

PARK PASEO

Z 97-14

Planned Residential Development

October 2, 1997

Prepared By

*Metropolitan Land
Earl, Curley & Lagarde
Sage Engineering
Design Plus West*

by City Council, July 28, 1998
*- with amendments,
see stips*
APPROVED
[Signature]
SIGNATURE **DATE**

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INTRODUCTION

Park Paseo is a proposed Planned Residential Development (PRD) on a 53 acre site south of Bell Road, east of Skunk Creek, north of a proposed extension of Greenway Road and west of the 71st Avenue alignment (see Exhibit "A" - location map). The proposal is to develop 187 lots for detached single family residential units on minimum 5500 square foot lots, to construct an extension of Greenway Road and to construct a new collector street between the Greenway extension and Bell Road. Additionally, an 8.3 gross acre park site will be reserved for acquisition and development of a park by the City of Glendale.

This request combines portions of two sites currently zoned R1-6 PRD and R1-6 MH and seeks an R1-6 PRD approval to allow the development of a single-family subdivision. This property was originally purchased by the Maricopa County Flood Control District as a location for excess dirt storage generated by Flood Control District improvements in the area. However, the Flood Control District was able to sell this excess dirt and determined that this acreage was no longer necessary and sold the property.

SITE DESCRIPTION

This site is an approximately 53.02 acre, irregularly shaped parcel that was purchased from the Maricopa County Flood Control District (refer to Exhibit "B" for project legal description). The site is vacant, with a gentle slope to the west.

The site's northern boundary will be a new collector street designed to connect Bell Road to 75th Avenue. The site's southern boundary is the Thunderbird Paseo. The eastern boundary of the property is currently divided amongst a vacant parcel with Bell Road frontage and Granada Estates, a mobile home subdivision. The vacant parcel east of the 71st Avenue alignment was recently rezoned for a single-family subdivision at a density of approximately 4.7 dwelling units per acre. It is being developed by Shea Homes and is currently under construction.

The property to the west of the site is within the City of Peoria and is owned by the same property owner processing this application. A separate application within the City of Peoria will be necessary to rezone that property to complete a similar development pattern of residential uses.

GENERAL PLAN AND ZONING

The lands that are the subject of this PRD application are designated Residential 3.5 - 5, Residential 5-8 and CP (Community Park) in the City of Glendale General Plan. An application for General Plan amendment has been filed with the City (GP-97-07) to change that portion of the site designated Residential 5-8 to Residential 3.5 - 5 to reflect the proposal to develop the entire site at approximately 3.5 units per gross acre.

The site is presently zoned R1-6 PRD and R1-6 MH (Mobile Home). The current application proposes changes to the existing R1-6 PRD zoning and to replace the R1-6 MH zoning with the amended R1-6 PRD zoning. The existing R1-6 PRD zoning permits single family residential development, but is not a plan specific PRD, meaning that the R1-6 PRD development standards outlined in section 5.3 of the Zoning Ordinance are applicable under the existing zoning. Table No. 1 of this document compares the Zoning Ordinance standards for an R1-6 development under the existing zoning and the standards that are being requested as part of this application. Further it is proposed to delete the R1-6 MH zoning and to replace the zoning with the amended R1-6 PRD so the project can be developed under one zoning classification for detached single family residential units as described above.

DEVELOPMENT PROPOSAL

Park Paseo will be a single-family subdivision, adjacent to the Granada Estates mobile home subdivision and the proposed Shea Homes subdivision to the east. A companion application seeks approval of an R-4 multi-family site to the north and west, adjacent to Skunk Creek and the Bell Road frontage. This multi-family community will be separated from Park Paseo by a collector street that is intended to provide a connection between Greenway Road and Bell Road. As part of this PRD, an approximately 8.3 gross(6.11 net) acre parcel is being reserved for purchase by the City of Glendale for use as a park. No portion of the area designated for park acquisition will be utilized to satisfy the retention needs for Park Paseo. This park area is at the southern end of the property adjacent to the Granada Estates subdivision and in close proximity to the Thunderbird Paseo. By creating this recreational opportunity with convenient access from the Thunderbird Paseo and Greenway Road, a community wide need for additional park space in this area is being satisfied.

This single-family PRD will contain 187 lots on 53.02 acres, a density of 3.52 units per acre. (Refer to Exhibit "C" for the Proposed PRD Plan.) These lots will have a

minimum lot size of 5,500 square feet. However, the average lot size is 6,301 square feet and the area will contain lots as large as 13,372 square feet. (Refer to Exhibit "D" for typical lot layout).

This development type is consistent with the recently approved Shea Homes PRD to the east. The use of the smaller lot sizes allows for the creation of open space buffers along the collector streets and adjacent to Granada Estates. The open space area, which includes the landscaped areas at the interior of the site and along the collector streets, totals 4.05 acres. Between the area reserved for the park and the landscaped open space areas, 25.5% of the total area of Park Paseo is devoted to open space.

DEVELOPMENT STANDARDS

Given the irregular shape of the site, the PRD contains amended development standards to provide sufficient flexibility to create a high quality, sustainable neighborhood. The street pattern and substantial amount of on-site landscaping assist in creating a desirable residential environment. The significant standards being modified are minimum lot area and minimum lot width. Although the diverse design of the site requires the development of some lots with a minimum area of 5,500 square feet, it is important to note that Park Paseo will have an average lot size of 6,301 square feet. The smaller minimum lot size is accommodated by reducing the lot width to 50 feet, yet the overall integrity of the lot size and the quality of development is maintained by requiring a minimum lot depth of 110 feet, ten feet greater than the ordinance required minimum lot depth.

