Planning and Zoning Commission Study Session

March 1, 2023 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago, Chandler AZ

Commission Members

Chair Rick Heumann
Vice Chair David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, March 1, 2023, at 5:00 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission
Study Session Agenda - March 1, 2023

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

1. **January 18, 2023, Planning and Zoning Commission Meeting Minutes**

   Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 18, 2023, and Regular Meeting of January 18, 2023.

2. **Use Permit, PLH22-0005 Crown Castle Wireless, located at 2055 S. Stearman Drive at the southeast corner of Germann Road and Stearman Drive, approximately 1/4 mile west of Gilbert Road**

   Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0005 for the installation of a wireless communication facility, subject to the conditions as recommended by Planning staff.

3. **Rezoning and Preliminary Development Plan, PLH22-0065 Vivas Property, located at the southwest corner of Cooper and Pecos roads**

   Rezoning

   Move Planning and Zoning Commission recommend approval of PLH22-0065 Vivas Property, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for Single-Family Residential, subject to the conditions as recommended by Planning staff.

   Preliminary Development Plan

   Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0065 Vivas Property, for site layout and building architecture subject to the conditions as recommended by Planning staff.

4. **Notice of Cancelation of the March 15, 2023, Planning and Zoning Commission Hearing**

   Move Planning and Zoning Commission cancel March 15, 2023, Planning and Zoning Commission Hearing.

Discussion

Member Comments/Announcements

Calendar

5. The next Study Session will be held before the Regular Meeting on Wednesday, April 5, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

ITEM 1

Planning & Zoning Commission Development Services Memo No. PZ 23-006

Date: 03/01/2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: January 18, 2023, Planning and Zoning Commission Meeting Minutes

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Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of January 18, 2023, and Regular Meeting of January 18, 2023.

Attachments

January 18, 2023 Study Session Minutes

January 18, 2023 Regular Meeting Minutes

Meeting Minutes
Planning and Zoning Commission
Study Session

January 18, 2023 | 5:15 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by Chairman Heumann at 5:15 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Sherri Koshiol

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. December 7, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of December 7, 2022, and Regular Meeting of December 7, 2022.

COMMISSIONER VELASQUEZ stated there is an error in the spelling of Harley Mehlhorn's name on page one of both the Study Session and the Regular Meeting Minutes.

2. December 7, 2022, Design Review Committee Meeting Minutes

Move Planning and Zoning Commission approve Design Review Committee meeting minutes of the Regular Meeting of December 7, 2022.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members on this item.

3. PLH22-0064 Horsepower Automotive Group – Propane Tank

ALISA PETTERSON, SENIOR PLANNER presented details regarding the request for Use Permit approval for two 1,000-gallon propane tanks within the Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street.

DAVID DE LA TORRE, PLANNING MANAGER introduced Senior Planner, Alisa Petterson, to the Commission. He stated Alisa started with the City of Chandler in August 2022 and she has many years of experience as an architect. He further stated staff is happy to have her on the planning team.

CHAIRMAN HEUMANN welcomed Senior Planner Alisa Petterson and confirmed there were no questions or comments from the Commission Members regarding this item.

4. PLH22-0005 Crown Castle Wireless

Move Planning and Zoning Commission continue Use Permit PLH22-0005 Crown Castle Wireless to the March 1, 2023, Planning and Zoning Commission Hearing, as requested by the Applicant.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members on this item.

5. Notice of Cancellation of the February 1, 2023, and February 15, 2023 Planning and Zoning Commission Hearings

Move Planning and Zoning Commission cancel February 1, 2023, and February 15, 2023, Planning and Zoning Commission Hearings.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, March 1, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:20 p.m.

Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes
Planning and Zoning Commission
Regular Meeting

January 18, 2023 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ

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Community of Innovation

Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chairman David Rose
Commissioner Erik Morgan
Commissioner Michael Quinn
Commissioner Jeff Velasquez
Commissioner Kyle Barichello

Absent

Commissioner Sherri Koshiol

Staff Attendance

David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Vice Chair Rose.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. December 7, 2022, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of December 7, 2022, and Regular Meeting of December 7, 2022.

2. December 7, 2022, Design Review Committee Meeting Minutes

Move Planning and Zoning Commission approve Design Review Committee meeting minutes of the Regular Meeting of December 7, 2022.

3. PLH22-0064 Horsepower Automotive Group – Propane Tank

Request for Use Permit approval for two 1,000-gallon propane tanks within the Queen Creek Commerce Center located at the southwest corner of Queen Creek Road and Hamilton Street.

Proposed Motion:
Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0064 Horsepower Automotive Group for the installation of two 1,000-gallon propane tanks, subject to the conditions as recommended by Planning staff.

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan with elevations and enclosure details), as kept on file in Case No. PLH22-0064, shall void the Use Permit and require new Use Permit application and approval, unless otherwise amended via conditions herein.

2. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The site shall be maintained in a clean and orderly manner.

4. The Use Permit is non-transferable to other locations.

4. PLH22-0005 Crown Castle Wireless

Move Planning and Zoning Commission continue Use Permit PLH22-0005 Crown Castle Wireless to the March 1, 2023, Planning and Zoning Commission Hearing, as requested by the Applicant.

5. Notice of Cancellation of the February 1, 2023, and February 15, 2023 Planning and Zoning Commission Hearings

Move Planning and Zoning Commission cancel February 1, 2023, and February 15, 2023, Planning and Zoning Commission Hearings.

Consent Agenda Motion and Vote

VICE CHAIRMAN ROSE moved to approve the Consent Agenda of the January 18, 2023, Regular Planning and Zoning Commission Meeting with correction to the Planning and Zoning Minutes, Agenda Item No. 1; Seconded by COMMISSIONER VELASQUEZ.

Motion carried unanimously (6-0). Commissioner Barichello abstains from the vote on Consent Agenda Items No. 1 and No. 2.

Member Comments/Announcements

None.

Calendar

The next regular meeting will be held on Wednesday, March 1, 2023, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:32 p.m.

Kevin Mayo, Secretary

Rick Heumann, Chairman

Planning & Zoning Commission Memorandum **Development Services**
Memo No. 22-052

Date: 03/01/2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager

From: Benjamin Cereceres, City Planner
Subject: PLH22-0005 Crown Castle Wireless
Request: Use Permit approval to install a wireless communication facility
Location: 2055 S. Stearman Drive at the southeast corner of Germann Road and Stearman Drive
Applicant: Declan Murphy; VoloGroup

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH22-0005 for the installation of a wireless communication facility, subject to the conditions as recommended by Planning staff.

Background Data:

- Planned Area Development (PAD) for Business Park
- Zoning Code requires a Use Permit for a wireless facility that is not co-located on an existing pole and which creates a new pole holding a wireless facility.

Surrounding Land Use Data:

North	Across Germann Road: PAD for commercial	South	Charter school
East	PAD for commercial	West	Across Stearman Drive: PAD for office and light industrial

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Type of Tower	Broadleaf
Total height of to top of Broadleaf Tree	60'
Center of T-Mobile Antenna	56'

Review and Recommendation:

This Use Permit request is to establish a broadleaf tree wireless telecommunication facility. During review, Planning staff worked with the applicant to address a couple of concerns; 1) Proposed height and 2) providing a facility that is visually unobtrusive and natural looking.

The project was brought forth for discussion at the Design Review Committee meeting held on December 7, 2022. Design Review Committee provided guidance for the applicant to rework the facility to address the concerns by reducing the original height of 80 feet and by creating a more natural tree with larger branches and leaf colors to tie back to the desert landscape. Historically, the City of Chandler has approved wireless telecommunication facilities that are a maximum height of 65 feet. The applicant is now asking for a facility height of 60 feet in order to conform to the maximum height historically approved and supported by the City of Chandler. Federal law allows existing facilities to increase 20 feet in height with the additional height request being processed administratively, if desired in the future. The applicant has indicated that they will be submitting and Administrative Design Review application to request the additional 20 feet after receiving Use Permit approval for 60 feet. Thus, the final height being constructed will be 80 feet. In addition, the facilities design has been modified to provide a more natural tree that ties back into the desert vegetation. The color of the leaves of the facility appears to be significantly darker than the surrounding low water trees in the attached photo simulations. For this reason, staff is proposing a stipulation that requires the color of the leaves to closely match the surrounding trees.

A wireless communication facility is not permitted by right and must receive Use Permit approval in order to have wireless communication facility on the property that is not collocated on an existing pole. Staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- No neighborhood meeting was held since no residents live within the notification area.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Expansion of the wireless facility or modification of the use beyond approved exhibits shall void the Use Permit and require a new Use Permit application and approval, except that any application for modification as an "eligible facilities request" under Section 6409(a) of the Spectrum Act of 2012 shall not require a new Use Permit application.

2. Use Permit does not constitute Final Development Plan approval. Compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

3. The facility pole that resembles a tree trunk shall use material and color that mimics tree bark.

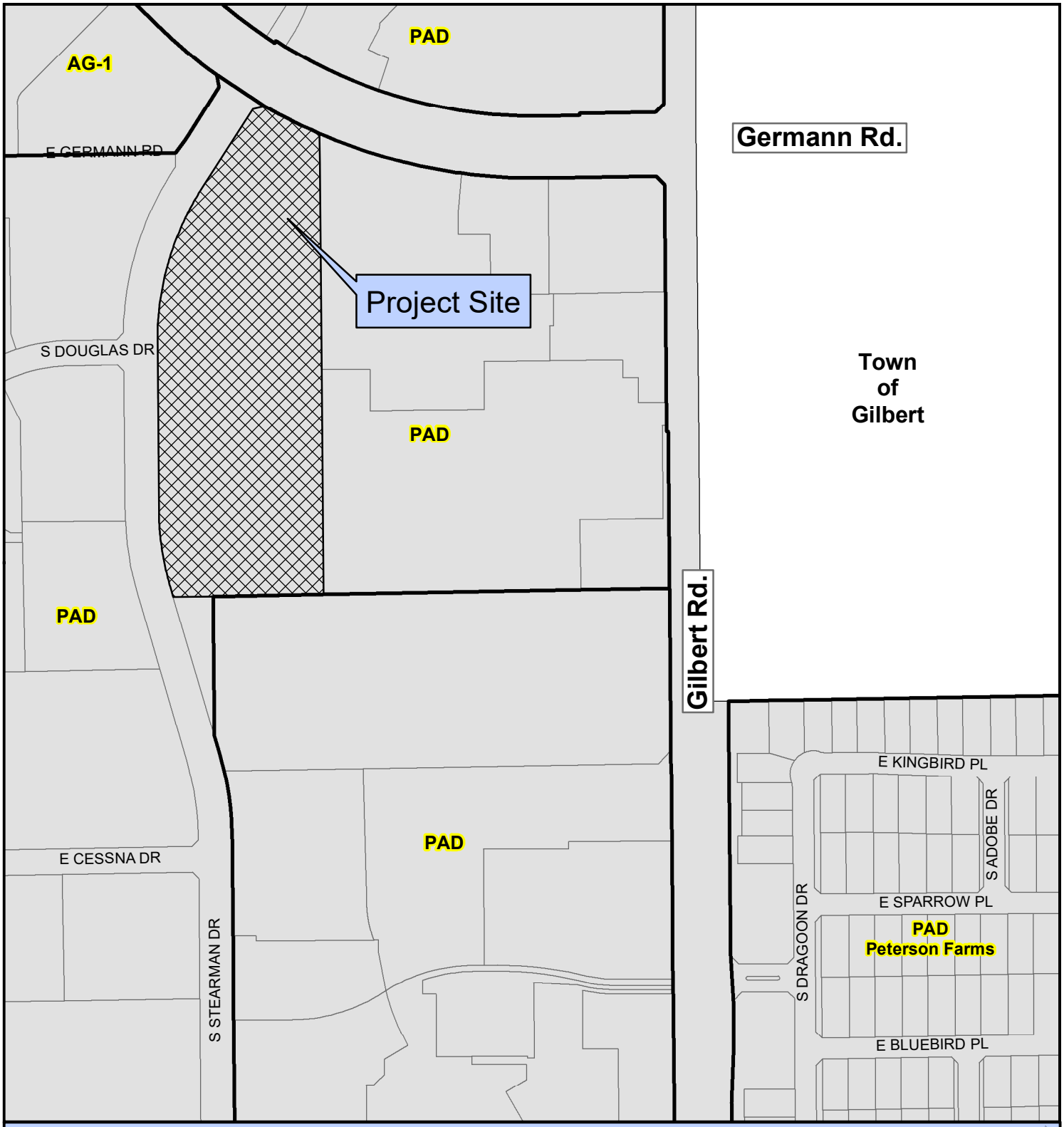
4. The color of the leaves on the facility shall closely resemble the color of the leaves of the existing trees on the subject site.

Attachments

Vicinity Maps

Exhibits

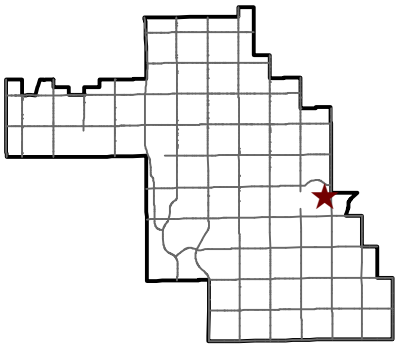
Photo Simulations



PLH22-0005 Crown Castle Wireless

N

Proposed Project Details
2055 S. Stearman Dr.
Request Use Permit approval to install a wireless communication facility



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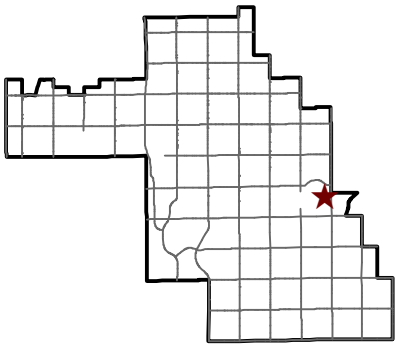
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

PLH22-0005 Crown Castle Wireless

Proposed Project Details
2055 S. Stearman Dr.
Request Use Permit approval to install a wireless communication facility



CHANDLER arizona

City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

CROWN CASTLE

SITE #:	PH69342A
SITE NAME:	CROWN JEWEL (831830)
STATE:	ARIZONA
COUNTY:	MARICOPA
DESIGN TYPE:	NEW SITE BUILD

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE CODES ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE/NFPA-70

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL BUILDING CODE.

