

Cibola Vista

Planned Area Development Standards and Guidelines Report

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Prepared for:

Cibola Vista Resort & Spa LLC
15150 N Hayden Road, Suite 210
Scottsdale, Arizona 85260

Prepared by: **Withey Morris Baugh PLC**
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016
602-230-0600

Cibola Vista

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1. Introduction

Cibola Vista takes its name from the "Seven Cities of Cibola" which, according to Native American legend, were cities of wealth and culture located in the Southwest, and which inspired the earliest Spanish exploration of Arizona. *Cibola Vista* is envisioned to be a mixed-use, master planned community that incorporates a range of residential density uses together with a mix of resort and specialty commercial uses. The site is located on the east side of Lake Pleasant Parkway and north of Jomax Road as shown in **Figure 1**.

The Planned Area Development ("PAD") has been designed such that more intense land uses, including commercial, resort and multi-family uses are located west of the 150-foot-wide drainage easement and wash, which serves as a physical buffer for less intense single family residential uses to the east of the wash. East of the wash, density of the single family residential parcels transitions from the lowest density in the southern portion of the site (Parcels 1A and 1B) to the higher densities in the western and northern portions of the site.

2. Legal Description of Property

A legal description of the Site is attached as **Exhibit 1**.

3. Consistency with General Plan

In 2001, upon creation of the Planned Area Development, the Peoria General Plan designated the site as Resort Development (RD). While this category is now an obsolete land use in the 2040 General Plan, *Cibola Vista* has been designed to be in conformance with this designation. RD allows for a residential density up to 3.5 dwelling units per acre (DU/ac) with some provisions, including:

- The high-density residential use is part of a mixed-use, master planned development.
- Of the total development area, a minimum of 15% shall be preserved as scenic features in their undisturbed natural state.
- The mixed-use development shall include an improved public park and/or private recreation amenities of at least 10 acres or 2% of the site, whichever is greater.
- The mixed-use development shall contain a resort hotel, which shall include tennis and swimming facilities, and at least three of the following: golf course, horseback, hiking, trails, convention facilities or restaurant.

Consistent with General Plan, the overall project density is 3.24 dwelling units per acre. Additionally, the uses proposed in *Cibola Vista* include low, medium and high density residential, commercial, resort and open space.

The formula for calculating density is contained in the General Plan and is as follows:

$$D = \frac{du}{A - (c + I + P + s)}$$

Where D = Residential Density

Du = Total # of dwelling units in project

a = Total site area (gross ac.)

c = Total commercial land area (gross ac.)

I = Total industrial land area (gross ac.)

P = Park sites

s = School sites

Density Calculation:

$$3.24 \text{ (density)} = \frac{651 \text{ (du)}}{244.16 \text{ gross acres} - (42.84 \text{ comm. Ac.} + 0 \text{ ind Ac} + 0 \text{ park ac.} + 0 \text{ sch ac.})}$$

The regulations and provisions for land use and property development standards contained in this P.A.D. take precedence over regulations covering land use and property development standards in the City Zoning Ordinance. Administrative procedures contained in the Zoning Ordinance not covered by this P.A.D. remain applicable to development within the Site. In the event of a conflict between the provisions of the P.A.D. and the Zoning Ordinance, the provisions of the P.A.D. shall prevail.

4. Compliance with City of Peoria Special Studies

A. Peoria Desert Lands Conservation Master Plan

The site is included in the south zone of the Peoria Desert Lands Conservation Master Plan (PDLC). The purpose of the PDLC is to identify areas that contain environmentally sensitive features and to develop strategies to help protect these areas. The site is identified as an "Area with Limited Sensibility" with a slope between 0 to 10%. No special features have been noted on the site.

The site does however contain several smaller wash corridors. The *Cibola Vista* P.A.D. proposes to preserve these washes in their natural condition with the least disturbance possible. It is intended that these areas will function as passive recreation areas as well as wildlife corridors. In addition to conforming with the development parameters of the PDLC, *Cibola Vista* P.A.D. also conforms with many of the goals, objectives and policies, specifically, Policy A3.7, Objective A-4, Objective A-8 and Policy A-7.3.

B. Trails Master Plan

Cibola Vista is consistent with the recommendations contained within the Trails Master Plan (TMP). This plan strives to connect the City with an "... interlinked trails network...". The TMP does not specifically designate any trails on the site. It does, however, designate a paved multi-use path on Lake Pleasant Parkway. The P.A.D. will incorporate the

appropriate street cross sections for its area of improvement of Lake Pleasant Parkway in accordance with City requirements. While not on the site, the TMP designates an equestrian trail to the south of the site which connects with Jomax. This designated trail will serve as a connecting point with the planned on-site multi-use trails. Additionally, any on-site trails shall comply with the trails plan and the Design Review Manual Guidelines.

C. *Rivers Master Plan*

Although the site is not located within the boundaries of the Rivers Master Plan (RMP), it was reviewed to determine its stated goals and vision. The primary focus of the RMP is on the areas adjacent to New River, Skunk Creek and The Agua Fria rivers. The vision of this plan is to integrate land use adjacent to the three stated rivers into an integrated linear park and open space system. The RMP does, on the River Analysis Map, illustrate the location of most washes and drainage channels in the north Peoria area. This map identifies the two converging washes located on the site as well as embankment areas.

D. *Maricopa County Northwest Transportation Study*

Although the Maricopa County Northwest Transportation Study (MCNTS) is in the development stage, it was reviewed to determine its stated goals and vision of the study. Cibola Vista is located immediately adjacent to Lake Pleasant Parkway. Lake Pleasant Parkway is designated by the Maricopa Association of Governments as a Road of Regional Significance and provides north-south traffic movement in the northern Peoria area. This roadway is identified in the MCNTS and is programmed for future expansion. Additionally, the Loop 303 provides for north-south and east- west movement of traffic through the west valley. This road is one mile south of Jomax.

Lake Pleasant Parkway is also designated as a bikeway corridor in the MCNTS.

E. *Proposed City of Peoria Updated Land Use Plan*

PlanPeoriaAZ, the City of Peoria’s 2040 General Plan designates the Property as Traditional Residential (2.0 to 5.0 dwelling units/acre). The *Cibola Vista* P.A.D. proposes a density of 3.24 and therefore falls into the middle range of the plan’s designated land use.

F. *Lake Pleasant/North Peoria Area Plan*

The *Cibola Vista* property is not located within the boundaries of the Lake Pleasant/North Peoria Area Plan

5. General Site Information and Existing Site Conditions

Cibola Vista property is located in a portion of Peoria that offers diversity in surrounding views and vegetation. Although the site is relatively flat, it is surrounded by mountain views such as the West Wing Mountain, Sunrise Mountain, Calderwood Butte, and others. Vegetation found within the site boundaries includes Saguaro, Creosote, Cholla, and desert grasses.

The Agua Fria River is located approximately 2 miles west of the site and Lake Pleasant is approximately 7 miles north.

The site generally drains to the southwest. Three larger washes traverse the site, carrying water in the direction of the Agua Fria River located west of the site. The Site Analysis and Existing Conditions are shown in **Figure 2**.

Community Services

Police and Fire Service

The City of Peoria will provide fire and police protection both to the site and the surrounding region.

Schools

The site is located within the Deer Valley Unified School District (DVUSD). There is currently one K-8 school site designated within the West Wing Mountain area, West Wing School. The subject property is currently within the Mountain Ridge High School attendance area.

DVUSD has plans to open two new schools to address anticipated population growth coming to the north valley, although sites have not yet been identified, the district's governing board unanimously approved an update to its capital plan to include a new high school by 2029 and a new K-8 school by 2032. A school boundary committee will determine the boundaries for these new schools, taking into consideration student population figures at the existing surrounding high schools. At this time, it is not known which high school would serve families living in the proposed development.

The owners of *Cibola Vista* are working with officials from the DVSD to ensure that students generated from the development of the site are adequately served.

6. Surrounding Land Uses and Conditions

At the time of establishing the Planned area development, the subject site was zoned General Agricultural (AG) in the City of Peoria. The property immediately south was zoned Suburban Ranch 43 and developed with one-acre residential lots. On the west side of Lake Pleasant Road is the Pleasant Valley property. The Pleasant Valley P.A.D. was approved by the City of Peoria in 1992 as the Calderwood Butte P.A.D. Pleasant Valley is currently in the process of amending the P.A.D. with development expected to commence shortly after final plat approval. Further to the west of the Pleasant Valley property is Hedding Ranch, which is within the unincorporated area of Maricopa County. South of Jomax Road and west of Lake Pleasant Road is vacant land, also within Maricopa County's jurisdiction. To the east and north is the West Wing Mountain Planned Community, which was approved in 1999. The first phases of West Wing have recently received preliminary plat approval.

Several planned area developments within 2 to 3 miles of the site are currently under construction, including Terra Mar at 67th Avenue/Happy Valley Road, Hancock Homes Clearview Estates at 83rd Avenue/Pinnacle Peak, Calle Lejos at 83rd Avenue/Happy Valley Road, and Camino A Lago at 99th Avenue/Deer Valley Road.

7. Preliminary Development Plan

The intent of *Cibola Vista* is to develop a high quality, mixed-use, master planned community that combines commercial, residential, resort uses, intertwined with a comprehensive trail system. Located in north Peoria, this project is surrounded by mountain views. Lake Pleasant Parkway traverses the site in the northwest corner. Lake Pleasant Parkway is planned to be a six-lane, major transportation corridor, which will provide a link between the developed portions of Peoria and the Lake Pleasant Recreation Area. A combination of uses is proposed that will provide the opportunity to live and work within a square mile. The Conceptual Development Plan is shown in **Figure 3** and **Table 1** provides a summary of the land uses proposed.

Table 1: Land Use Summary

Parcel No.	Land Use	Acreage (acre)	Total Units	Dwelling Units/Acre	% of Total Acreage
1a & 1b	Single Family (R1-43)	26.18	20	1.0 du/ac	10.7%
2	Single Family (R1-18)	50.53	58	1.1 du/ac	20.7 %
3 & 4	Single Family (R1- 8)	56.00	140	3.5 du/ac	22.9%
5	Single Family (R1-6)	35.82	131	3.7 du/ac	14.7%
6 & 7	Retail Commercial (C-2)	17.60		N/A	7.2%
8a, 8b	Resort Commercial (C-2)	18.70	N/A	N/A	7.7%
9a		2.23			0.9%
9b	Resort Multi-Family (RM-1)	17.07	302	17.7 du/ac	7%
10A	Resort Commercial (C-2)	1.42	N/A	N/A	0.6%
10B	Office Commercial (C-1)	1.06	N/A	N/A	0.4%
Lake Pleasant Parkway		17.55			7.2%
Total		244.16	651	3.24 du/ac	100%
Open Space		47.6*			

*The open space area included in parcels will be comprised of natural open space, landscaped open space, and other recreational opportunities.