The following table compares the R1-6 ordinance standards with the Park Paseo amended standards:

TABLE NO. 1

Development Standard	Amended R1-6 PRD	Standard R1-6
Minimum Lot Area	5,500 <i>approved 6,050</i>	6,000
Minimum Lot Width	50' <i>approved 55'</i>	60'
Minimum Lot Depth	110'	100'
Minimum Front Yard	15'/18'* 15**	15'/20'
Minimum Side Yard	5'/10'***	5'/10'
Minimum Rear Yard	20'	20'
Minimum Distance Between Buildings on Adjacent Lots	15'*** <i>approved all 15'</i>	15'
Maximum Main Building Height	30'	30'
Maximum Lot Coverage	45%	40%
COMMENTS:		
* 15' Minimum setback to living area; 18' minimum setback to front of garage.		
** 15' Minimum setback for a side loaded garage.		
*** On a corner lot, the 10' setback shall be on the street side. A 2' encroachment for bay windows and fireplaces will be permitted.		
**** The minimum building separation between the primary residential structures on a corner lot and adjacent lot shall be 10'.		

Note: 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.

PARKS/OPEN SPACE

Park Paseo has been designed to provide a significant amount of open space through the use of a park area, open space buffers and landscape tracts along the collector streets. In accordance with a request from the City of Glendale, 8.3 gross acres are being reserved for park acquisition. The park is located adjacent to Greenway Road and Granada Estates, making it easily accessible. In addition to the park site, Granada Estates is further buffered by 1.74 acres of open space, located between Park Paseo and Granada Estates. The perimeter landscaping and on-site landscaped open space areas will be maintained by a homeowner's association.

The open space has been designed so that a majority of it is readily accessible. Based upon comments received from the Planning Department, the lotting pattern was significantly redesigned to almost entirely eliminate lots that "back onto" the open space and park site. This design creates a useable/visible open space area that runs from one end of Park Paseo to the other, providing a means for convenient access to the park for all future residents. Please refer to Exhibit "E" for the Preliminary Landscape Plan.

Additional open space is also being provided along the collector streets to provide a higher quality streetscape. The landscaped tracts along the collector street will be a minimum of ten feet in depth, although the depth of some of the landscaped open space areas will be as great as 110 feet. The landscaping along the collector streets will create a pleasant aesthetic link between the Thunderbird Paseo and Bell Road. Please refer to Exhibit "F" for a typical collector street cross-section, which includes the minimum landscape tract.

Lastly, the ends of many of the "residential blocks", adjacent to the future street side yards, will contain a landscape tract. These tracts will soften the internal streetscape and buffer the view for lots across the street which front onto these side yards.

CIRCULATION

The primary focus of the early discussions regarding the development of this property centered around a means to provide a connection between Greenway Road and Bell Road without disturbing the tranquil residential environment currently enjoyed

by Granada Estates. In an effort to ensure that this condition remains, the subdivision has been designed with no direct vehicular connection to Granada Estates.

At the request of the City of Glendale Transportation Department, a collector street design has been agreed upon that will provide a vehicular connection between Greenway Road and Bell Road. This collector connection will be discontinuous, with a T-Intersection that will serve to slow vehicle speeds and create a safer environment within Park Paseo. This collector connection was deemed as a significant requirement by the Transportation Department which will finalize the needed vehicular access links in this area of Glendale. Because of the need for this collector street, a significant amount of right-of-way has been devoted to the collector street. The collector street right-of-way which will be dedicated in conjunction with this PRD application and the companion R-4 multi-family request equals 8.74 acres, which is 12.22% of the combined area of the two applications.

The internal circulation pattern has been designed to provide maximum exposure to the park and open space areas. The subdivision entrances onto Greenway Road and the future collector street have been limited and separated to provide safe turn movements in to and out of Park Paseo. These entry points have also been designed to minimize the impacts of headlights on the homes by aligning them with sideyards or landscape areas. The primary entry point to Park Paseo, located on the collector street, is aligned with the terminus of the interior open space, creating an excellent entry focal point.

The nature of the Park Paseo street pattern also introduces traffic calming measures that are integral to creating a sustainable neighborhood. Most of the streets are curved or discontinuous, thereby discouraging higher traffic speeds. Additionally, the four ingress and egress points provide convenient access to Greenway Road and the Collector Street, minimizing longer trips through the neighborhood by its residents and more quickly placing these trips on the surrounding street system.

ARCHITECTURAL THEME

- Standard patio cover ship.

The single-family homes that will be built in Park Paseo will be of a quality commensurate with most of the higher quality single-family homes being built in Glendale. The structures will have stucco exteriors and tile roofs. Each unit will have a minimum two-car garage and block walls will be provided around each yard. All mechanical equipment will be ground mounted. The homebuilder will offer different elevations for each of the single-family home models to allow for a diverse streetscape

and an interesting residential environment. The homebuilder will also offer a front yard landscape package to facilitate the development of a quality single family environment.

The odd shape of the property and the street pattern have been integrated to ensure that there are no long stretches of monotonous street fronts. Most of the streets are extremely short and have some curve to their design. Additionally, there are corner knuckles and cul-de-sacs within the subdivision which add to the interest of the streetscape. Interior landscape tracts also complement the street pattern by creating visual interest. The colors of the single-family homes will be of desert hues that will integrate well with one another and the surrounding neighborhoods.

LANDSCAPE DESIGN CONCEPT

The PRD will have an integrated landscape concept that will unify the exterior and interior landscaped areas. These areas include the landscape tracts along Greenway Road and the new collector street and the internal landscape buffer/pedestrian links along the east property line. The Greenway Road and Collector Street landscape tracts will contain 7 foot wide detached sidewalks to enhance the pedestrian environment. The primary trees within Park Paseo will include Blue Palo Verde and Willow Acacia. The landscape shrubs will include Bougainvillea, Petite Oleander, Feathery Cassia, Texas Sage, Trailing Lantana, Red Yucca and Red Bird of Paradise. Fifty percent of the decomposed granite landscaped areas will be planted in vegetative ground cover in accordance with the approved landscape plans. Please refer to Exhibit " E", the preliminary landscape plan.