PROJECT SUMMARY

PROPERTY OWNER:
CROWN CASTLE USA INC.
4017 WASHINGTON RD. PMB 353
MCMURRAY PA, 15317

APN:	303-31-370
ZONING CLASSIFICATION:	PAD
JURISDICTION:	CITY OF CHANDLER
LAT:	33°16'36.466"N (33.276796) NAD83
LONG:	111°47'33.496"W (-111.792638) NAD83
GROUND ELEV:	1249.0' A.M.S.L. (NAVD88)

PROJECT DESCRIPTION

CROWN PROPOSES TO INSTALL THE FOLLOWING ITEMS:
REMOVE EXISTING CONCRETE CURBING
ADD A 18'X40' BLOCK WALL COMPOUND 8' HIGH
ADD 600 AMP METER/DISCONNECT
ADD (2) 6"ø CONCRETE BOLLARDS
ADD (1) 12' WIDE ROLLING ACCESS GATE
ADD A 60' HIGH BROADLEAF TREE
ADD NEW CONCRETE CURBING

T-MOBILE PROPOSES TO INSTALL THE FOLLOWING ITEMS:
ADD A WEATHERPROOF LIGHT SWITCH AND (4) LED TECH LIGHTS
ADD A PPC AND CIENA ON H-FRAME
ADD A 8'X13' CONCRETE SLAB
ADD (1) BATTERY EXPANSION CABINET
ADD (1) SITE SUPPORT CABINET
ADD (2) JUNCTION BOXES ON H-FRAME
ADD AN EXCESS FIBER BOX ON H-FRAME
ADD AN ICE BRIDGE TO BASE OF POLE
ADD (2) HYBRID CABLES WITH PENDANTS ATTACHED TO END
ADD A 3-SECTOR ANTENNA MOUNT WITH STIFF ARMS
ADD (6) RADIO MODULES, (2) PER SECTOR
ADD (6) ANTENNAS, (2) PER SECTOR
ADD (6) ANTENNA SOCKS, (1) PER ANTENNA

PROJECT TEAM

PROJECT MANAGER:
T-MOBILE
1330 W. SOUTHERN AVE., STE A-102
TEMPE, AZ 85282

CONSTRUCTION MANAGER:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: MIKE PIETRANTONI
PHONE: (480) 225-3630

SITE ACQ. CONSULTANT:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: TINA ENAMORADO
PHONE: (949) 278-9424

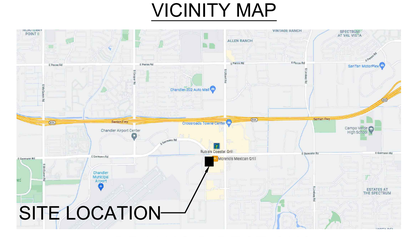
A&E DESIGN:
COAL CREEK CONSULTING
8283 N. HAYDEN RD. SUITE 258
SCOTTSDALE, ARIZONA 85258
CONTACT: SHAWN EVANS
PHONE (602) 758-5829

SURVEYOR:
RLF CONSULTING
1214 N. STADEM DR.
TEMPE, AZ 85281
CONTACT: RYAN FIDLER
PHONE (480) 445-9189

SHEET INDEX

T-1	TITLE SHEET, VICINITY MAP & GENERAL INFO.
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	LEGAL DESCRIPTIONS
ZONING:	
Z-1	OVERALL SITE PLAN
Z-2	SITE PLAN
Z-3	ENLARGED SITE, ANTENNA AND DIMENSION PLAN
Z-4	ELEVATIONS
Z-5	ELEVATIONS

VICINITY MAP



DRIVING DIRECTIONS

FROM THE T-MOBILE OFFICE: TAKE PRIEST DR. S. AND TURN LEFT TO MERGE ONTO THE AZ-60 E.. TAKE EXIT 176A AND MERGE ONTO THE 101 LOOP SOUTH. TAKE EXIT 61C AND MERGE ONTO THE 202 LOOP E.. TAKE EXIT 45 AND TURN RIGHT ON S. COOPER RD.. TURN LEFT ON E. GERMANN RD.. TURN RIGHT ON S. STEARMAN DR. THE EXISTING PROPERTY WILL BE ON THE LEFT. NEW COMPOUND WILL BE LOCATED ON THE E. SIDE OF THE PROPERTY.

CLIENT

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

CONSULTANT
COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15-018-03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

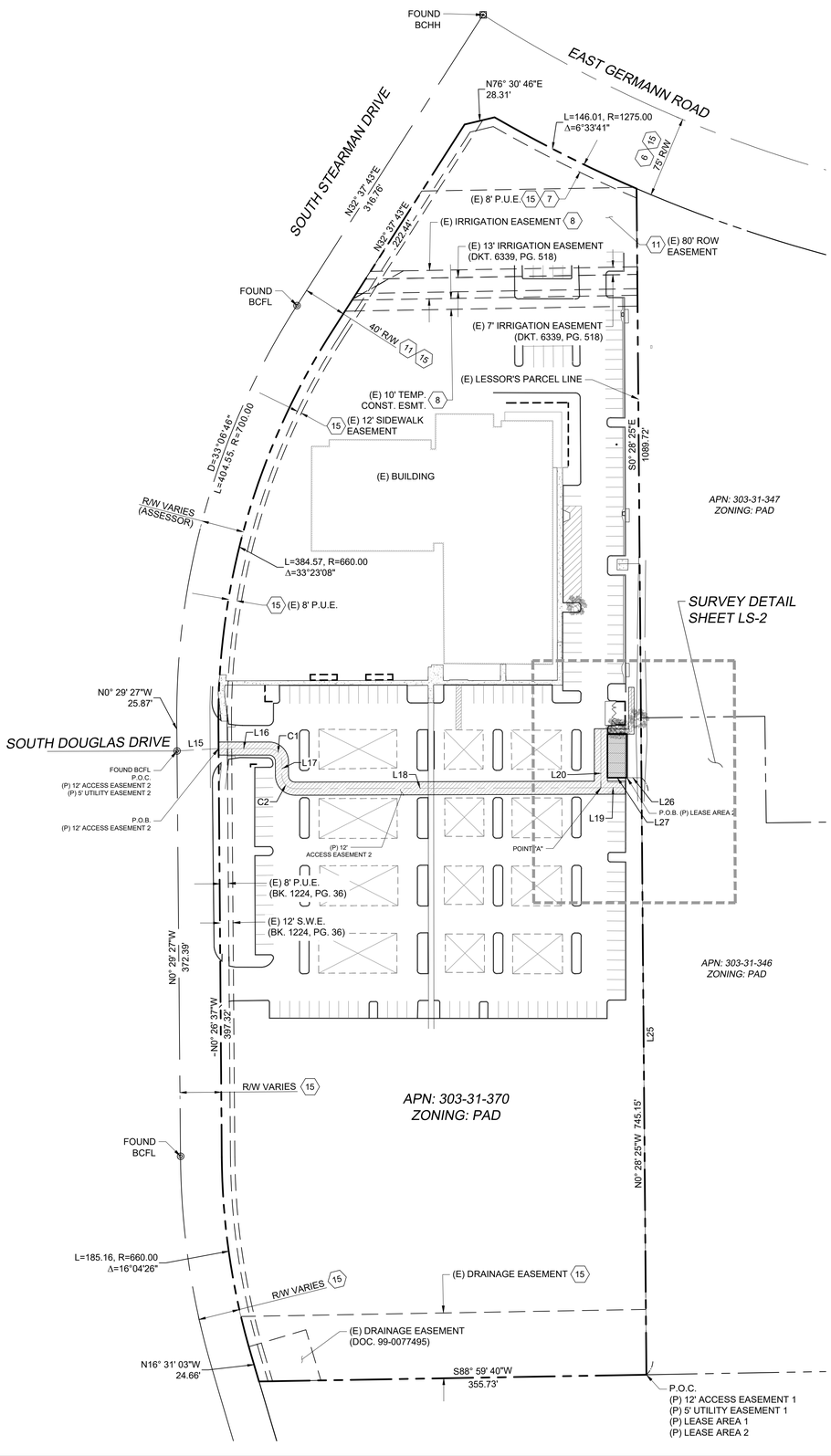
TITLE SHEET, VICINITY MAP & GENERAL INFORMATION

JURISDICTIONAL APPROVAL

SHEET NUMBER

T-1

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM



SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 34973482 EFFECTIVE DATE: 07/22/2021.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C2743M DATED 11/04/15.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

SCHEDULE B EXCEPTIONS

1. TAXES TYPE OF TAX: COUNTY CALENDAR YEAR: 2020
   AMOUNT: $181,663.98 ANNUALLY PARCEL ID #: 303-31-370
   PAID THROUGH: 2020 ASSESSMENT: $8,882,454.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
2. ROAD DECLARED RECORDED JULY 21, 1970 IN DEED BOOK 8230, PAGE 477. (OUTSIDE PARENT PARCEL)
3. RESOLUTION ADOPTING STATE ROUTE PLAN RECORDED ON MAY 9, 1985 IN INSTRUMENT NO. 85-212890.
   (BLANKET IN NATURE - COVERS MULTIPLE SECTIONS)
4. EASEMENT IN FAVOR OF STATE OF ARIZONA, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, ITS SUCCESSORS OR ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON NOVEMBER 15, 2002 IN INSTRUMENT NO. 20021213047.
   (EASEMENT LIES OUTSIDE PARENT PARCEL)
5. DECLARATION OF EASEMENT, BY EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP, RECORDED ON MAY 4, 2004 IN INSTRUMENT NO. 20040490775.
   (EASEMENT LIES OUTSIDE PARENT PARCEL)
6. SPECIAL WARRANTY DEED OF DEDICATION DATED APRIL 29, 2004 BY AND BETWEEN EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP, AS GRANTOR, AND CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, AS GRANTEE, RECORDED ON AUGUST 24, 2004 IN INSTRUMENT NO. 2004-0980864. (REFERENCED ON SURVEY)
7. PUBLIC UTILITY EASEMENT IN FAVOR OF EXETER REAL ESTATE INVESTORS XXII, AN ARIZONA LIMITED PARTNERSHIP SET FORTH IN INSTRUMENT RECORDED ON AUGUST 24, 2004 IN INSTRUMENT NO. 2004-0980865. (REFERENCED ON SURVEY)
8. ORDER OF IMMEDIATE POSSESSION IN FAVOR OF CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION, RECORDED ON JUNE 1, 2004 IN INSTRUMENT NO. 2004-0613698. (REFERENCED ON SURVEY)
9. POWER DISTRIBUTION EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT, AN AGRICULTURAL IMPROVEMENT DISTRICT ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF ARIZONA, ITS THEIR RESPECTIVE SUCCESSORS AND ASSIGNS SET FORTH IN INSTRUMENT RECORDED ON OCTOBER 1, 2004 IN INSTRUMENT NO. 20041154100.
   (BLANKET IN NATURE - UNABLE TO LOCATE PLACEMENT)
10. LOCATION NOTICE OF IRRIGATION FACILITIES RECORDED ON FEBRUARY 9, 2010 IN INSTRUMENT NO. 20100111197.
    (BLANKET IN NATURE - UNABLE TO LOCATE PLACEMENT)
11. ORDINANCE NO. 4565 RECORDED ON JANUARY 7, 2015 IN INSTRUMENT NO. 20150007500. (REFERENCED ON SURVEY)
12. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATES OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN INSTRUMENT NO. 20150700831.
    (NO PLOTTABLE EASEMENTS OR LEASE AREAS)
13. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 16, PAGE 15.
    (DOES NOT CONTAIN ANY EASEMENTS OR LEASE AREAS)
14. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 17, PAGE 23. (DOES NOT CONTAIN ANY EASEMENTS OR LEASE AREAS)
15. MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN INSTRUMENT NO. 20150234091. (REFERENCED ON SURVEY)

ITEMS 1 THRU 5, 9, 10, AND 12 THRU 14 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

LESSOR'S LEGAL DESCRIPTION (APN 303-31-370)

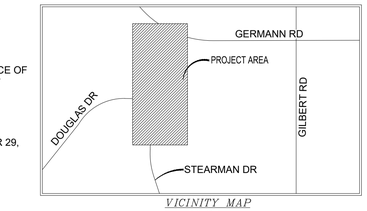
PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 07/10/2020 & 08/20/2021.



VICINITY MAP
N.T.S.

LEGEND

- BRASS CAP FLUSH (BCFL)
- BRASS CAP IN HANDHOLE (BCHH)
- ELECTRICAL PULL BOX
- ELECTRICAL CABINET
- TELEPHONE PEDESTAL
- TELEVISION RISER
- FIBER CABINET
- LIGHT POST
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- STORM MANHOLE
- SANITARY SEWER CLEANOUT
- CATCH BASIN
- HANDICAP
- DECIDUOUS TREE
- SIGN
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- MONUMENT LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	18.83	12.00	89°55'22"	S45° 02' 19"E	16.96
C2	18.86	12.00	90°02'24"	S45° 05' 50"E	16.98

LINE TABLE

LINE	LENGTH	BEARING
L1	19.97	N90° 00' 00"W
L2	82.29	N0° 00' 00"E
L3	27.45	N90° 00' 00"E
L4	2.50	N0° 00' 00"E
L5	18.00	N90° 00' 00"W
L6	40.00	N0° 00' 00"E
L7	18.00	N90° 00' 00"E
L8	40.00	S0° 00' 00"E
L9	6.00	N90° 00' 00"W
L10	39.42	N0° 00' 00"E
L11	9.68	N11° 07' 33"W
L12	34.87	N0° 00' 00"E
L13	223.30	N90° 00' 00"W
L14	41.56	N55° 01' 24"W
L15	38.24	N86° 39' 35"E

LINE TABLE

LINE	LENGTH	BEARING
L16	46.15	N90° 00' 00"E
L17	12.88	S0° 04' 38"E
L18	280.82	N89° 49' 33"E
L19	22.45	N89° 49' 33"E
L20	54.20	N0° 00' 00"E
L21	6.61	N90° 00' 00"E
L22	2.50	S0° 00' 00"E
L23	21.38	N90° 00' 00"E
L24	40.58	N0° 00' 00"E
L25	548.48	N0° 28' 25"W
L26	13.26	N90° 00' 00"W
L27	18.00	N90° 00' 00"W
L28	40.00	N0° 00' 00"E
L29	18.00	N90° 00' 00"E
L30	40.00	S0° 00' 00"E

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

COAL CREEK CONSULTING
2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
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124 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-9169

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 44007
RYAN L. FIDLER
Date Signed 03/11/22
ARIZONA, U.S.A.

