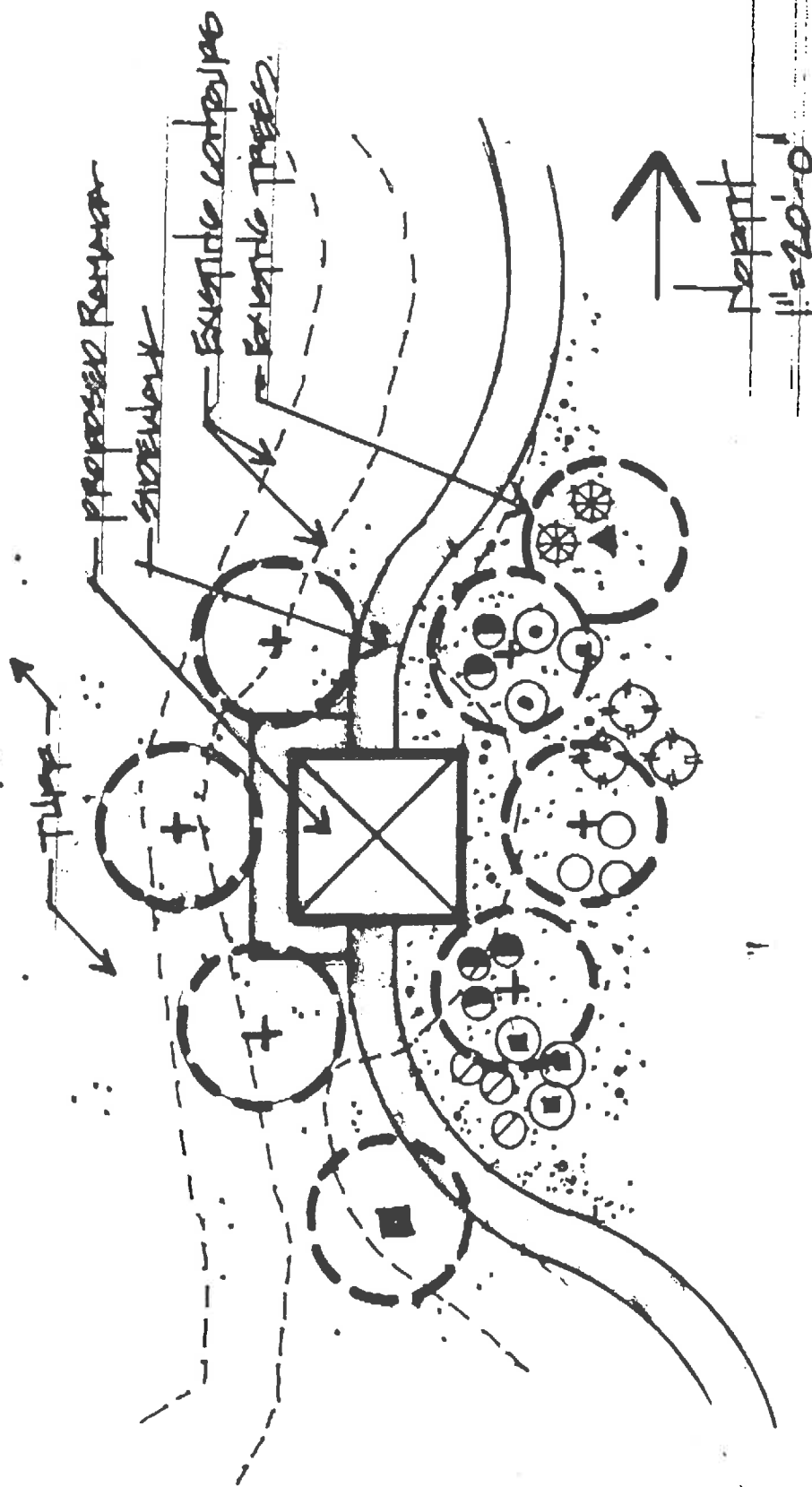
Per our conversation, Trend Homes would like to revise the ramada structure shown on the approved landscape plans. Currently, the plan shows a 12' x 12' ramada with a prefab. roof. The home builder would like to enhance the structure by constructing a 20' x 20' ramada with stone veneer columns and tile roof to match or compliment the surrounding homes. I am sending you the current ramada details in addition to the proposed ramada details. Please review the attached drawings and call with any questions or comments.

Thank You

APPROVED

Kathleen Emery
SIGNATURE

10.3.00
DATE



Proposed 20' x 20' Ramara Location

APPROVED

Katherine Emen 10.3.00

TILE ROOF
COLOR TO MATCH TILE ON HOMES

4 1/2" 12"