An enhanced entry feature is being provided at the primary entrance to Park Paseo from the proposed Collector Street. This entry is aligned with the interior open space and provides a strong visual link to the interior of the site. Interior street landscaping is also provided within the subdivision to create an integrated landscape theme throughout Park Paseo and to soften the interior streetscape by reducing visual monotony. Also included in Park Paseo is a perimeter theme wall with splitface block elements that will assist in unifying the development.

GRADING AND DRAINAGE CONCEPT

Storm water retention basins will be provided to contain the 100-year 2-hour storm. These basins will be located in the open space areas within the Single-Family Residential area. Runoff from the site will reach the retention basins via surface street flows. Overflow from the retention basins will go to the Arizona Canal Diversion Channel (A.C.D.C.). Storm water flows from this area presently go to the A.C.D.C.

Retention volume required:

Area x Inches Runoff x Average Runoff Coefficient =

40.46 acres x (2.55/12) x 0.65 = 5.6 Acre Feet

= 243,440 Cubic Feet

At an average depth of 3 feet, the minimum area required for retention

5.6 Acre-Feet / 3 feet = 1.86 acres

2.54 acres have been set aside for retention. Excess area around the basins will be used for mounding and contouring of the basins.

This area is flat with a 0.2 percent slope toward the south-southwest.

There are no offsite flows entering onto this site.

This site is shown in a FEMA floodplain Zone X on Panel 1190 of the current FIRM Mapping (dated 12/3/93).

Streets will be designed to carry the 10 year storm between the tops of curbs and the 50 year storm within the Rights-of-Way. Some areas of this project will require 6 inch vertical curb. Building pads will be designed at a minimum of 0.5 feet above the adjacent low top of curb. Minimum finished floors are to be set 8 inches above the pad elevations.

Percolation tests will be performed on the proposed basins to determine dry well requirements.

PHASING

It is anticipated that the infrastructure for this PRD, including the collector street adjacent to this development, will be installed in one phase. The construction timetable for individual homes will be dependent on market demand.