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FIELD BY:	JMM
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	04/12/22	REVISION
3	03/11/22	REVISION
2	11/16/21	FINAL
1	08/23/21	TITLE REVIEW/ ADD. TOPO
0	07/16/20	PRELIMINARY

PROJECT No.
15006177

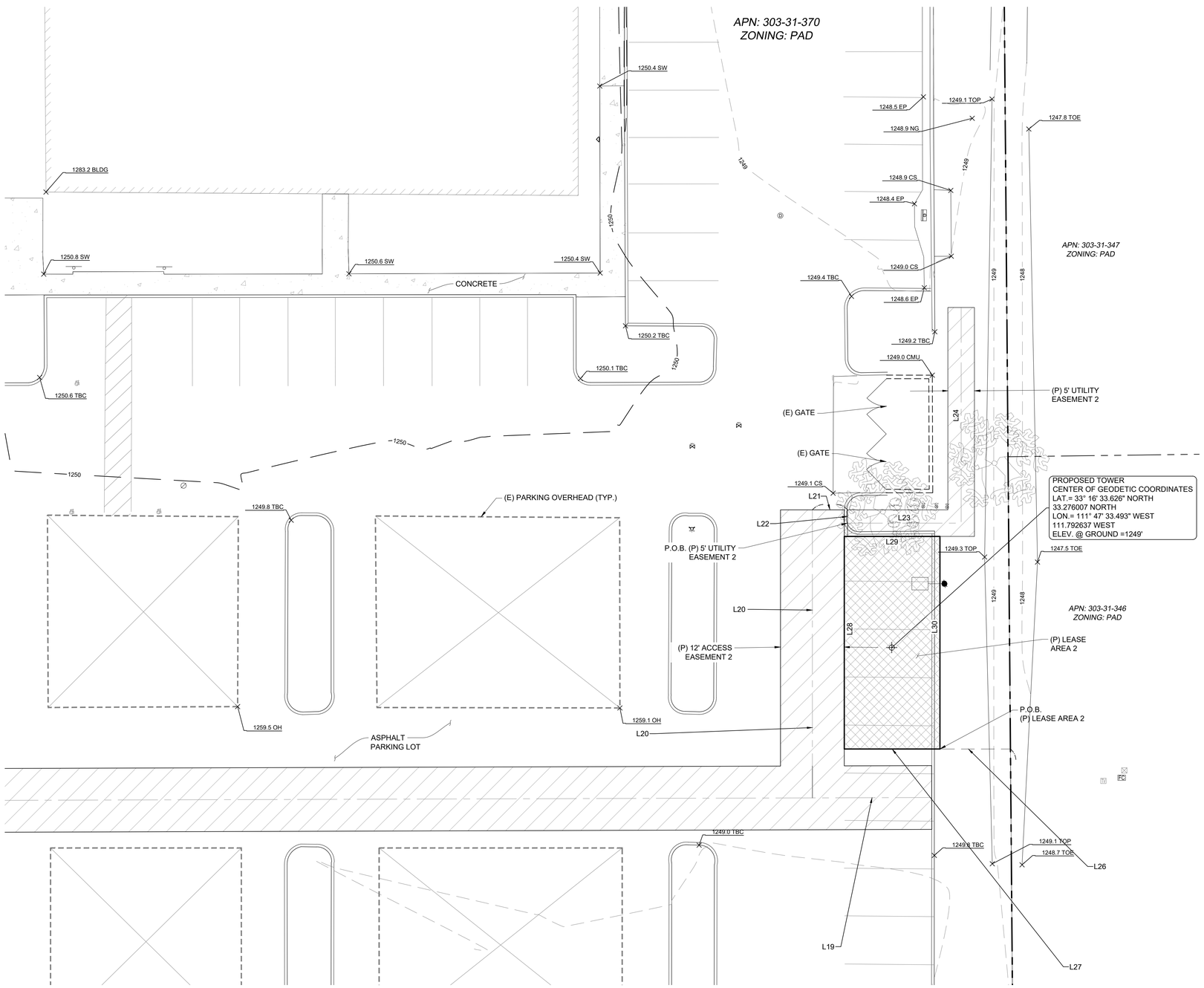
SITE NAME:
PH69342A - CROWN JEWEL (831830)

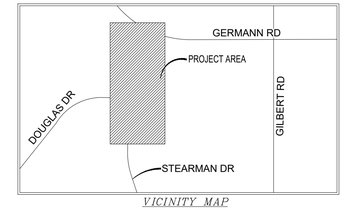
SITE ADDRESS:
2055 S STEARMAN DR
CHANDLER, AZ 85286

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO.
LS-1

REVISION:
4





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N.T.S.

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L29	18.00	N90° 00' 00"E
L30	40.00	S0° 00' 00"E

NORTH

GRAPHIC SCALE

10 0 05 10 20 40

(IN FEET)
1 inch = 10 ft.

CROWN CASTLE
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FIELD BY:	JMM
DRAWN BY:	GAC
CHECKED BY:	RLF

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L.
FIDLER
Date Signed 03/11/22
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PROJECT No.
15006177

SITE NAME:
PH69342A - CROWN JEWEL (831830)

SITE ADDRESS:
2055 S STEARMAN DR
CHANDLER, AZ 85286

SHEET TITLE:
TOPOGRAPHIC SURVEY

SHEET NO. LS-2

REVISION: 4

PROPOSED LEASE AREA 2

PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE EAST LINE OF SAID LOT 1 NORTH 00°28'25" WEST, 548.48 FEET; THENCE DEPARTING SAID EAST LINE NORTH 90°00'00" WEST, 13.26 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 18.00 FEET; THENCE NORTH 00°00'00" EAST, 40.00 FEET; THENCE NORTH 90°00'00" EAST, 18.00 FEET; THENCE SOUTH 00°00'00" EAST, 40.00 FEET TO THE POINT OF BEGINNING.

PROPOSED 5' UTILITY EASEMENT 2

PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

A STRIP OF LAND 5.00 FEET IN WIDTH BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

AND BEING THE SAME PROPERTY CONVEYED TO CROWN CASTLE USA INC., A PENNSYLVANIA CORPORATION FROM MDB CC CHANDLER, LLC, AND ARIZONA LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2015 AND RECORDED SEPTEMBER 29, 2015 IN INSTRUMENT NO. 20150700831.

A 5.00 FOOT STRIP OF LAND LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF SOUTH STEARMAN DRIVE AND SOUTH DOUGLAS DRIVE; THENCE NORTH 86°39'35" EAST, 38.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 46.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'22", AN ARC LENGTH OF 18.83 FEET; THENCE SOUTH 00°04'38" EAST, 12.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'24", AN ARC LENGTH OF 18.86 FEET; THENCE NORTH 89°49'33" EAST, 280.82 FEET; THENCE NORTH 00°00'00" EAST, 54.20 FEET; THENCE NORTH 90°00'00" EAST, 6.61 FEET; THENCE SOUTH 00°00'00" EAST, 2.50 FEET TO THE POINT OF BEGINNING;

THENCE THENCE NORTH 90°00'00" EAST, 21.38 FEET; THENCE NORTH 00°00'00" EAST, 40.58 FEET TO THE POINT OF TERMINUS.

ALL LINES ARE TO BE EXTENDED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

PROPOSED 12' ACCESS EASEMENT 2

PROPERTY LOCATED IN MARICOPA COUNTY, ARIZONA

A STRIP OF LAND 12.00 FEET IN WIDTH BEING A PORTION OF LOT 1, OF CROWN CASTLE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, RECORDED IN BOOK 1224 OF MAPS, PAGE 36.

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A 12.00 FOOT STRIP OF LAND LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A BRASS CAP MARKING THE INTERSECTION OF SOUTH STEARMAN DRIVE AND SOUTH DOUGLAS DRIVE; THENCE NORTH 86°39'35" EAST, 38.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 46.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 89°55'22", AN ARC LENGTH OF 18.83 FEET; THENCE SOUTH 00°04'38" EAST, 12.88 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 12.00 FEET, THROUGH A CENTRAL ANGLE OF 90°02'24", AN ARC LENGTH OF 18.86 FEET; THENCE NORTH 89°49'33" EAST, 280.82 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUING NORTH 89°49'33" EAST, 22.45 FEET TO THE POINT OF TERMINUS;

TOGETHER WITH, A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE NORTH 00°00'00" EAST, 54.20 FEET TO THE POINT OF TERMINUS.

ALL LINES ARE TO BE EXTENDED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

CROWN CASTLE
2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
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COAL CREEK CONSULTING
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TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	JMM
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	04/12/22	REVISION
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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L.
FIDLER
EXPIRES 03/31/22
ARIZONA, U.S.A.

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PROJECT No.
15006177

SITE NAME:
PH69342A - CROWN JEWEL (831830)

SITE ADDRESS:
2055 S STEARMAN DR
CHANDLER, AZ 85286

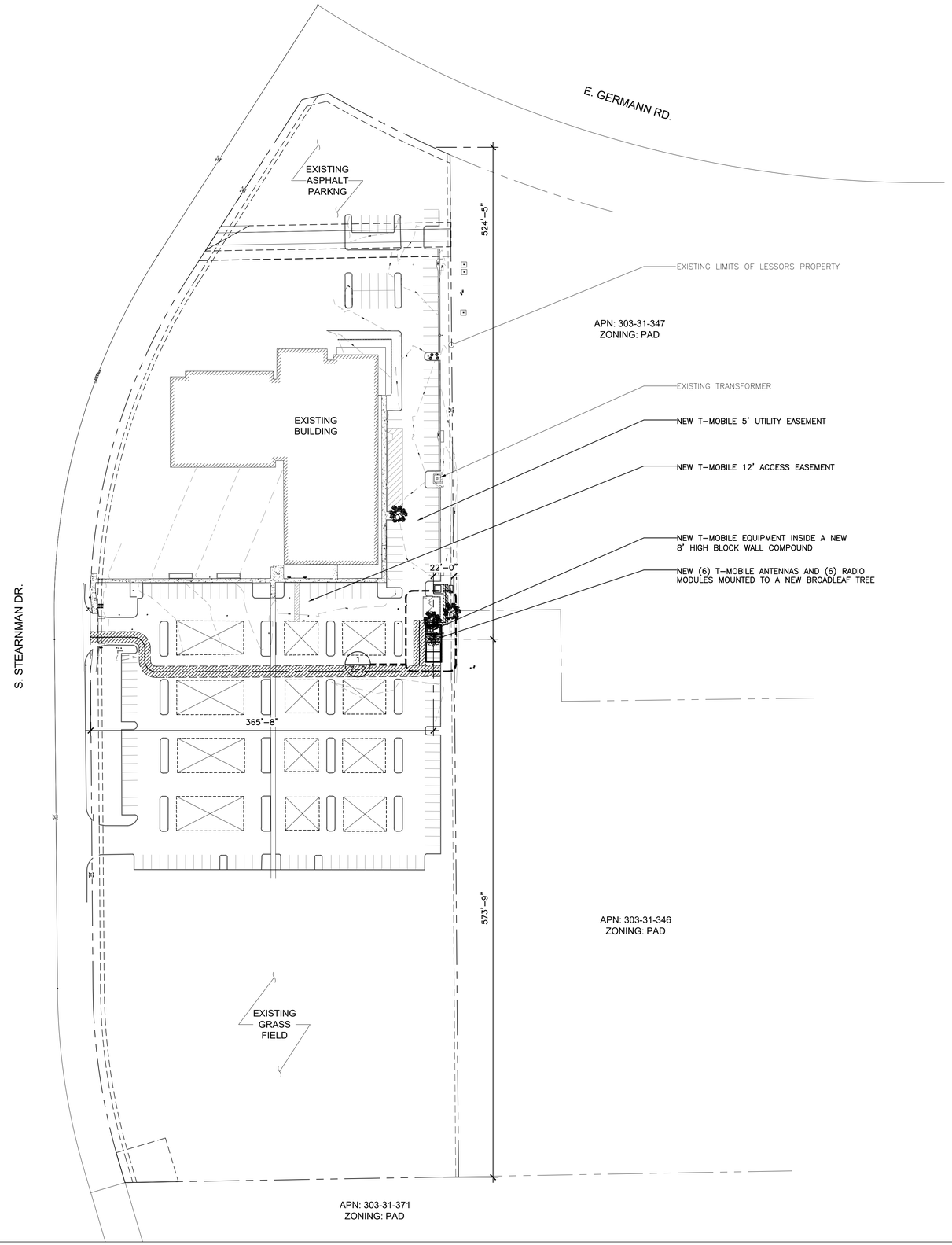
SHEET TITLE:
LEGAL DESCRIPTIONS

SHEET NO.	REVISION:
LS-3	4

NOTE:
1. REFER TO SURVEY FOR EASEMENTS AND RIGHT OF WAY

2. SITE PLAN RENDERING DERIVED FROM DETAILS PROVIDED BY SURVEY

3. REFER TO T–MOBILE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND DETAILS



0 60' 120'
30' 90'
N

OVERALL SITE PLAN

SCALE: 1" = 60'

1

CLIENT

CROWN CASTLE

2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845–1722

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429–0533 FAX: (480) 638–2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15–018–03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

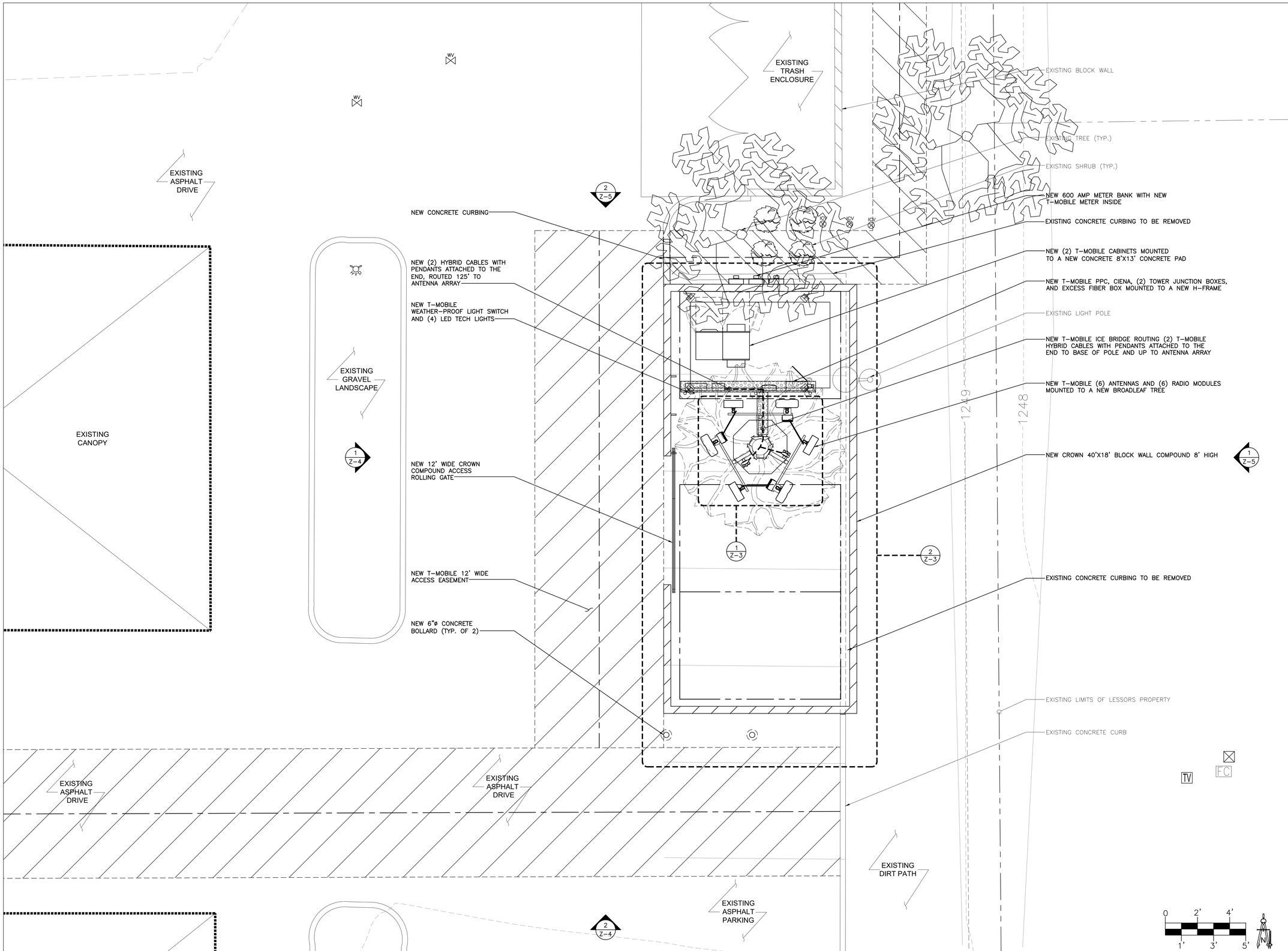
OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-1