This project will comply with all City of Peoria site planning, subdivision and design review processes.

8. Table of Permitted, Conditional and Accessory Uses

Retail Commercial (C-2) Permitted Uses

The uses that will be permitted in Cibola Vista's Retail Commercial C-2 shall conform with those uses both permitted and conditionally permitted in Article 14-13, C-2 Intermediate Commercial District. The following additional/and uses will also be permitted within Cibola Vista:

- Resort Uses
- Destination recreation facilities
- Accessory uses for resort and destination recreation uses
- Equestrian use may be added with the issuance of a conditional use permit

Resort Multi-Family (RM-1) Permitted Uses

Multi-family residential shall be the only permitted principal use within the *Cibola Vista's* Resort Multi-Family (RM-1). Any accessory use customarily incidental to multi-family residential uses shall also be permitted as an accessory use within Resort Multi-Family (RM-1).

9. Project Phasing and Development Schedule

The Cibola Vista development will occur in four phases. See Phasing Plan, **Figure 4**.

- Phase 1 consists of 111.8 acres of land developed with single-family residential homes located north of Jomax Road.
- Phase 2 continues north including the 56.73-acres of single-family residential development
- Phase 3 encompasses Parcel 9B, west of the wash which provides an approximately 150 linear foot separation between the site from the adjacent single-family residential development. To follow per market demand, the proposed development contains a multi-family residential development.
- Phase 4 has partially developed in advance of Phase III. The development includes retail commercial and commercial/resort.

10. Project Development Standards

A. Commercial Development Standards

The project is located within the Lake Pleasant Parkway Corridor Specific Area Plan. A Community Activity Node is proposed at Dynamite Boulevard and Lake Pleasant Parkway. The area of influence extends into *Cibola Vista*, encompassing the parcels proposed as C-2. All policies identified within the Lake Pleasant Parkway Corridor Specific Area Plan shall be complied with as they apply to the C-2 parcels. O-1 zoning standards shall apply to Parcel 10B as outlined in the O-1 District in Section 21-501 through 21-506 of the Zoning Ordinance. A summary of the development standards applicable to commercial development within *Cibola Vista* is shown in **Table 2**.

Table 2: Commercial Standards

	Retail Commercial	Commercial/Resort
Maximum Building Height	48 feet ¹	48 feet ¹
Building Setbacks	Front: 15 feet Side: none ³ Street side: 15 feet Rear: 20 feet	Front: 30 feet Side: 20 feet ³ Street side: 30 feet Rear: n/a
Maximum Lot Coverage	40%	40%
Parking Spaces Required	1 space / 300 sq. ft. Retail	1 space / 60 sq. ft. Restaurant 1.1 space / Guest Hotel 1 space / 400 sq. ft. Dining Room 1 space / Employee on Max. Shift
Landscaping	Min. 20% of the net site/lot area	Min. 20% of the net site/lot area

¹ Exclusive of parapet walls, mechanical screening, elevator penthouses and architectural embellishments such as cupolas, domes, monuments and towers. The number of stories is not restricted (within maximum Building Heights identified).

² The maximum height of a principle or accessory structure within the half-mile plan boundary shall be as follows:

Not to exceed one-half ($\frac{1}{2}$) the distance of the structure from the future right-of-way line, *or* the maximum height of the underlying zoning district, whichever is less. Exceptions to the height requirements in non-residential zoning districts may be allowed as provided for in section 21-506.A^a in the City of Peoria Zoning Ordinance.

³ No side yard setbacks have been identified for these uses. This is intended to allow an Interface between commercial and the residential that encourages pedestrian access. By decreasing the setback requirement, it is possible to integrate café plaza and outdoor eating areas, parking, pedestrian trails and access points between the residential and commercial parcels on a pedestrian scale. If the residential communities are gated and do not desire a pedestrian interface with commercial, then 10-foot yard setbacks will be the minimum for the commercial side yard setbacks adjacent to residential areas.

B. Single-Family Residential Development Standards

Within each of the parcels, densities have been identified. These densities may be altered slightly as the platting process is completed; however, the overall density for the single-family residential parcels will not exceed 1.88 Du/ac, or 349 lots, whichever is more.

The single-family residential densities within *Cibola Vista* will range from 1.0 DU/ac to 6.0 DU/ac.

All single-family residential uses will comply with the requirements of the City of Peoria Zoning Ordinance, except as modified by **Table 3**. The minimum setbacks lot sizes and building heights shown on the Single-Family Residential Development Standards chart shall supersede the City of Peoria's standards and shall govern development within *Cibola Vista*.

Table 3: Single Family Residential Development Standards

Use	Zoning District	Min. Lot Area	Min. Lot Width	Max. Bldg. Height	Minimum Yard Setbacks			Max. Lot Coverage
					Front	Rear	Sides	
Custom Lots	R1-43	43,560	135'	Single Story Only	25'	25'	15'/30'	35%
Semi-Custom Lots	R1-18	16,000	110'	28'	20'/10' ²	15'	5'/15'	40%
Low Density	R1-8	8,000	70'	28'	20'/10' ²	15'	5'/13'	45% for Single Story
								40% for Two-Story
Low Density	R1-6	6,000	50'	28'	20'/10' ²	15'	5'/13'	45% for Single-Story
								40% for Two-Story

¹ No structures shall be permitted outside the minimum yard setbacks.

² A minimum 10' front setback measured from the property line is permitted for side entry garages or livable space if garage is set back further.

³ Minimum one side/total both sides: 10' for cluster units that are not attached.

⁴ 200' minimum lot width at rear setback.

Development standards shown in Table 3 for the R1-18 Zoning District shall apply to all lots.

C. Multi-family Development Standards

The residential densities within the Multi-Family Residential area of Cibola Vista will align with the Urban Residential Land use classification of the City’s General Plan, with more than 12.0 dwelling units per acre. However, along the east boundary of the Multi-Family Residential area, buildings shall be limited to Suburban Residential product types. See **Figure 14**.

All multi-family residential uses shall conform to the RM-1 Zoning District requirements for multi-family residential developments as detailed in the City of Peoria Zoning Ordinance, Community Design Guideline, and other applicable regulations, unless modified herein.

Table 4: Multi-Family Residential Development Standards

Development Standard	Multi-Family Residential
Maximum Building Height	4 Stories / 48 feet*
Minimum Useable Open Space	150 Square feet per bedroom
Maximum Gross Density (du/ac)	18 du/ac
Front Setback	30’
Street Side Setback	30’
Interior Side Setback	20’
Rear Setback	N/A
Landscape Buffer(Street Frontage Area)	20’
Max Lot Coverage	40%
Minimum Landscaping Area	25% of the net site/lot area
Parking Spaces Required	
Efficiency/Studio	1 Space / Unit
One (1) Bedroom	1.5 Spaces / Unit
Two (2) or More Bedrooms	2 Spaces / Unit
Guest Parking	1 Space / 10 Units

*Measured from graded entry point

D. Accessory Use Standards

Construction of accessory uses will be in conformance with the City of Peoria Zoning Ordinance.

E. Open Space Requirements

Open space provided on the site will conform to the requirements identified in Section 21-815A.1 of the City of Peoria Zoning Ordinance. Approximately 47.6 acres or 19.5% of

the site area within the overall Planned Area Development will be provided as open space.

Additional open space will be provided within the commercial parcels' exact configuration of the open space in the commercial parcels will be identified during the site planning process and the configuration of the open space in the residential parcels will be identified during the preliminary plat process. Additionally, recreational amenities such as tot lots, play apparatus, picnic areas and seating areas within neighborhoods will be identified during the preliminary plat process.

A minimum of 30% of the Resort Multi-Family (RM-1) site will be dedicated to natural, graded or activated open space. Amenities in the multi-family useable open space may include, but are not limited to, a dog park area, fenced swimming pool and spa, fire pits and cabanas, covered ramadas, dog washing station, trail heads, patio gathering areas, amenity lawn, olive grove, and more. A management company for the property will maintain the landscaped areas and the community amenities.

The washes will be maintained in their natural state. A 10' multi-use trail will occur within the washes, which will connect with the trails in the adjacent West Wing Mountain development. Additionally, as the project continues through the development process opportunities to tie into the regional trail system will be defined. It is the intent of this project to establish a comprehensive open space/trail system within the project boundaries as well as provide connections to the regional system.

F. Lighting

A lighting proposal will be submitted at site plan review for the commercial, retail, multi-family, and resort parcels. Lighting within the residential parcels will be identified at the appropriate stage of platting. All lighting will conform with the City standards but will be minimized to the extent possible.

G. Screening, Fencing and Wall

It is anticipated that there will be various architectural screening elements, fencing, and walls within the project. Within the retail/commercial parcels there will be screening that occurs as part of the parking and as a part of the landscape design. Appropriate fencing will occur around garbage refuse areas. The details of the screening and fencing will be submitted along with the site plans for each individual parcel.

A subdivision wall will be provided around the perimeter of the residential parcels. [Figure 5](#) illustrates conceptual designs of this wall. It is anticipated that the walls will be 6 feet in height. Desert color hues will be used for any walls within the project, reflecting the colors found in the desert and on the surrounding mountains. Detailed plans will be submitted as part of the platting process.

H. Roadway Standards

The project will have two access points off Lake Pleasant Parkway. The primary access point will be a fully signalized intersection. The secondary access point will be a right-in/right-out access. One additional access point will be provided along Jomax Road that will provide access to the residential parcels.

Consistent with the Lake Pleasant Parkway Corridor Specific Area Plan, Lake Pleasant Parkway is classified as a Suburban Road, which is illustrated in **Figure 6**. A combination of collector roads and local roads will be provided in the interior of the project. The primary loop system is proposed to be a collector road. Bike lanes are proposed on the collector roads, which will provide additional non-vehicular linkage throughout the project. The roadway network that will provide access within the residential neighborhoods are proposed to be local roads with a 50-foot right-of-way. The local road cross-section is illustrated in **Figure 6**.