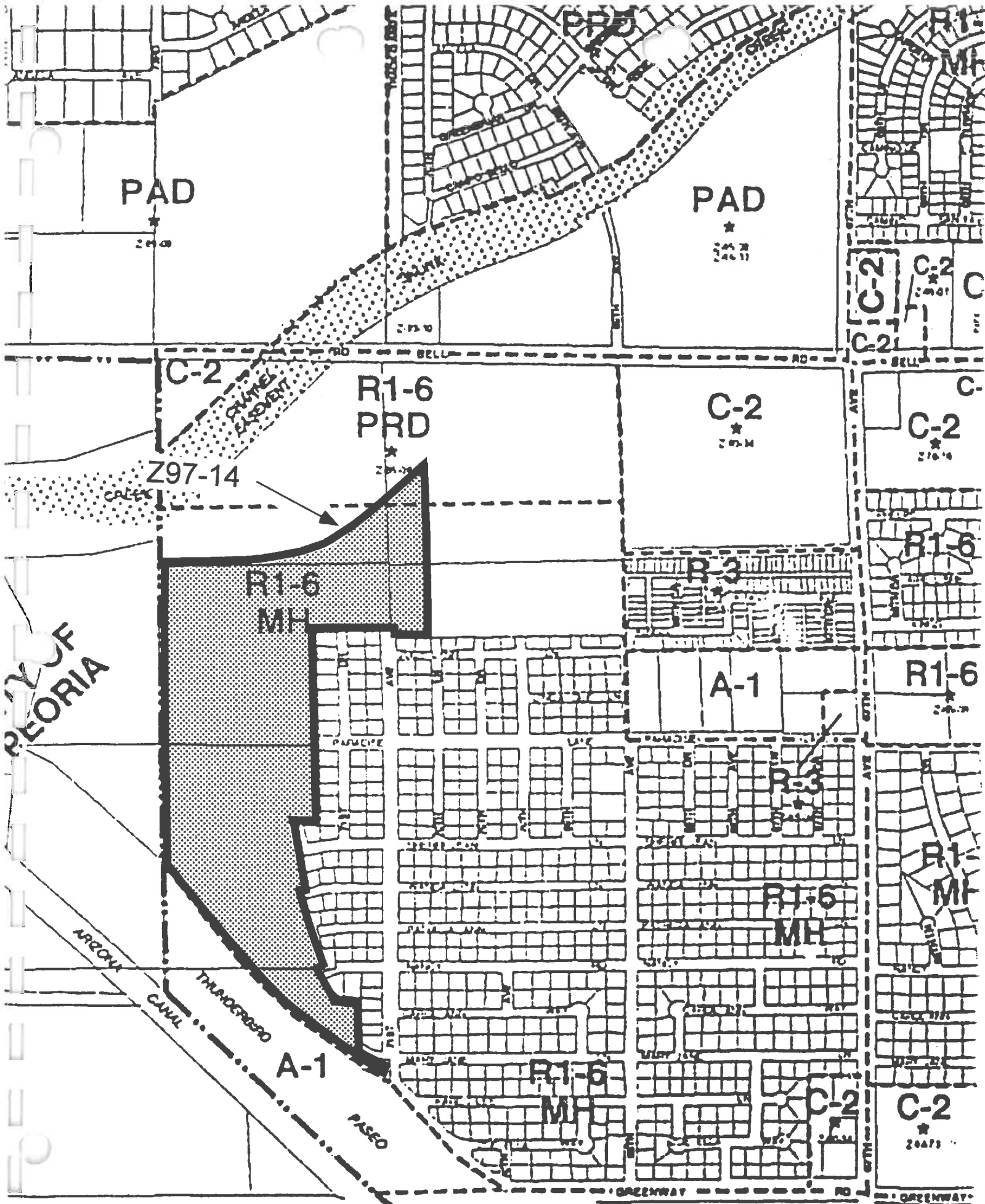


EXHIBIT A

Park Paseo
Glendale portion
Property Description

That portion of Section 1, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGIN at the North Quarter corner of Section 1 Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;
RUN THENCE S89°27'18"W, along the North line of the Northwest quarter of said Section 1, a distance of 278.36 feet;
RUN THENCE S31°58'30"W a distance of 655.75 feet;
RUN THENCE S59°00'39"W a distance of 745.86 feet to the West line of the East half of said Northwest quarter of said Section 1;
RUN THENCE S03°27'05"E, along said West line, a distance of 1297.24 feet to the Southwest corner of said East half;
RUN THENCE S00°11'01"W, along the West line of the East half of the Southwest quarter of said Section 1, a distance of 581.35 feet to the Northerly Right-of-Way (R/W) line of the Salt River Project – Arizona Canal, as recorded in Book 128 of Maps, Page 34 of the Maricopa County Records;
RUN THENCE S44°10'25"E, along said Northerly R/W line a distance of 1630.23 feet;
RUN THENCE N40°17'45"E a distance of 45.46 feet;
RUN THENCE S59°53'51"E a distance of 0.75 feet to the West line of GRANADA ESTATES – UNIT 8, as recorded in Book 179 of Maps, Page 4 of the Maricopa County Records;
RUN THENCE, along said West line of GRANADA ESTATES – UNIT 8, the following courses,
N00°11'48"E a distance of 268.06 feet;
RUN THENCE N89°48'12"W a distance of 131.02 feet;
RUN THENCE N44°39'22"W a distance of 144.18 feet;
RUN THENCE N22°09'05"W, radial to concentric curve concave Southerly and having for its principle elements a radius of 400.00 feet and a central angle of 16°50'22", a distance 30.00 feet;
RUN THENCE Easterly along the arc of said curve a distance of 117.56 feet;
RUN THENCE, radial to said curve, N05°18'43"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 524.01 feet and a central angle of 7°37'16", a distance of 124.01 feet;
RUN THENCE Westerly along the arc of said curve a distance of 69.70 feet;
RUN THENCE, radial to said curve, N12°55'59"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 668.01 feet and a central angle of 2°17'06", a distance of 144.00 feet;
RUN THENCE Easterly along the arc of said curve a distance of 26.64 feet;
RUN THENCE, radial to said curve, N10°38'53"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 762.05 feet and a central angle of 4°46'30", a distance of 94.04 feet;
RUN THENCE Westerly along the arc of said curve a distance of 63.51 feet;
RUN THENCE, radial to said curve, N15°25'23"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 906.08 feet and a central angle of 1°58'27", a distance of 144.03 feet;
RUN THENCE Easterly along the arc of said curve a distance of 31.22 feet;

EXHIBIT B

RUN THENCE, radial to said curve, N13°26'56"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 1000.11 feet and a central angle of 1°18'41", a distance of 94.03 feet;
RUN THENCE Easterly along the arc of said curve a distance of 22.89 feet;
RUN THENCE, radial to said curve, N12°08'15"W, radial to a concentric curve concave Southerly and having for its principle elements a radius of 1119.14 feet and a central angle of 00°15'03", a distance of 119.03 feet;
RUN THENCE Westerly along the arc of said curve a distance of 4.90 feet;
RUN THENCE N11°48'12"W a distance of 66.41 feet to the Point of Curvature (PC) of a curve concave Easterly and having for its principle elements a radius of 100.00 feet and a central angle of 12°00'00";
RUN THENCE Northerly along the arc of said curve a distance of 20.94 feet to the Point of Tangency (PT) thereof;
RUN THENCE N00°11'48"E a distance of 50.07 feet;
RUN THENCE S89°48'12"E a distance of 125.01 feet;
RUN THENCE N00°11'48"E a distance of 478.77 feet to the Northwest corner of said GRANADA ESTATES – UNIT 8 and the Southwest corner of GRANADA ESTATES – UNIT 8-A as recorded in Book 170 of Maps, Page 4, M. C. R.;
RUN THENCE N04°23'12"W a distance of 649.91 feet to the Northwest corner of said GRANADA ESTATES – UNIT 8-A;
RUN THENCE, along the North line of said GRANADA ESTATES – UNIT 8-A the following courses, N88°50'25"E a distance of 396.79 feet;
RUN THENCE N89°50'14"E a distance of 33.27 feet;
RUN THENCE S04°23'12"E a distance of 22.91 feet;
RUN THENCE N88°50'16"E a distance of 191.64 feet;
Leaving said GRANADA ESTATES – UNIT 8-A, RUN THENCE N03°47'10"W a distance of 1050.98 feet;
RUN THENCE N32°52'47"E a distance of 251.49 feet to the PC of a curve concave Northwesterly and having for its principle elements a radius of 400.00 feet and a central angle of 33°24'47";
RUN THENCE Northeasterly along the arc of said curve a distance of 233.27 feet to the PT thereof;
RUN THENCE N00°32'00"W a distance of 104.81 feet to the North line of the Northeast quarter of said Section 1;
RUN THENCE S89°28'00"W, along said North line, a distance of 460.24 feet to the Northwest corner of said Northeast quarter, and the POINT OF BEGINNING.
Containing 81.83 acres, more or less.

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Sage Job # 1108096
August 29, 1997

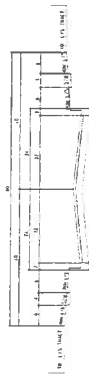
EXHIBIT B

FOR:

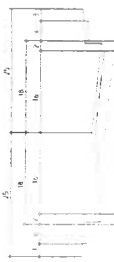
PARK PASEO

[illegible]

