

WEST POINTE VILLAGE

NARRATIVE

MINOR GENERAL PLAN AMENDMENT & AMENDMENT TO AN EXISTING PLANNED AREA DEVELOPMENT

Case #: GPA 13-03

Case #: ZON 13-06

**7041 West Olive Avenue
Glendale, Arizona**

Dated: January 16, 2014

Prepared by:
Law Office of David Cisiewski, PLLC
11811 North Tatum Blvd.
Suite 1051
Phoenix, AZ 85028
(602) 953-8729

CITY OF GLENDALE
FEB 10 2014
PLANNING DEPARTMENT

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Minor General Plan Amendment and Amendment to an Existing Planned Area Development (PAD)

1.0 Purpose

1.1 Property. The real property which is the subject of these applications is located in Section 36, Township 3 North, Range 1 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. The project consists of approximately 25.5 gross acres bounded by 71st Avenue on the west, West Park Manor single family residential neighborhood on the east, Alice Avenue on the south, and Olive Avenue on the north, as shown on the map included as Attachment "1" ("Property").

1.2 Planning & Development History. At present the Property is approved for commercial, multi-family and single-family land uses. The Property was zoned Planned Area Development (PAD) in 2008 under Rezoning Application ZON07-23 and an accompanying General Plan Amendment under case # GPA07-09. Based upon the approval of the above referenced applications, the Property is approved for the following land uses:

<u>Land Use</u>	<u>General Plan Designation</u>	<u>Land Area</u>
Single family residential (79 units)	Med/High Density (5-8 du/ac)	10.64 acres
Multi-family residential (254 units)	High Density (12-20 du/ac)	12.56 acres
Commercial	General Commercial (GC)	2.23 acres

The above land uses subsequently received approval of a Final Plat under Application # FP08-01.

1.3 Purpose of Requested Amendments. So as to accommodate the unique development challenges of the Property, the Applicant is requesting a Minor General Plan Amendment related to deletion of the multi-family land use component and an Amendment to the Kalamata Planned Area Development, as previously approved under Case # ZON07-23 ("Existing PAD"). The applications for these amendments are intended to accomplish the following:

Minor General Plan Amendment – Will modify the current General Plan Designation High Density Residential (12-20 du/acre) for an approximate 12.6 acre portion of the larger site, previously designed for multi-family housing, to a new General Plan Designation of Medium/High Density Residential (5-8 du/acre) to accommodate a proposed single family plan of development.

Amendment to the Existing PAD – Will modify the currently approved Existing PAD to eliminate the previously planned multi-family development and expand and redesign the single family land use for a new 89 lot single family plan of development, with an average lot size of 55' x 115'.

For purposes of this Narrative, the term "Zoning Amendments" will be used to refer to the above referenced Minor General Plan Amendment and Amendment to the Existing PAD collectively.

The proposed Zoning Amendments are intended to facilitate the Property being developed in response to current market conditions, provide for less residential density than currently approved, and provide for single family land uses which are compatible with the existing single family land uses to the south and east.

2.0 Site Conditions

2.1 Existing Conditions. As shown on the aerial photograph attached hereto as Attachment "3", the Property consists of fallow and de-vegetated soil. The Property is not located within a floodplain and will not be required to convey any offsite hydrologic flows through or past the site boundaries, as no offsite flows currently exist. An illustration of the site's current topographic conditions are provided on the exhibit, included as Attachment "3".

The roadways adjacent to the Property are:

- 71st Avenue - which is presently unpaved, but will be fully developed as part of the first phase of development of West Pointe Village;
- Olive Ave – which is located in the City of Peoria and is developed as a five lane arterial paved street with vertical curb on both north and south sides;
- Alice Avenue which is a half street paved without curb or gutter on either north or south side.

2.2 Existing General Plan Designation. The existing General Plan designation for the Property, as approved under case # GPA07-09, is as follows:

<u>General Plan Designation</u>	<u>Land Area</u>
Medium/High Density Residential (5-8 du/ac)	10.64 acres
High Density Residential (12-20 du/ac)	12.56 acres
General Commercial (GC)	2.23 acres

2.3 Existing Zoning. The existing zoning for the Property is Planned Area Development (PAD), as approved under case # ZON 07-23, and includes the following land uses:

<u>Zoning/Land Use</u>	<u>Units</u>	<u>Land Area</u>	<u>DU/Acre</u>
Single family residential	79	10.64 acres	7.42
Multi-family residential	254	12.56 acres	20.22
Commercial	N/A	2.23 acres	N/A

The legal description and boundary survey are included as Attachment "3".

2.5 Location. West Pointe Village is located in close proximity to major thoroughfares which supports the long-term sustainability of this development. The availability of essential utilities in the area has also added to the feasibility of developing the commercial and residential parcels within the Property. Proximity to the Glendale Community College, Westgate area, downtown Glendale and numerous aged existing residential developments nearby are all additional indicators of the need and opportunity to provide a great community which meets the needs of Glendale residents.

3.0 Relationship to Surrounding Properties

Revised 1-16-14

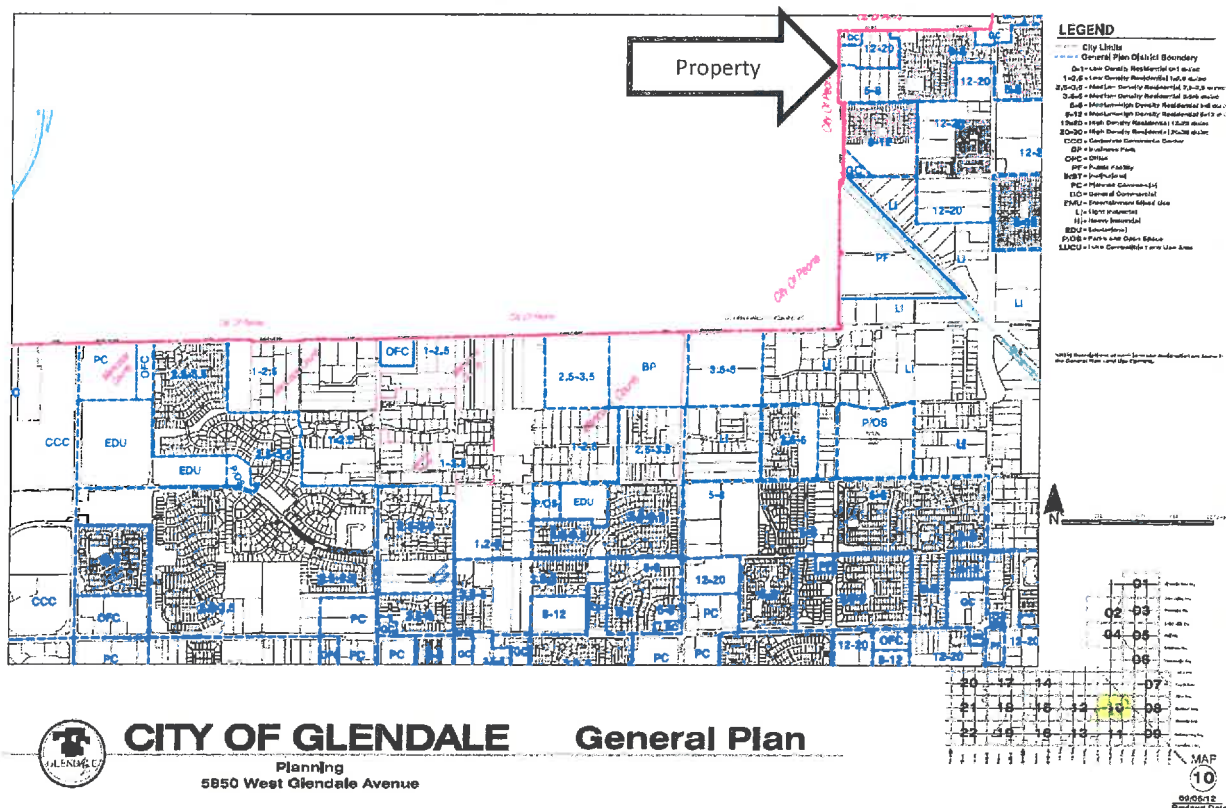
EAST of the Property there is an existing single-family subdivision called "West Park Manor" with R1-6 zoning. The General Plan designation is Medium-High Density Residential. There is also a 20,000 +/- square foot lot at the northeast corner with one residential structure and A-1 zoning.

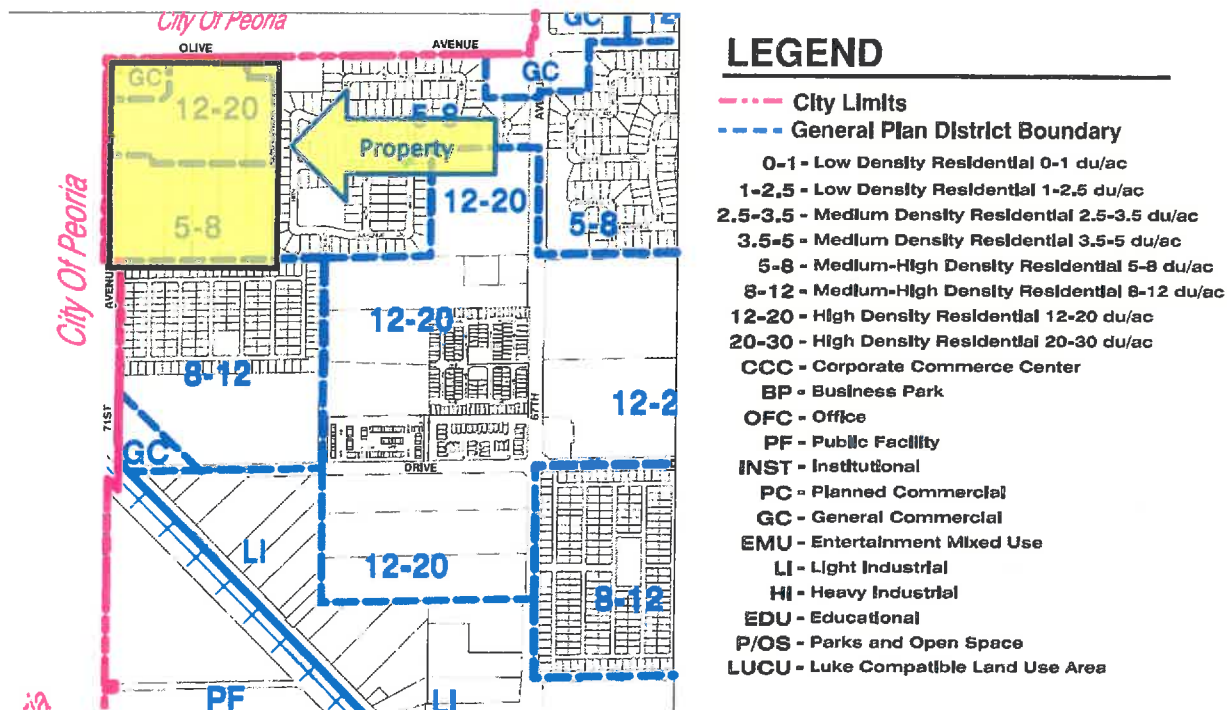
SOUTH of Alice Avenue there is an existing single-family subdivision called "Paradise Groves". Its existing zoning is R-4 and the general plan designation is medium-high density residential. Adjacent to the south of Property are three one acre lots. The western-most lot has a single family residence on it.

WEST of the proposed 71st Avenue and the Property is fallow farmland free of any structures. Existing City of Peoria zoning on that site is C-2, Intermediate Commercial, and C-4, General Commercial, and the City of Peoria General Plan designation is Medium Density Residential (5-8 du/ac). In 2005, a rezoning had been filed for this property for a single family residential development, but the case was withdrawn prior to approval by the City of Peoria. At the present time, an affiliate of the Applicant is in escrow to acquire this approximate 38 acre parcel with plans for a single family development, which will be complimentary to the proposed West Pointe Village.