TS 4 x 4 x 3/16, PAINTED
COLOR TO MATCH STONE VENEER

2 x 12 WOOD FASCIA AND
1x4 FASCIA TRIM - PAINTED
COLOR TO MATCH STONE VENEER

2' SQ. CMU COLUMN W/ STONE VENEER -
EL DORADO LEDGESTONE - ARIZONA CHINA

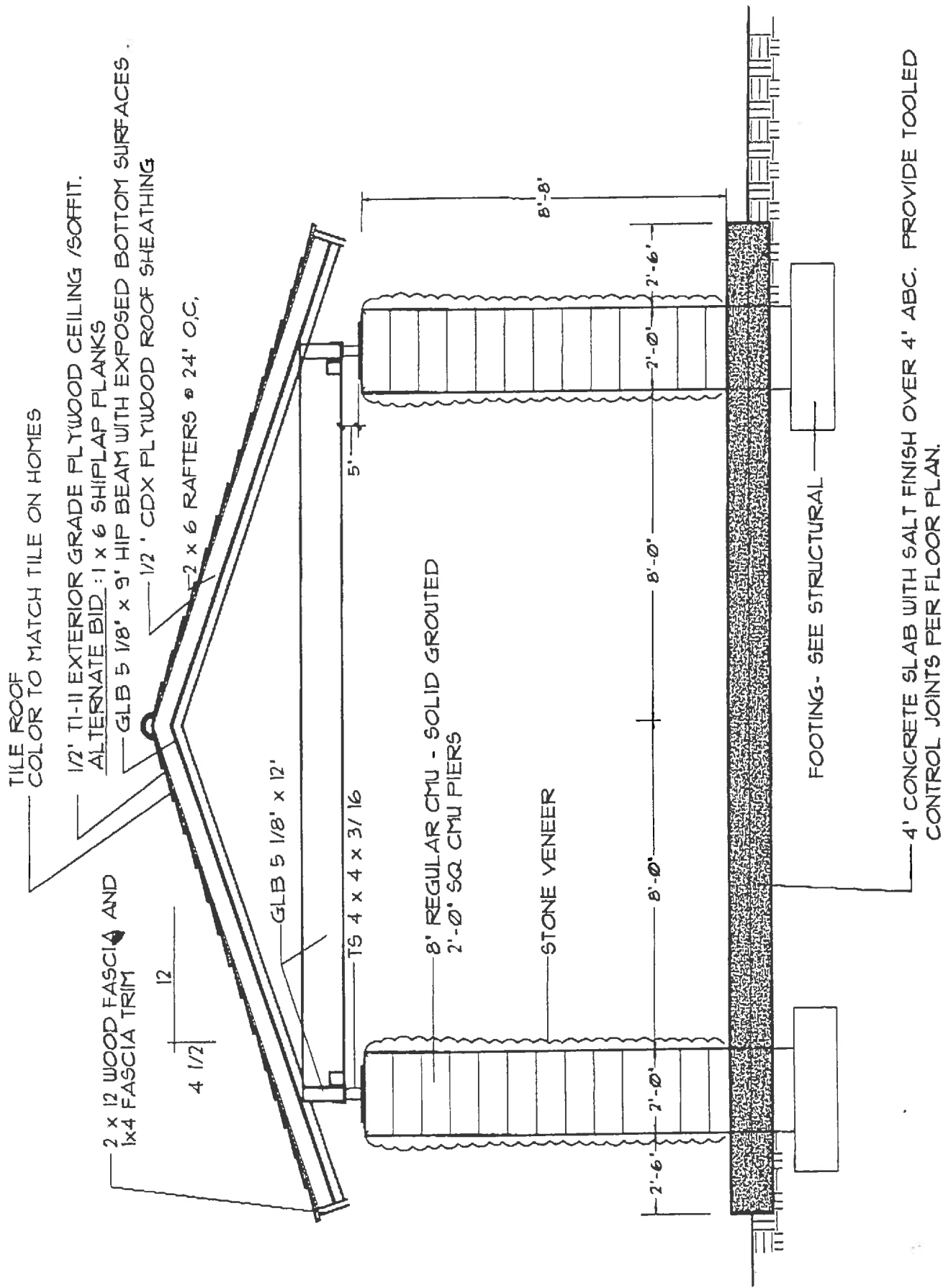
8'-8"

4' CONCRETE SLAB WITH SALT FINISH OVER 4" ABC. PROVIDE TOOLED
CONTROL JOINTS PER FLOOR PLAN.

PROPOSED RAMADA ELEVATION

A

APPROVED NTS
Katheryn Emery 10.3.00



SECTION 'A'

(B)