GREENWAY ROAD EXTENSION
STREET CROSS SECTION
NTS

NEW COLLECTOR (BELL TO CITY LIMIT)
STREET CROSS SECTION

LOCAL STREET CROSS SECTION
N15



TYPICAL LOT AND
BUILDING SETBACKS
LOT WIDTH MEASURED AT SETBACK LINE

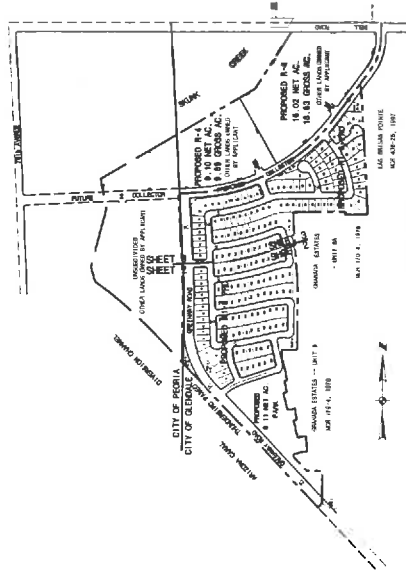
RI-6 STANDARD REQUIREMENTS

[illegible]

REQUESTED PRD DEVELOPMENT STANDARDS

[illegible]

TO HINDEN (L.), NEW ZEALAND DEPARTMENT OF LCA



KEY MAP

SITE DATA:

SINGLE FAMILY RES.	44.72 AC +/- GR.
PARK SITE (INCL. ST.)	8.30 AC +/- GR.
TOTAL AREA	53.02 AC +/- GR.

TOTAL AREA

EXISTING ZONING	R1-6 MH, R1-6PRD
PROPOSED ZONING	R1-6 PRD

COLLECTOR STREET

LOCAL STREET ACREAGE 9.51

STREET PERCENTAGE OF SITE 34%

AVERAGE LOT AREA 6301

SMALLEST LOT AREA 5500

OPEN SPACE:

1.74 AC +/-	1.74 AC +/-
2.31 AC +/-	2.31 AC +/-
8.30 AC +/-	8.30 AC +/-
12.35 AC +/-	12.35 AC +/-
23.3%	23.3%

DENSITY:

187 LOTS / 53.02 AC. = 3.52 DU/AC
187 LOTS / LESS 6.11 NEIGHBORHOOD PARK
46.91 = 3.9 DU/AC

LOT	SECTION	OWNER	AREA	DATE	REMARKS
101	101
102	102
103	103
104	104
105	105
106	106
107	107
108	108
109	109
110	110
111	111
112	112
113	113
114	114
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147	147
148	148
149	149
150	150


SUBMISSION BLOCK	
DATE	RECEIVED BY
9/2/97	UNITED STATES DEPT. OF JUSTICE
11/30/97	UNITED STATES DEPT. OF JUSTICE
9/15/97	UNITED STATES DEPT. OF JUSTICE
10/2/97	UNITED STATES DEPT. OF JUSTICE



PREPARATION FOR

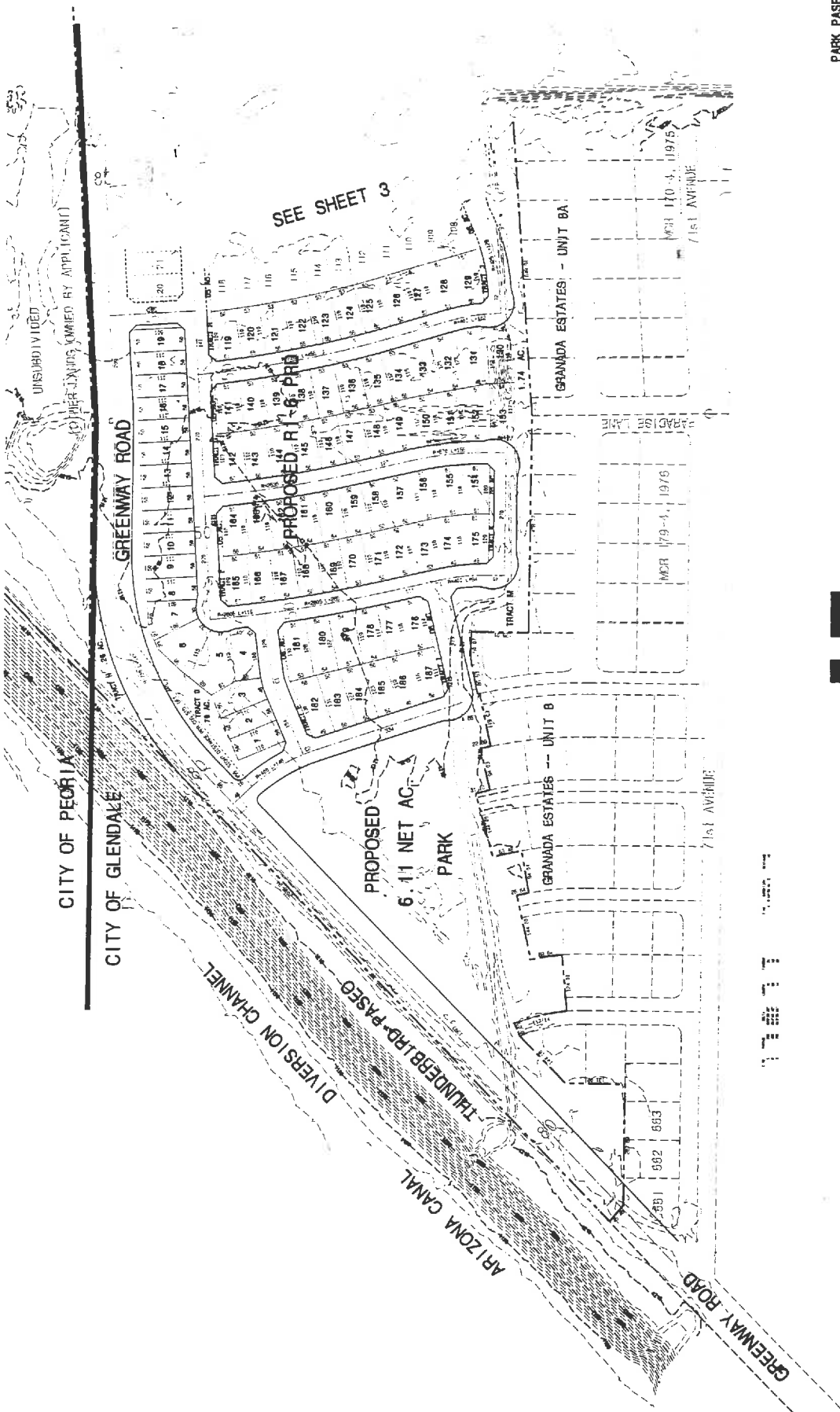
METROPOLITAN LAND
4647 N. 32nd ST. #235
PHOENIX, AZ 85018
16021957-0604
FAX 16021955-2758