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM



SITE PLAN

SCALE: 3/8" = 1'-0"

1

CLIENT

CROWN CASTLE

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CHANDLER, AZ 85286
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9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION

JOB: 15-018-03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

SITE PLAN

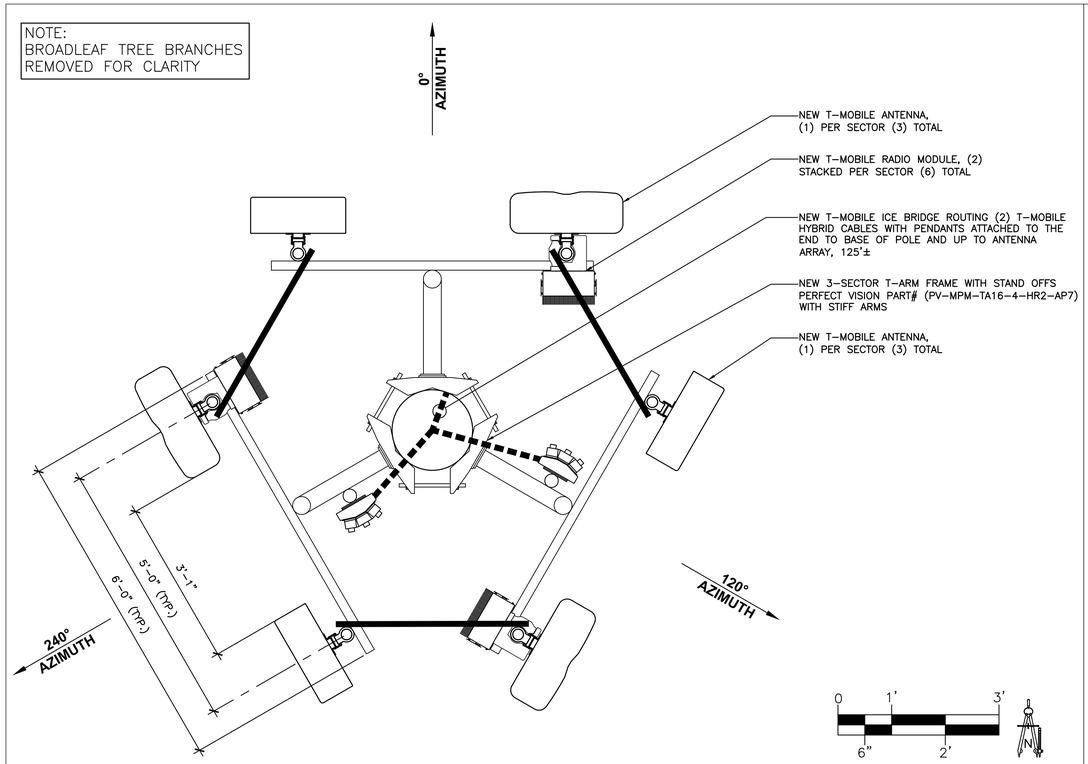
JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-2

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM

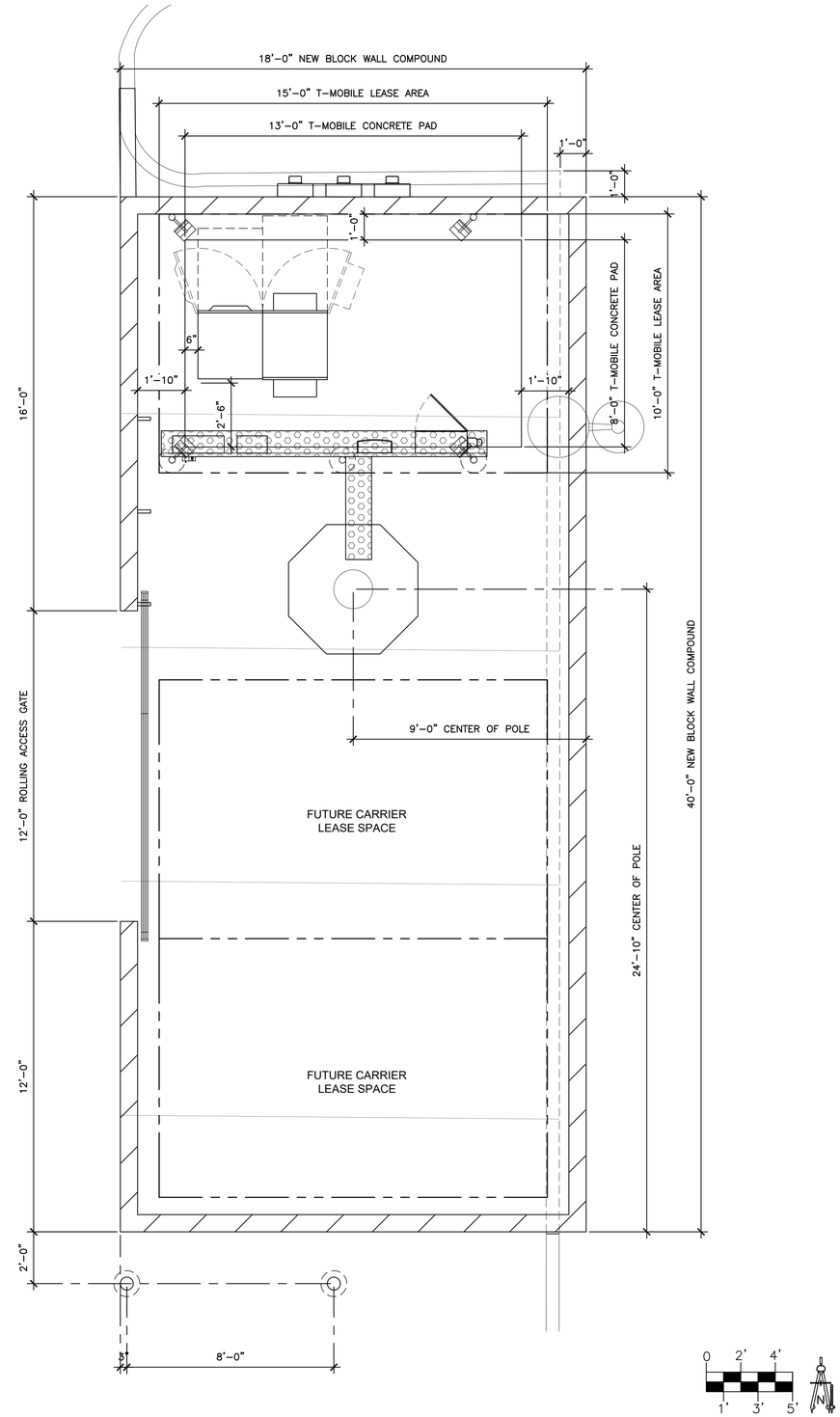
NOTE:
BROADLEAF TREE BRANCHES REMOVED FOR CLARITY



ENLARGED ANTENNA PLAN SCALE: 3/4" = 1'-0" 2

NOT USED SCALE: N.T.S. 4

NOTE:
BROADLEAF TREE BRANCHES AND ANTENNA ARRAY REMOVED FOR CLARITY



ENLARGED DIMENSION PLAN SCALE: 1/4" = 1'-0" 1

CLIENT

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8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15-018-03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

ENLARGED DIMENSION AND ANTENNA PLAN

JURISDICTIONAL APPROVAL

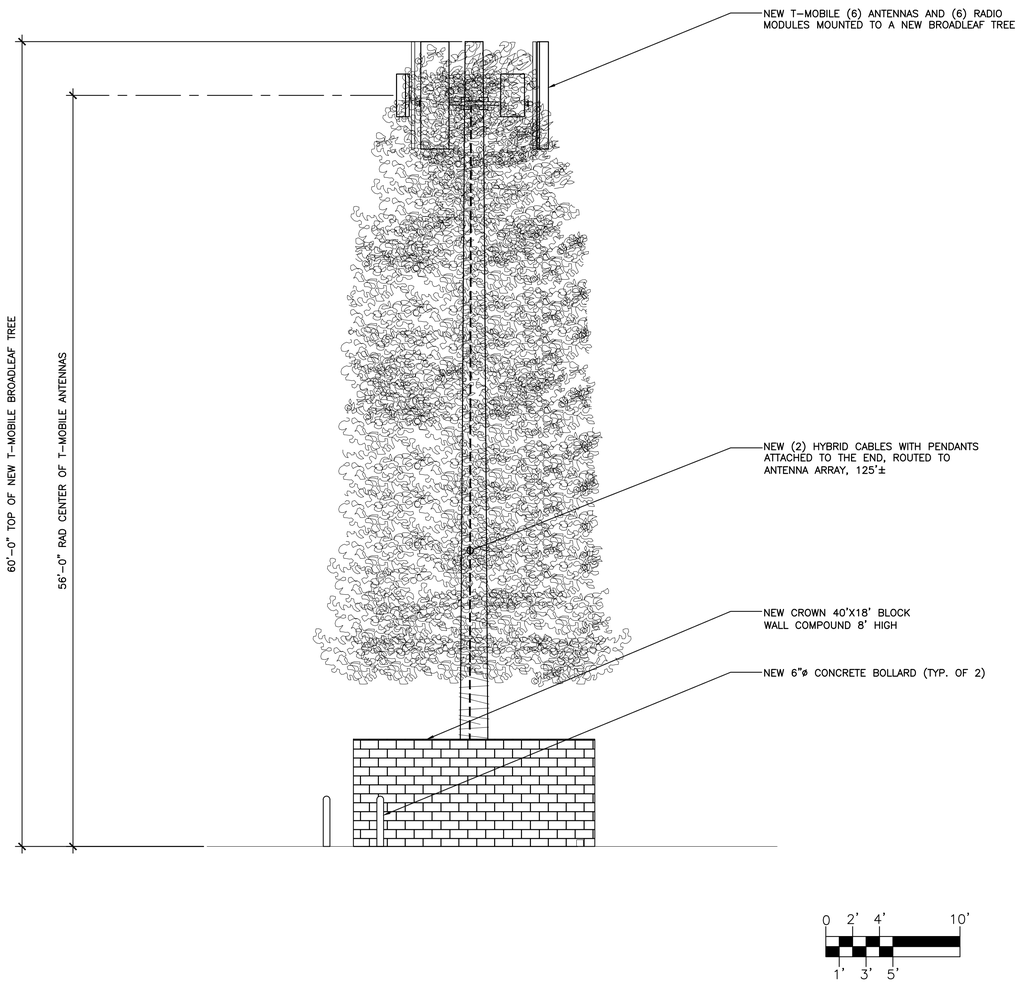
SHEET NUMBER

Z-3

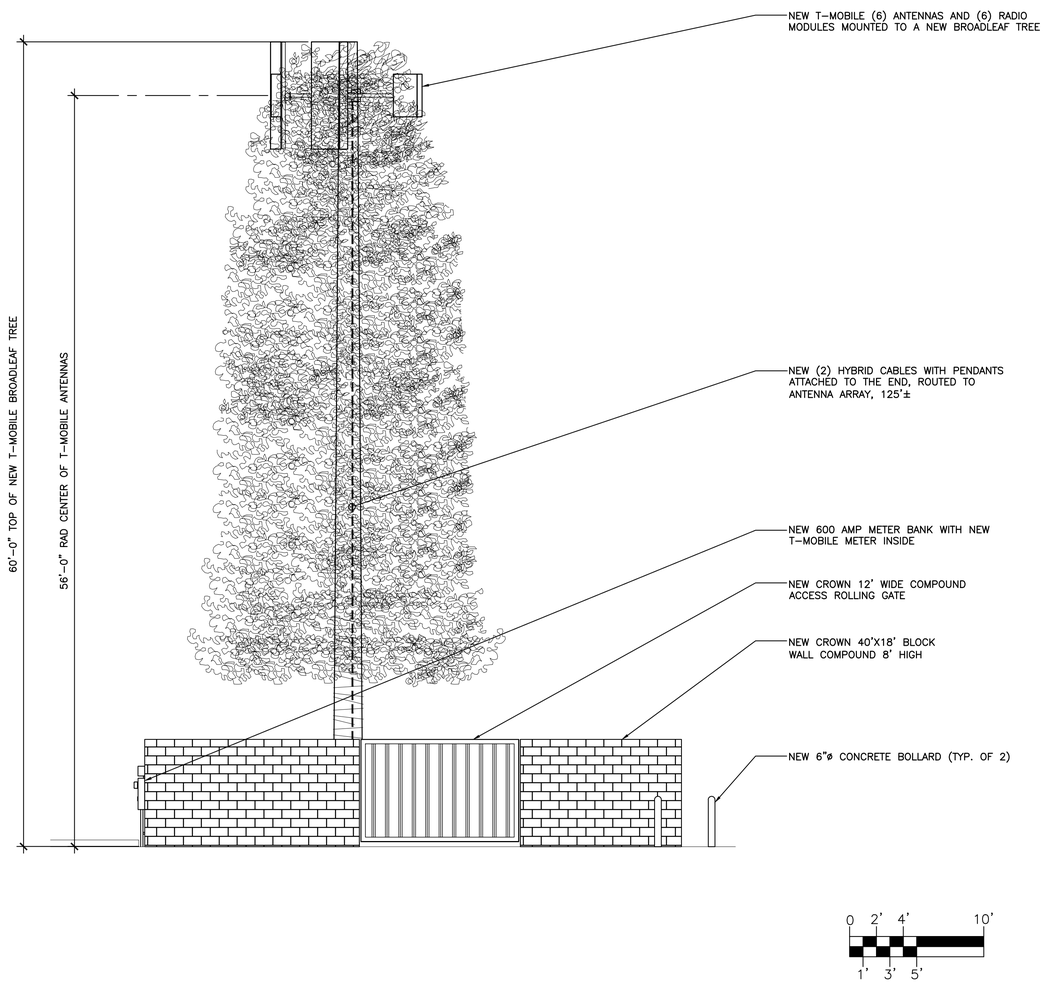
RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
ADD AN ANTENNA SOCK TO EACH ANTENNA