4.0 Minor General Plan Amendment. The Applicant is requesting a Minor General Plan Amendment related to deletion of the multi-family land use component and the current General Plan designation of an approximately 12.6 acre portion of the Property as High Density Residential. The current General Plan Designation(s) for the Property are shown on the maps provided below.

An expanded copy of the 2025 Glendale General Plan Land Use Map is included as Attachment "5".





The proposed Minor General Amendment will modify the General Plan designation for the 12.6 acre portion of the Property to be consistent with the balance of residential development as Medium/High Density Residential (5-8 du/ac). The result of this Minor General Plan Amendment will provide an approximate 23.64 acre tract designated for Medium/High Density Residential (5-8 du/ac) uses and an approximate 2.64 acre tract designated for "Commercial", which is also the current General Plan designation of this smaller tract. The proposed amendment will establish a General Plan designation upon the Property which is compatible with the current designations for the balance of the Property as well as the existing residential developments to the east and south, which are also Medium/High Density Residential.

5.0 Amendments to Existing PAD.

5.1 General Description of Proposal. As stated in the Existing PAD, the vision for the development was to create a mixed-use community that is attractive to homeowners by offering nearby neighborhood retail conveniences in a setting proximate to desirable transportation corridors as well as the retail, entertainment, educational and recreational offerings within the City of Glendale. The proposed plan of development for West Points Village furthers the original intent of the Existing PAD by reducing the previously approved residential density to an amount which is more compatible with the surrounding community and reflective of the current trends for sustainable home ownership. Based upon the proposed amendments to the Existing PAD outlined below, the residential density will be reduced from a current total of 333 residential units to a new design of 89 single family residential units, while still preserving the 2.64 acre commercial land use along the Olive Avenue corridor in support of the retail needs of the larger community.

5.2 Amended Single Family Property Description. The residential portion of the Property is planned for 89 single family dwelling units on 23.64 gross acres which results in a gross density of 3.76 dwelling units per acre ("du/ac"). The location and orientation of the commercial parcel and the residential parcel comprising the Property, as amended, is depicted on Attachment "4", attached hereto ("Site Plan"). All 100 year, 2 hour storm event retention will be stored on site, as further depicted on the included Grading and Drainage Plans, include as Attachment "6".

The residential lots are intended to accommodate single-family, two-story, detached homes with side yards. The community will not be gated and pedestrian and vehicular access will be provided from Olive Avenue and 71st Avenue, as more clearly depicted on the Site Plan. The typical lot size for the single family parcel will be 55' wide x 115' deep, although the lots along the eastern boundary of the Property are 120' deep. The proposed housing product will provide private side and rear yards as well as adequate front and rear building setbacks to ensure an aesthetically pleasing street and yard scape. The proposed development standards for the residential lots are depicted on the Site Plan and defined in Section 5.5 hereof.

The proposed housing product will feature architecture in general conformance with that shown in Exhibit M of the Existing PAD. However, because the Applicant has not secured a final builder for the single family development at this time, greater detail regarding the final design of the single family buildings will need to occur separately, and will subject to the City's design review process.

5.3 Amended Multi-Family Property Description. The multi-family development standards previously include in the Existing PAD are hereby deleted in their entirety as no portion of the Property will developed for multi-family residential uses.

5.4 Amended Commercial Property Description. The commercial parcel of the Property is approximately 2.64 gross acres (1.85 net acres) and is planned to serve the residents of West Pointe Village, the existing residents neighboring the development, as well as commuters frequently traveling along Olive Avenue. As previously approved under the Existing PAD, the Applicant proposes that the commercial parcel contain a maximum of eighteen thousand (18,000) square feet of retail, office or other uses allowed under the General Commercial (GC) zoning designation. The architectural and design theme of the commercial parcel will be generally consistent with the single family parcel. However, because the Applicant has not secured a user(s) for the commercial parcel at this time, greater detail regarding the design of the commercial building will need to occur separately, and will be subject to the City's design review process.

5.4.1 Amended Commercial Uses

The uses permitted for the commercial parcel, subject to all other zoning regulations of the City of Glendale, shall include all uses permitted under the Neighborhood Shopping Center (NCS) zoning district, include those uses subject to a conditional use permit, as may be amended from time to time, as well as all of the following uses:

Neighborhood grocery store or market;
Retail stores;

Restaurants with Bar or cocktail lounge;
General merchandising stores;
Fast-Food restaurants;
Apparel retailers;
Home or office furnishings;
Neighborhood hardware stores;
Business support services;
Personal services (i.e. barber shops and beauty salons);
Small appliance, bicycles, and similar item repair shops;
Laundry, cleaning, dry cleaning and tailoring establishments;
Indoor recreational facilities;
Convenience stores (*);
Gas stations (*);
Retail establishments selling alcohol for off-premise consumption;
Veterinary clinics, office or hospital (excluding animal boarding);
Child care center;
Automotive repair and maintenance, including tire and oil/fluid service;
Business, music or dance schools;
Financial institutions;
Professional, administrative or business offices;
Medical or dental clinics;
General and personal service offices.

() Any convenience use providing for the retail sale of gasoline shall be exempt from the provisions of Section 5.705 of the Glendale Zoning Ordinance as effective of the date hereof and any similar ordinance provision enacted subsequent hereto.*

Uses expressly prohibited on the commercial parcel of the Property shall be:

Adult entertainment or sexually oriented uses;
Check cashing or deferred presentment companies;
Pawn shops;
Mortuaries;
Wholesaling or commodity services;
Commercial parking lots or long term storage lots;
Shelter-care facilities;
Automobile, motorcycle, boat, truck, or RV sales or leasing;
Hotels or motels;
Lodges or fraternal associations;
Billiard halls;
Private recreational clubs;
Plant nurseries;
Seasonal sales;
Tattoo parlors and piercing establishments; and
Nursing homes.

5.5 Amended Development Standards. The Development Standards previously established by the Existing PAD shall be amended as provided below:

		Development Standards							
	Minimum Lot area	Minimum Width	Minimum Depth	Minimum Building Setbacks				Structure Height	% Lot Coverage
				Front	Rear	Side	Street Side		
Single Family	6,000	55'	115'	20'	20'	5'	10'	30'	45%
Commercial	n/a	n/a	n/a	25'	25'	25'(1)	20'	35'	30%

(1) Adjacent to residential zoning district

5.5.1 Open Space. The open space proposed for West Pointe Village is a significant component of what help make a successful, sought out and attractive community. As depicted on the Site Plan, 15.2% of the total residential land area will be landscaping, retention, and open space, which will provide areas for private parks, dedicated recreation areas and retention basins. These areas are depicted on the attached Grading and Drainage Plans included as Attachment “6” and the Landscape Plans included as Attachment “7”.

5.5.2 Amenities. As illustrated on the Landscape Plan, included as Attachment “7”, there are a number of amenities within West Pointe Village, such as street-side landscape buffers, a private park and a “tot lot” to provide recreational amenities to the residents. These amenities are meant to enhance the sense of place and livability of West Pointe Village by providing a completely sustainable community that is integrated into the surrounding environment and overall region as a whole.

5.5.3 Signage. All signage within West Pointe Village shall comply with City of Glendale Zoning Ordinances and be subject to final design review approval.

5.5.4 Lighting. The lighting scheme for West Pointe Village shall comply with the City of Glendale's Code and be subject to final product design review.

5.5.5 Parking. Parking space dimensions will be a minimum ten feet (10') wide by eighteen feet (18') long and all drive aisles will be twenty-four feet (24') in width. The minimum allocation of parking spaces provided at West Pointe Village shall be as follows:

Single Family Residential

2 garage spaces per residence

Street/Guest Parking – 1 space per 2 DU

Commercial

1 space per 250 s.f. of building area

Within the single family portion of the development, each residence will contain a standard (20' X 20') two (2) car garage. Additionally, temporary guest parking will be available on the street at a minimum ratio of one guest space per every two dwelling units.

All parking designs and configurations, including loading and delivery areas within West Pointe Village shall comply with City of Glendale Zoning Ordinance.

5.5.6 Theming. The overall theme for West Pointe Village will be Italian/Tuscan, consisting of muted earth tones and complemented by a thoughtful use of accent stone and decorative wrought iron and wood, as generally depicted in the illustrations included as Exhibit M to the Existing PAD. However, as previously noted because the Applicant has not secured a final builder for either the single family development or the commercial development, greater detail regarding the final design of the separate developments will need to occur at a later time and subject to the City's design review process

In an effort to promote water conservation practices in the desert environment, the "front yards" within the single family parcel will consist of Xeriscape landscaping. To further promote water conservancy, the plant palette for the entire project will consist of water conscious species of trees, shrubs, and groundcover that will provide a variety of size, color, and texture throughout the community.

The landscaping will also provide functional purposes such as architectural screening and shade. All landscape areas, excluding turf, will have a decorative decomposed granite cover measuring 1" minus and shall be 2" deep. All landscape will be watered with a fully automatic irrigation system consisting of spray heads and/or rotor sprinklers for the lawn areas and drip emitters for the trees, shrubs, and ground cover.

5.5.7 Walls and Fencing. As a design aspect that is seen throughout the community, the walls and fences will be designed to enhance the overall visual aesthetics of the development by making use of materials and a color palette appropriate to the theming and environment. An example of the walls and fencing proposed throughout West Pointe Village are illustrated on the Landscape Plan included as Attachment "7".

The perimeter theme wall will be installed along the exterior boundaries of the project, excluding that portion of the eastern and southern boundaries where existing masonry walls are present. The perimeter theme wall will be comprised of 6" CMU integral color block with a split-face CMU integral color block design pattern integrated into the wall. The wall between the single family parcel and commercial parcel, as well as the wall along Olive Avenue will be comprised of an eight foot (8') high, eight inch (8") thick integral color block with a split-face CMU integral color block design pattern integrated into the wall along the southern and eastern boundaries of the commercial parcel, terminating at 71st Avenue and Olive Avenue.

5.5.8 Architecture. The detailed architectural style will be determined by the residential builder at the time of and during the design review process for the single family homes. Once those standards have been established, the basic guidelines will be carried throughout the commercial portion of the development to ensure a common vision and complimentary design. The actual elevations, color palette and materials to be used will be subject to the City of Glendale final product design as established in the design review process.

5.5.9 Single Family Home Standard Features. The detailed standard features for the residences will be determined by the residential builder at the time of and during the design review process for the single family homes.

5.5.10 Covenants, Conditions & Restrictions (CC&R's). The draft CC&R's of West Pointe Village will set forth the rules and regulations which will govern single family homeowners' rights and responsibilities as they pertain to their real property. These CC&R's will list items that are allowed within the community as well as any restrictions and/or prohibitions as related to a homeowner's lot, dwelling unit or amenities within the common areas. A copy of the "draft" CC&R's have been submitted to City under separate cover as part of this application.

5.5.11 Homeowners Association. A Homeowners Association will be formed, pursuant to the CC&R's and given the responsibility of maintaining open spaces under its control and enforcing the CC&R's of the community. The Homeowners' Association will be funded by dues from each homeowner within West Pointe Village.

6.0 Timing of Development/Project Phasing. The Applicant intends to begin the final engineering of the development expeditiously should this Minor General Plan Amendment and Amendment to the Existing PAD be approved. Timing for construction of the development will be based on numerous factors, such as market demand and absorption levels, as well as the ability of Applicant to find a suitable builder/developer for the parcels.

7.0 Public Utilities & Services

7.1 Water. There is an existing 12" water line in Olive Avenue (northern boundary of the project) and an existing 8" water line in Alice Avenue (southern boundary of the project). It is proposed to install a new public water line in 71st Avenue from Olive to Alice with separate 8" water lines being installed within the roadways to service the residences. The water lines for the single family property will be looped with tie-ins on Olive Avenue, 71st Avenue, and Alice Avenue. The preliminary Water and Sewer Plans are included as Attachment "8".

7.2 Sewer. There is an existing 8" sewer line in 71st Avenue, just south of Alice Avenue. The proposed Preliminary Plat proposes to extend the sewer line north in 71st Avenue and into the single family site at 3 locations and into the commercial site at one location. The preliminary Water and Sewer Plans are included as Attachment "8".