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4425 S. 48th St., Suite 8
Phoenix, Arizona 85040
(602) 966-9374

THESE, PREPARED BY



CITY OF PEORIA

CITY OF GLENDALE

GREENWAY ROAD

DIVERSION CHANNEL

SEE SHEET 3

PROPOSED R-6-PD

PROPOSED
6.11 NET AC.
PARK

GRANADA ESTATES - UNIT 8

GRANADA ESTATES - UNIT 8A

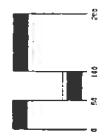
GREENWAY ROAD

1st AVENUE

MER 179-4, 1975

MER 170-4, 1975

PARK PASEO
SHEET 2 OF 3



PREPARED BY

page engineering corporation
814 S. 48th ST
PEORIA, ARIZONA 86801
(602) 786-8971

PREPARED FOR

THE PROPORTION LAND CO
46-7 N. 32ND STREET
PEORIA, ARIZONA 86801
(602) 795-2002

EXHIBIT C

75th AVENUE

FUTURE COLLECTOR

UNSUBDIVIDED - 25.5 AC.
(OTHER LANDS OWNED BY APPLICANT)

CITY OF PEORIA
CITY OF GLENDALE

GREENWAY ROAD

TRAFFIC CIRCLE W/ INTERLOCKING
PAVERS AND 36" BOX TREES

PROPOSED R-4

9.10 NET AC.

9.89 GROSS AC.

(OTHER LANDS OWNED BY APPLICANT)

PROPOSED

PROPOSED R1-6 PRD

SEE SHEET 2

COLLECTOR

PROPOSED R-4

16.02 NET AC.

18.63 GROSS AC.

(OTHER LANDS OWNED BY APPLICANT)

PROPOSED R1-6 PRD

ESTATES - UNIT BA

GENADA

NEAR 170-4, 1975

ROAD

BELL

TRACT A 35 AC.

TRACT B 42 AC.

TRACT C 43 AC.

TRACT D 44 AC.

TRACT E 45 AC.

TRACT F 46 AC.

TRACT G 47 AC.

TRACT H 48 AC.

TRACT I 49 AC.

TRACT J 50 AC.

TRACT K 51 AC.

TRACT L 52 AC.

TRACT M 53 AC.

TRACT N 54 AC.

TRACT O 55 AC.

TRACT P 56 AC.

TRACT Q 57 AC.

TRACT R 58 AC.

TRACT S 59 AC.

TRACT T 60 AC.

TRACT U 61 AC.

TRACT V 62 AC.

TRACT W 63 AC.

TRACT X 64 AC.

TRACT Y 65 AC.

TRACT Z 66 AC.

TRACT AA 67 AC.

TRACT AB 68 AC.

TRACT AC 69 AC.

TRACT AD 70 AC.

TRACT AE 71 AC.

TRACT AF 72 AC.

TRACT AG 73 AC.

TRACT AH 74 AC.

TRACT AI 75 AC.

TRACT AJ 76 AC.

TRACT AK 77 AC.

TRACT AL 78 AC.

TRACT AM 79 AC.

TRACT AN 80 AC.

TRACT AO 81 AC.

TRACT AP 82 AC.

TRACT AQ 83 AC.

TRACT AR 84 AC.

TRACT AS 85 AC.

TRACT AT 86 AC.

TRACT AU 87 AC.

TRACT AV 88 AC.

TRACT AW 89 AC.

TRACT AX 90 AC.

TRACT AY 91 AC.

TRACT AZ 92 AC.

TRACT BA 93 AC.

TRACT BB 94 AC.

TRACT BC 95 AC.

TRACT BD 96 AC.

TRACT BE 97 AC.

TRACT BF 98 AC.

TRACT BG 99 AC.

TRACT BH 100 AC.

TRACT BI 101 AC.

TRACT BJ 102 AC.

TRACT BK 103 AC.

TRACT BL 104 AC.

TRACT BM 105 AC.

TRACT BN 106 AC.

TRACT BO 107 AC.

TRACT BP 108 AC.

TRACT BQ 109 AC.

TRACT BR 110 AC.

TRACT BS 111 AC.

TRACT BT 112 AC.

TRACT BU 113 AC.

TRACT BV 114 AC.

TRACT BW 115 AC.

TRACT BX 116 AC.

TRACT BY 117 AC.

TRACT BZ 118 AC.

TRACT CA 119 AC.

TRACT CB 120 AC.

TRACT CC 121 AC.

TRACT CD 122 AC.

TRACT CE 123 AC.

TRACT CF 124 AC.

TRACT CG 125 AC.

TRACT CH 126 AC.

TRACT CI 127 AC.

TRACT CJ 128 AC.

TRACT CK 129 AC.

TRACT CL 130 AC.

TRACT CM 131 AC.

TRACT CN 132 AC.

TRACT CO 133 AC.

TRACT CP 134 AC.

TRACT CQ 135 AC.

TRACT CR 136 AC.

TRACT CS 137 AC.

TRACT CT 138 AC.

TRACT CU 139 AC.

TRACT CV 140 AC.

TRACT CW 141 AC.

TRACT CX 142 AC.

TRACT CY 143 AC.

TRACT CZ 144 AC.

TRACT DA 145 AC.

TRACT DB 146 AC.

TRACT DC 147 AC.

TRACT DD 148 AC.

TRACT DE 149 AC.

TRACT DF 150 AC.

TRACT DG 151 AC.