SOUTH ELEVATION SCALE: 3/16" = 1'-0" 2



WEST ELEVATION SCALE: 3/16" = 1'-0" 1

CLIENT

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SEAL

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15-018-03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

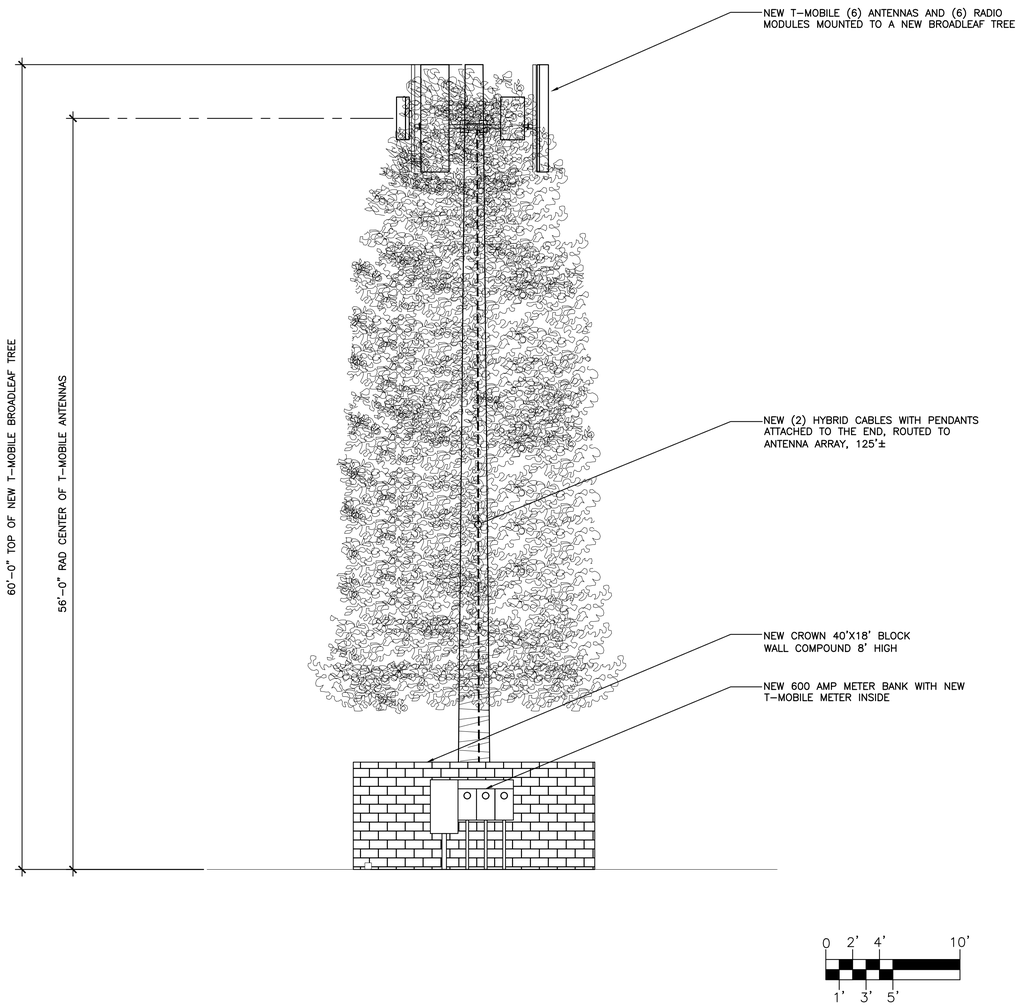
SHEET NUMBER

Z-4

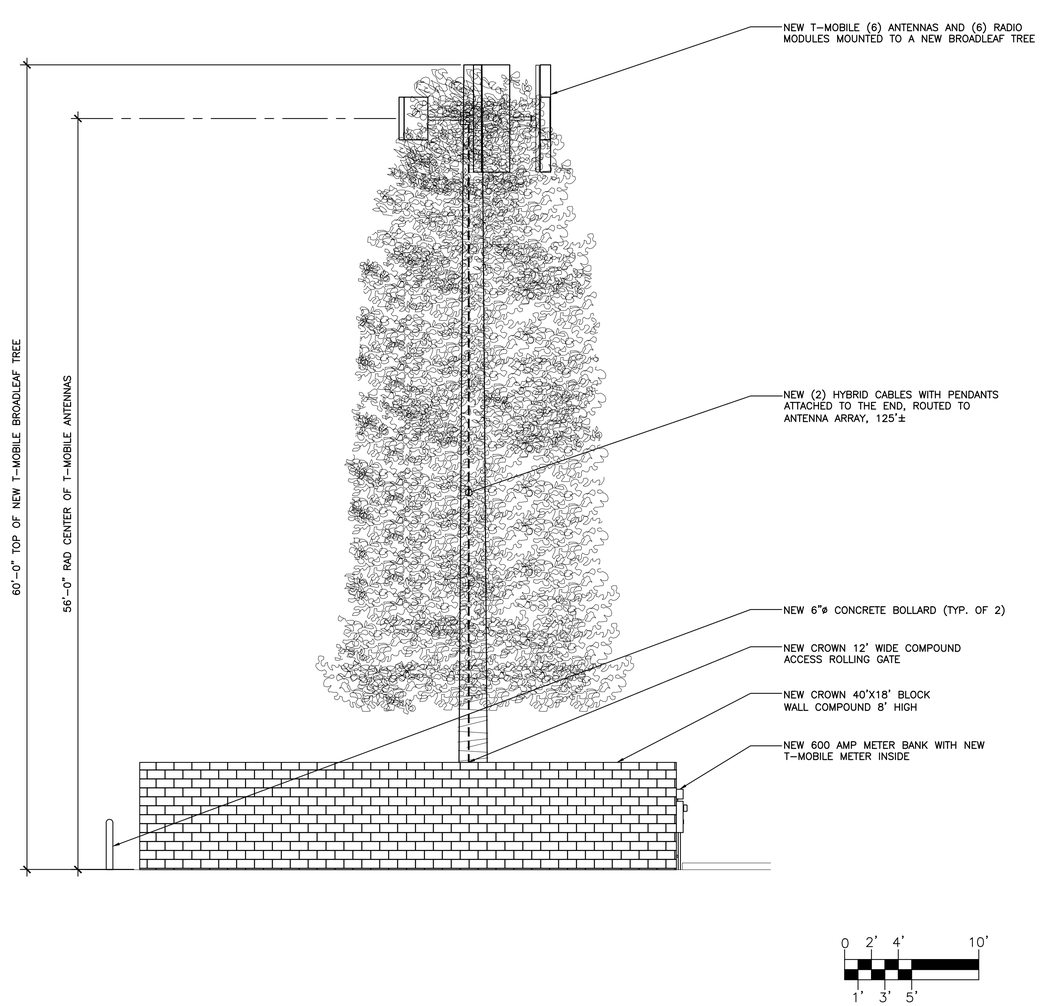
RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM

NOTE:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTE:
ADD AN ANTENNA SOCK TO EACH ANTENNA



NORTH ELEVATION SCALE: 3/16" = 1'-0" 2



EAST ELEVATION SCALE: 3/16" = 1'-0" 1

CLIENT

CROWN CASTLE

2055 S. STEARMAN DRIVE
CHANDLER, AZ 85286
OFFICE: (602) 845-1722

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (602) 429-0533 FAX: (480) 638-2852

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
5	12/08/21	REVISION 4	DRK
6	02/16/22	REVISION 5	SPE
7	09/07/22	REVISION 6	SPE
8	01/09/23	REVISION 7	DRK
9	02/17/23	REVISION 8	DRK

PROJECT INFORMATION
JOB: 15-018-03

PH69342A
CROWN JEWEL
(831830)

2055 S. STEARMAN DR.
CHANDLER, ARIZONA 85286

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-5

RFDS VER 1 DATED 8/24/2021 AT 3:8:58 PM

Photo Simulations

PH69342A - Crown Jewel

2055 S Stearman Drive, Chandler AZ 85286

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

PH69342A - Crown Jewel

2055 S Stearman Drive, Chandler AZ 85286

View 1

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

PH69342A - Crown Jewel

2055 S Stearman Drive, Chandler AZ 85286

View 2

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Photo Simulations

PH69342A - Crown Jewel

2055 S Stearman Drive, Chandler AZ 85286

View 3

Note: Simulations are an artistic illustration created to represent how the proposed project may look once constructed. Simulations are created to match the current design as accurately as possible but are not guaranteed.

Planning & Zoning Commission Memorandum Development Services Memo No. 23-005

Date:	03/01/2023
To:	Planning and Zoning Commission
Thru:	Kevin Mayo, Planning Administrator David de la Torre, Planning Manager
From:	Harley Mehlhorn, City Planner
Subject:	PLH22-0065 Vivas Property
Request:	Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for Single-Family Residential and Preliminary Development Plan approval for site layout and building architecture for two single-family homes
Location:	Located at the southwest corner of Cooper and Pecos Roads
Applicant:	Felix Vivas, Property Owner

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of PLH22-0065 Vivas Property, rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for Single-Family Residential, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH22-0065 Vivas Property, for site layout and building architecture subject to the conditions as recommended by Planning staff.

Background Data:

- Two lots of a total combined area of approximately 0.7 acres
- Currently zoned Agricultural (AG-1), which requires a minimum of an acre to build a dwelling unit
- Exempted from both rezoning and plat of surrounding Canyon Oak Estates Subdivision which was approved in 1998
- Preliminary Development Plan approved in 1999
- Three lots to the east of the subject site were also omitted from rezoning and master PDP and came through in 2000

Surrounding Land Use Data:

North	Pecos Road, then PAD Single-Family	South	PAD Multi-Family and Single-Family
East	Cooper Road, then PAD Commercial	West	Canal, then Single-Family parcel zoned SF-33

General Plan and Area Plan Designations

Plan Type	Existing	Proposed
General Plan	Neighborhoods	No change

Proposed Development

Acreage	~0.7 acres
Building Setbacks	Front: 20' Sides: 5' & 10' Rear: 20'
Maximum Lot Coverage	57%
Height	25' at midpoint of slope

Review and Recommendation

The subject site, being approximately 0.7 acres and consisting of two lots, is under the minimum lot size to build dwelling units, thus a rezoning is necessitated. The applicant is proposing two lots, one of approximately 13,000 sq. ft. and one of approximately 16,000 sq. ft. The site development standards and architecture are to match the surrounding homes under the existing PDP which was adopted by council in 1999 in case number PL99-078 Canyon Oak Estates.

The subject site along with the three lots to the east were exempted from the initial zoning case and subsequent PDP. The three lots to the east came through in 2000 to rezone and incorporate into the subdivision in a similar way as is proposed herein. The lots came into city ownership after the subdivision started to develop and was sold in December of 2021 after an RFP was issued and subsequently the city received offers, one such was from the applicant who ultimately acquired the property. In 2009, the Canyon Oaks Estates HOA voted to annex the subject site into the HOA. Staff has not been able to find annexation documents with Maricopa County Recorders Office. However, in the event that the site has not officially been annexed, the applicant has indicated that he intends to annex and the HOA remains in favor of the site's annexation.

Finding the request in conformance with the General Plan and compatible with surrounding land uses, staff recommends approval with conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on January 26 2023, at which three neighbors attended, two of which, a married couple who live within the subdivision, voiced concerns that the applicant was not willing to incorporate into the HOA. It was since revealed that the HOA voted to annex the site in 2009.
- As of the writing of this memo, Planning staff is not aware of any opposition to this request.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of rezoning from Agriculture District (AG-1) to Planned Area Development (PAD) for Single-Family Residential, subject to the following conditions:

1. Developer shall complete construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
2. Landscaping in all rights-of-way shall be maintained by the adjacent property owner or HOA. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner or HOA.
3. Minimum setbacks shall be as provided below:

Setback	Distance
Front	20'
Sides	5' and 10'
Rear	20'

4. Maximum lot coverage shall be 57%
5. Maximum building height shall be 25 feet to the midpoint of the slope.

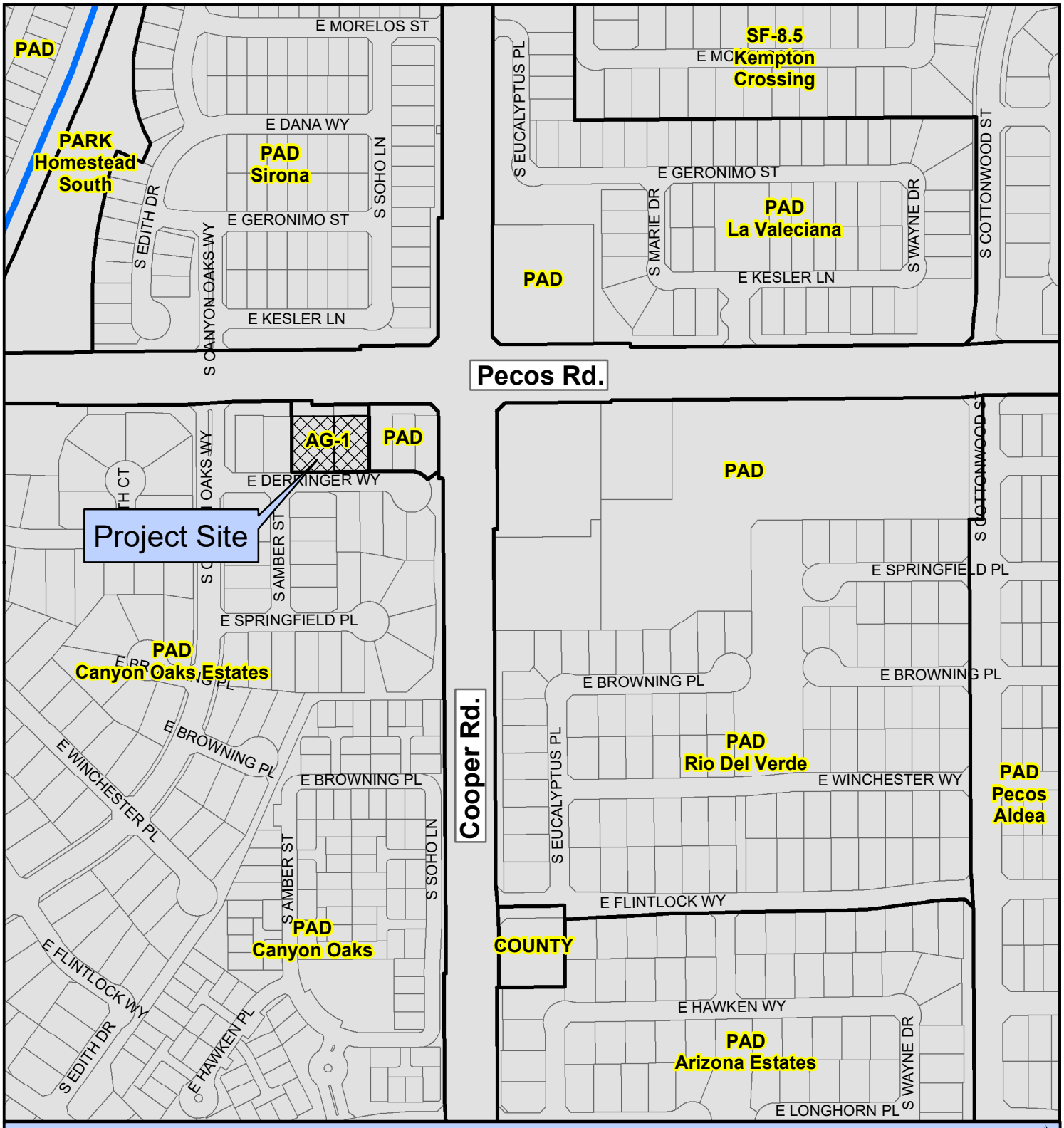
Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. The housing product shall be in substantial conformance to those approve for the Canyon Oaks Estates Preliminary Development Plan (Case No. PL99-078) with matching building configurations, forms, rooflines, materials, and colors, to be reviewed and approved by the Zoning Administrator or designee under an Administrative Design Review (ADR) prior to building permits being issued.