I. Parking

All parking provided within *Cibola Vista* shall conform to Section 21-900 through 21-903 of the City of Peoria Zoning Ordinance unless otherwise amended in Table 2

J. Project Governance

In addition to the *Cibola Vista* P.A.D. and applicable City codes, rules, guidelines, and official policies controlling permitted uses of the Property, it is important for orderly development of the Property to establish a cohesive concept and enforceable structure for project governance. In this context, project governance contemplates three elements:

Governance Entities

The creation of an appropriate entity empowered with creation and administration of private governance processes. Empowered by recorded covenants, conditions and restrictions (the "CC&R's") which bind all present and future owners within the Project and provide for the perpetual support and maintenance of the Project.

Design Guidelines

Enforceable architectural and landscape design standards shall be applicable to all development within the Property. Although intended to be created on a phased basis through the build out of the Property, the general elements to be addressed in design review guidelines development for the Project are set forth herein.

Common Area Maintenance

Creation of a framework for ownership and management of common areas throughout the property.

11. Project Signage Standards

The sign standards for *Cibola Vista* will be established in two Comprehensive Sign Plans, one for the residential land uses and one for the non-residential land uses. The Comprehensive Sign Plans will be in conformance with the provisions of Sections 21-827 through 21-838 of the Zoning Ordinance and the Lake Pleasant- Parkway Corridor Specific Area Plan.

Signage located within the multi-family residential land parcels shall comply with City of Peoria Sign regulations outlined in Section 21-827 through 21-828 of the Peoria Zoning Ordinance. All signage shall be subject to the City's sign permit review process.

12. Project Landscape Standards

Landscaping within a community contributes to the overall character. An introduction to a community occurs as a person enters the site at the project entry. To announce *Cibola Vista*, a unique entry feature is proposed that will graphically reflect the shape of the surrounding mountains and desert color hues. **Figures 7** and **Figure 8** show conceptual entry treatments for both the residential and commercial entries. The landscaping proposed for *Cibola Vista* will supplement the native plant materials already in place on the site.

All landscaping shall conform to Section 21-815 through 21-822 of the City of Peoria Zoning Ordinance except as modified herein.

The proposed plant palette shown in **Figure 13**. Two trees have been selected for use as the street theme trees: Mesquite and Palo Verde (*Prosopis glandulosa* and *Cercidium praecox*). These trees will be used along arterials, collectors and within the medians. Detailed landscape plans will be submitted at the preliminary plat stage.

The washes are proposed to be maintained in their natural state. A pedestrian trail is proposed on the banks of the washes as illustrated in **Figure 9**, which will link the parcels internally within the site and regionally with West Wing Mountain's trail system.

A landscaped buffer is proposed along Jomax Road that will help provide a visual buffer for the residents that live south of the project. Additionally, the improvements to Jomax Road may include a 4-foot sidewalk or decomposed granite path. The landscaped buffer is conceptually illustrated in **Figure 10**.

The multi-family parcel is encumbered by a 75-foot-wide to 150-foot-wide gas easement along the west portion of the parcel. Due to utility conflicts, a deviation is requested to allow flexibility of shrub landscaping within medians rather than trees along the west parcel boundary only.

13. Design Guidelines

The following design guidelines are intended to help guide development within *Cibola Vista*. The guidelines have been created for commercial, resort, and residential land uses as well as signage. All development within *Cibola Vista* will comply with the City of Peoria Community Design Guidelines.

A. Commercial Resort

1. Buildings will be sited such that they complement adjacent buildings and the landform.
2. Street edges will be buffered by enhanced landscaped areas and access points will be designed to provide project entry emphasis.
3. All commercial uses within a shopping complex will be linked with sidewalks for pedestrian use. Internal commercial sidewalks will connect with the street sidewalk as well. Crosswalks will be identified with changes in paving materials, signs, or paint striping.
4. Bicyclists will be accommodated by providing bike racks within public view but away from pedestrian circulation routes.
5. Overall continuity of pedestrian movement and “active” shopping, eating and sitting areas is encouraged. Long distances between buildings will be avoided and a pedestrian scale, especially at the ground floor level, will be maintained.
6. Storefronts and entrances will relate to both parking and pedestrian/greenspace wherever possible. Outdoor dining and seating are encouraged.
7. There will be a continuity of building design by maintaining consistency in horizontal elements, such as rooftops, cornices and parapets and maintenance of a proportional scale and rhythm in vertical elements.
8. Building signage will be integrated into the building design where appropriate. Freestanding signs will be of compatible design, materials, and colors.
9. Freestanding buildings will complement and be comparable with main buildings in color, material and architectural style.
10. Roof proportions and overhangs will be incorporated as a response to energy and climate concerns.
11. Lighting will match the scale of the building and not impact adjacent properties. Special consideration for lighting is necessary when adjacent to residential properties.
12. Mechanical equipment, whether ground level or roof-mounted, will be screened from public view by means of walls, parapets, and/or landscaping.
13. The visual impact of parking areas will be reduced by landscaping and planter islands.
14. Non-residential and multi-family residential uses will be buffered from single family residential uses by a landscaped buffer. Landscaped buffers will contain one (1) tree and three (3) shrubs for every fifteen (15) feet. Trees will be a minimum of 24” and shrubs will be a minimum of five (5) gallons.
15. The use of asphaltic shingles, wooden shake singles and exposed untreated metal as roof material is prohibited.
16. Service entryways will be oriented away from roadways where feasible.
17. Freestanding canopies are prohibited.

18. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).

B. Single-Family Residential

1. Adjacent lot widths and minimum setbacks will be as varied as possible.
2. A variety of garage placements will be used, including side entry garages.
3. Garages for three cars that have the third portion offset from the other two are encouraged.
4. The use of porches will be encouraged.
5. Creative xeriscape landscape packages for front yards will be encouraged.
6. Lots adjacent to common open space shall use view fences.
7. All A/C units will be ground mounted.
8. A variety of architectural styles will be used.
9. Multiple building elevations, home colors and roofing choices shall be encouraged.
10. Exterior paint colors will not exceed a light reflecting value of forty percent (40%).
11. All homes in the R1-43, Custom Lots, category will be limited to single story.
12. A maximum of one third of the homes in the R1-18 area, Semi-Custom Lots, will be two story.
13. All R1-43 lots will have established building lines and utilize individual building plans.
14. Any elevation on any residential unit visible from collector roads, open space and/or common areas will include architectural embellishments and enhanced features.
15. Covenants Conditions and Restrictions (CC&Rs) shall be submitted prior to preliminary plat approval and shall include Design Guidelines for all residential units within the project.
16. The same house plan may be placed on adjacent lots or directly across the street from one another only if the house elevation contrasts from one lot to the next to create streetscape diversity.
17. Each parcel will have a minimum of three (3) house plans with a minimum of two (2) styles of roof tile for each plan, except custom homes.

Figures 11 and 12 provide sample elevations of homes that may be built in *Cibola Vista*, which do not represent the totality of product type allowed. The photographs illustrate a level of quality that is expected in *Cibola Vista*. The actual homes may vary from what is provided within this P.A.D.

C. Multi-Family Residential

Multi-Family shall conform to the requirements for multi-family residential developments as detailed in the City of Peoria Zoning Ordinance, Peoria Community Design guidelines, and other applicable regulations, unless modified herein.

1. Building types may include contemporary, transitional, and historic Santa Barbara styles
2. Buildings should include a shared vocabulary or arched openings, stucco façades, clay roof elements, and attention to material detail
3. Each building may have its own identity while ensuring that the overall community collectively tells a layered architectural story
4. Exterior paint colors and materials shall generally utilize finishes with a Light Reflectance Value (LRV) of forty percent (40%) or less. However, to allow design flexibility and architectural variation, up to fifty percent (50%) of the building's facades within a project may incorporate exterior materials with an LRV greater than forty percent (40%), so long as materials fall within a "Light" (40-80 LRV) range values and not "White and/or Highly Reflective" (80+) range value.

D. Signage

1. Signage graphics will stress clarity and directness of the intended message.
2. Signage will be restrained in character and no larger than necessary for adequate identification.
3. Color schemes for signage will be related to other signs, graphics and color schemes.
4. An effort will be made to achieve consistency between building style and sign design. Signage will be complementary to the exterior treatment of the building or location identified.
5. Pole signs are prohibited.
6. All free-standing signs will be monument type.
7. Signs within the commercial area will be consistent with the Lake Pleasant Parkway Plan and will not exceed twelve (12) feet in height for single users and forty-eight (48) square feet in area. Multi-user signs will not exceed fourteen feet (14) in height and seventy-two (72) square feet in area. Heights are measured from adjacent grade.
8. Monument signs will have a landscape area adjacent to the base.

E. Outdoor Lighting

1. All outdoor lighting will conform to the City of Peoria and the Lake Pleasant Parkway Corridor Specific Area Plan requirements.
2. All outdoor lighting devices in excess of 150 watts will be properly filtered and shielded. Neon lighting visible from the street right of way is prohibited.

3. Fixtures utilizing metal halide as its light source will not exceed twenty (20) feet.
4. All exterior lighting fixtures within 150 feet of a single-family residential district shall not exceed twenty (20) feet in height.

14. Slope Analysis

Cibola Vista is relatively flat with slopes on the site occurring primarily within the 0-5% range. There is one small area totaling 2 acres located in the southeastern portion of the site that falls within the 5-9% category, which represents the steepest slopes within the project boundary. This is less than the 10% slope threshold identified in the Hillside Ordinance.

15. Infrastructure/Utilities

The following is a list of utility providers for the project:

Water:	City of Peoria
Sewer:	City of Peoria
Electric:	Arizona Public Service
Gas:	Southwest Gas

A. Grading/Drainage

The existing major wash corridors will convey offsite flows through the project site. Some disturbance may be required on either side of these washes to provide adequate conveyance capacity. Stormwater retention or detention in accordance with City of Peoria ordinance requirements will be provided within open space components and will be approved by the City Engineering Department during platting or applicable site plan review process.

B. Water

Water lines will be reviewed during the Preliminary Plat or Site Plan process in accordance with current City of Peoria Ordinance Requirements and Standards. In accordance with City of Peoria policy, a redundant ground water source will also be required for the project.

C. Sewer

Wastewater and sewers will be reviewed during the Preliminary Plat or Site Plan process in accordance with current City of Peoria Ordinance Requirements and Standards. A development agreement between the developers within the Lake Pleasant Parkway wastewater collection area and the City may provide "developer subsidized" funds for the construction of the wastewater collection system with a time frame for partial reimbursement by the city. This will warrant further discussion with the City of Peoria and the Arizona Department of Environmental Quality (ADEQ).