7.3 Solid Waste. Solid waste removal service will be secured prior to final plat and is anticipated to be provide by the City of Glendale. The location of all refuse receptacles will be in conformance with the requirements of the City.

7.4 Electrical Service. Electric service will be provided by Salt River Project (SRP).

7.5 Natural Gas. Natural gas service will be provided by Southwest Gas.

7.6 Telephone. Telephone service will be provided by Century Link.

7.7 Law Enforcement. Law enforcement will be provided by City of Glendale's Police Department.

7.8 Fire Protection. Fire Protection will be provided by City of Glendale

8.0 Maintenance of Streets and Common Areas

8.1 Public Streets. All street improvements proposed as part of this development will be dedicated as public streets and will be designed and constructed in accordance with City of Glendale requirements. As designed the streets within the single family development provide for a 50' right-of-way, as shown on the Site Plan. Typical Street Sections are provide on the Site Plan, included as Attachment "4". Public right-of-way will be dedicated along Olive Avenue and 71st Avenue. Improvements will be made to these streets in conformance with City of Glendale requirements. Once these improvements have been accepted by the City, the City will be responsible for maintenance of the dedicated rights-of-way. Typical Street Sections are provide on the Site Plan, included as Attachment "4".

8.2 71st Avenue Construction. As part of and concurrent with the first phase of development at West Pointe Village, the builder shall complete numerous public infrastructure improvements related to 71st Avenue south of Olive Avenue. These improvements include the relocation and construction of the existing SRP irrigation facilities, the installation of a new traffic signal at the intersection of 71st Avenue and Olive Avenue and the developer shall fully develop 71st Avenue from Olive Avenue to Alice Avenue, as part of the first phase of development of West Pointe Village. All improvements to Olive Avenue will be coordinated and approved by the City of Peoria. These infrastructure improvements will provide significant benefit to the Property, the adjoining developments and the nearby community.

8.3 Common Areas. Common areas within the development will be comprised of open space, a community park, and landscape tracts. All of these areas within the single family parcel will be owned and maintained by a Homeowners' Association and within the commercial parcel by the commercial property owner(s).

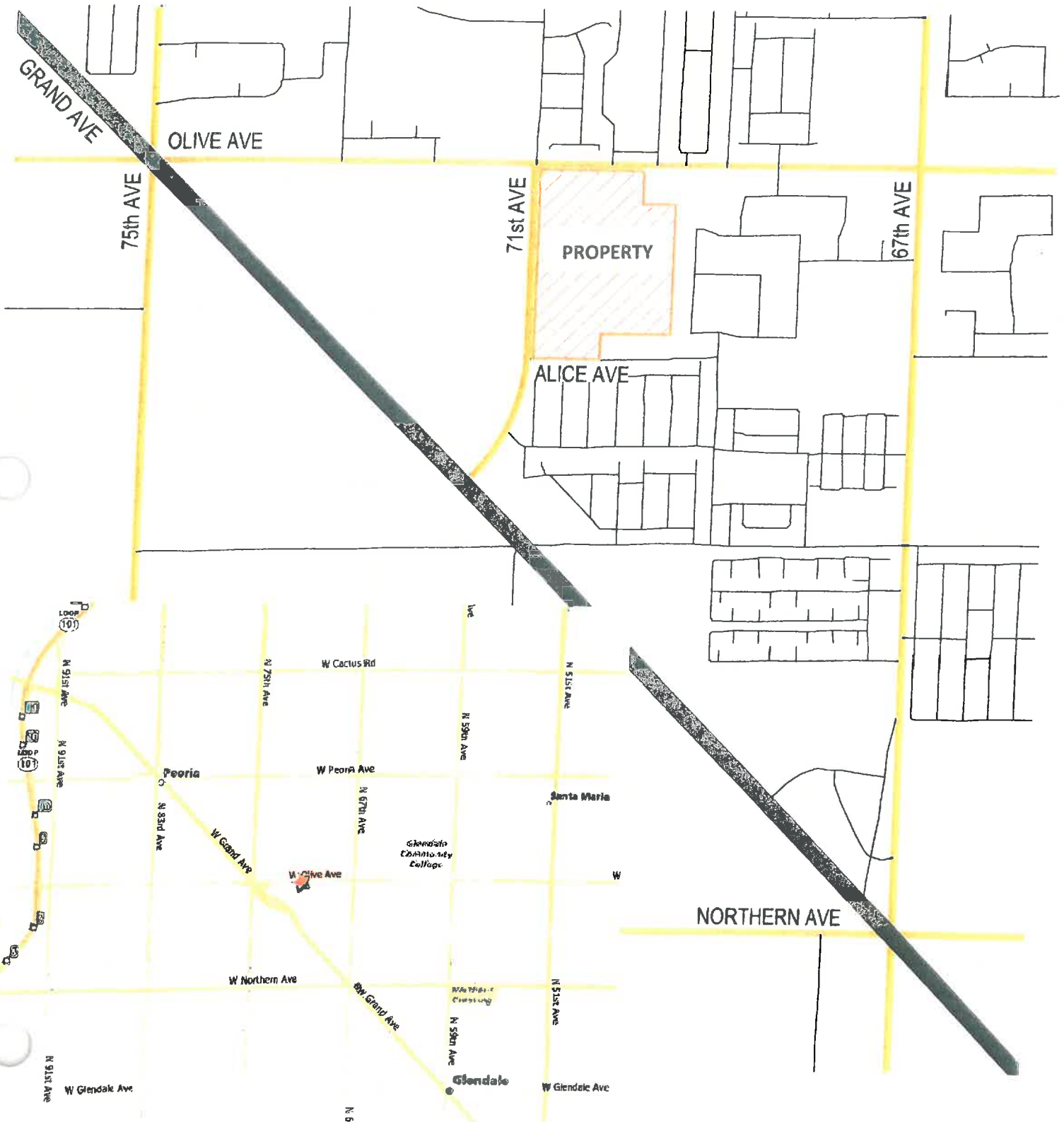
9.0 Conclusion. The Applicant's proposed Minor General Plan Amendment to eliminate the existing High Density Residential designation for a 12.6 acre portion of the Property and the proposed Amendment to the existing PAD, as outlined herein, will create a community that is attractive to homebuyers while offering a desirable quality of life and sustainable community. The Applicant believes this development will be a welcome addition to the neighboring community and the City of Glendale and therefore respectfully requests approval of Minor General Plan Amendment and Amendment to the existing PAD for West Pointe Village.

ATTACHMENT "1"

Location Map

Vicinity Map

Scale: N.T.S.



Aerial Photograph



ATTACHMENT “3”

Topographic Survey

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF THE NE 1/4, SECTION 36, T.3N., R.1E. OF THE GILA
& SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

DESCRIPTION

PARCEL 1:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 2649.87 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 12 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 150 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 40.00 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 12 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 85.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 303.77 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 192.73 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 82.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 315 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 05 MINUTES 48 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 286.93 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 250.05 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 1.27 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

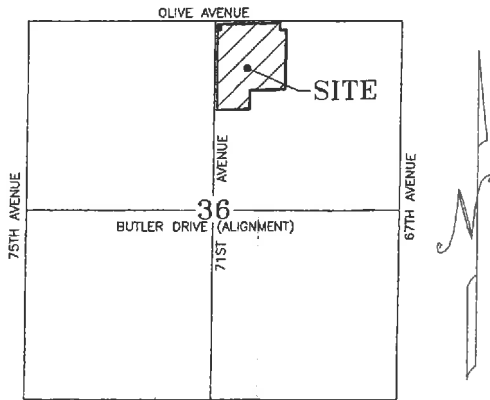
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 2649.87 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 315.06 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 315 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 286.93 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 82.36 FEET; THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 192.73 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 65.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 290.53 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 44.89 FEET; THENCE NORTH 44 DEGREES 39 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 7.14 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 212.54 FEET TO A POINT ON THE EAST LINE OF WEST 70.00 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 40.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 7.18 FEET TO A POINT ON THE EAST LINE OF WEST 77.18 FEET OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST ALONG SAID EAST LINE, FOR A DISTANCE OF 124.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 164.51 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 98.42 FEET TO A POINT ON THE EAST LINE OF THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 12 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE, FOR A DISTANCE OF 560.35 FEET; THENCE WEST FOR A DISTANCE OF 718.68 FEET; THENCE NORTH FOR A DISTANCE OF 66.59 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 274.62 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST ALONG SAID WEST LINE FOR A DISTANCE OF 326.49 FEET TO THE POINT OF BEGINNING. EXCEPT ALL COAL, MINERALS AND OTHER SUBSTANCES AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA.

PARCEL 3:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING A BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 36, BEING A BRASS CAP IN HANDHOLE, BEARS NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 2649.87 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, FOR A DISTANCE OF 841.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 46 MINUTES 18 SECONDS EAST 274.62 FEET; THENCE SOUTH FOR A DISTANCE OF 66.59 FEET; THENCE EAST FOR A DISTANCE OF 718.68 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 00 DEGREES 12 MINUTES 44 SECONDS WEST ALONG SAID EAST LINE FOR A DISTANCE OF 310.53 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 276.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 00 MINUTES 19 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 470.89 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36; THENCE NORTH 00 DEGREES 12 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, FOR A DISTANCE OF 671.53 FEET TO THE POINT OF BEGINNING. EXCEPT ALL COAL, MINERALS AND OTHER SUBSTANCES AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA.



SEC 36, T 3 N, R 1 E
VICINITY MAP
N.T.S.

LEGEND

#	SCHEDULE "B" ITEM
P.P.	POWER POLE
S.L.	STREET LIGHT
D.G.	DOWN GUY
I.S.	IRRIGATION STRUCTURE
W.M.	WATER METER
W.V.	WATER VALVE
I.M.	IRRIGATION MANHOLE
F.H.	FIRE HYDRANT
T.S.J.B.	TRAFFIC SIGNAL JUNCTION BOX
T.J.B.	TELEPHONE JUNCTION BOX
CLF	CHAIN LINK FENCE
D/W	DRIVEWAY
SMH	SEWER MANHOLE
HW	HEADWALL
B.C.	BRASS CAP
H.H.	HANDHOLE
T.S.	TRAFFIC SIGNAL
S/W	SIDEWALK
⊙	FOUND BRASS CAP FLUSH
(R)	RECORD DATA
(M)	MEASURED DATA
+	TRAFFIC SIGN
▬	PAVEMENT
⊙	INDICATES A CORNER OF SURVEY, SET A 1/2" BAR, UNLESS NOTED OTHERWISE

SCHEDULE "B" EXCEPTIONS

- EASEMENT FOR OVERHEAD AND UNDERGROUND POWER DOCKET 11579, PAGE 784, M.C.R. (PLOTTED)
- AN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES DOC. NO. 90-32037 AND 92-027356, M.C.R. (PLOTTED)
- ROADWAY AS SHOWN IN BOOK 355 OF MAPS, PAGE 11, M.C.R. (PLOTTED)
- AN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES DOC. NO. 91-049613, M.C.R. (PLOTTED)
- AN EASEMENT AND AGREEMENT FOR HIGHWAY PURPOSES DOC. NO. 91-049641, M.C.R. (PLOTTED)
- ALL MATTERS AS SET FORTH IN MINOR LAND DIVISION BOOK 943 OF MAPS, PAGE 41, M.C.R. (AFFECTS RIGHT OF WAY OF OLIVE-NOT PLOTTED)
- ALL MATTERS AS SET FORTH IN MINOR LAND DIVISION BOOK 943 OF MAPS, PAGE 43, M.C.R. (AFFECTS RIGHT OF WAY OF OLIVE-NOT PLOTTED)
- ALL MATTERS AS SET FORTH IN MAP OF ANNEXATION PETITION DOC. NO. 2008-0313871 AND 2008-0194663, M.C.R. (PLOTTED)
- ALL MATTERS AS SET FORTH IN MAP OF DEDICATION BOOK 991 OF MAPS, PAGE 8, M.C.R. (PLOTTED)
- ALL MATTERS AS SET FORTH IN MAP OF DEDICATION BOOK 997 OF MAPS, PAGE 1, M.C.R. (PLOTTED)
- ALL MATTERS AS SET FORTH IN ORDINANCE NO. 2636 NEW SERIES DOC. NO. 2008-0449360, M.C.R. (PLOTTED)

NOTES

- THIS SURVEY WAS PERFORMED BASED ON INFORMATION CONTAINED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CLEAR TITLE AGENCY OF ARIZONA, ORDER NO. 10-506435, DATED APRIL 23, 2013.
- THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, T3N, R1E, USING A BEARING OF NORTH 89 DEGREES 05 MINUTES 48 SECONDS EAST
- NET AREA IS 1,5082,760 SQ. FT. OR 24.8567 ACRES.
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVATION ONLY.
- THE SUBJECT PROPERTY IS ZONED P.A.D. (PLANNED AREA DEVELOPMENT).
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C1630H DATED SEPTEMBER 30, 2005, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."
- ADJOINING OWNER INFORMATION IS PER MARICOPA COUNTY ASSESSOR
- ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOTED ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE SURVEYOR.