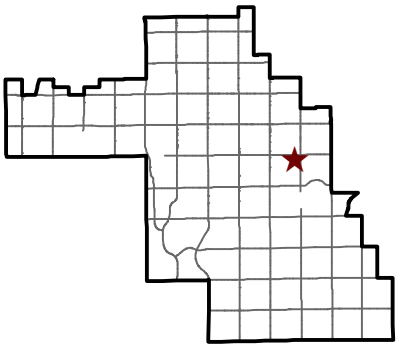
Attachments

Vicinity Maps
Narrative
PL99-78 Development Booklet



PLH22-0065 Vivas Property

Proposed Project Details
Approximately .7 acres
Rezoning from AG-1 to PAD for single family on two lots



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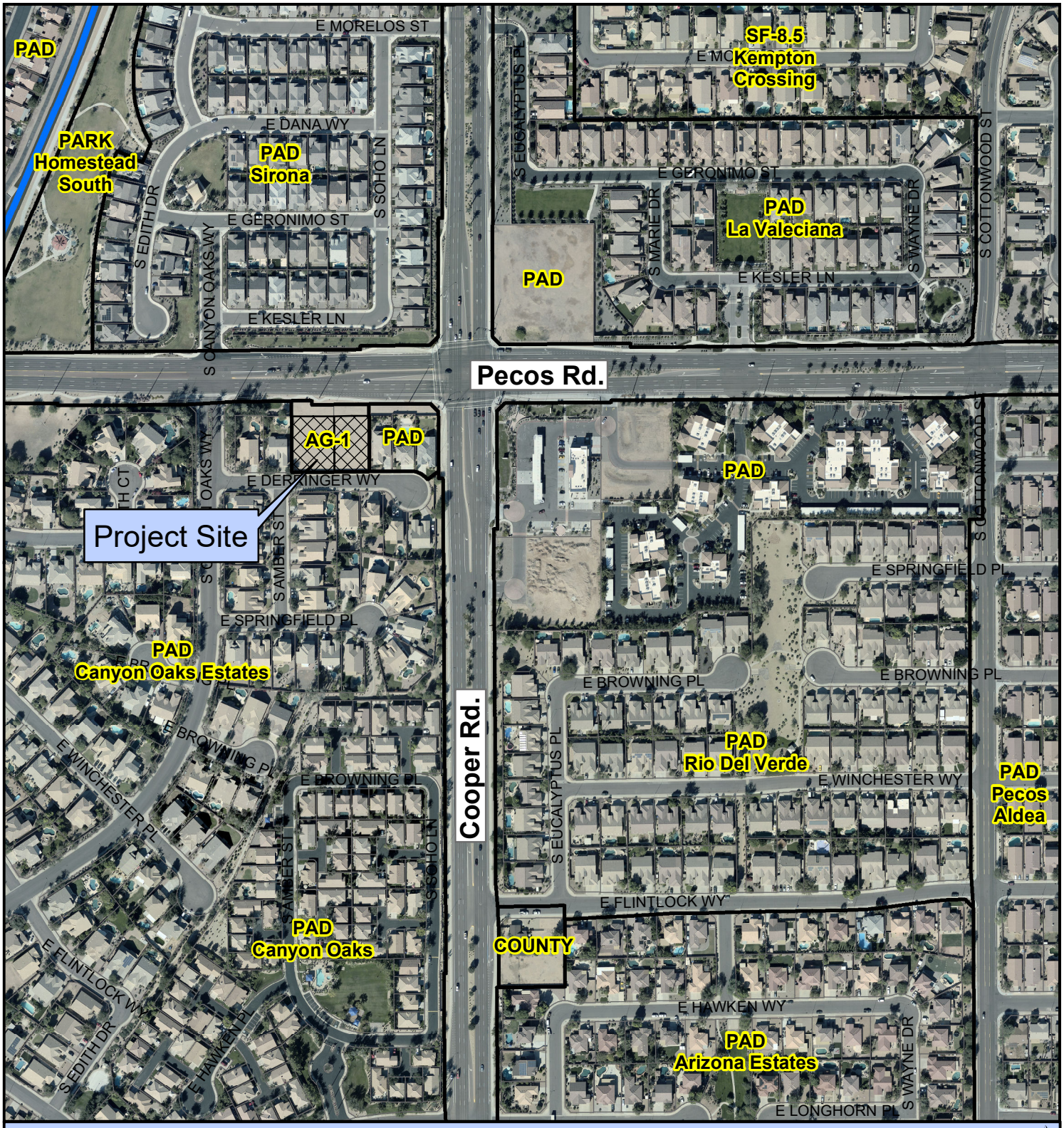
City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning



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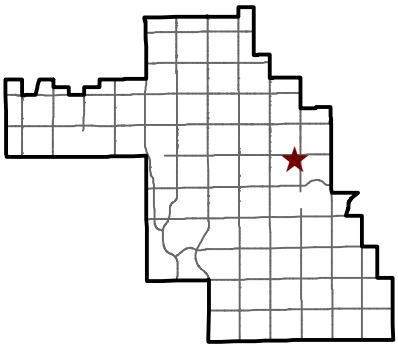

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City of Chandler Planning Division
chandleraz.gov/planning
For more information visit:
https://gis.chandleraz.gov/planning

A.David Gibson, Architect, LLC.

Architecture/Planning/Value Engineering/3D Presentations

To: Planning and Department Services, City of Chandler

From: A. David Gibson, Architect, NCARB

Subject: Felix and Elva Vivas property (2 lots) request for Rezoning -PAD- Preliminary Development Plan- SWC of Pecos and Cooper, Chandler

Date: 5-18-22

NARRATIVE:

Project: Rezone from AG-1 to PAD PDP for two lots and switching of lots east side to west side.

APN: 303-29-022P & 303-29-022Q

Lot sizes : 303-29-022P is currently 13,049.96 s.f. = 0.2996 acres and is proposed to flip to west side from east side.

303-29-022Q is currently 15,949.96 s.f. = 0.3662 acres and is proposed to flip to east side from the west side.

Lot Addresses: 303-29-022P is currently 1948 E. Derringer Way, Chandler

303-29-022Q is currently 1946 E. Derringer Way, Chandler

The proposed Vivas house will be located on the east side with the address of 1948 E. Derringer Way, Chandler. The remaining lot will be located on the west side and have the address 1946 E. Derringer Way, Chandler.

Description of lot changes: The larger lot will change from the west side to the east side, while the smaller lot will change from the east side to the west side. The size of each lot will remain the same, just switching sides.

2158 E. Virginia Street, Mesa, AZ 85213 (480) 330-7192 david@adgibsonarchitects.com

The current zoning for the lots is AG-1 allowing a density of 1 du/ac. The proposed zoning is PDP to match the surrounding properties that are currently built out with single family homes in the community named Canyon Oaks Estates on the west and Canyon Oakes Estates 2 on the east.

The owners of the proposed lots would like to switch the two lots so that the larger lot be on the east side at 0.3662 acres and the smaller lot switch to the west side at 0.2996 acres.

The Architectural style will match the surrounding neighborhood and the PDP for the neighborhood under City of Chandler case number PL99-078.

The development standards proposed are:

Front setback = 20’

Sides = 10’ and 5’

Rear = 20’

APPROVED BY CITY COUNCIL 10/28/99. ##

Canyon Oaks Estates
a
Planned Community

#2

Preliminary Development
Design Review
Submittal

City of Chandler
215 East Buffalo Street
Chandler, Arizona 85244

Prepared For:
Standard Pacific of Arizona, Inc.
6710 N. Scottsdale Rd., Ste. 150
Scottsdale, Az 85253

INDEX

EXHIBIT

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THE SITE..... 2
FLOOR PLANS, ELEVATIONS, BUILDING
ARCHITECTURE..... 3
EXTERIOR COLOR PALETTE..... 4

CANYON OAKS ESTATES

Preliminary Development
Design Review

PURPOSE:

This submittal for a Preliminary Development Design Review, which is required by the City of Chandler for all subdivisions to be developed, allows the City staff to review the proposal and to make comments regarding design issues before building begins. Standard Pacific of Arizona, Inc. ("Standard Pacific") is in their final stages to begin construction on a parcel within Canyon Oaks Estates. The enclosed information and exhibits regarding Standard Pacific's proposal for Canyon Oaks Estates is included in this document for review by the City staff.

HISTORY:

Canyon Oaks Estates is a 141 acre planned community consisting of single-family, multi-family, and commercial zoning designations (see Exhibit "A"). The area is bounded by Pecos Road on the north, the future alignment of the San Tan Freeway on the south, the Consolidated Canal on the west, and Cooper Road on the east (see Exhibit "B") and is legally described within this Preliminary Development Design Review submittal (see Exhibit "C"). The land is currently vacant and has been under agricultural uses (see Exhibit "D"). However, Standard Pacific has acquired the single-family portion of the project and is finalizing the plat through the City of Chandler (see Exhibit "E"). Upon overall build-out of Canyon Oaks Estates the community will consist of a variety of housing types, a neighborhood commercial site, and a system of open space areas and park sites that are interconnected throughout the community and link the neighborhoods to the Park Paseo on the western boundary. The goal of the Canyon Oaks Estates master planned community is to create a village and not individual independent subdivisions that do not connect or blend appropriately.

Standard Pacific is in the process of finalizing the remaining details to begin constructing three distinct products. Canyon Oaks Estates will provide a diverse range of housing opportunities allowing for a mix of income levels, lifestyles, and living environments integral in forming a stable, diverse, and lasting neighborhood as well as community. These single-family neighborhoods will feature lot sizes of 7,200, 8,000 and 10,000 square feet minimum. In addition, the remaining residential area will offer an opportunity for multi-family development.

DESIGN:

Standard Pacific offers residential products that incorporate the necessary architectural elements to create a diverse and aesthetically pleasing street scene. These products include elements such as defined entryways, enclosed three (3) car garages, exterior elevations with varied roof lines, building footprint offsets, and architectural projections. Each product will offer a range of elevations, roof tile selections, and color choices to enable the home buyers to individualize their home. Additionally, Standard Pacific has designed their neighborhoods to reflect Chandler's Residential Development Standards proposed within the master planned community zoning document.
The Residential Development Standards approved and being implemented are as follows:

Subdivision Design:

1. Standard – Provide a curvilinear street system with safe traffic sight visabilities, particularly at intersections.

   Implementation – The entire street system was designed using a curvilinear street system including the collector streets and the local streets within each of the neighborhoods. Particular attention was paid to the visibility at intersections through the use of open space and landscape tracts.

2. Standard – Provide a sense of neighborhood arrival through design of the entry street intersecting the arterial or major collector featuring such elements as monument signing, special landscape, specialty pavement, enhanced fence/wall details, boulevard medians, etc.

   Implementation – The collector street entrance from Pecos Road, Riggs Road and Val Vista Road are being designed with an entry feature containing landscape and entry monumentation.

3. Standard – Provide a means of vehicular access to rear yards, other than alleys, for keeping cars, small boats and trailers, all of which must be effectively screened from view by six (6) ft. fence walls, solid gates, and landscaping.

   Implementation – A ten (10) foot minimum side setback is provided on one side of the lot and adequate solid gates will be required to allow the storage of cars, small boats, and trailers behind the walls.

4. Standard – Widen corner lots by at least ten (10) ft. more than the interior lots on that block.

   Implementation – Corner lots are ten (10) feet wider than interior lots.

5. Standard – Stagger the rear setback lines for all lots backing onto an arterial street to achieve a range of ten (10) ft. or more (no rear yard setback shall be less than twenty (20) ft. from the property line to a single story structure, and not less than thirty (30) ft. for a two-story setback). A covered patio may extend into this minimum rear yard setback no more than ten (10) ft., provided; however, that a minimum twenty (20) ft. setback from the rear property line to the patio cover posts is retained.

   Implementation – Rear setbacks along arterials will vary between twenty (20) and thirty (30) feet for all single story homes and will be a minimum of thirty (30) feet for two story homes. Lot depths along arterials were increased to allow for this additional setback.

6. Standard – Provide retention areas that meander through the subdivision as a greenbelt, rather than a single rectangular basin.

   Implementation – Open space corridors are being provided throughout this development. These corridors will also be used for storm water retention. These corridors vary in width and are expanded in size at key locations to serve aesthetic and functional (recreational) purposes (see Exhibit "F").

7. Standard – Provide landscaped open spaces, visible from arterial street view as well as from residential street view.

   Implementation – Landscaped tracts are provided in areas along Pecos Road and Cooper Road. These tracts provide openings to landscaped corridors within the development. They are visible from the residential streets as well as the arterials (see Exhibit "G").

8. Standard – Design and improve retention areas to be useable and accessible, i.e., not inundated by 10-year storm volumes for certain recreational purposes, such as, basketball, volleyball, or tot lots, etc., as well as for specific site and architectural amenities such as ramadas, benches, par courses, etc.