D. Electric Power/ Natural Gas

Electricity to the site will be provided by APS, and natural gas will be provided by Southwest Gas.

16. Stipulations of Approval from Ordinance 01-14

1. Development shall be in compliance with the modified Cibola Vista P.A.D. Standards and Guidelines Report dated (revised) March 05, 2005 (Figure 3b).
2. The developer will provide a Native Plant Inventory/Narrative for all native vegetation on Site and provide a relocation and salvage plan.
3. The developer will resolve all wash and associated flood plain issues prior to Preliminary Plat approval.
4. The developer will provide all interim and ultimate road improvements as determined by the City Engineer/Public Works Director.
5. The Water and Wastewater System will be owned and operated by the City of Peoria. All infrastructure and water sources will be developed and dedicated to the City of Peoria at no cost to the City.
6. The City of Peoria will retain exclusive rights to all wastewater effluent.
7. All water and sewer infrastructure shall conform to the City's minimum standards and shall be consistent with the City's current Water and Wastewater Master Plans. The developer will be required to provide all infrastructure necessary for water and wastewater service within the development including, but not limited to water lines and appurtenances, water booster facilities, water storage reservoirs, water production sources, and wastewater collection systems.
8. The Preliminary Plat shall note that a redundant water supply is required for this development.
9. All public water and sewer lines shall be located in easements dedicated for that use and shall comply with the City's minimum requirements. Easements shall be dedicated at no cost to the City.
10. The Water and Wastewater Analysis Report shall be prepared and modified to the satisfaction of the Utilities Director and in compliance comply with the City rules, regulations, requirements, ordinances, and Master Plans and shall be submitted to and approved by the Utilities Director prior to preliminary plat approval.
11. The applicant shall comply with stipulations as set forth by the attached applicant-imposed stipulations (attachment). A district standards table shall be included on all preliminary plats.
 - A. Building envelopes will be designated on all lots within the R1-43 zoned area of *Cibola Vista* (the Project) at the time of preliminary platting.
 - B. All lighting shall comply with the City of Peoria Lighting Ordinance requirements and shall be directed down and away from adjacent residential uses.
 - C. The construction, improvement, or other development of any portion of the Project shall be subject to all the design guidelines set forth in the P.A.D. document to ensure diversity of design and to limit incompatibility with surrounding

development.

- D. On-site trails will be specifically located at the time of preliminary plat approval. Trails shall connect with any proposed and adjacent off-site trails and these connection locations shall be determined at the time of preliminary plat approval. Trails cross sections will conform to city of Peoria requirements.
- E. Any signs located within the Lake Pleasant Parkway Corridor Specific Area Plan area shall conform with the guidelines and recommendations contained in said Plan and shall meet all other applicable requirements of the City of Peoria Zoning Ordinance
- F. All drainage infrastructure shall be in accordance with the approved Master Drainage Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- G. All roadway infrastructure shall be in accordance with the approved Master Circulation Plan, amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Project.
- H. Thirty feet (30') of right-of-way shall be dedicated along *the* Project's Jomax Road frontage, from the westernmost property line to *Cibola Vista* Drive.
- I. Twenty-five feet (25') of right-of-way shall be dedicated along the project's Jomax Road frontage, from *Cibola Vista* Drive to the easternmost edge of the project.
- J. Seventy-five (75') of right-of-way shall be dedicated along the project's Lake Pleasant Road frontage.
- K. Sixty feet (60') of right-of-way shall be dedicated for *Cibola Vista* Drive.
- L. Seventy feet (70') of right-of-way shall be dedicated along the future on-site section Pinnacle Vista Drive.
- M. Fifty feet (50') of right-of-way shall be dedicated along all internal, public streets unless otherwise stipulated.
- N. Jomax Road shall be improved from Lake Pleasant Road to *Cibola Vista* Drive to modified minor collector street standards, approved by the Public Works Director, and prior to the occupancy of the first dwelling unit.
- O. Jomax Road shall be improved from *Cibola Vista* Drive to 92nd Avenue to modified rural local street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.
- P. Jomax Road shall be improved from 92nd Avenue to the easternmost edge of the Project only to the extent necessary to meet the City's all weather surface street standards for emerging vehicular access and prior to occupancy of the first dwelling unit.
- Q. *Cibola Vista* Drive shall be constructed to modified minor collector street standards, approved by the Public Works Director, and prior to occupancy of the first dwelling unit.

- R. A raised landscape median, designed to discourage vehicular travel from *Cibola Vista* Drive to the residential area south of the project, shall be constructed at the southeast corner of Jomax Road and *Cibola Vista* Drive as approved by the Public Works Director.
- S. A secondary route shall be constructed between *Cibola Vista* and Lake Pleasant Road to the City's all weather surface street standards for vehicular access, and prior to occupancy of the first dwelling unit. This route is for emergency access and shall remain in place until such time as Pinnacle Vista Drive is constructed and open to vehicular traffic.
- T. Pinnacle Vista Drive shall be constructed to modified commercial/industrial/multi-family collector street standards, as approved by the Public Works Director, and prior to any development west of the primary wash bisecting the Project from north to south.
- U. All internal public streets shall be constructed to modified local residential street standards, except as stated elsewhere in these stipulations.
- V. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant and Jomax Roads.
- W. A deceleration lane shall be constructed along the east side of Lake Pleasant Road to serve northbound to eastbound right turn traffic at the intersection of Lake Pleasant Road and Pinnacle Vista Drive.
- X. A deceleration lane shall be constructed along the east side of Lake Pleasant Road, at each project access point to serve northbound to eastbound right turn traffic at the respective access point, except as stipulated otherwise.
- Y. Prior to issuance of a certificate of occupancy for any commercial development within the Project and subject to any applicable impact fee credit or reimbursement, Lake Pleasant Road will be improved to parkway standards as necessary to provide forty-three feet (43') of pavement, east of the centerline, within the limits of the Project's Lake Pleasant Road frontage and appropriate pavement width transition areas to the north and south of the frontage improvements.
- Z. Financial assurance for the ultimate improvements of Lake Pleasant Road shall be provided by a bond, a letter of credit, or other alternative method of assurance permitted by the City, at the time of each final plat approval. The amount of bond, letter of credit, or alternative method of assurance permitted by the City shall be in proportion to the number of residential lots within such plat to the total number of residential lots within the Project.
- AA. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant and Jomax Road, and the results submitted to and approved by the Public Works Director prior to the occupancy of the 350th dwelling unit unless a signal has already been installed by this time.

- BB. A traffic signal warrant analysis shall be conducted for the intersection of Lake Pleasant Road and Pinnacle Vista Drive, and the results submitted to and approved by the Public Works Director prior to the issuance of a certificate of occupancy of any commercial development unless a signal has already been installed by this time. If a signal warrant analysis is required and a signal is warranted, the developer shall install the signal and shall be entitled to any applicable impact fee credit or reimbursement from any other benefited property owner. If a signal has been installed prior to the issuance of certificate of occupancy of any commercial development and a traffic signal warrant analysis is not required, the developer shall pay one-half of the signal cost prior to issuance of certificate of occupancy for any commercial development.
- CC. All homes, which abut the southern property line of the Project, will be limited to one story.
- DD. Development within the C-2 Commercial/Resort zoning shall not exceed four (4) stories in height and in no event shall exceed forty-eight (48) feet in height.
- EE. A decorative wall of no more than six feet (6') in height shall be constructed along the northern right of way of Jomax Road. The wall shall follow the contours of the land. In addition to the wall, landscaping and berms should be used to screen the development from the neighbors to the south.
- FF. Billboards along Jomax Road are prohibited.
- GG. A notice of any preliminary plat approval request or site plan approval request shall be mailed at least fifteen (15) days prior to the Planning and Zoning Commission hearing on such request to each owner of property, as last disclosed by Maricopa County Assessor's records, situated wholly or partly within three hundred (300) feet of the property to which such preliminary plat or site plan relates. The foregoing notwithstanding, notice required herein shall also be given to all property owners adjacent to and south of *Cibola Vista* at least fifteen (15) days prior to any public hearing before the Planning and Zoning Commission for such preliminary plat or site plan approval.
- HH. The developer shall dedicate prior to the recordation of the first final plat for *Cibola Vista* twenty (20) feet of right of way along the western boundary of the *Cibola Vista* property, from Jomax Road to the southeast corner of the northernmost lot west of *Cibola Vista* and south of the Pinnacle Vista Drive alignment.
- II. As part of the first phase of development, the developer shall construct a thirty (30) foot wide return style driveway on the north side of Jomax Road, centered on the 95th Avenue centerline as approved by the Public Works Director.
12. The applicant shall revise the P.A.D. Standards and Guidelines Report prior to City Council consideration of the zoning case to incorporate the conditions of approval, modified land use plan and revised P.A.D. language.