TRACT DH 152 AC.

TRACT DI 153 AC.

TRACT DJ 154 AC.

TRACT DK 155 AC.

TRACT DL 156 AC.

TRACT DM 157 AC.

TRACT DN 158 AC.

TRACT DO 159 AC.

TRACT DP 160 AC.

TRACT DQ 161 AC.

TRACT DR 162 AC.

TRACT DS 163 AC.

TRACT DT 164 AC.

TRACT DU 165 AC.

TRACT DV 166 AC.

TRACT DW 167 AC.

TRACT DX 168 AC.

TRACT DY 169 AC.

TRACT DZ 170 AC.

TRACT EA 171 AC.

TRACT EB 172 AC.

TRACT EC 173 AC.

TRACT ED 174 AC.

TRACT EE 175 AC.

TRACT EF 176 AC.

TRACT EG 177 AC.

TRACT EH 178 AC.

TRACT EI 179 AC.

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TRACT EK 181 AC.

TRACT EL 182 AC.

TRACT EM 183 AC.

TRACT EN 184 AC.

TRACT EO 185 AC.

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TRACT EQ 187 AC.

TRACT ER 188 AC.

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TRACT EV 192 AC.

TRACT EW 193 AC.

TRACT EX 194 AC.

TRACT EY 195 AC.

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TRACT FI 205 AC.

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TRACT FK 207 AC.

TRACT FL 208 AC.

TRACT FM 209 AC.

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TRACT FP 212 AC.

TRACT FQ 213 AC.

TRACT FR 214 AC.

TRACT FS 215 AC.

TRACT FT 216 AC.

TRACT FU 217 AC.

TRACT FV 218 AC.

TRACT FW 219 AC.

TRACT FX 220 AC.

TRACT FY 221 AC.

TRACT FZ 222 AC.

TRACT GA 223 AC.

TRACT GB 224 AC.

TRACT GC 225 AC.

TRACT GD 226 AC.

TRACT GE 227 AC.

TRACT GF 228 AC.

TRACT GG 229 AC.

TRACT GH 230 AC.

TRACT GI 231 AC.

TRACT GJ 232 AC.

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TRACT GR 240 AC.

TRACT GS 241 AC.

TRACT GT 242 AC.

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TRACT HO 263 AC.

TRACT HP 264 AC.

TRACT HQ 265 AC.

TRACT HR 266 AC.

TRACT HS 267 AC.

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TRACT HV 270 AC.

TRACT HW 271 AC.

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TRACT HY 273 AC.

TRACT HZ 274 AC.

TRACT IA 275 AC.

TRACT IB 276 AC.

TRACT IC 277 AC.

TRACT ID 278 AC.

TRACT IE 279 AC.

TRACT IF 280 AC.

TRACT IG 281 AC.

TRACT IH 282 AC.

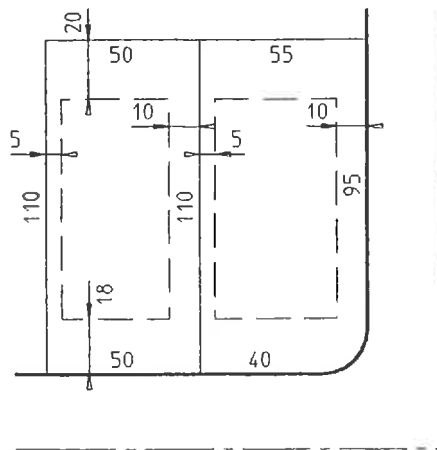
TRACT II 283 AC.

TRACT IJ 284 AC.

TRACT IK 285 AC.

TRACT IL 286 AC.

TRACT IM 287 AC.



TYPICAL LOT AND
BUILDING SETBACKS
LOT WIDTH MEASURED AT SETBACK LINE

Note: 15' front yard setback permitted for primary structure.
18' front yard setback required to face of garage.
15' front yard setback required for side loaded garage.

EXHIBIT D

PARK PASEO

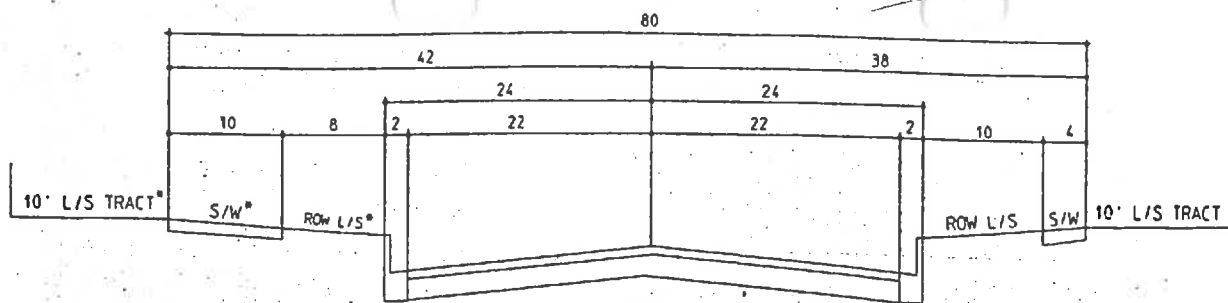
PRELIMINARY CONCEPTUAL LANDSCAPE PLAN:
LOCATED IN: GLENDALE, ARIZONA
MARCH 17, 1997

DESIGNER: **W&A**
WILLIAMSON & ASSOCIATES, INC.
1000 N. CENTRAL AVENUE, SUITE 100
GLENDALE, ARIZONA 85141
TEL: 602/441-1111
FAX: 602/441-1112