CERTIFICATION

TO : WESTSIDE LAND, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
CLEAR TITLE AGENCY OF ARIZONA
FIRST AMERICAN TITLE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 8, 11(b), 16, 17, 20(c) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 26, 2013.

ROBERT J. BLAKE

REGISTERED LAND SURVEYOR NO. 36070
DATE OF PLAT OR MAP: APRIL 26, 2013



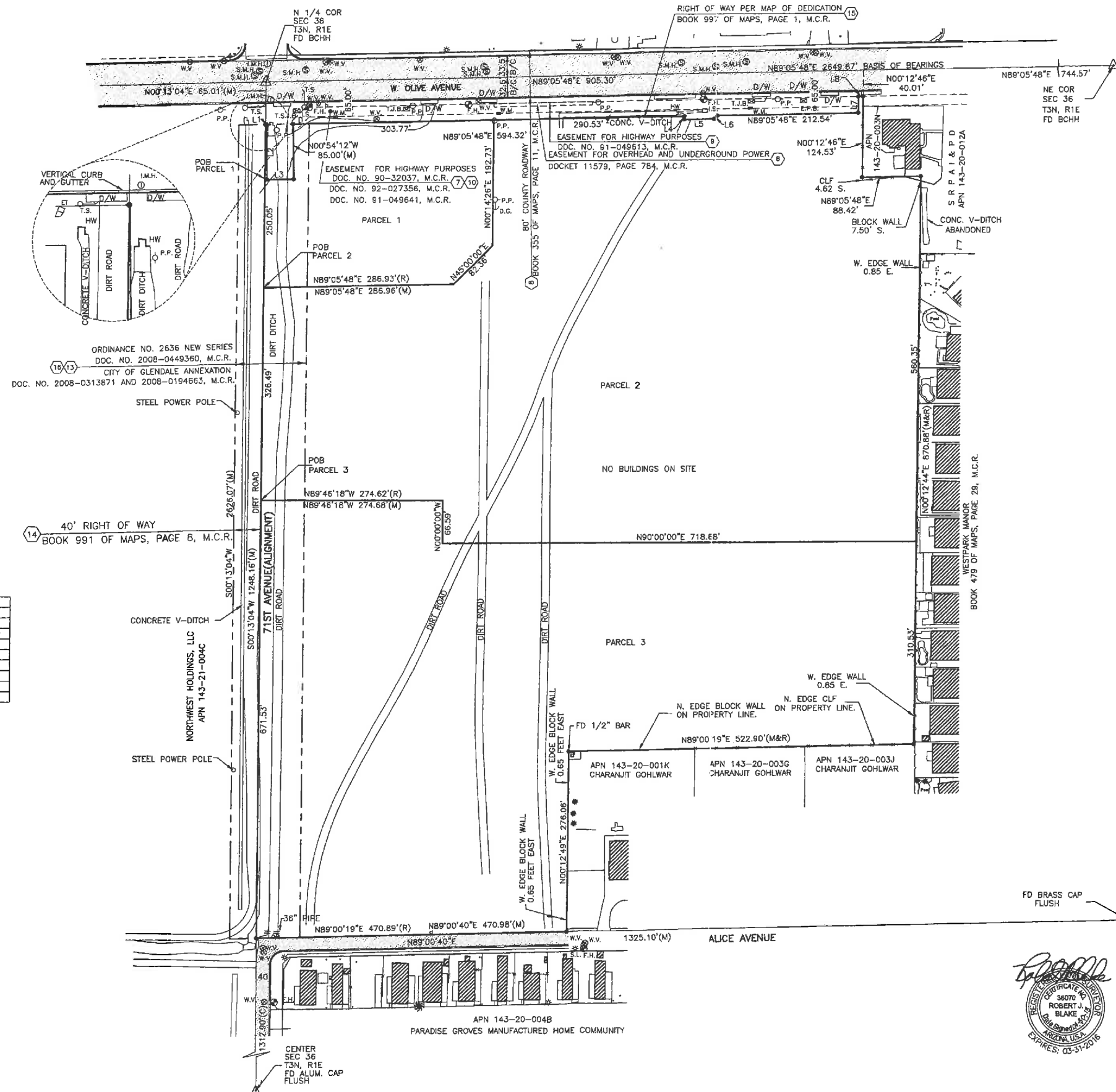
Date
04-26-13

As-Built

Job No.
121105

ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE NE 1/4, SECTION 36, T.3N., R.1E. OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA



Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
Phoenix, Arizona 85020
1642 E. Orangeview Ave. Tel 802-385-9300 Fax 802-385-9310

ALTA/ACSM LAND TITLE SURVEY
SE CORNER 71ST & OLIVE AVENUES
ARIZONA

Revised

Date
04-26-13
As-Built

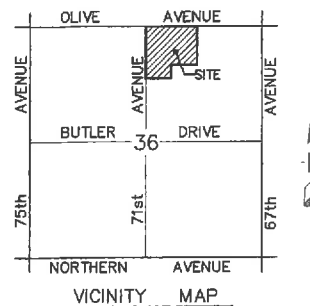
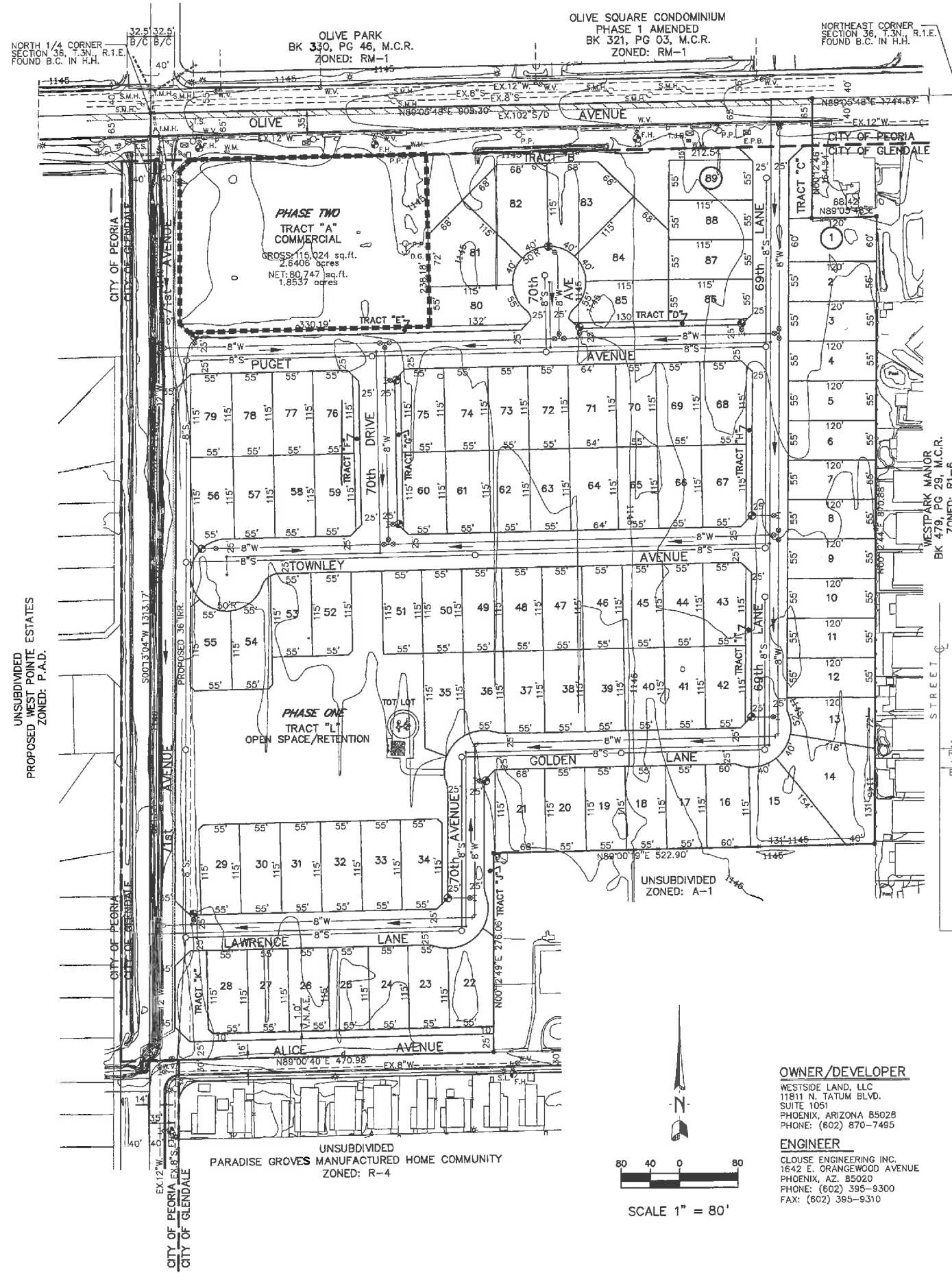
Job No.
121105

2 OF 2

ALTA.DWG

PRELIMINARY PLAT FOR WEST POINTE VILLAGE

A PORTION OF THE NORTHEAST 1/4 OF SECTION 36
T.3N,R.1E. OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BENCH MARK - C.O.G. DATUM
TOP OF BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF OLIVE AVENUE AND 75th
AVENUE ELEVATION 1138.13

NOTES

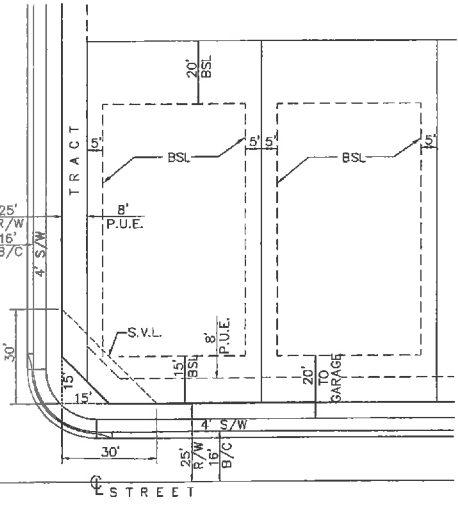
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
B. CONSTRUCTION, STRUCTURES OR BUILDINGS, EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A CLEAN WEED FREE CONDITION BY THE LANDSCAPE CONTRACTOR FOLLOWING INSTALLATION FOR 60 DAYS.