PROPOSED Ramada

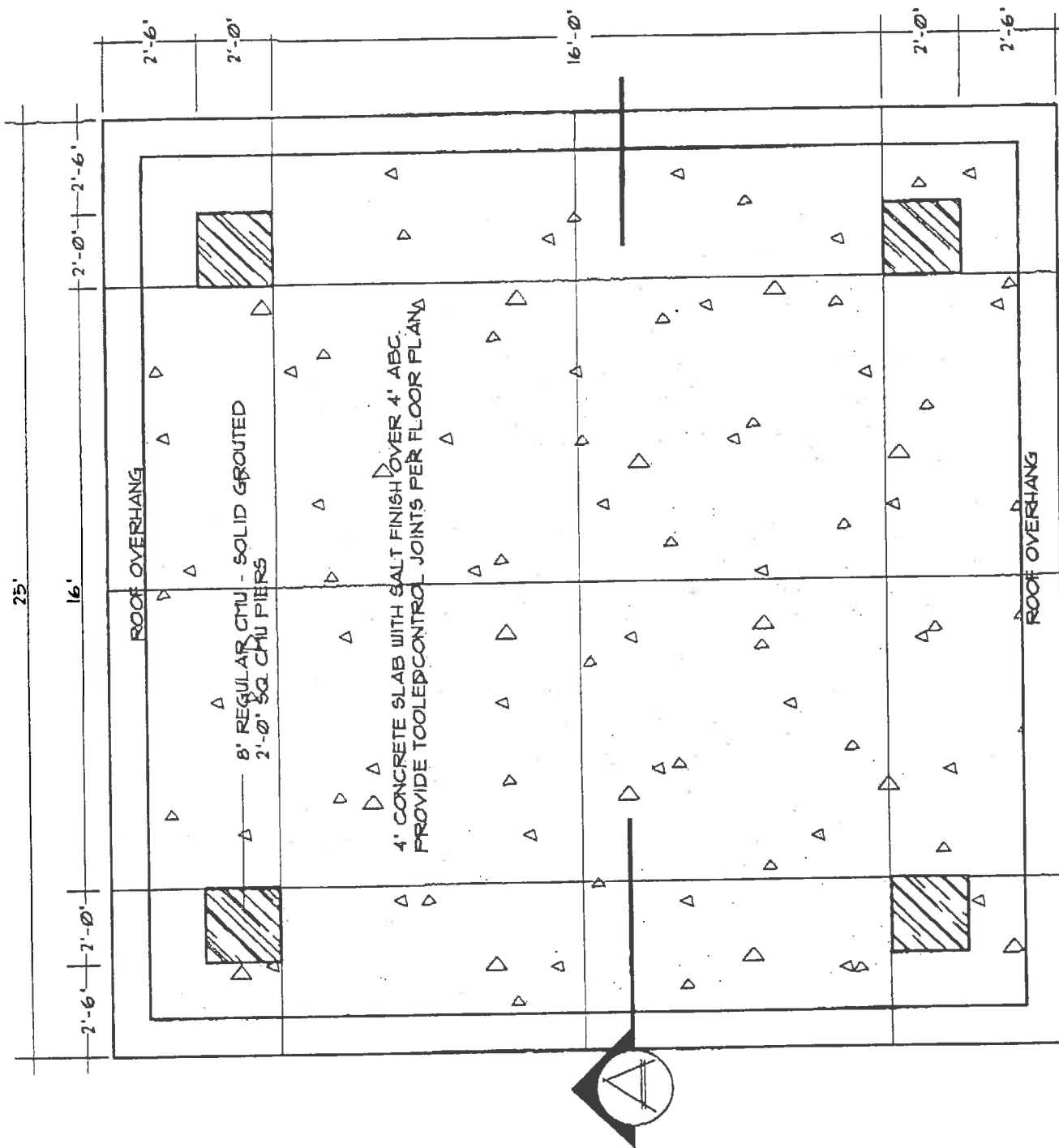
APPROVED

Kathleen E. Ewing

NTS

10.3.00

DATE



© FLOOR PLAN

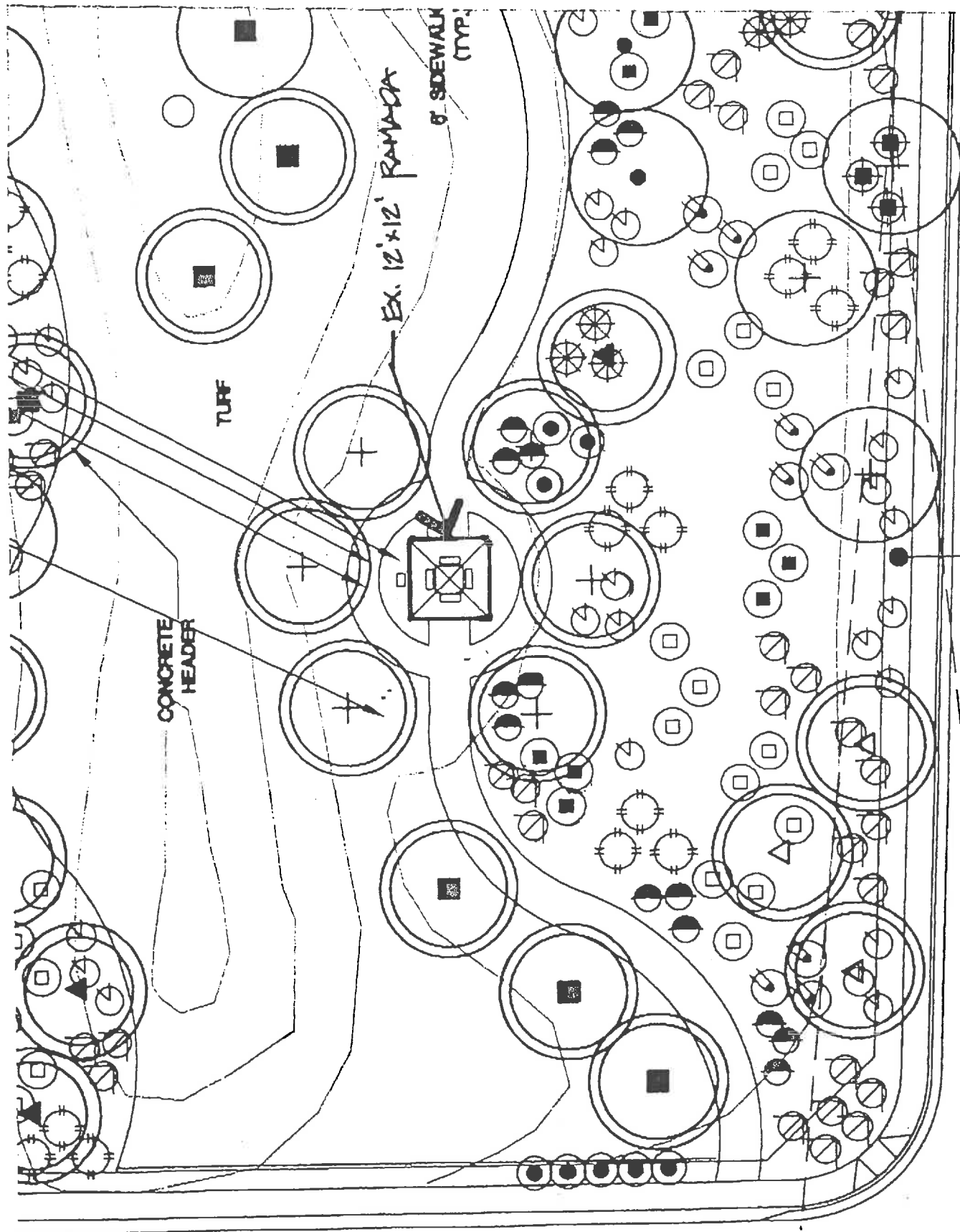
NTS

APPROVED

Katherine Eney

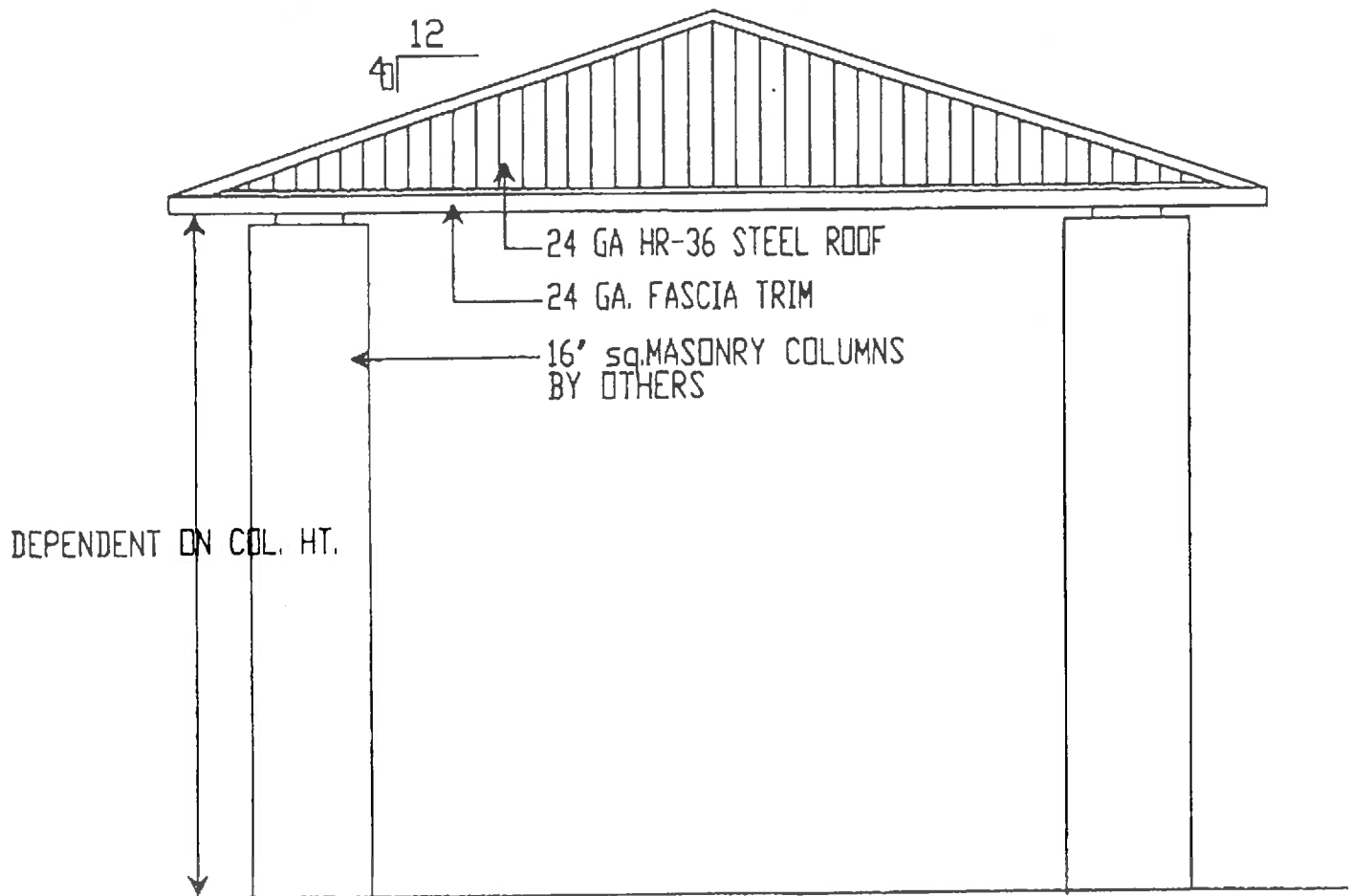
10.3.00

SIGNATURE DATE



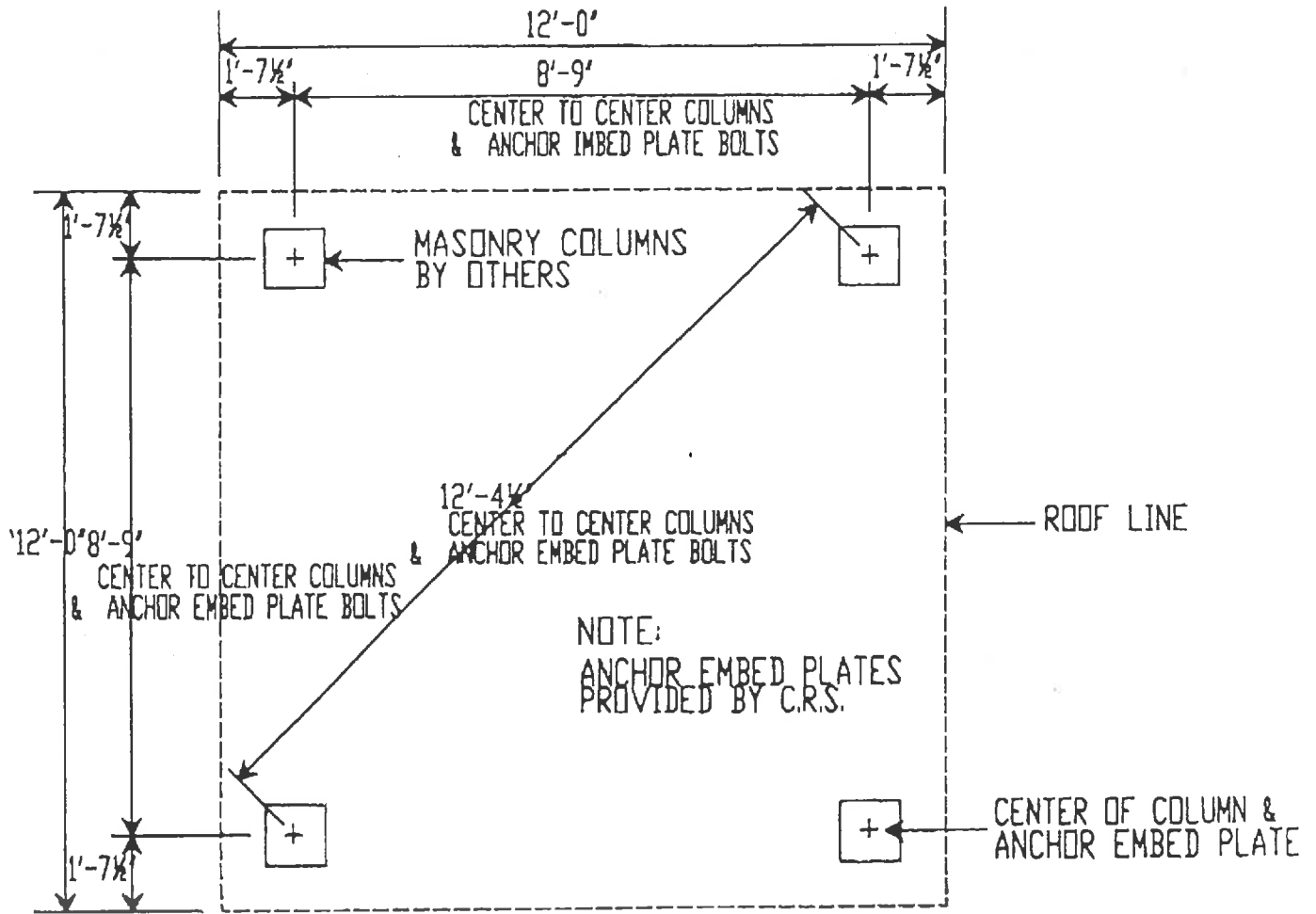
↑ North
1" = 20'-0"

EXISTING 12'x12' RAMADA LOCATION



ELEVATION 12'X12' DENVER MODEL
NTS

Remade Shown on Approved Plans.



12'X12' DENVER MODEL
COLUMN & ANCHOR EMBED PLATE NTS
LAYOUT PLAN

RAMADA SHOWN ON APPROVED PLANS.



RECREATION DESIGN CONCEPTS

P.O. Box 1377
Gilbert AZ. 85299

Jeff Johnson (480) 890 8393
Dean Swingle (623) 487 0832

MEMO

Date: 10/3/00

From: Dean Swingle
Fax # (623) 487-0832

To: Katherine Emery - City of Glendale -Engineering / landscape
CC: Grant Anderson - City Engineer , City of Glendale
Mark Funk - Trend Homes

R.E. Paradise View II Development
Trend Homes

Dear Ms. Emery,

It has come to my attention that you have disapproved the use of Little Tikes Commercial Play Systems equipment at the above referenced project. I would like to understand the reasons behind this rejection.

Recreation Design Concepts and LTCPS have been around this community for many years and has been quite acceptable and in fact the preferred manufacturer by many school districts, cities, preschools and developers in Arizona as well as internationally.

I do not know your reasons for the rejection, so I will start with some items that might have played a part in your decision.