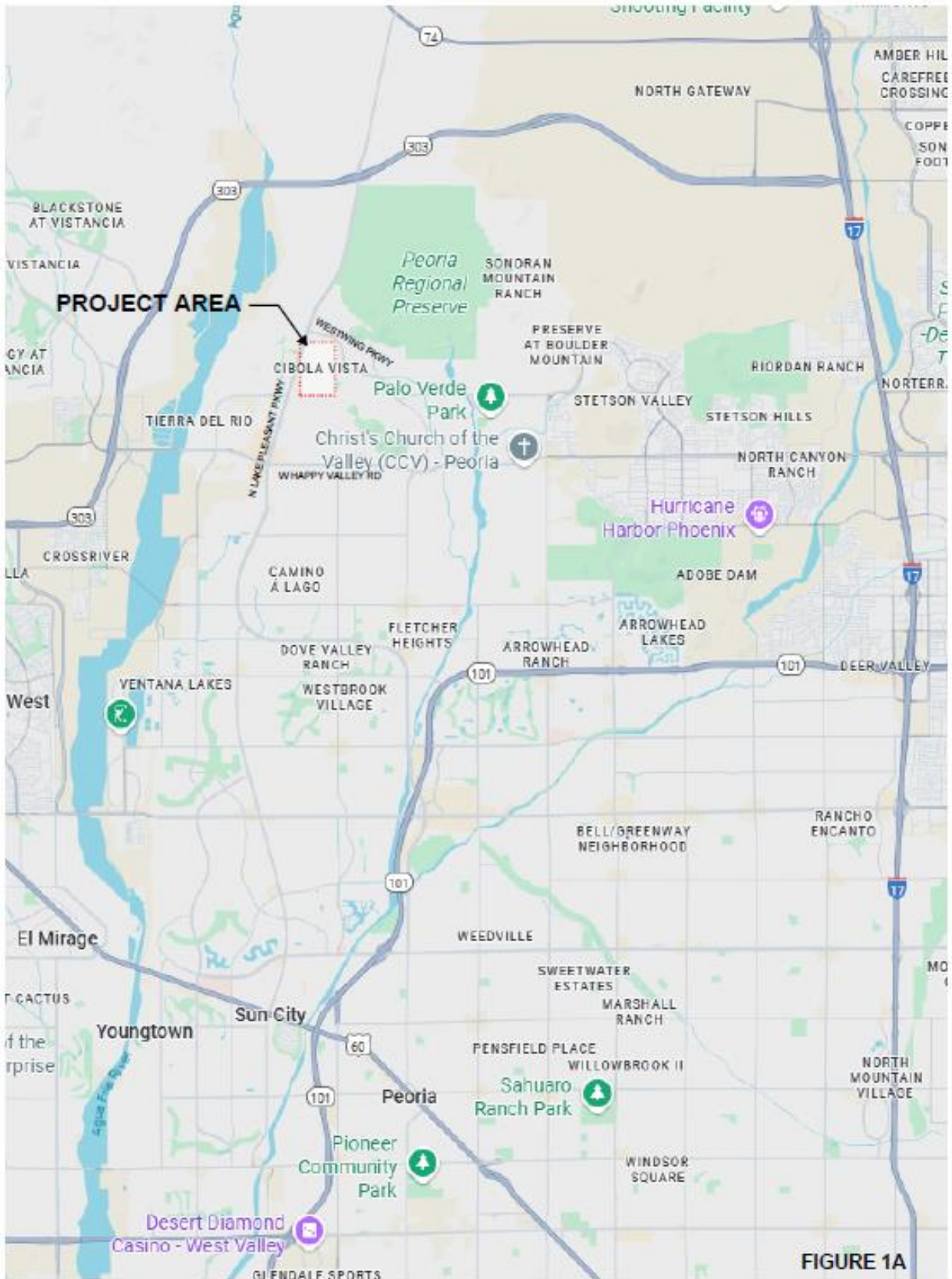


FIGURE 1A

Figure 1A- Vicinity Map

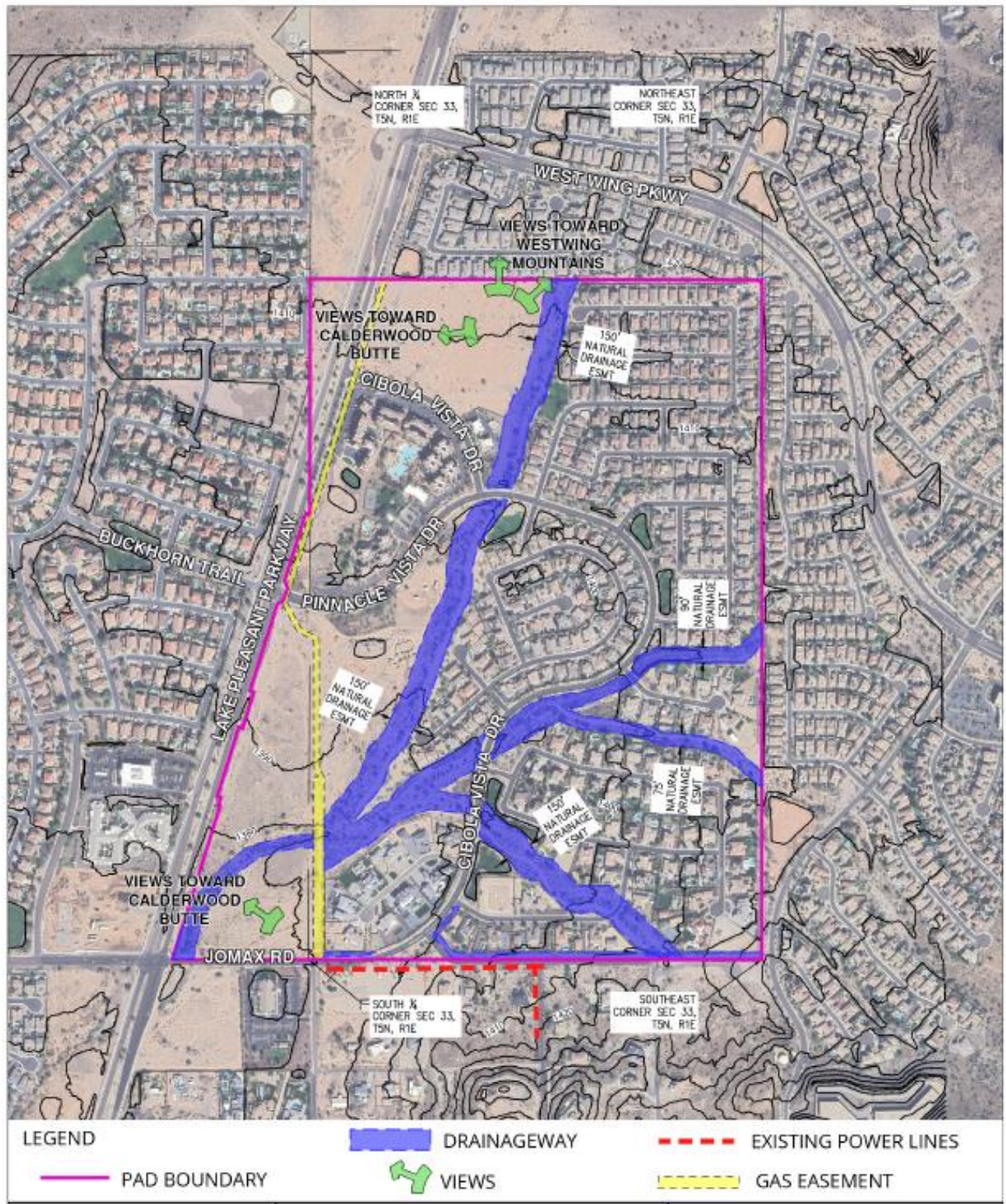


Figure 2 - Site Analysis / Existing Conditions



Figure 3 - Proposed Land Use Map