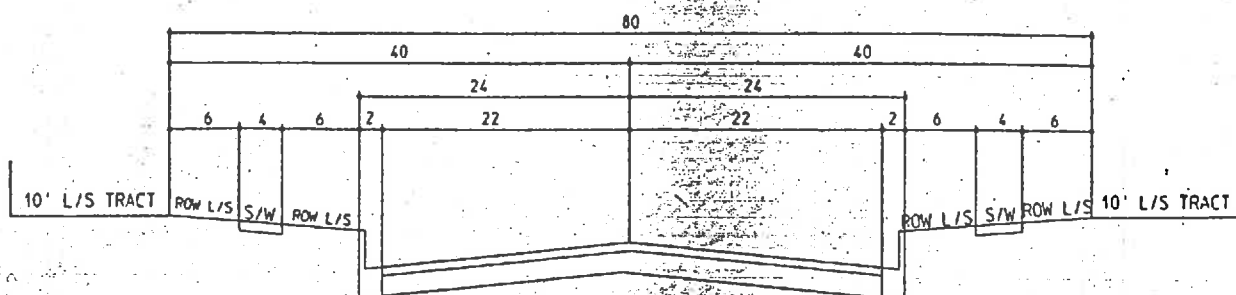
REVISED JULY 3, 1997
REVISED OCTOBER 15, 1997
REVISED JANUARY 15, 1997
REVISED AUGUST 27, 1997

PLANT NAME	SIZE
15 GALLON	15"
12 GALLON	12"
5 GALLON	5"
3 GALLON	3"
1 GALLON	1"
1/2 GALLON	1/2"
1/4 GALLON	1/4"
1/8 GALLON	1/8"
1/16 GALLON	1/16"
1/32 GALLON	1/32"
1/64 GALLON	1/64"
1/128 GALLON	1/128"
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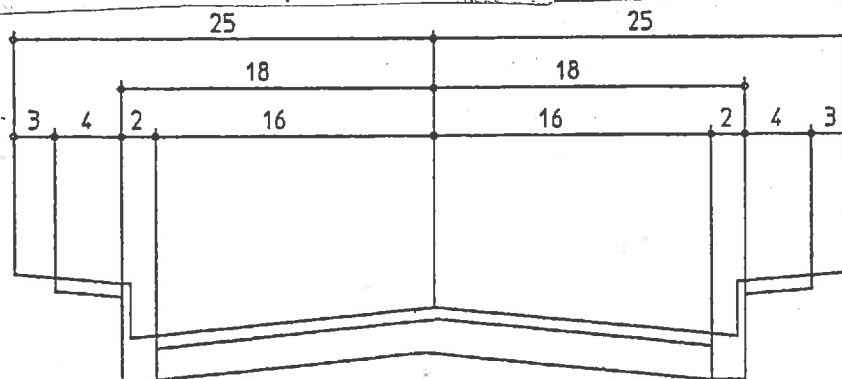


10' L/S TRACT ON WEST SIDE OF GREENWAY. EXTERNAL TO ROAD ALLOWANCE IN THE CITY OF PEORIA, TO BE BUILT IN LATER PHASE OF DEVELOPMENT

GREENWAY ROAD EXTENSION STREET CROSS SECTION NTS



NEW COLLECTOR (BELL TO CITY LIMIT) STREET CROSS SECTION NTS



LOCAL STREET CROSS SECTION NTS



August 4, 1998

Mr. Michael Curley
Earl, Curley and Lagarde, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012

Dear Mr. Curley:

On July 28, 1998, the City Council of the City of Glendale voted to approve rezoning application for Z-97-14 located at 7101 West Bell Road. This rezoning application was approved subject to the following 17 stipulations.

1. Development shall be in substantial conformance with the PRD plan and narrative for "Park Paseo" dated October 2, 1997 except as modified by these stipulations.
2. A maximum of 187 lots shall be permitted.
3. The R1-6 development standards shall be amended as shown in the PRD narrative and plan for "Park Paseo" dated October 2, 1997 with the following exceptions:
 - a. The minimum lot width shall be 55 feet.
 - b. The minimum lot area shall be 6,050 square feet.
 - c. The average lot area shall not be less than 6,500 square feet.
4. The property owner shall dedicate 40 feet of off-site half-width street right-of-way between Bell Road and the northern boundary of the site prior to final plat approval.
5. The property owner shall dedicate 40 feet of half-width street right-of-way along the north property line within 90 days of the date of City Council approval.
6. The property owner shall dedicate 80 feet of full street right-of-way for the extension of Greenway Road from Granada Estates to the northern boundary of the future parksite, and 60 feet of full street right-of-way from the northern boundary of the future parksite to the new collector street within 90 days of the date of City Council approval.
7. The property owner shall record an 18' wide easement for a multi-use trail and landscaping along the west boundary of the 60 foot right-of-way for the Greenway Road extension within the City of Peoria at the time of development.
8. The developer shall construct off-site right turn lane improvements on Bell Road west of the new collector street, and half-width street improvements from Bell Road to the north property line if these are not existing at the time of development.

August 4, 1998

Z-97-14

Page 2

9. The developer shall construct half-width street improvements along the north property line at the time of development.
10. The developer shall construct full-width street improvements for the extension of Greenway Road along the western and south perimeter of the site.
11. The developer shall construct a 10' wide multi-use trail with landscaping along the west side of the Greenway Road extension at the time of development.
12. The developer shall enter into a development agreement with the City of Glendale for the construction of the portion of the Greenway Road extension that is east of the site to allow connection to the existing Greenway Road prior to final plat approval.
13. Required street improvement standards are determined by the City of Glendale Guidelines for Site Development and Infrastructure Construction.
14. The developer shall improve all tracts which shall be owned and maintained by a homeowners' association.
15. The property owner must enter into a purchase agreement with the City of Glendale to purchase the 6.11-acre neighborhood park prior to the approval of the final plat.
16. Rear yard patio covers shall be provided as a standard feature on all lots. The patio covers shall blend with the house architecture and include stucco columns with flat or shed roofs, parapets, or be integral to roof lines of the house.
17. The minimum distance between all units shall be 15 feet.

These stipulations are part of the permanent file for this case and are available for public review. If you have any questions or require additional assistance please call me at 930-2592.

Sincerely,



David Prescott
Planning Manager
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