- 1 Warranty - as you will note in the catalog, LTCPS provides industry leading standards for warranty issues. Lifetime - posts/hardware/ - 15 year on main structure - 10 year plastic parts.
- 2 Safety issues - The playground industry provides third party certification relating to the conformance to CPSC & ASTM standards. This third party certification is IPEMA, you will find that LTCPS is certified and I have included a certification on each part proposed on this project. (find enclosed).
- 3 Product quality - LTCPS is a division of Newell/Rubbermaid Co. who has tremendous reputation for manufacturing high quality plastic products from toys to industrial components.

Please let me know if there is other information that you need to re consider your decision regarding this project. I am happy to meet with you at any time to discuss the situation.

Thank You,


Dean Swingle
paradise view memo 1

1 800 678-0247 / office fax (480) 844-9194 / Dean's fax (623) 487-0832

IPEMA Certificate of Compliance



In the interest of public playground safety, IPEMA provides a third party certification service whereby a designated independent laboratory validates a manufacturer's certification of conformance to the ASTM F1487-98 (excluding sections 10 and 12.6.1), Standard Consumer Safety Performance Specification for Playground Equipment for Public Use, standard. The manufacturer listed below has received written validation from the independent laboratory that the products listed below conform with the requirements of ASTM F1487.

Date of Issue:	10/3/2000
Manufacturer:	Little Tikes Commercial Play Systems, Inc.
Model#	Description
100005274	PB SQUARE DECK
200061875	TRANSFER STATION 1220 MM F/PB
200063665	SLIDE DOUBLE WIDE W/HOOD 1220 MM
200054993	SPIRAL SLIDE 360° W/HOOD 1625 MM
200061531	INTERSTEP DECK 406 MM W/HAND LOOPS
200054586	SNAKE POLE 1625 MM
200054611	PANEL BUBBLE ARCH TOP DECK MT
200054618	RAIL SAFETY W/O WHEEL MT
200065770	PANEL SEVEN STATION PLAY FACTORY

You may validate this certificate by visiting IPEMA's website at <http://www.ipema.org>

End of Ipema Certificate.

little tike

commercial play systems

P.O. Box 897

Farmington, Missouri 63640

(800) 325-8828

QUOTATION

07/17/2000
09:45:24Model: 200096285
Project: PARADISE VIEWS II

A Rubbermaid Company

Quote and pricing will be valid for 90 days from issue date

QTY	MATERIAL DESCRIPTION	WEIGHT	VOLUME	PRICE
-----	-------------------------	--------	--------	-------

Shared Product: KB/KK/WB/PB

2	200007704 HDWR BAG F/CLAMP ELIMINATION (MM)	1.13	0.01	\$ 0
Total Shared Product: KB/KK/WB/PB		1.13	0.01	\$ 0

Outdoor: Playbuilder

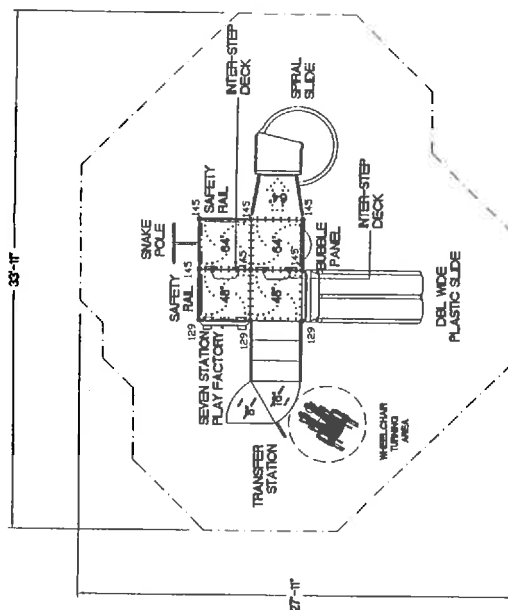
3	200065352 POST W/CAP F/PB 48"/1220MM DECK (129")	150.76	5.88	\$
6	200065353 POST W/CAP F/PB 64"/1625MM DECK (145")	337.51	13.14	\$
4	100005274 PB SQUARE DECK	309.28	11.66	\$
1	200061875 TRANSFER STATION 1220 MM F/PB	349.13	26.52	\$
1	200063665 SLIDE DOUBLE WIDE PLASTIC 1220 F/PB	166.75	68.34	\$
1	200054993 PB SPIRAL SLIDE	374.84	145.87	\$
2	200061531 STEP INTER 405MM/16" W/HAND LOOPS PB	100.23	7.14	\$
1	200054586 SNAKE POLE PB 64"/1625	55.51	14.71	\$
1	200054611 PB PANEL ARCH BUBBLE	22.00	2.45	\$
2	200054618 PB SAFETY RAIL LONG W/O MT	80.23	3.92	\$
1	200065770 PB 7 STATION PLAY FACTORY	77.11	11.35	\$
Total Outdoor: Playbuilder		2,023.35	310.98	\$

Hardware/Miscellaneous

1	200064649 SCREWDRIVER #DW269 VSR H.D. VERSA-CLUTCH	5.00	0.16	\$
Total Hardware/Miscellaneous		5.00	0.16	\$
Grand Total		2,029.47	311.15	\$