SITE SUMMARY (RESIDENTIAL ONLY)

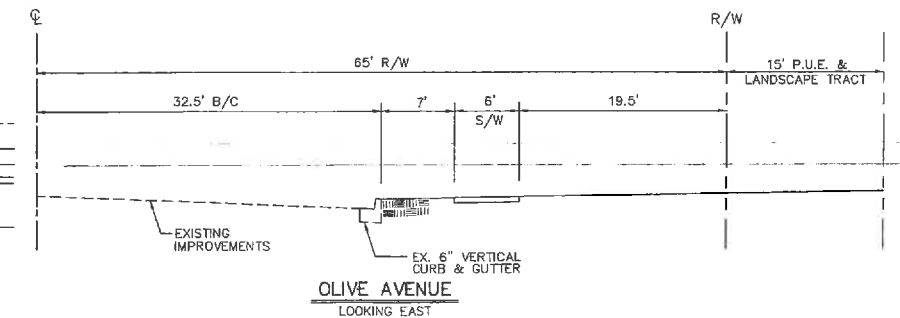
INDICATES A CORNER OF THIS SUBDIVISION
INDICATES 8' PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE
INDICATES DIRECTION OF FLOW OF STORMWATER
WATER AND SEWER BY THE CITY OF GLENDALE
REFUSE COLLECTION BY THE CITY OF GLENDALE
ELECTRIC SERVICE BY SALT RIVER PROJECT
GAS SERVICE BY SOUTHWEST GAS CORPORATION
TELEPHONE SERVICE BY CENTURY LINK
EXISTING ZONING : P.A.D.
TOTAL LOTS : 89
GROSS AREA : 23.6464 ACRES 1,030,038 S.F.
NET AREA : 21.7880 ACRES 949,087 S.F.
GROSS DENSITY : 3.76 DU/AC
NET DENSITY : 4.08 DU/AC
TYPICAL LOT SIZE : 55' X 115'
AVERAGE LOT SIZE : 6,778 S.F.
MINIMUM LOT SIZE : 6,242 S.F.
MAXIMUM LOT SIZE : 13,338 S.F.
TRACTS "B" THRU "L" TOTAL AREA: 143,982 S.F.=15.2%
TRACTS "B" THRU "L" SHALL BE FOR RETENTION, LANDSCAPING, PUBLIC UTILITIES AND PEDESTRIAN ACCESS

ZONING TABLE	
ZONING DISTRICT	P.A.D.
MINIMUM BUILDING HEIGHT	TWO STORY OR 30 FEET
MINIMUM LOT AREA	8000 SF
MINIMUM LOT WIDTH	30'
MINIMUM FRONT SETBACK-SIDE LOADED GARAGE	20'
MINIMUM FRONT SETBACK-FRONT LOADED GARAGE	20'
MINIMUM SIDE SETBACK	5'
MINIMUM STREET SIDE SETBACK	10'
MINIMUM REAR SETBACK	20'

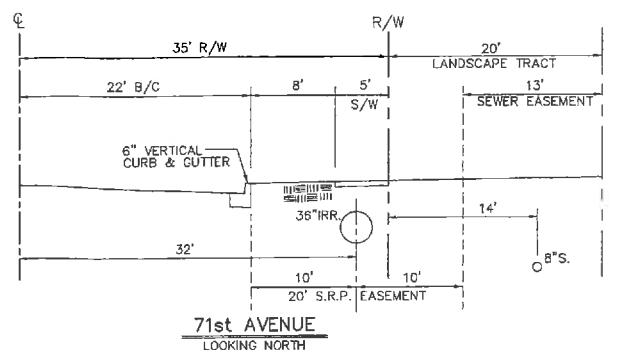
TRACT TABLE	
TRACT	USE
A	180,747.00 FUTURE COMMERCIAL
B	15,975.00 LANDSCAPE & RETENTION
C	3,124.00 LANDSCAPE & RETENTION
D	1,684.00 LANDSCAPE
E	3,841.00 LANDSCAPE
F	1,684.00 LANDSCAPE
G	1,684.00 LANDSCAPE
H	1,684.00 LANDSCAPE
I	1,684.00 LANDSCAPE
J	2,890.00 LANDSCAPE
K	9,039.00 LANDSCAPE
L	100,821.00 LANDSCAPE & RETENTION
TOTAL	224,729.00



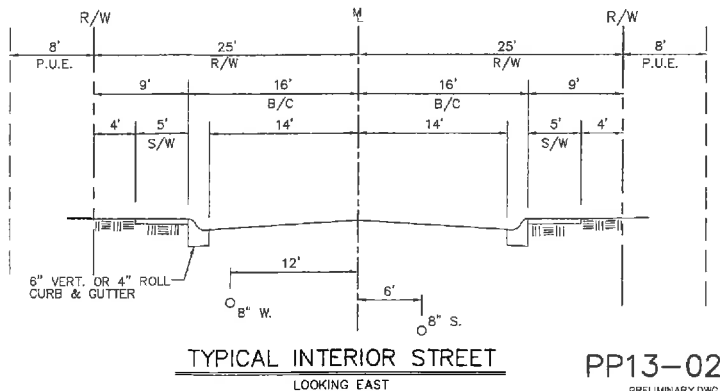
TYPICAL LOT SETBACKS
S.V.L. DENOTES SITE VISIBILITY LINE.
(PER STANDARD DETAIL NO. G-447)
MAXIMUM LOT COVERAGE = 45%



**OLIVE AVENUE
LOOKING EAST**



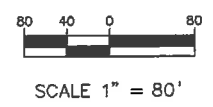
**71st AVENUE
LOOKING NORTH**



**TYPICAL INTERIOR STREET
LOOKING EAST**

OWNER/DEVELOPER
WESTSIDE LAND, LLC
11811 N. TATUM BLVD.
SUITE 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 870-7495

ENGINEER
CLOUSE ENGINEERING INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ. 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310



Clouse Engineering, Inc.
ENGINEERS - SURVEYORS
1642 E. ORANGEWOOD AVE. PHOENIX, ARIZONA 85020
Tel: 602-395-9300 Fax: 602-395-9310

PRELIMINARY PLAT WEST POINTE VILLAGE

Revised
09-18-13

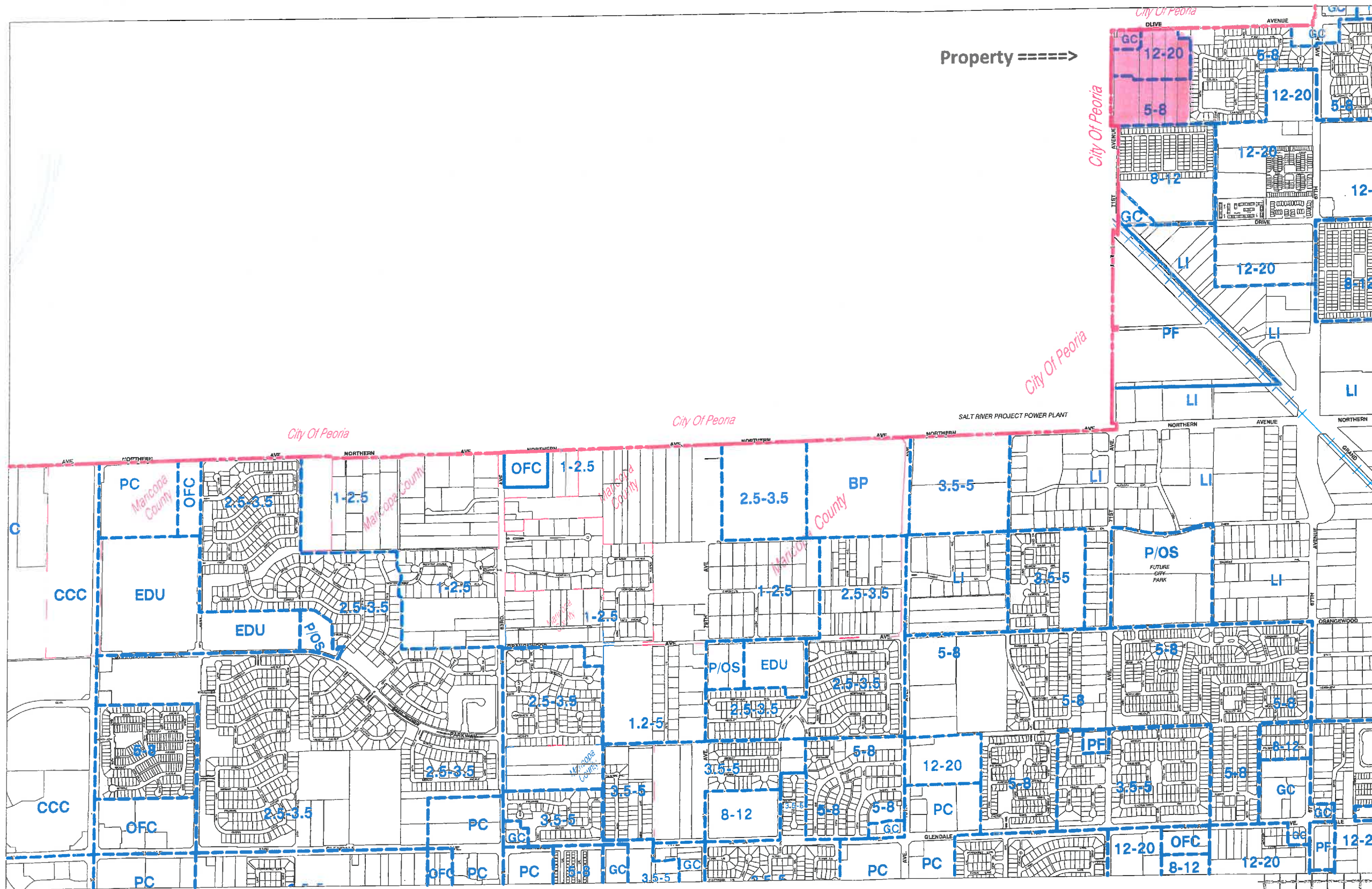
Date
6-13-13
As-Built

Job No.
121105

PP13-02
PRELIMINARY.DWG

ATTACHMENT “5”

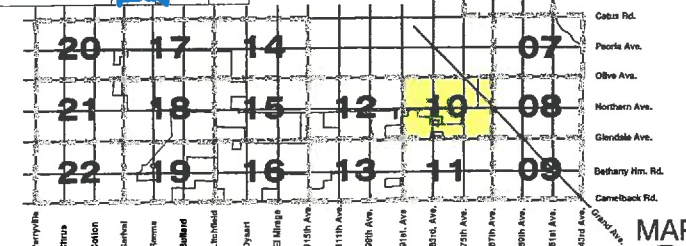
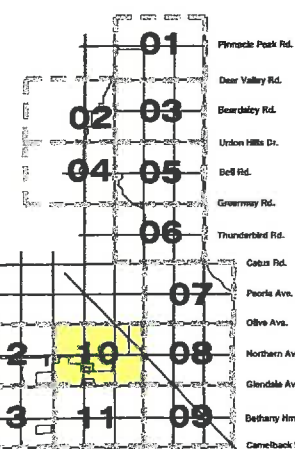
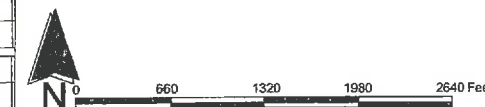
2025 General Plan Land Use Map



LEGEND

- City Limits
- General Plan District Boundary
- 0-1 - Low Density Residential 0-1 du/ac
- 1-2.5 - Low Density Residential 1-2.5 du/ac
- 2.5-3.5 - Medium Density Residential 2.5-3.5 du/ac
- 3.5-5 - Medium Density Residential 3.5-5 du/ac
- 5-8 - Medium-High Density Residential 5-8 du/ac
- 8-12 - Medium-High Density Residential 8-12 du/ac
- 12-20 - High Density Residential 12-20 du/ac
- 20-30 - High Density Residential 20-30 du/ac
- CCC - Corporate Commerce Center
- BP - Business Park
- OFC - Office
- PF - Public Facility
- INST - Institutional
- PC - Planned Commercial
- GC - General Commercial
- EMU - Entertainment Mixed Use
- LI - Light Industrial
- HI - Heavy Industrial
- EDU - Educational
- P/OS - Parks and Open Space
- LUCU - Luke Compatible Land Use Area

NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element.