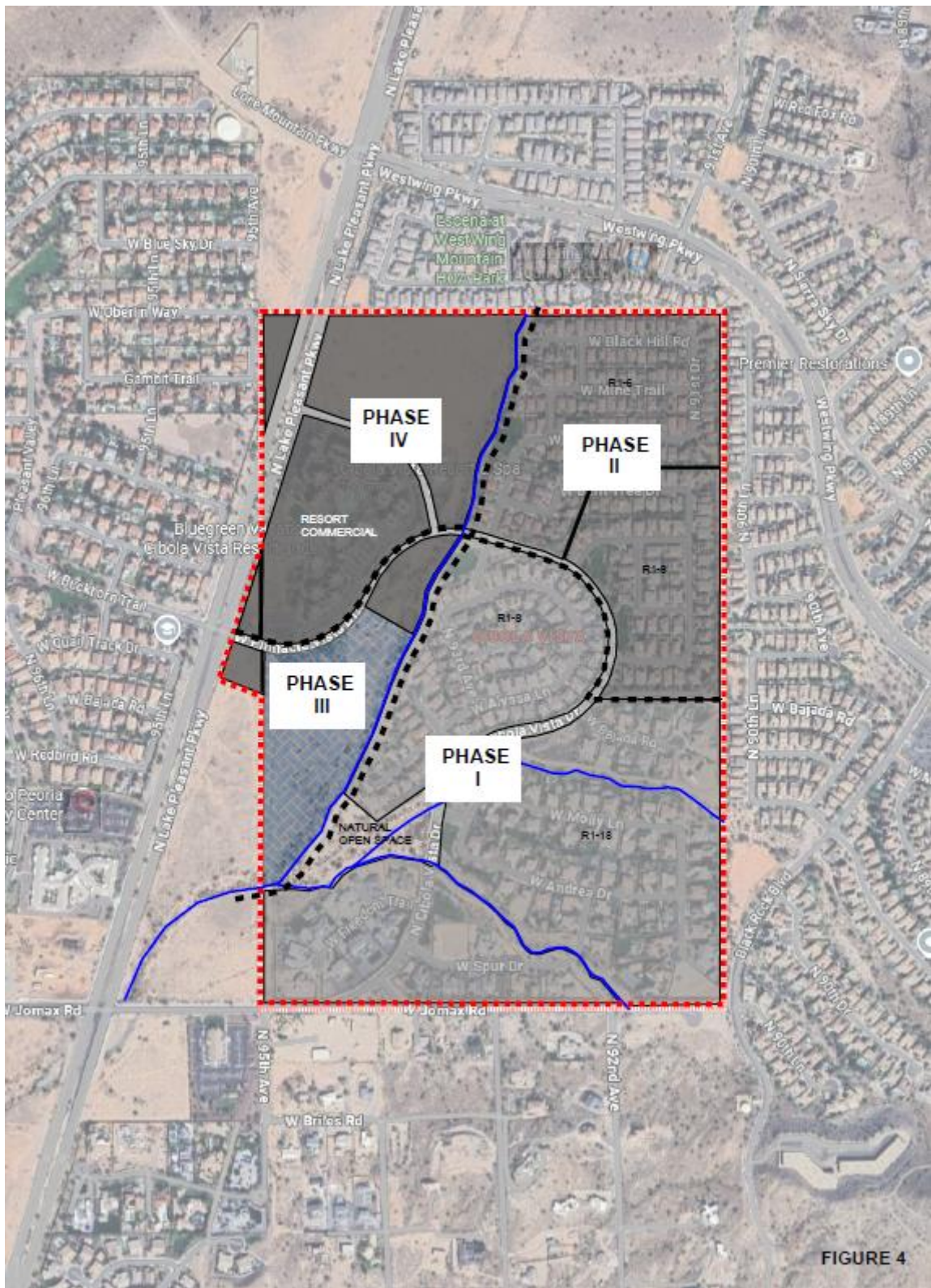


FIGURE 4

Figure 4 - Phasing Plan

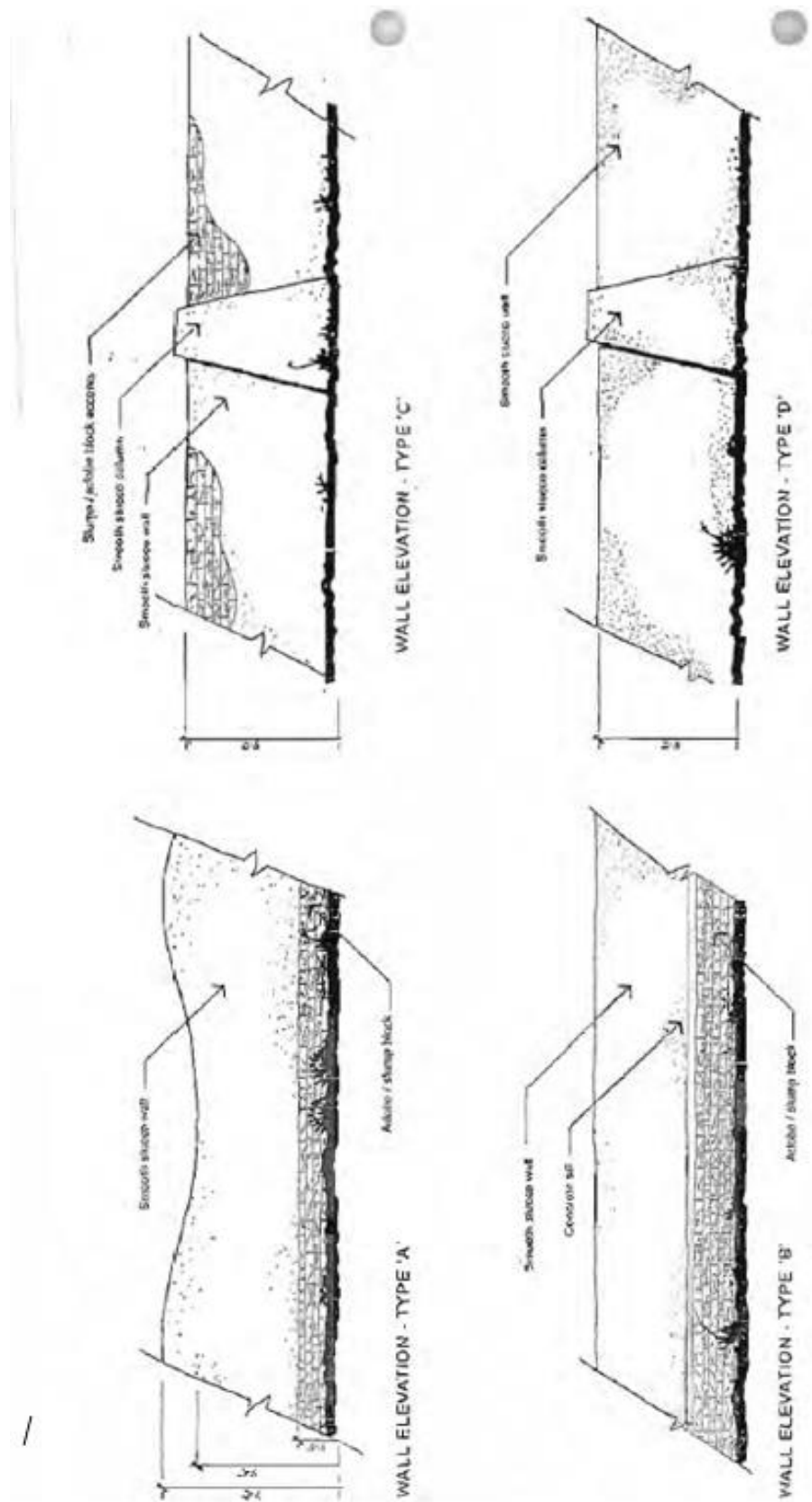
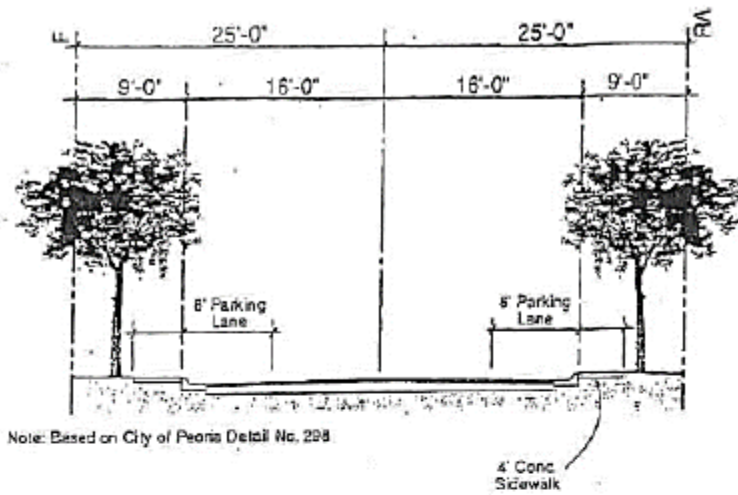
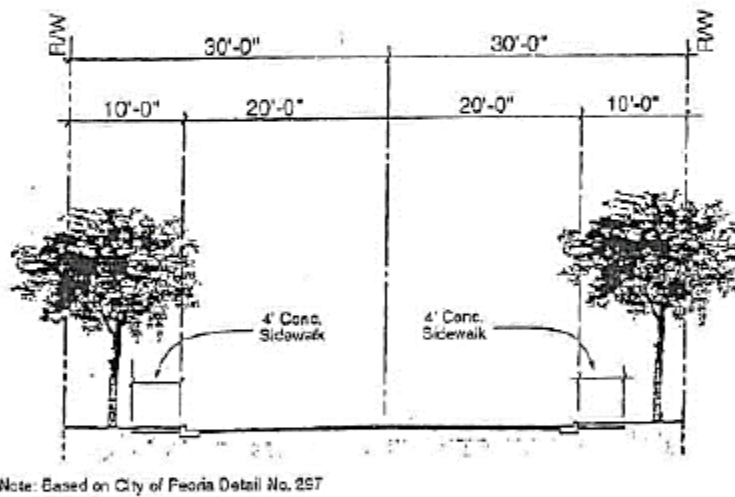