Project: Paradise Views II
LTCPS rep: Dean Swingle Recreation Design Concepts 623-487-0832
Play Builders: Post Color: Forest Green Accent Color: Tropical Yellow Panel Color: Tan Slide Color: Tan Roof Color: [None] Mounting: Inground
Drawn by: Eric Kohn Date: 07/17/00 DWG Name: QT87769 Scale: 1"=8' Approved by: BW 7/17/00
LTCPS - Farmington One Iron Mountain Drive Farmington, Missouri 63640 Voice: 1-800-325-8828 Fax: 573-756-0319



Minimal recommended fallzone
Area: 705 sq. feet
Perimeter: 100 feet

GENERAL NOTES

- The Americans with Disabilities Act (ADA) may require that you make your park and/or play area more accessible. Please consult your local council to determine if the ADA applies to you.
- For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
- Although a particular playground design may not meet the requirements of ADA, it may be possible to modify the design to meet the requirements of ADA. Consult your local council for more information.
- Playground may be in compliance when considering existing ADA requirements.
- All deck heights are measured from top of ground cover.
- The minimum recommended fall zone around the entire play structure is shown. This zone is to be free of all tripping and collision hazards (i.e. roots, rocks, border material, etc.).
- This play structure(s) meets the performance and safety requirements of ASTM for children 5-12 years old. Not all equipment may be appropriate for all children. Supervision is required.
- The requirement for a Play Builder installation is that the post can not be set prior to installing the deck.
- All post lengths are identified by text showing the post height, i.e. 22'0" or 8'7" represents a 22'0" or 8'7" high post.

Playground Layout Compliance:

- ☐ This playground design meets the proposed Access Board Regulations.
- ☒ CPSC Handbook for Public Playground Safety
- ☒ ASTM F1487 - Playground Equipment for Public Use.