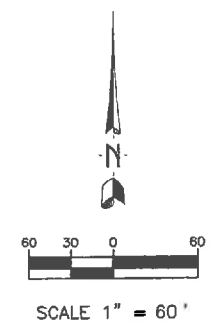
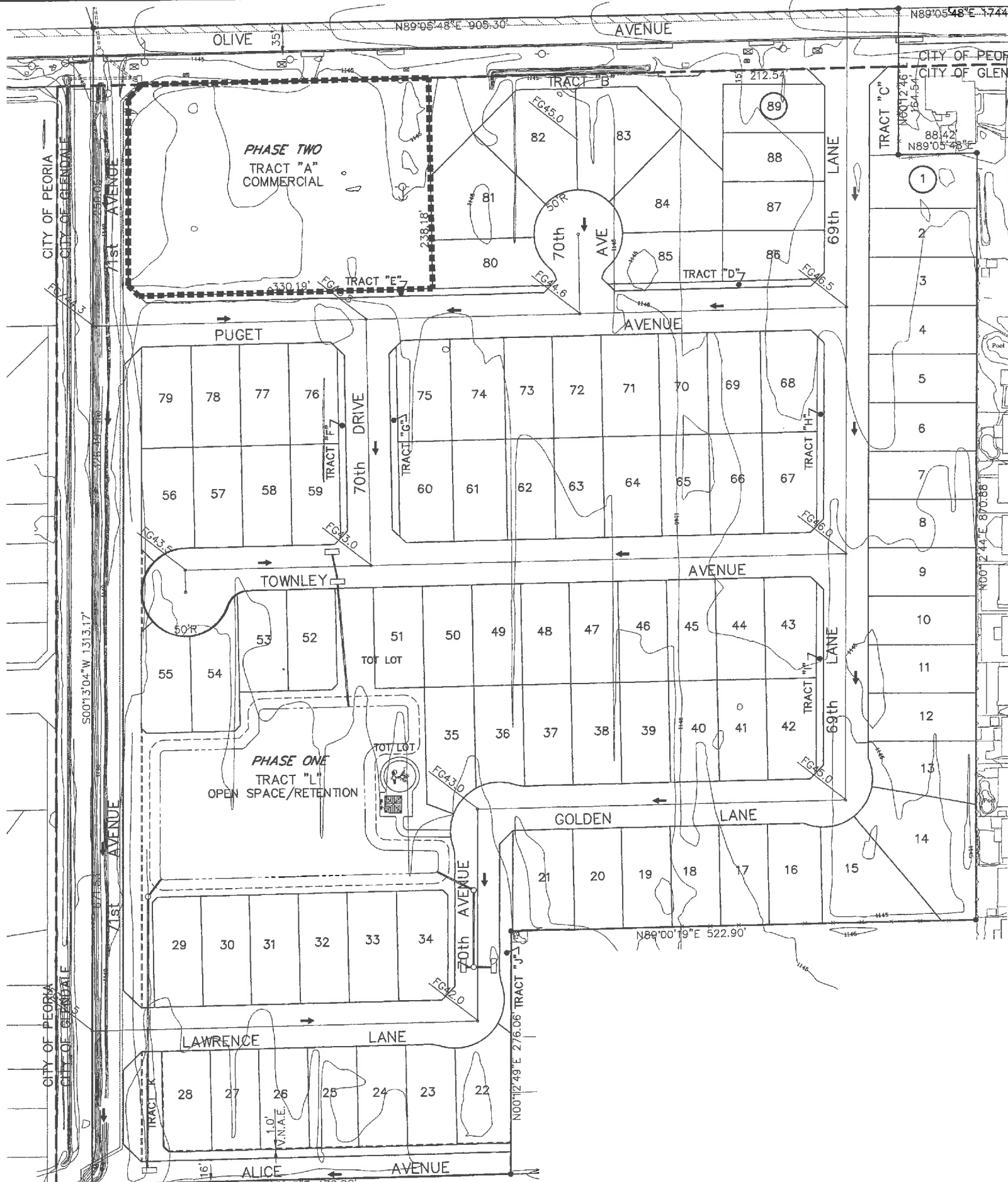
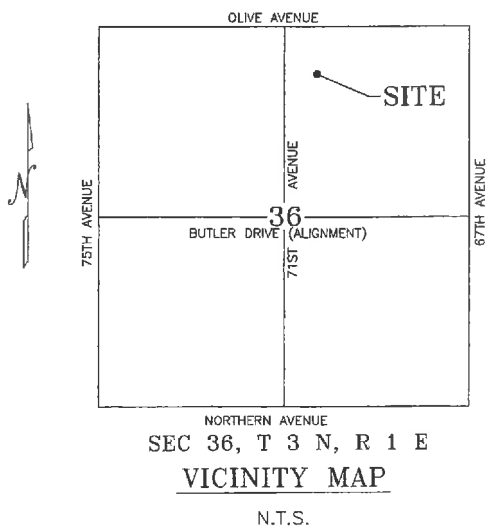
CITY OF GLENDALE

General Plan

Planning
5850 West Glendale Avenue

MAP
10

09/05/12
Revised Date



Clouse Engineering, Inc.
ENGINEERS & SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

WEST POINTE VILLAGE



Revised
10-16-13

Date
5-16-13

As-Built

Job No.
121105

1 OF 1

ARIZONA

GLENDALE

ATTACHMENT “7”

Landscape Plans

PLANT LEGEND

LARGE - MEDIUM CANOPY TREES*

DALBERGIA SISSOO	SISSOO TREE
PARKINSONIA 'HYBRID'	DESERT MUSEUM (THORNLESS PALO VERDE)
FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH
OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
PARKINSONIA PRAECOX	PALO BREA
PROSOPIS SP. RIO SALADO	RIO SALADO MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA	CHINESE EVERGREEN ELM

MEDIUM - SMALL CANOPY TREES*

ACACIA ANEURA	MULGA TREE
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY
QUERCUS VIRGINIANA 'HERITAGE'	HERITAGE LIVE OAK
PISTACIA LENTISCUS	MASTIC TREE
PISTACIA SPECIES	RED PISH PISTACHE
CAESALPINIA CACALACO 'SMOOTHIE'	THORNLESS CASCALOTE

SHRUBS*

BOUGAINVILLEA SPECIES	B. KARST BOUGAINVILLEA
BOUGAINVILLEA 'FLAME'	BUSH BOUGAINVILLEA
CASSIA PHYLLODENDRA	SILVERY CASSIA
CASSIA NEMOPHILA	GREEN CASSIA
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
EREMOPHILA MACULATA	VALENTINE BUSH
FRAXINUS GREGGII	LITTLE LEAF ASH
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDERCLOUD SAGE
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD SAGE
LEUCOPHYLLUM LANGMANIAE	RIO BRAVO TEXAS SAGE
MUHLENBERGIA CAPILLARIS	REGAL MIST DEER GRASS
MUHLENBERGIA RIGENS	DEER GRASS
NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER
RUPELLIA PENINSULARIS	BAJA RUPELLIA
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL
SIMMONDSIA CHINENSIS	JOJOBA
TECOMA SPECIES	'LYDIA'

ACCENTS*

AGAVE SPECIES	AGAVE
ALOE x BLUE ELF	BLUE ELF ALOE
DASYLIRION WHEELERI	DESERT SPOON
HESPERALOE PARVIFLORA	RED YUCCA

GROUND COVER*

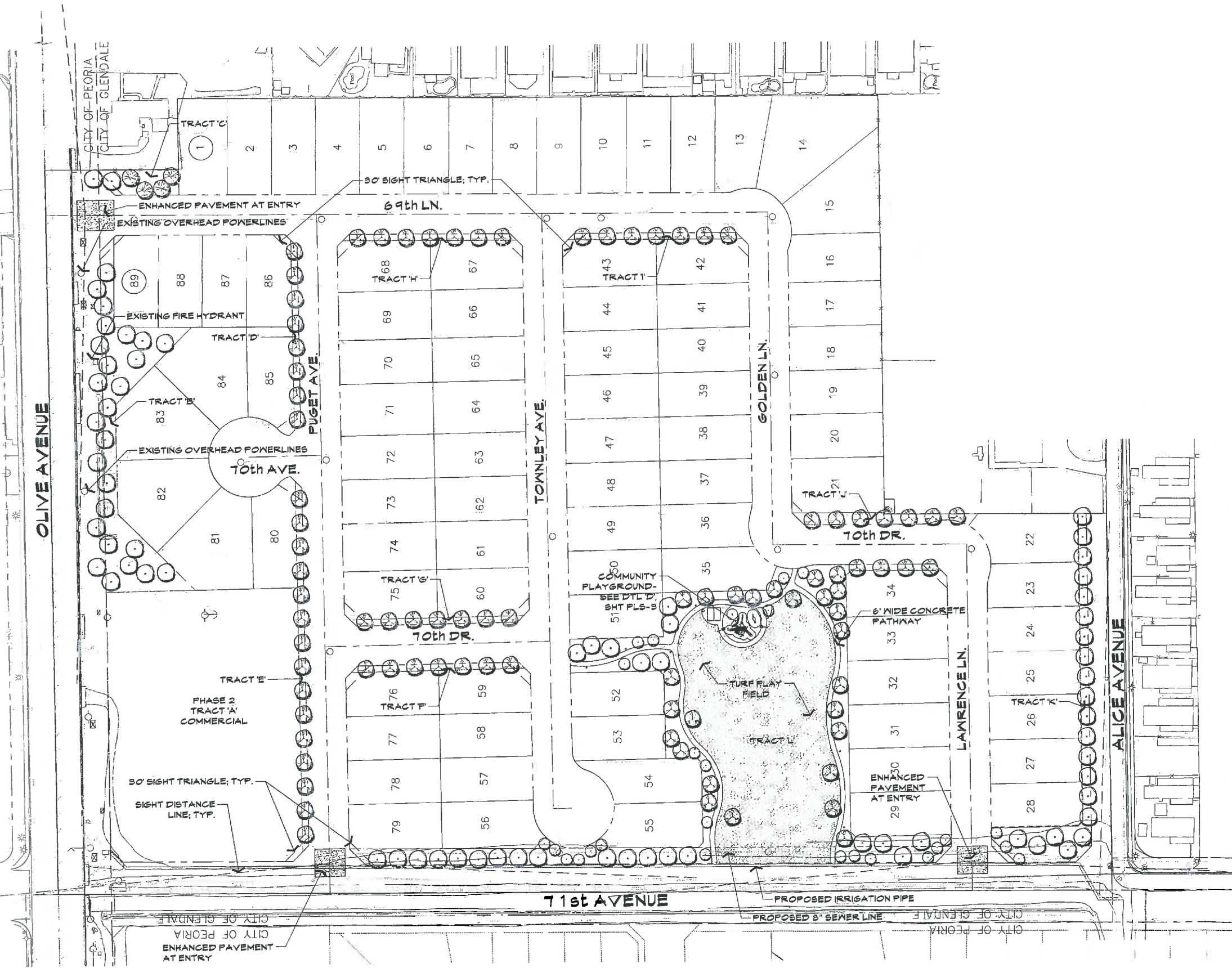
ACACIA REDOLENS	DESERT CARPET
CALLISTEMON SPECIES	LITTLE JOHN BOTTLEBRUSH
EUPHORBIA RIGIDA	GOPHER PLANT
LANTANA CAMARA	NEW GOLD LANTANA
LANTANA CAMARA	NEW RED LANTANA
ROSMARINUS 'IRENE'	IRENE ROSEMARY

- DECOMPOSED GRANITE - 3/4" SCREENED 2" DEPTH EXPRESS BROWN COLOR
- TURF 'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK): 59,008 SQ. FT.
- CONCRETE MOW STRIP: 16 LINEAL FT.

* OR OTHER SELECTED SPECIES THAT ARE ON THE ANNUA LOW WATER USE PLANT LIST.

- NOTES:
- MINIMUM 50% OF THE TREES TO BE 24" BOX.
 - ALL SHRUBS & ACCENTS TO BE 5 GALLON. ALL GROUNDCOVERS TO BE 5 GALLON.
 - 60% OF GROUND COVER TO BE VEGETATIVE.