   Implementation – The open areas will only partially be used for retention. The remainder of the space will be usable as pedestrian linkages as well as active and passive recreation (see Exhibit "H").

9. Standard - Provide a minimum ten (10) ft. landscaped parkway measured from the right-of-way line to the fence wall, in a common area to be maintained by an association, where lots back onto an arterial street and five (5) ft. when backing to a local or collector street.

Implementation – The design of Canyon Oaks Estates provides for a ten (10) ft. minimum landscaped buffer along all arterial streets and collector streets. These buffers have been expanded wherever possible.

10. Standard – Provide staggers or other breaks to relieve the linear character of perimeter fence walls adjoining arterial streets.

    Implementation – Staggered perimeter wall setbacks are provided along the arterial streets.

11. Standard – Within a multi-parcel PAD, provided a differential of a least 2,000 sq. ft. between the minimum lot size of two (2) or more parcels. In addition, credit for another "diversity element" may be granted if such differential results in a parcel with a minimum lot size of 12,000 sq. ft.

    Implementation – Single family parcels range in minimum lot size from 7,200 square feet to 10,000 square feet.

Residential Design:

1. Standard – Provide significant architectural differences in the choice of elevations offered for each floor plan, e.g., roof lines, exterior colors, etc.

   Implementation – Standard Pacific is providing three to four (3-4) elevations for each model including façade treatment and five (5) different paint color schemes. (see Exhibit "I").

2. Standard – Prohibit the same front elevation on adjoining home products; prohibit the same rear elevations on adjoining homes visible from arterial street view.

   Implementation – Standard Pacific is providing four (4) elevations for each model. This will provide a variety of home models and elevation options for each lot; thus insuring that the same front or rear elevation will not be used on adjoining homes.

3. Standard – De-emphasize garage fronts as the most prominent architectural feature of the dwelling front, e.g., incorporate side access garage, "in-line" garages, L-shape floor plans, etc.

   Implementation – This will be accomplished in several ways, including front porches, surrounds, and side entry garages. The use of tandem garages and split garages will de-emphasize 3-car garage fronts..

4. Standard – Emphasize distinctive architectural details in the front elevations, e.g., covered front entries, covered front porches, door and window details, roof overhangs, parapet walls with cap features, etc.

   Implementation – Standard Pacific will provide many of the above elements to give a distinctive architectural detail.

5. Standard – Provide a variety of roofing colors, textures, and component shapes, e.g., "barrel" tile and flat concrete tile.

   Implementation – Standard Pacific will provide the option of varying roof colors, textures, and shapes.

6. Standard – Provide screening or other accommodation for trash containers, recycling bins, household tools and equipment.

   Implementation – The side yard fence will provide necessary screening of trash containers, recycling bins, household tools and equipment.

7. Standard – Provide a variety of front yard landscape packages installed by the homebuilder.

   Implementation – Standard Pacific will provide landscape packages for the front yard. However, buyers of these larger homes prefer individuality and custom designs for their front and rear landscaping. All plans are reviewed by the Architectural Committee of the Homebuilder Association.

SUMMATION:

Standard Pacific's innovative use of incorporating cost effective architectural details, as well as lot and street layout, provides for diversity and a sense of place. Standard Pacific creates quality products that are affordable for individuals at all income levels, which instills a greater sense of pride and thus a more sustainable community. The results of individuals living with a Standard Pacific home as well as within Canyon Oaks Estates will maintain a high quality of life as individuals and as a community, thus benefiting the City of Chandler.

STANDARD PACIFIC HOMES

CANYON OAKS ESTATES

SINGLE-FAMILY RESIDENTIAL HOUSING DESIGN REVIEW DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT, this Agreement is entered into as of the _____ day of _____, 1999 (the "Effective Date"), by and between the CITY OF CHANDLER, a municipal corporation of the State of Arizona ("City") and STANDARD PACIFIC OF ARIZONA, INC., a Delaware Corporation ("Developer").

RECITALS

A. WHEREAS, Developer owns, intends to acquire and/or is developing certain real property located at the southeast corner of Pecos Road and Cooper Road in the City of Chandler, commonly known as Canyon Oaks Estates (the "Project");

B. WHEREAS, effective January 20, 1997, City adopted (pursuant to Ordinance No. 2672) certain development and other fees ("Development Fees") that apply to development located within the City of Chandler, including the Project, with respect to building permits issued by City subsequent to January 20, 1997;

C. WHEREAS, proposed legislation (HB 2136) is pending in the Arizona Legislature, and other legislation may be introduced from time to time in the future, that, if adopted, may affect City's imposition of Development Fees;

D. WHEREAS, Developer and City are entering into this Agreement pursuant to the provisions of A.R.S. ξ9-500.05 to facilitate development of the Project by providing for public infrastructure improvements;

E. WHEREAS, Developer is desirous of proceedings with the actions required by City in order to issue building permits for structures within the Project upon the terms and conditions set forth in this Agreement; and

F. WHEREAS, City is willing to proceed with the actions required to issue building permits if it is assured that it will receive funds to provide public infrastructure improvements as provided herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and representations set forth herein and in the Recitals hereto, City and Developer agree as follows:

1. Upon Developer's request, City shall issue building permits for the structures to be built within the Project. The Development Fees shall be payable prior to issuance of the building permits for such structures and subject to the provisions of paragraphs 4 and 5 of this Agreement. City represents that Exhibit B ("Development Fee Schedule") is a schedule of all Development Fees in effect, as of January 20, 1997, pursuant to Ordinance No. 2672. In the future City may add new development fees or increased fees from the date of the levy of the new or increased fees upon any other development of similar type structures within the City, but this agreement shall not be construed to mean that Developer has agreed to a new fee or an increase in fees.

2. Subject to the provisions of paragraphs 4 and 5 of this Agreement, the Development Fees set forth on Exhibit B (less all applicable credits for qualifying offsite improvements installed by Developer) shall be due and payable prior to issuance of building permits for the Project, irrespective of any subsequent legislation affecting development fees generally.

3. Subject to the provisions of paragraphs 4 and 5 of this Agreement, Developer agrees that the imposition of the Development Fees is warranted by, related to an proportionate with the anticipated impact of the Project upon City's public infrastructure and Developer waives any right to reimbursement of such Development Fees, except as otherwise agreed between City and Developer or pursuant to existing City policy or practice (e.g., reimbursement for the cost differential of "up-sizing" utility lines to accommodate the City's master plan or other needs).

4. City and Developer recognize and acknowledge that future legislation, City Council action and/or changes in City policy with respect to amounts payable in respect of the development of similar type structures, whether such levies are presently existing or hereinafter imposed as development fees or otherwise (hereinafter referred to as the "Assessment Burden"), may result in the City's elimination, reduction or waiver of some or all development fees, or the failure to levy development fees, in whole or in part, upon other development constructing or planning to construct similar type structures within the City. City agrees that Developer shall be entitled to the benefit of equal treatment in respect of the Assessment Burden applicable to the Project (determined on a proportion and uniform basis), it being the intent of this provision that no develop or development of similar type structures on property within the City shall bear an Assessment Burden which, taking into account all amounts comprising the Assessment Burden, is less than that levied upon Developer and/or the Project pursuant to the terms of this Agreement or is computed on a basis more favorable to any other developer; provided, however, that nothing in the foregoing shall be construed to require the City to extend to Developer or the Project the benefit of any reduction in the Assessment Burden which is judicially imposed on the City with respect to developers or developments of similar type structures on property within the City if such developments were approved by the City on or before February 13, 1997.

5. In the event any proposed development of similar type structures on property within the City is zoned or otherwise approved for development on or after February 13, 1997, and is granted the benefit of future legislation resulting in a retroactive reduction in proportionate and uniform basis, retroactive to the date first extended to such other development.

6. City and Developer further recognize and acknowledge that, due to the potential impact of future legislation upon the City's ability to levy Development Fees upon developers of structures within the city, City may elect to impose a moratorium or to otherwise cease issuing building permits for certain types or classes of structures within the city. In the event of any such moratorium or cessation, and notwithstanding any such action by City, Developer shall have the right to proceed with the Project, and to obtain all required building permits from City upon Developer's payment of the Development Fees required by this Agreement.

7. This Agreement is biding upon and shall inure to the benefit of the successors and assigns of the parties hereto and the rights and obligations hereby created are assignable in whole or in part by Developer.

8. The Recitals set forth in paragraphs A through F, inclusive, of this Agreement, and the Schedule of Development Fees attached as Exhibit B are incorporated in this Agreement by reference as if fully set forth herein.

9. This Agreement is the result of negotiations between the parties and shall not be construed against any party as a consequence of its role or the role of its counsel in the drafting of this agreement.

10. Nothing in this Agreement shall preclude City from the reasonable exercise of its normal zoning, platting and review processes.

11. This Agreement represents the entire agreement of the parties with respect to its subject matter, and all agreements, oral or written, entered into prior to this Agreement are revoked and superseded by this Agreement. This Agreement may not be changed, modified or rescinded, except in writing, signed by all parties and any attempt at oral modification of this Agreement shall be void and of no effect.

IN WITNESS WHEREOF, the parties have executed this Agreement through their representatives duly authorized to execute this document and bind their respective entities to the terms and obligations herein contained on the date and year first written above.

CITY OF CHANDLER, a municipal
Corporation of the State of Arizona

ATTEST:

_____
City Clerk

By:_____
Jay Tibshraeny
Mayor

APPROVED AS TO FORM:

_____

Developer:

_____

CITY ATTORNEY

_____

By:_____
*

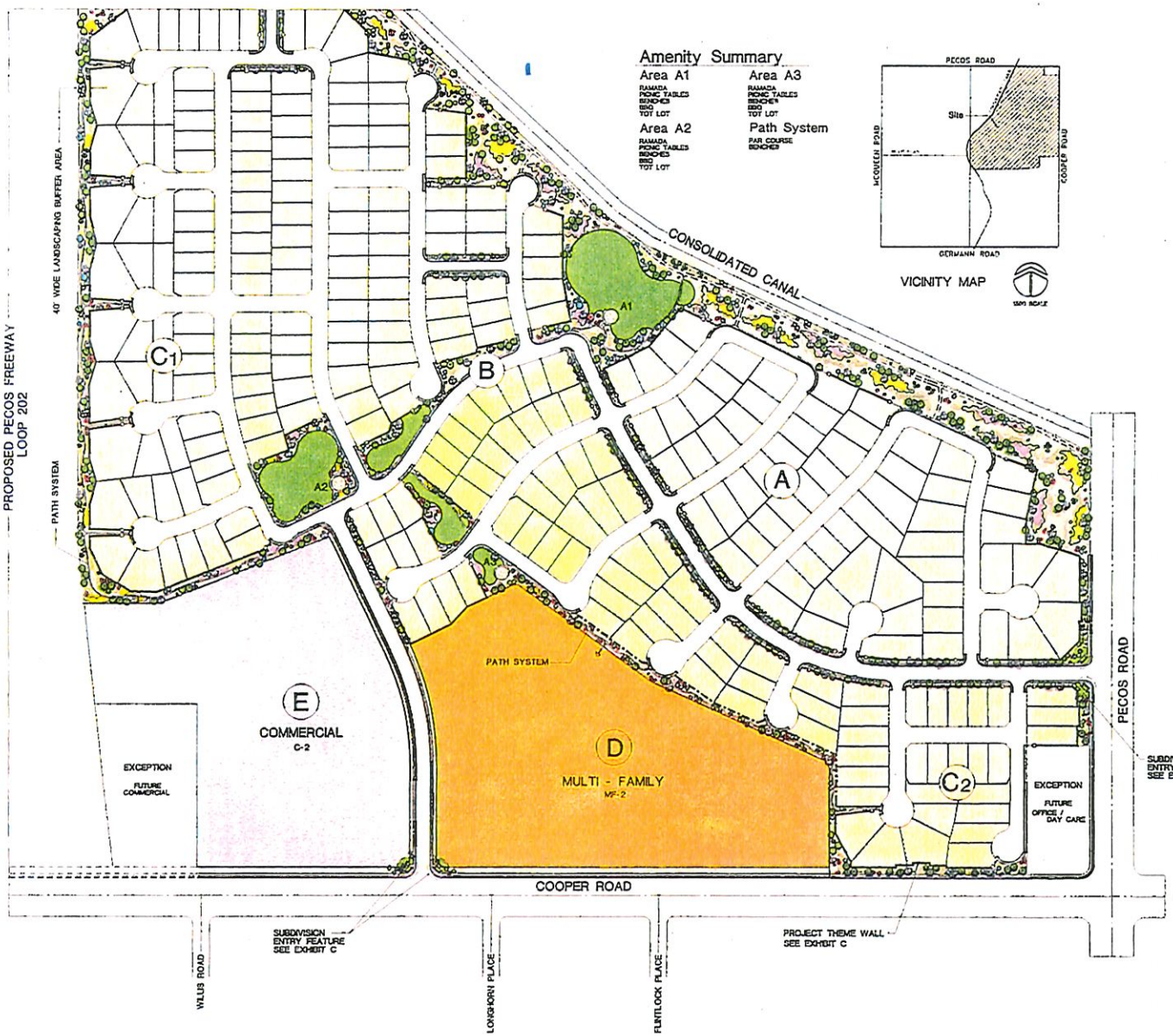
Its:_____.

COUNTY OF MARICOPA)
)ss
State of Arizona)

SUBSCRIBED AND SWORN to before me this _____ day of _____, 1999 by _____, in his/her capacity of _____ of _____.