Figure 5 - Wall Elevations



LOCAL



COLLECTOR

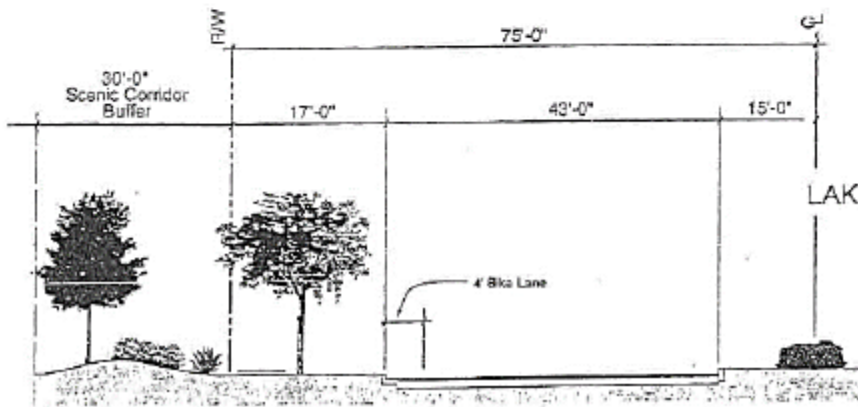


Figure 6 - Street Cross Sections

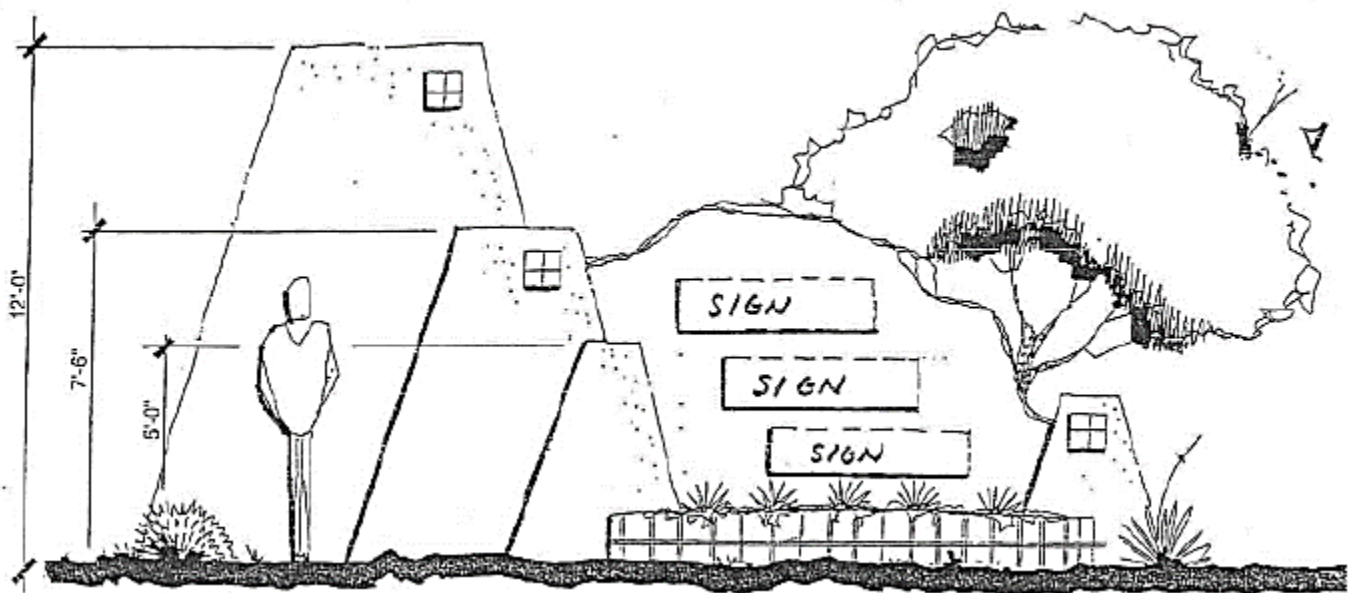
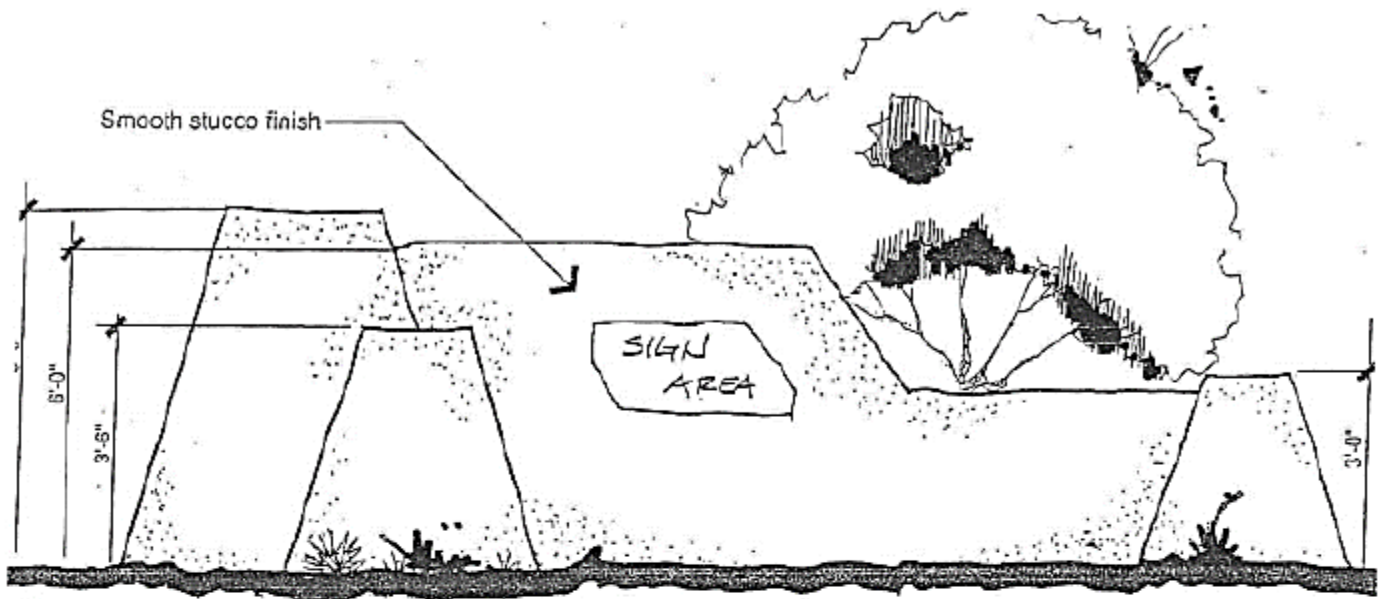
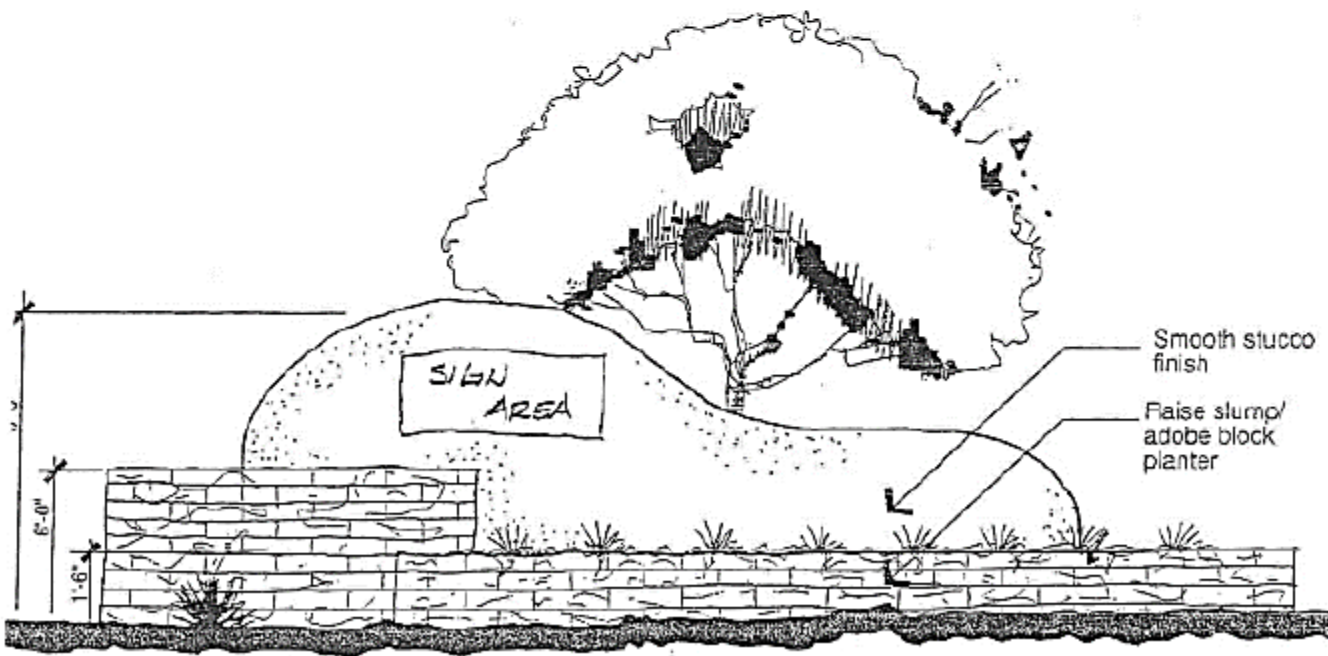


Figure 7 - Retail Entry Treatment



RESIDENTIAL ENTRY SIGN 'A'



RESIDENTIAL ENTRY SIGN 'B'

Figure 8 - Residential Entry Treatment



Figure 9 - Wash Section

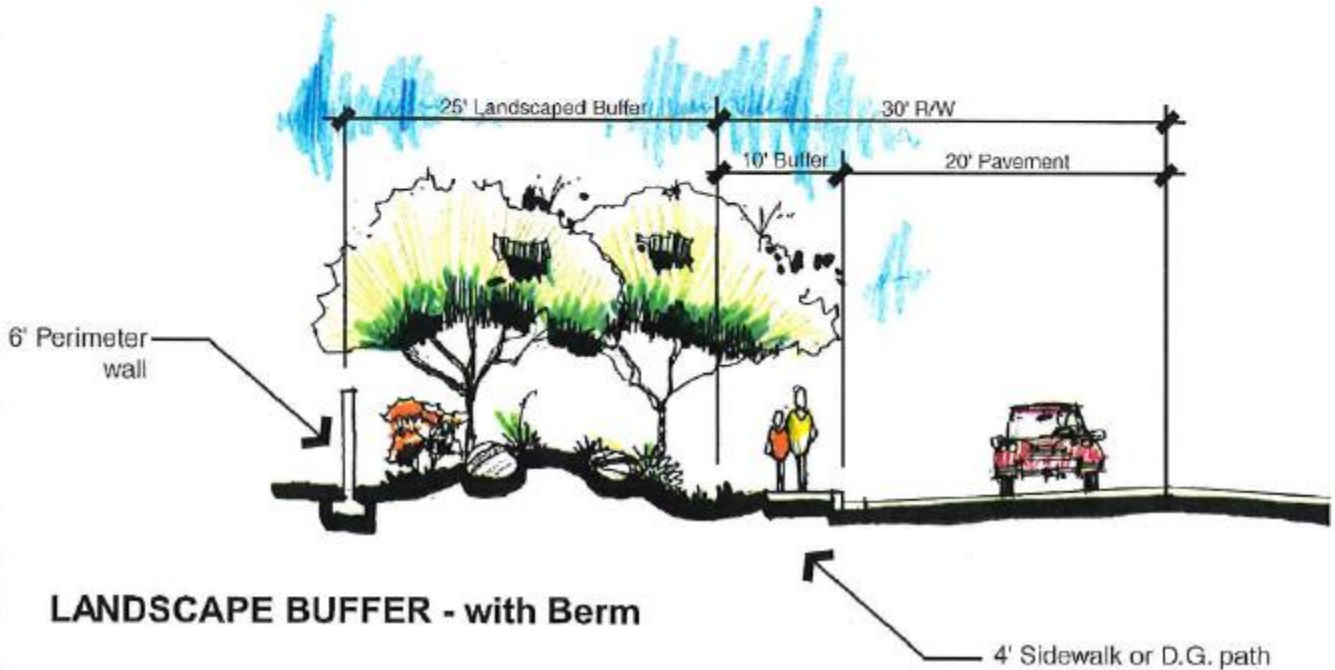
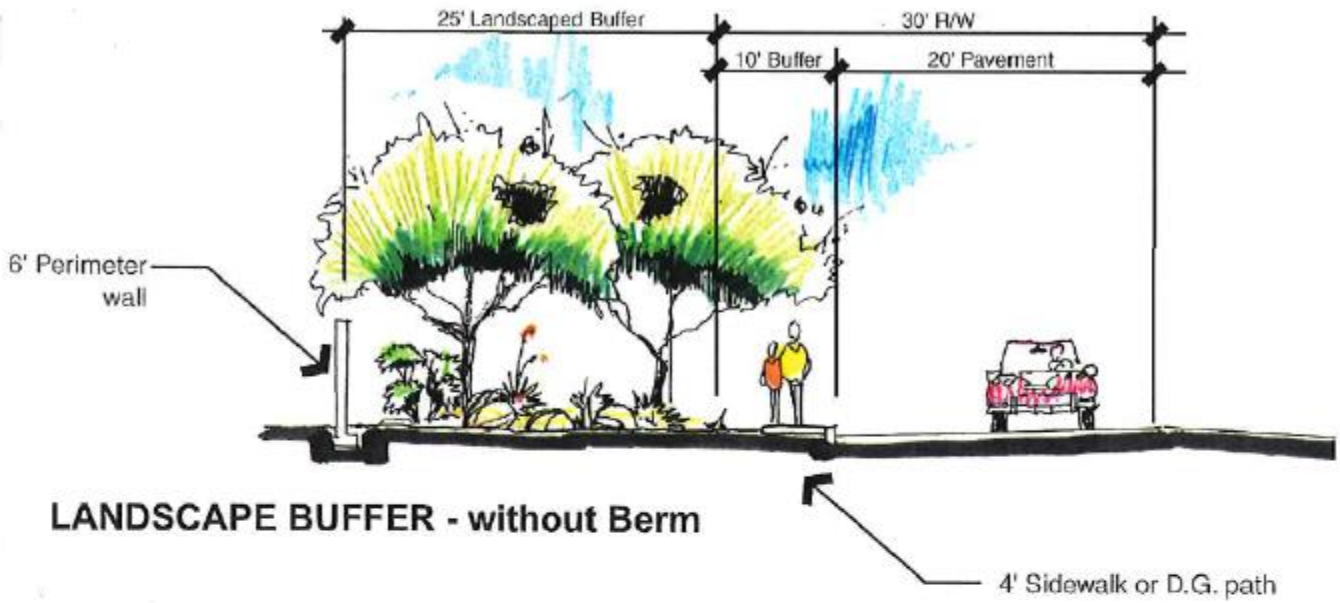