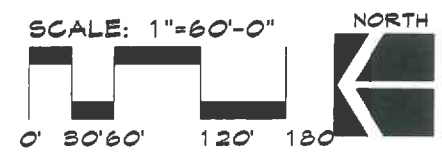
TOTAL TURF AREA:	51,112 SQ. FT.
TOTAL ON-SITE LS AREA:	148,982 SQ. FT.
% OF TURF:	35.5%

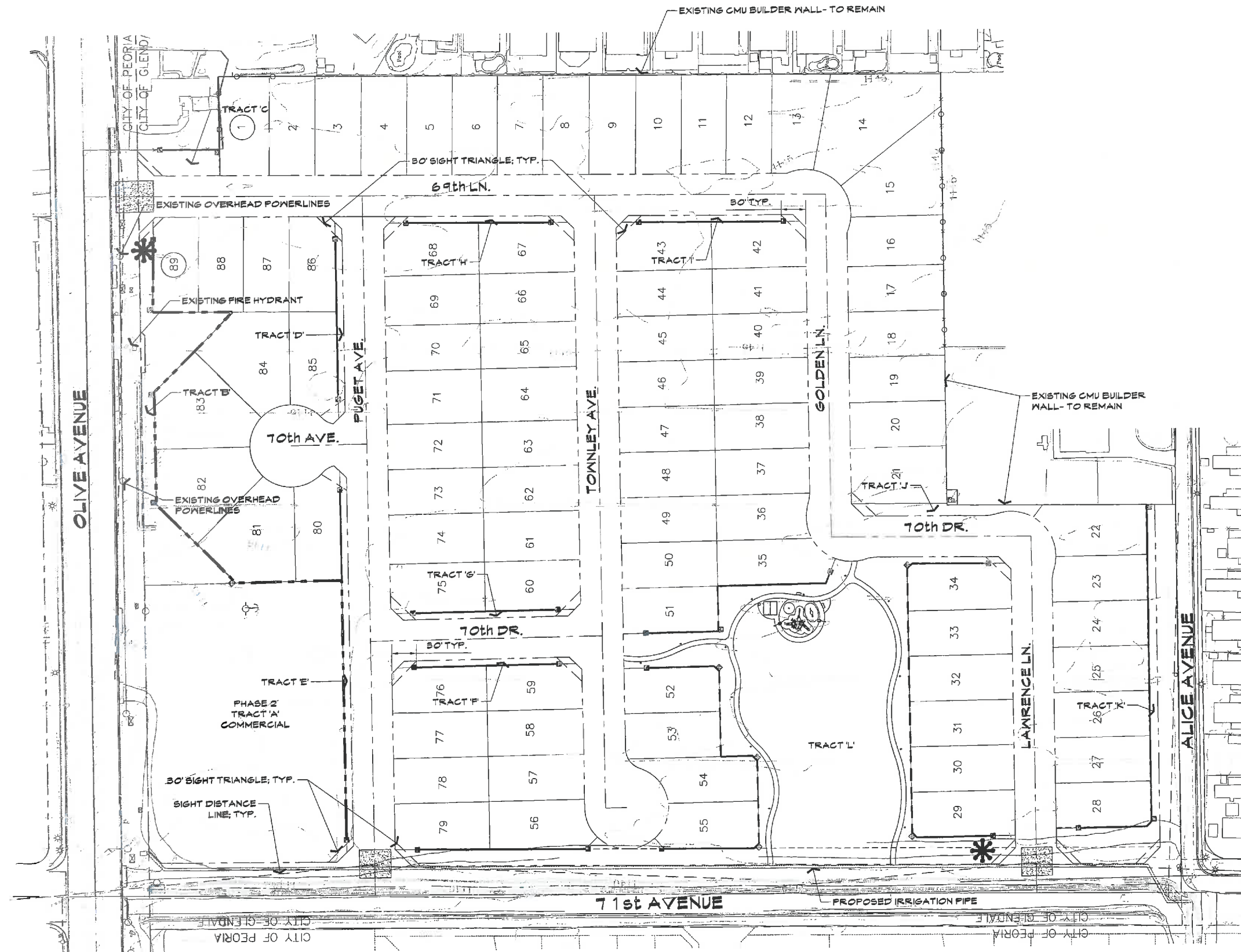


PRELIMINARY LANDSCAPE PLAN
WEST POINTE VILLAGES

71st AVE & OLVE - GLENDALE, AZ
JANUARY 20, 2014

PLS-1

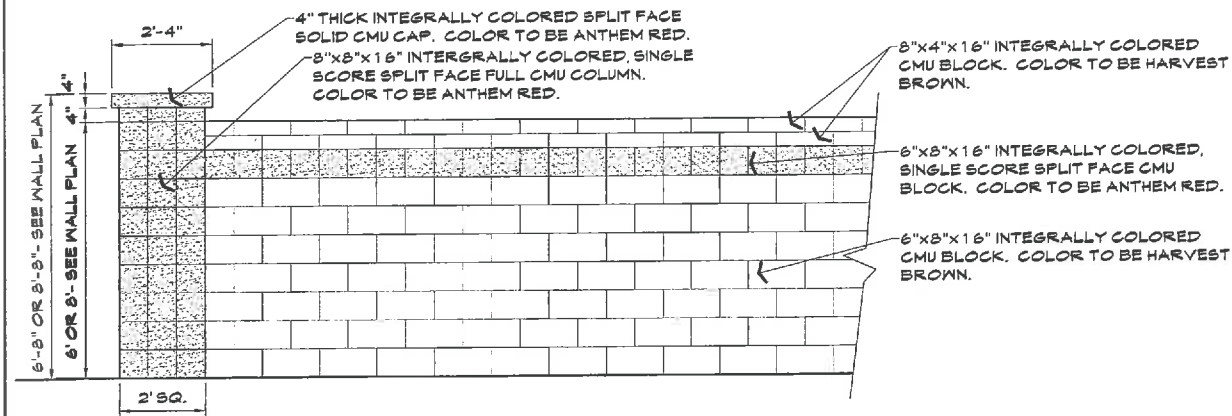




PROJECT WALL KEY

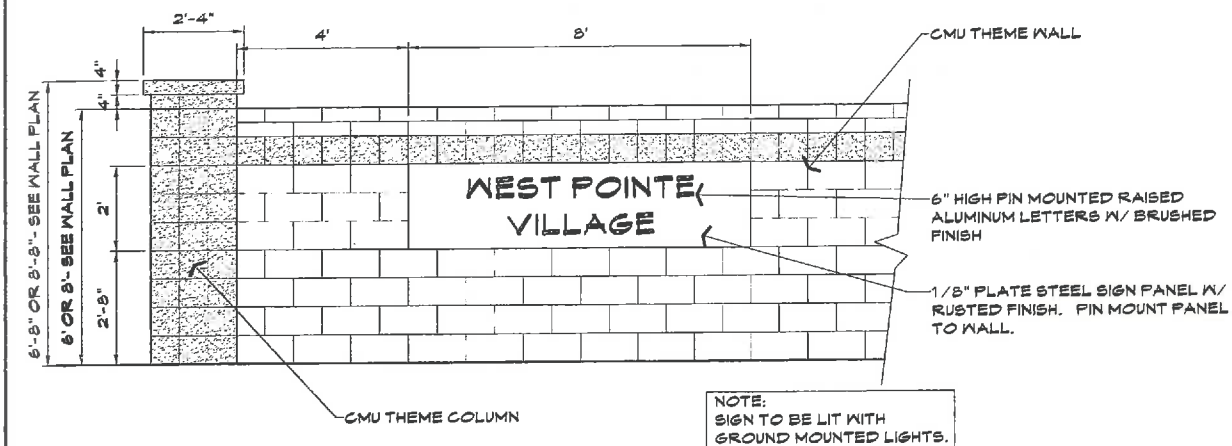
- 8'-0" HIGH PROJECT THEME WALL (SEE ELEVATION 'A', SHEET PLS-3)
- 6'-0" HIGH PROJECT THEME WALL (SEE ELEVATION 'A', SHEET PLS-3)
- PROJECT VIEW WALL (SEE ELEVATION 'B', SHEET PLS-3)
- BUILDER WALL
- PROJECT THEME COLUMN (FULL) (SEE ELEVATION 'A', SHEET PLS-3)
- PROJECT THEME COLUMN (HALF) (SEE ELEVATION 'B', SHEET PLS-3)
- PROJECT WALL SIGNAGE (SEE ELEVATION 'C', SHEET PLS-3)

NOTE:
ALL COLUMNS AND WALLS SHALL
BE LOCATED OUT OF SIGHT
VISIBILITY TRIANGLES AND P.U.E.S.



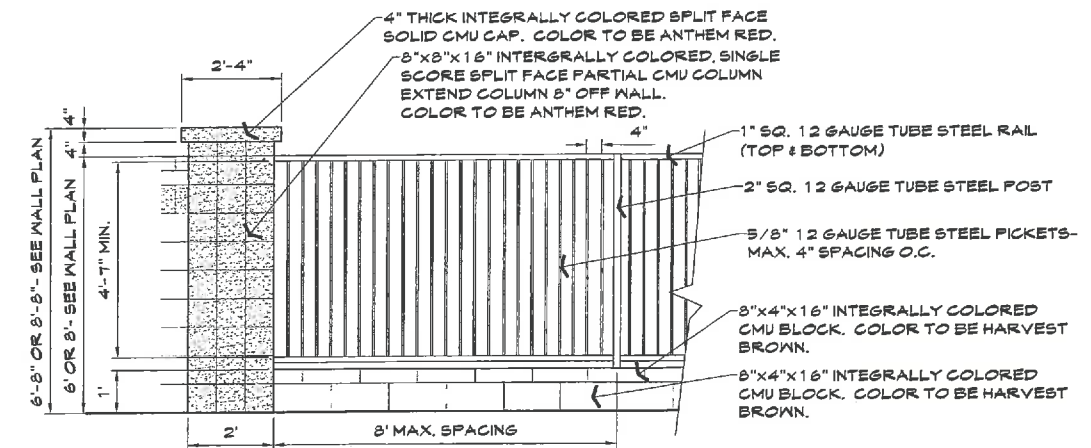
A THEME WALL & COLUMN ELEVATION

SCALE: 1/2"=1'-0"