commercial play systems

Paradise Views II
7/17/00
QT87769

Recreation Design
Concepts
Dean Swingle
602-890-8393

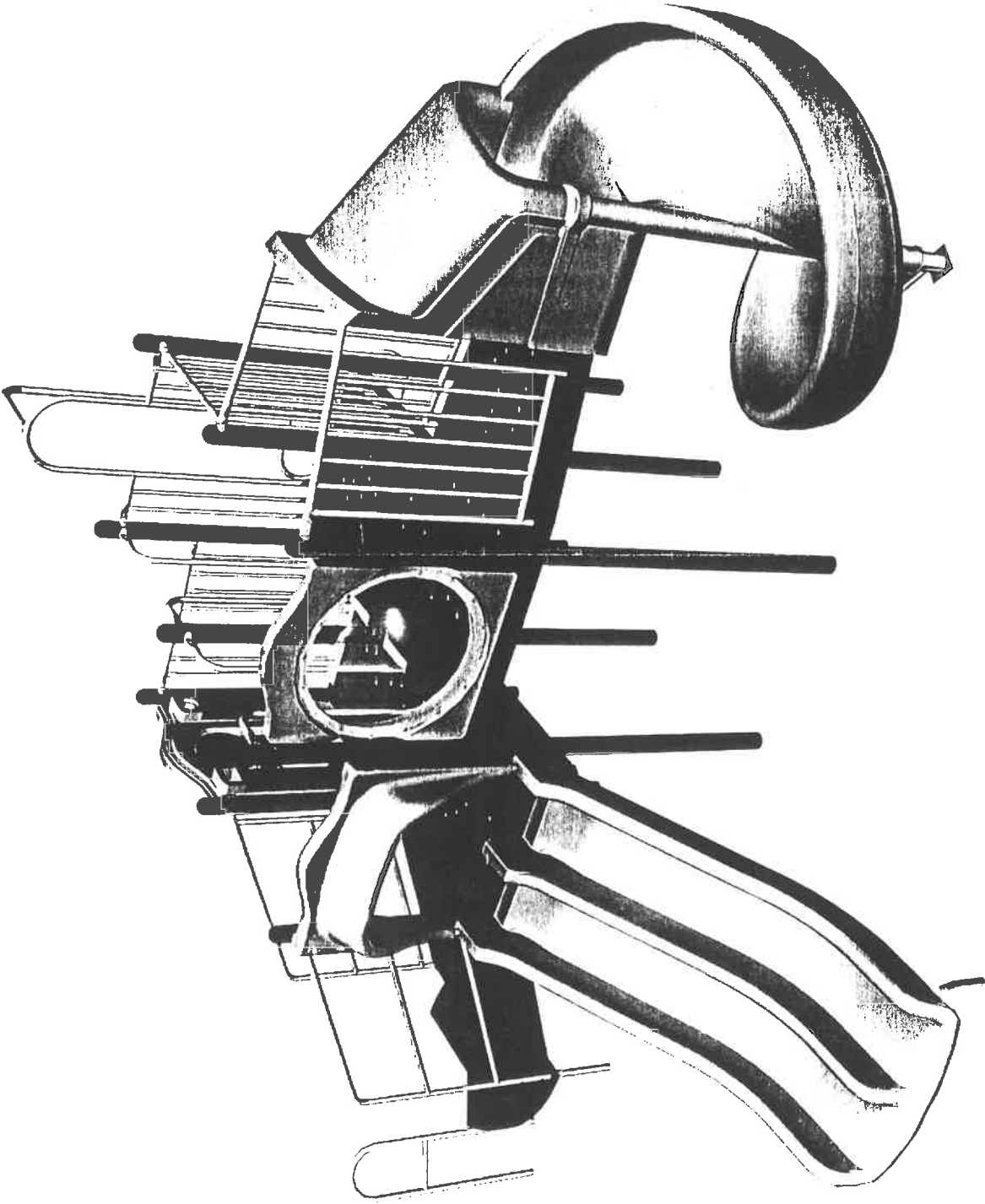
Proudly Designed for You

at

Little Tikes
Commercial Play Systems

Farmington, Missouri

Newell Rubbermaid





commercial play systems

Commitment That Lasts

Commitment To The Environment

Protecting and preserving the environment for our children's future is a priority of everyone at Little Tikes Commercial Play Systems. We are committed to closing the recycling loop by using pre and post-consumer recycled material wherever possible and by ensuring that nearly everything we make can be recycled back into the environment. From steel and aluminum to rubber and plastic, almost everything we make uses some amount of recycled material. By installing a Little Tikes® play structure we are all doing our part to ensure a better world for our children.

Call or write your sales representative for a brochure explaining "Our Commitment To The Environment".



Commitment to Safety

Nothing is more important than a safe environment for children to play in. Our commitment to safety includes compliance with the standards established by ASTM, EN and CSA as well as numerous other standards established throughout the world. Beyond compliance, we are an active participant in many of these organizations, providing input into the standard development process. Our associates and representatives are dedicated to the goal of designing positive play environments that challenge children, offer full accessibility and comply with industry standards.

Commitment To Innovation

Our product designers and engineers constantly strive to better meet the needs of children and support integrated play between children of differing abilities. Count on Little Tikes to deliver innovative durable play equipment that offers children enduring play value.

Since our development program is ongoing, be sure to check with your local representative or our web site at www.lt cps.com to find out what's new for your playground.

Little Tikes Commercial Play Systems has professionally trained sales representatives who will give you specialized assistance with customer support that extends from our dedicated customer service department to our helpful maintenance kit.



ASTM-F1487 CPSC CAN/CSA-Z614-M98 AFNOR/LNE EN1176/TÜV Product Service

Kid Builders™, Play Builders™, Kid Kubes™, Wood Builders® 2, MaxPlay™ Systems and PlayCenters equipment has been tested to be in conformance with safety requirements and standards set forth by ASTM Standard F1487, excluding sections 10 and 12.6.1.

In the interest of public playground safety, IPEMA provides a 3rd Party Certification service whereby a designated independent laboratory validates a manufacturer's certification of conformance to ASTM-F1487, Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

*The use of this seal in Little Tikes Commercial Play System's catalog signifies that Little Tikes has received written validation from the independent laboratory that the product associated with the use of the seal conforms with the requirements of ASTM F1487. Web site: www.ipema.org

Validation is an ongoing process as new products are certified and released.

Please contact your local representative for an updated listing or visit our web site at <http://www.ltcps.com>

When installed according to our layout drawings and installation instructions, Kid Builders™, Kid Kubes™, Play Builders™, Wood Builders® 2, MaxPlay™ Systems and PlayCenters play equipment meet guidelines as defined in the U.S. Consumer Product Safety Commission's Handbook for Public Playground Safety and the Canadian Standard CAN/CSA-Z614-M98.

Kid Builders™, Play Builders™, Kid Kubes™, MaxPlay™, Wood Builders® 2 Systems, PlayCenters and Spring Riders have been certified to the EN 1176 by TÜV Product Service GMBH.



Little Tikes Commercial Play Systems Inc. is a member in good standing of IPEMA, the International Play Equipment Manufacturers Association. IPEMA is a member-driven international trade organization which represents and promotes an open market for manufacturers of play equipment.

Standards and Guidelines

CPSC - The Consumer Product Safety Commission created playground safety guidelines to help local communities, schools, day care centers, corporations and other groups build safe playgrounds. The *Handbook for Public Playground Safety*, first published in 1981 includes technical safety guidelines for designing, constructing, operating and maintaining public playgrounds.

U.S. Consumer Product Safety Commission
Washington, DC 20207
E-mail: info@cpsc.gov

ASTM - The American Society for Testing and Materials is an independent world renowned developer of technical standards utilized in testing products. Standard Consumer Safety Performance Specifications for Playground Equipment for Public Use, F1487-98 establishes nationally recognized safety standards for public playground equipment.

American Society for Testing and Materials
100 Barr Harbor Drive
West Conshohocken, PA 19428-2959
E-mail: service@astm.org

CSA - CSA International is an independent inspection and testing organization whose mission is to provide an open and effective forum for activities facilitating the exchange of goods and services through the use of standards, certification and related services to meet national and international needs. The CSA Standard CAN/CSA-Z614, A Guideline on Children's Playspaces and Equipment was approved in 1990 and updated in May 1998.

CSA International
178 Rexdale Boulevard
Scarborough, Ontario, Canada M9W 1R3
1-800-463-6727
www.csa-international.org

TÜV Product Service - is a world renowned leader in testing and certification activities. European Standard EN1176 is the most up to date combined European Standard for Commercial Playground Equipment. Use of the TÜV certification mark is evidence to the customer of product quality and compliance to stringent safety standards.

TÜV Product Service
Ridlerstrasse 31
80339 Munich
Germany
E-mail: info@tuvglobal.com

Concord Park - Knox County, TN, USA
Howlett Equipment Co.