Figure 10 - Jomax Road Landscape Buffer



Figure 11- Residential Examples



Figure 12 - Residential Examples

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setbacks	Street R.O.W. **	Entries
Trees					
Acacia farnesiana (Sweet Acacia)					
Acacia constricta (Mescal Acacia)					
Cercidium floridum (Blue Palo Verde)					
Cercidium microphyllum (Littleleaf Palo Verde)					
Cercidium praecox (Sonoran Palo Verde)					
Chilopsis linearis (Desert Willow)					
Lysiloma spp. (Feather Bush)					
Pithecellobium spp. (Texas Ebony)					
Prosopis chilensis (Chilean Mesquite)					
Prosopis glandulosa (Native Mesquite)					
Sophora secundiflora (Texas Mountain Laurel)					
Ulmus parvifolia 'Sempervirena' (Chinese Elm)					
Shrubs					
Ambrosia deltoidea (Triangle Bursage)					
Buddleja marrubiifolia (Wooly Butterfly Bush)					
Caesalpinia spp. (Desert Bird of Paradise)					
Calliandra californica (Fairy Duster)					
Convolvulus cneorum (Bush Morning Glory)					
Cordia parvifolia (Littleleaf Cordia)					
Dalea spp. (Dalea)					
Dodonaea spp. (Hop Bush)					
Encelia spp. (Brittlebush)					
Justicia spp. (Chuparosa)					
Lantana camera (Lantana)					
Leucophyllum spp. (Texas Ranger)					
Ruellia californica (Ruellia)					
Ruellia peninsularis (Desert Ruellia)					
Salvia spp. (shrub type only)					
Simmondsia chinensis (Jojoba)					

Figure 13 - Plant Palette

Plant Palette and Corresponding Uses	Landscaped Open Space	Washes **	Buffer Trail / Landscape Setbacks	Street R.O.W. **	Entries
Groundcovers / Herbaceous Plants					
Asclepias subulata (Desert Millaway)					
Carpobrotus edulis (Ice Plant)					
Cephalophyllum spp. (Spike Ice Plant)					
Convolvulus mauritanicus (Ground Morning Glory)					
Cynodon dactylon 'midiron' (Lawn – Bermuda Grass)					
Dalea spp. (Smoke Bush)					
Gaillardia pulchella (Gaillardia)					
Gazania spp. (Gazania)					
Lantana spp. (Lantana)					
Linum lewisii (Flax)					
Lupinus succulentus (Lupine)					
Malephora crocea (Iceplant)					
Oenothera berlandieri (Mexican Evening Primrose)					
Salvia chamaedryoides (Sage)					
Salvia farinacea (Sage)					
Sphaeralcea spp. (Desert Mallow)					
Tagetes lemmonii (Marigold)					
Verbena peruviana (Verbena)					
Accent Plants					
Agave spp. (Agave)					
Aristida purpurea (Purple Threeawn)					
Cacti spp. (Cacti)					
Dasyliirion spp. (Desert Spoon)					
Hesperaloe parviflora (Red Yucca)					
Ocotillo (Ocotillo)					
Yucca spp. (Yucca)					
Annuals / Perennials					
Dyssodia pentachaeta (Daisy)					
Eschscholzia mexicana (Mexican Poppy)					
Lupinus densiflorus (Lupine)					
Lupinus sparsiflorus (Lupine)					
Melampodium leucanthum (Blackfoot Daisy)					
Penstemon spp. (Penstemon)					
Tagetes spp. (Marigold)					
Zinnia acerosa (Zinnia)					
Zinnia grandiflora (Zinnia)					

Figure 13 Cont.

PARCEL NO. 1:

The North half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to be peculiarly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.

PARCEL NO.2:

The South half of the South half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona:

EXCEPTING and RESERVING, unto FRANCIS NORWOOD BARD, AKA FRANCIS N. BARD, AKA F.N. BARD and PHOEBE M. BARD, his wife, an undivided one-half interest in and to all the oil, gas, minerals and other materials which will or may be determined to particularly essential to the production of fissionable materials, as set forth in Deed recorded in Docket 1887, page 549.

PARCEL NO.3:

The North half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO.4:

The South half of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River and Meridian, Maricopa County, Arizona.

NEW BOUNDARIES INCLUDE THE ADDITIONAL PARCELS OF THE NEWLY PURCHASED HAUGHT PROPERTY (PARCEL 10A & 10B) DESCRIBED BELOW

LEGAL DESCRIPTION

NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 161.33 feet;

Thence South $62^{\circ}21'50''$ West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'50''$ East, along said parallel line, a distance of 621.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North $89^{\circ}49'28''$ East, along said north line, a distance of 60.41 feet, to the POINT OF BEGINNING.

Said parcel containing 1.94 acres, more or less.

LEGAL DESCRIPTION

BALANCE NORTH HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at a nail in a 6" wood post found at the center of said Section 33, thence South $00^{\circ}10'29''$ West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet;

Thence North $72^{\circ}38'10''$ West, a distance of 136.58 feet;

Thence North $27^{\circ}38'10''$ West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50" East, along said parallel line, a distance of 397.84 feet, to a point on the north line of the southwest quarter of said Section 33;

Thence North 89°49'28" East, along said north line, a distance of 60.41 feet to the POINT OF BEGINNING.

Said parcel containing 1.42 acres, more or less.

LEGAL DESCRIPTION

SOUTH REMAINDER HAUGHT PROPERTY

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 594.61 feet, to the TRUE POINT OF BEGINNING;

Thence South 00°10'29" West, continuing along said east line, a distance of 194.00 feet;

Thence North 72°38'10" West, a distance of 290.66 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50" East, along said parallel line, a distance of 113.34 feet;

Thence North 62°21'50" East, a distance of 101.82 feet;

Thence South 72°38'10" East, a distance of 161.33 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 1.06 acres, more or less.

LEGAL DESCRIPTION

BALANCE OF PAD AREA

BEGINNING AT THE CENTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA:

THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33, A DISTANCE OF 788.61 FEET;

THENCE NORTH 72 DEGREES 48 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAKE PLEASANT ROAD;

THENCE NORTH 17 DEGREES 11 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 735.5-1 FEET TO THE NORTH LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 38 MINUTES 52 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST ONE QUARTER A DISTANCE OF 60.30 FEET TO THE POINT OF BEGINNING;

EXCEPT THE WEST 22 FEET FOR ROADWAY PURPOSES; AND

EXCEPT ANY PORTION THEREOF LYING WITHIN EITHER OF THE TWO (2) FOLLOWING EXCEPTION PARCELS:

EXCEPTION PARCEL NO.1:

That portion of the parcel described in the Maricopa County recorder's Office Document No. 91-341956, located in Section 33, Township 5 North, Range 1 East of the Gila and Salt River Meridian, being 20.00 feet wide and lying northwesterly to the following described RIGHT OF WAY line:

LINE DESCRIPTION:

Commencing at a brass cap, stamped with R.I.S. 6177, marking the Southwest Corner of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Meridian, from which a brass cap, marking the West Quarter corner of said Section 33, bears North 01°26'14" West, 2636.47 feet;

Thence South 89°58'01" East, 2307.85 feet, along the south line of said Section 33 to the POINT OF BEGINNING;

Thence North 00°01'59" East, 50.00 feet to a line parallel with and 50.00 feet measured perpendicular northerly to the south line of said Section 33;

Thence North 89°58'01" West, 468.90 feet, along said parallel line to a line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, as shown on the unrecorded Record of Survey prepared for the City of Peoria, by TBE Group, Inc., project "LAKE PLEASANT PARKWAY", and sealed on January 8, 2001;

Thence North $17^{\circ}21'30''$ East, 468.66 feet along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence South $72^{\circ}38'21''$ East, 10.00 feet to a parallel line with and 85.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road:

Thence North $17^{\circ}21'30''$ East, 411.63 feet, along said line parallel with and 85.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence $72^{\circ}38'30''$ West, 10.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $17^{\circ}21'30''$ East, 3230.55 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 419.95 feet, continuing along said line parallel with and 75.00 feet measured perpendicular southeasterly to said existing right of way centerline of Lake Pleasant Road;

Thence South $73^{\circ}01'09''$ East, 20.00 feet to a line parallel with and 95.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 482.54 feet, along said line parallel with and 95.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence North $73^{\circ}01'09''$ West, 20.00 feet to a line parallel with and 75.00 feet measured perpendicular southeasterly to the said existing right of way centerline of Lake Pleasant Road;

Thence North $16^{\circ}58'51''$ East, 492.60 feet, along said line parallel with and 75.00 feet measured perpendicular southeasterly to the existing right of way centerline of Lake Pleasant Road, to a tangent curve concentric with and 75.00 feet southeasterly to the existing right of way centerline of Lake Pleasant Road;

Thence 15.87 feet, northerly along said concentric tangent curve concave southeasterly and having a radius of 4508.66 feet and a central angle of $0^{\circ}12'06''$, to the POINT OF TERMINATION on the north line of said Section 33, from which an aluminum cap, marking

the North Quarter corner of said Section 33, bears North 89°31'32"West, 803.65feet, and from which a M.C.D.O.T. brass cap, marking the Northeast corner of said Section 33, bears South 89°31'32"East, 1841.72 feet.

Containing 29,850 square feet, more or less.

EXCEPTION PARCEL NO. 2:

A portion of the southwest quarter of Section 33, Township 5 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at a nail in a 6" wood post found at the center of said Section 33, thence South 00°10'29" West, along the east line of the southwest quarter of said Section 33, a distance of 510.87 feet, to the TRUE POINT OF BEGINNING;

Thence South 00°10'29" West, continuing along said east line, a distance of 83.74 feet;

Thence North 72°38'10" West, a distance of 161.33 feet;

Thence South 62°21'50" West, a distance of 101.82 feet to a point on a line which is 33.0 feet east of and parallel with the centerline of Lake Pleasant Road;

Thence North 17°21'50' East, along said parallel line, a distance of 224.00 feet;

Thence South 27°38'10" East, a distance of 101.82 feet;

Thence South 72°38'10" East, a distance of 136.58 feet, to the TRUE POINT OF BEGINNING.

Said parcel containing 0.52 acres, more or less.