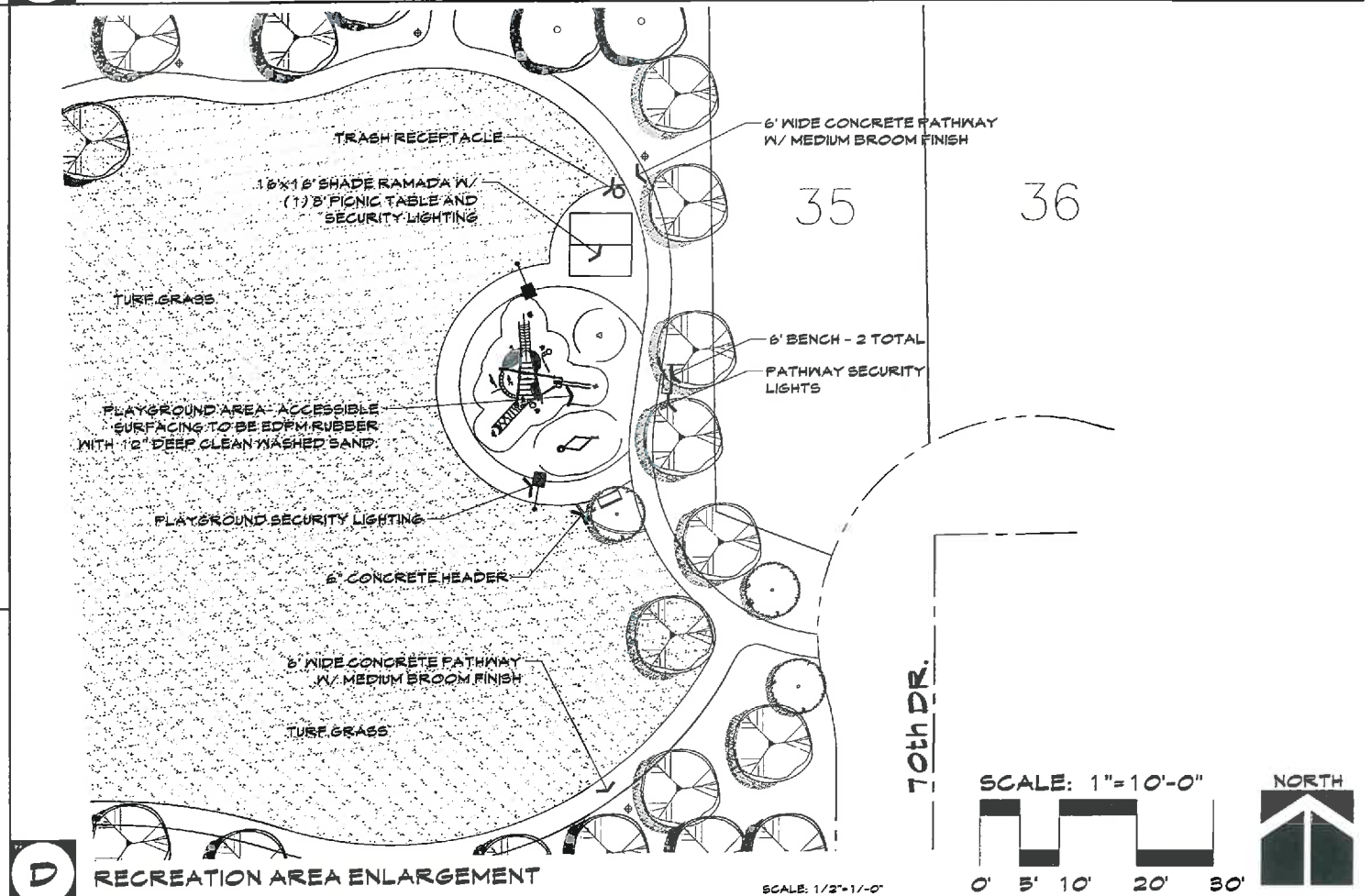
C SIGN WALL ELEVATION

SCALE: 1/2"=1'-0"



B VIEW WALL & PARTIAL THEME ELEVATION

SCALE: 1/2"=1'-0"



D RECREATION AREA ENLARGEMENT

SCALE: 1/2"=1'-0"

SCALE: 1"=10'-0"



ATTACHMENT “8”

Water & Sewer Plans

PRELIMINARY PLAT FOR WEST POINTE VILLAGE

A PORTION OF THE NORTHEAST 1/4 OF SECTION 36
T.3N,R.1E. OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

Clouse Engineering, Inc.
ENGINEERS - SURVEYORS
1642 E. Orangeview Ave. Phoenix, Arizona 85020
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
WEST POINTE VILLAGE

NOTES

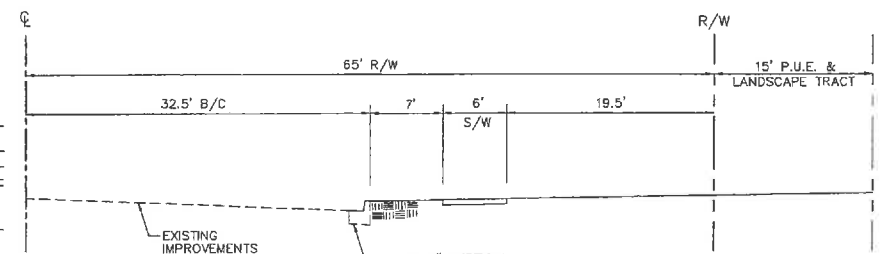
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
- ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 89 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
- EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
B. CONSTRUCTION, STRUCTURES OR BUILDINGS, EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENT.
- ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A CLEAN WEED FREE CONDITION BY THE LANDSCAPE CONTRACTOR FOLLOWING INSTALLATION FOR 60 DAYS.

SITE SUMMARY (RESIDENTIAL ONLY)

INDICATES A CORNER OF THIS SUBDIVISION
INDICATES B' PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE
INDICATES DIRECTION OF FLOW OF STORMWATER
WATER AND SEWER BY THE CITY OF GLENDALE
REFUSE COLLECTION BY THE CITY OF GLENDALE
ELECTRIC SERVICE BY SALT RIVER PROJECT
GAS SERVICE BY SOUTHWEST GAS CORPORATION
TELEPHONE SERVICE BY CENTURY LINK
EXISTING ZONING : P.A.D.
TOTAL LOTS : 89
GROSS AREA : 23.6464 ACRES 1,030,038 S.F.
NET AREA : 21.7880 ACRES 949,087 S.F.
GROSS DENSITY : 3.76 DU/AC *
NET DENSITY : 4.08 DU/AC
TYPICAL LOT SIZE : 55' X 115'
AVERAGE LOT SIZE : 6,778 S.F.
MINIMUM LOT SIZE : 6,242 S.F.
MAXIMUM LOT SIZE : 13,338 S.F.
TRACTS "B" THRU "L" TOTAL AREA: 143,982 S.F.=15.2%
TRACTS "B" THRU "L" SHALL BE FOR RETENTION, LANDSCAPING, PUBLIC UTILITIES AND PEDESTRIAN ACCESS

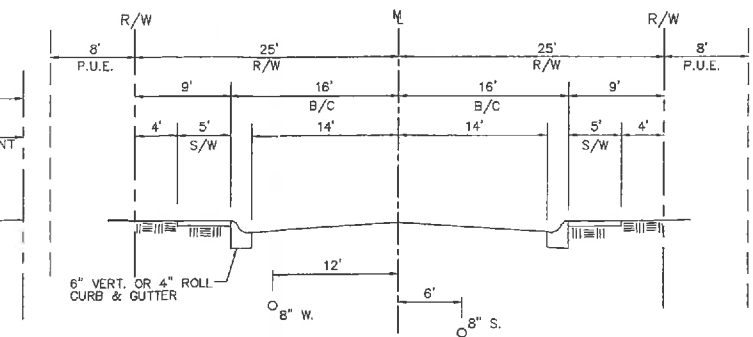
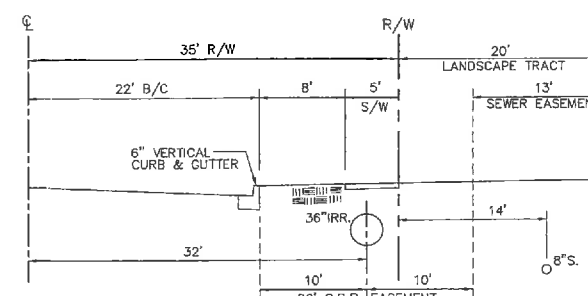
ZONING TABLE	
ZONING DISTRICT	P.A.D.
MAXIMUM BUILDING HEIGHT	TWO STORY OR 30 FEET
MINIMUM LOT AREA	8000 SF
MINIMUM LOT WIDTH	55'
MINIMUM FRONT SETBACK-SIDE LOADED GARAGE	20'
MINIMUM FRONT SETBACK-FRONT LOADED GARAGE	20'
MINIMUM SIDE SETBACK	5'
MINIMUM STREET SIDE SETBACK	10'
MINIMUM REAR SETBACK	20'

TRACT TABLE	
TRACT	AREA (S.F.)
A	80,747.00
B	15,875.00
C	3,124.00
D	1,635.00
E	3,641.00
F	1,664.00
G	1,664.00
H	1,664.00
I	1,664.00
J	2,890.00
K	9,058.00
L	10,861.00
TOTAL	224,728.00



TYPICAL LOT SETBACKS

S.V.L. DENOTES SITE VISIBILITY LINE.
(PER STANDARD DETAIL NO. G-447)
MAXIMUM LOT COVERAGE = 45%



TYPICAL INTERIOR STREET
LOOKING EAST

PP13-02
PRELIMINARY.DWG

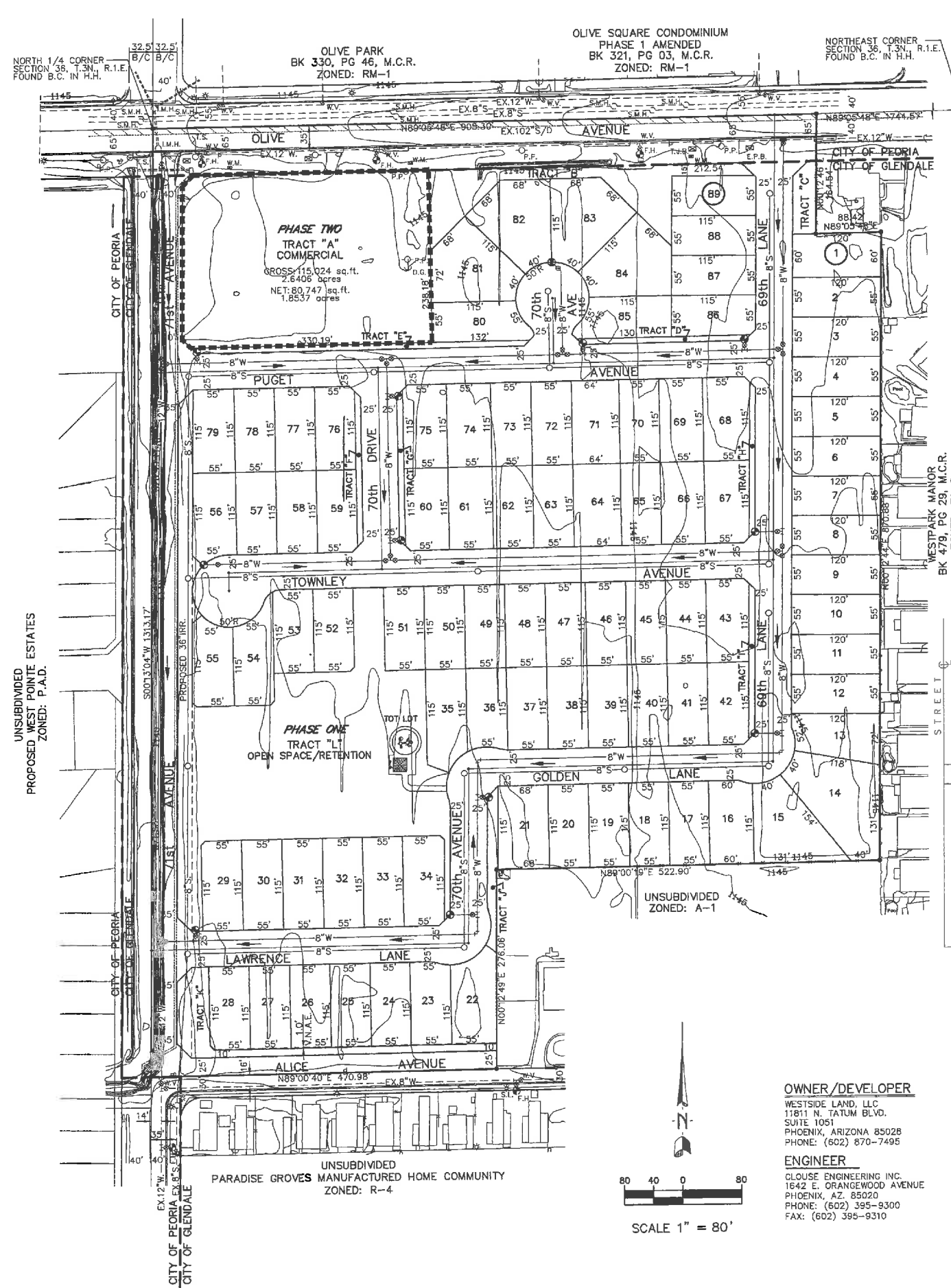
Revised
09-18-13

Date
6-13-13

As-Built

Job No.
121105

1 OF 1



OWNER/DEVELOPER
WESTSIDE LAND, LLC
11811 N. TATUM BLVD.
SUITE 1051
PHOENIX, ARIZONA 85028
PHONE: (602) 870-7495

ENGINEER
CLOUSE ENGINEERING INC.
1642 E. ORANGEVIEW AVENUE
PHOENIX, AZ. 85020
PHONE: (602) 395-9300
FAX: (602) 395-9310

SCALE 1" = 80'