_____
Notary Public

My Commission Expires:



Amenity Summary

Area A1
RAMADA
PICNIC TABLES
BENCHES
BBQ
TOT LOT

Area A2
RAMADA
PICNIC TABLES
BENCHES
BBQ
TOT LOT

Area A3
RAMADA
PICNIC TABLES
BENCHES
BBQ
TOT LOT

Path System
PAR COURSE
BENCHES

VICINITY MAP

1320 SCALE

Site Data

Lot Type	Min Lot Dimensions	Average Lot Size	DU/acre	Units	Acres
A	77' x 120'	12,591 sf	2.2	64 Lots	28.7
B	65' x 120'	9,711 sf	2.6	122 Lots	41.6
C1	60' x 120'	9,000 sf	3.1	75 Lots	24.1
C2	60' x 120'	8,245 sf	3.3	28 Lots	8.4
Total Single Family		9,670 sf	2.7	289 Units	103.0

Park / Flood Plain / Retention - 16.6 acres - 16% of the Single Family Project Area (included in lot type Subdivisions)
86.2 acres (net Area in Lots)

Area	Use	DU/acre	Units	Acres
D	Multi-Family (MF-2)	16	275	17.2
E	Commercial (C-2)			15.6
Arterial Street R/W (Cooper & Pecos Road)				4.9
Approximate Total Project Area				140.9

Typical Residential Street Width	50' Dedicated Right-of-Way
Typical Collector Street Width	60' Dedicated Right-of-Way
Typical Arterial Street Width (1/2)	65' Dedicated Right-of-Way

Notes

- The project will be a SINGLE FAMILY residential development
- Existing Zoning AG-1
  Proposed Zoning PLANNED AREA DEVELOPMENT
- A Homeowners' Association will be created for the purpose of maintenance of all common areas, landscape tracts, and open space
- All streets will be constructed to the Maricopa County and the City of Chandler standards
- All utilities will be located underground

Subdivision Diversity Elements

incorporated within this plan

1. Curvilinear street system
2. Cul-de-sacs - diversity feature
3. Neighborhood arrival / entrance feature
4. Widen corner lot widths by 10'
5. Deeper rear yard setbacks on two story buildings
6. Landscape space visible form arterial streets
7. Useable retention areas above 10 year storm
8. Landscape tract - 10' on arterial streets, 5' on collector streets
9. Staggers and other breaks in perimeter wall
10. Lot differential of 2,000 sf
11. Meandered retention (intra subdivision)
12. 35% maximum lot coverage

pd/sA
LAND PLANNING/LANDSCAPE ARCHT
pd/saurey Associates, i
3740 EAST SOUTHERN AVENUE, SUITE 210
MESA, AZ 85206 (602) 807-4240

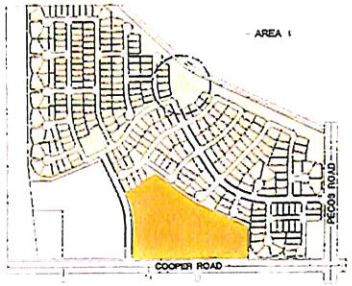
EXHIBIT A
4-27-88

CANYON OAKS ESTATES

DEVELOPMENT MASTER PLAN

Canyon Oaks Estates

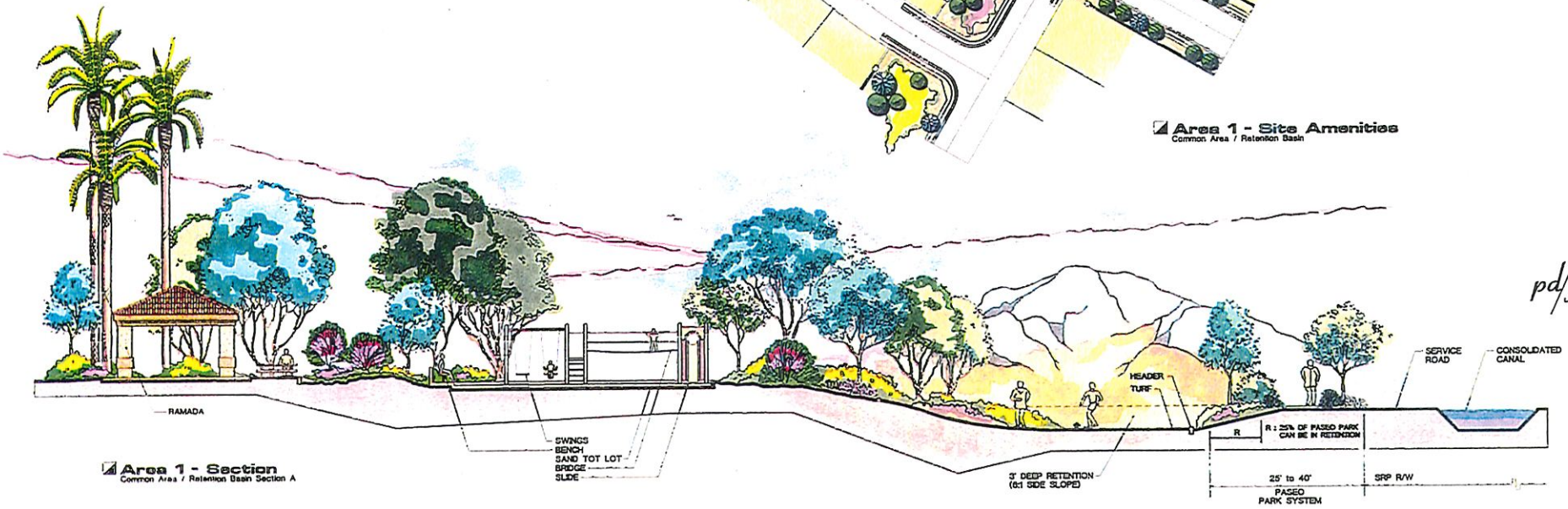
CHANDLER, ARIZONA



600 SCALE

50 SCALE

Area 1 - Site Amenities
Common Area / Retention Basin



Area 1 - Section
Common Area / Retention Basin Section A

pd/sA
LAND PLANNING/LANDSCAPE ARCHITECTURE
pd/saurey Associates,
3740 EAST SOUTHERN AVENUE, SUITE 210
MESA, AZ 85206 (602) 827-4240

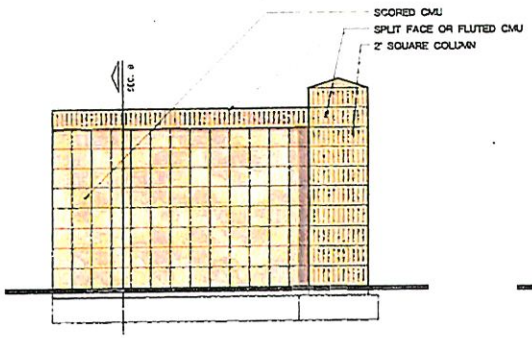
B
EXHIBIT
1-5-98

CANYON OAKS ESTATES

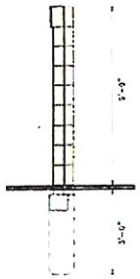
DEVELOPMENT MASTER PLAN
Typical Site Details

Canyon Oaks Estates

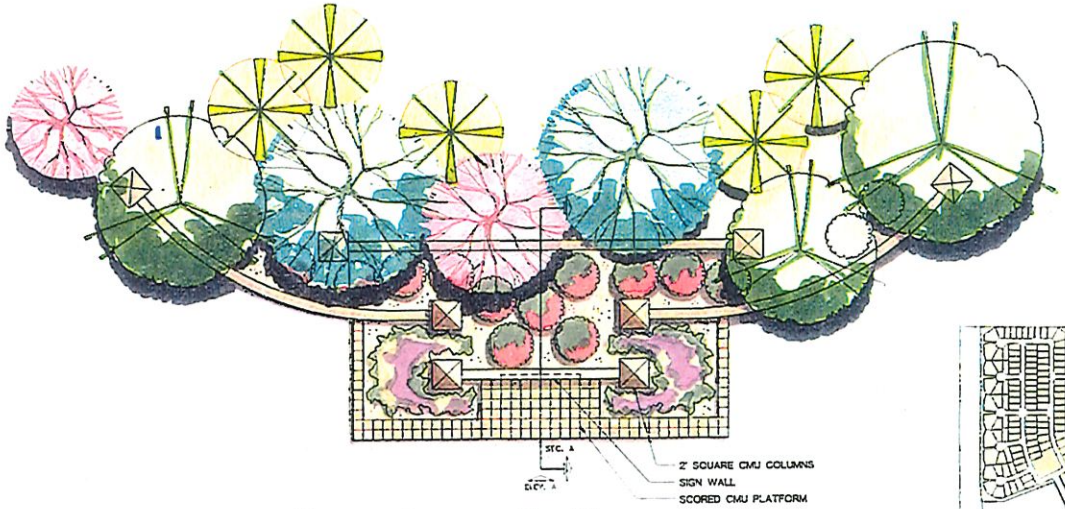
CHANDLER, ARIZONA



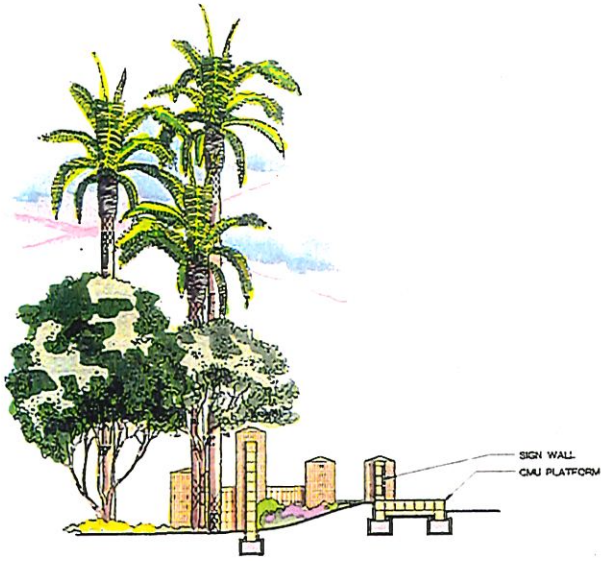
Project Theme Wall Elevation
1/2 SCALE



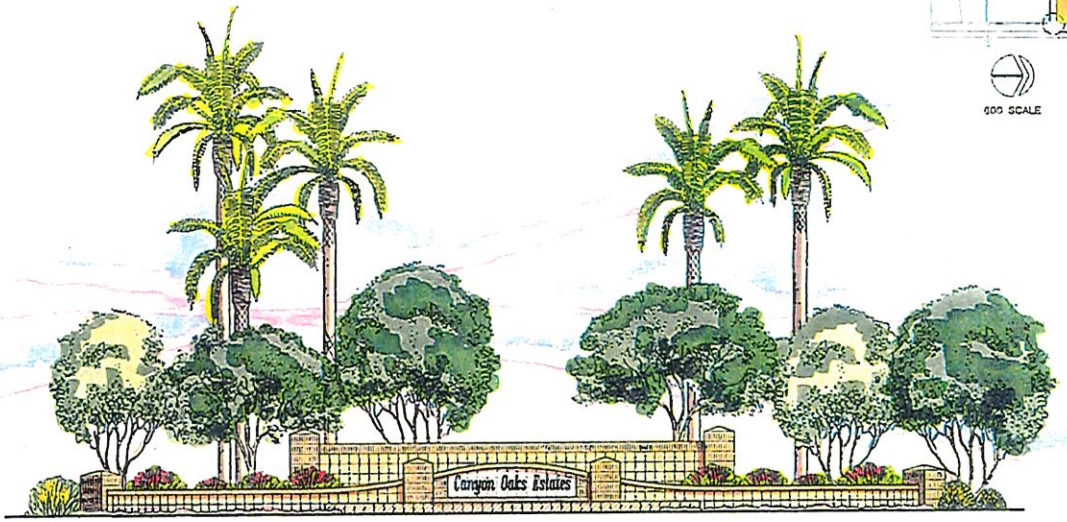
Section B
1/2 SCALE



Entry Monument Plan View
1/4 SCALE



Entry Monument Section A
1/4 SCALE



Entry Monument Elevation A
1/4 SCALE

pd/sA
LAND PLANNING/LANDSCAPE ARCHITECTS
pd/saurey Associates

3740 EAST SOUTHERN AVENUE, SUITE 70
MESA, AZ 85206 PHONE 962-6740

C
1-3-79

CANYON OAKS ESTATES

DEVELOPMENT MASTER PLAN
Entry Monument / Theme Wall

Canyon Oaks Estates

CHANDLER, ARIZONA

FINAL PLAT
FOR
CANYON OAKS ESTATES

A PORTION OF THE EAST HALF OF SECTION 2
T. 2S., R. 5E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AND CANYON OAKS ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BY TOPANGA OAKS, INC., A CALIFORNIA CORPORATION, ITS SOLE GENERAL PARTNER, AS OWNERS HAS SUBDIVIDED UNDER THE NAME OF CANYON OAKS ESTATES, A SUBDIVISION OF A PORTION OF THE EAST HALF OF SECTION 2, T. 2 S., R. 5 E., G. & S. R. & M., MARICOPA COUNTY, ARIZONA, AS SHOWN PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AND AS FOR THE PLAT OF SAID CANYON OAKS ESTATES AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, AND TRACTS, CONSTITUTING SAME AND THAT EACH LOT, STREET, AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AS SHOWN ON SAID PLAT INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, T, U, V, W, X, Y, Z AND AA ARE HEREBY DEDICATED AS OPEN SPACE FOR LANDSCAPING, STORM WATER RETENTION, PEDESTRIAN ACCESS, AND STORM DRAINAGE FACILITIES.

TRACT A IS HEREBY DEDICATED TO THE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF CHANDLER.

TRACTS B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, U, V, X, Y, Z AND AA ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE PUBLIC, BUT ARE TO BE DEDICATED TO CANYON OAKS ESTATES COMMUNITY ASSOCIATION FOR ITS USE AND ENJOYMENT AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE THEREOF.

TRACT R IS RESERVED FOR FUTURE MULTI-FAMILY USE. THE MAINTENACNCE OF TRACT W IS THE RESPONSIBILITY OF THE OWNER OF TRACT R.

TRACT S IS RESERVED FOR FUTURE COMMERCIAL USE. THE MAINTENANCE OF TRACT T IS THE RESPONSIBILITY OF THE OWNER OF TRACT S.

THE MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY TO THE BACK OF CURB SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, OR THE ABUTTING LOT / TRACT / PARCEL OWNER.

IN WITNESS WHEREOF:
STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____
IT'S _____ HEREUNTO DULY AUTHORIZED.

STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION

BY: _____

CANYON OAKS ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BY TOPANGA OAKS, INC., A CALIFORNIA CORPORATION, ITS SOLE GENERAL PARTNER, AS OWNER HAS HEREUNTO CAUSED ITS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ IT'S _____ HEREUNTO DULY AUTHORIZED.

CANYON OAKS ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BY TOPANGA OAKS, INC., A CALIFORNIA CORPORATION, ITS SOLE GENERAL PARTNER

BY: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND THAT HE/SHE, AS _____ OF STANDARD PACIFIC OF ARIZONA, INC., A DELAWARE CORPORATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND THAT HE/SHE, AS _____ OF CANYON OAKS ESTATES, L.P., A CALIFORNIA LIMITED PARTNERSHIP, BY TOPANGA OAKS, INC., A CALIFORNIA CORPORATION, ITS SOLE GENERAL PARTNER, AS OWNER, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

RATIFICATION

BY THIS RATIFICATION, _____ DULY ELECTED _____ OF THE CANYON OAKS ESTATES COMMUNITY ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

_____
TITLE DATE

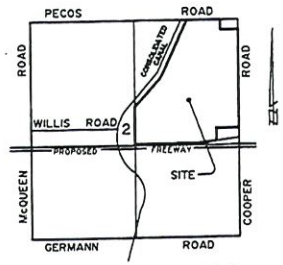
ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA } S.S.

ON THIS _____ DAY OF _____, 1999, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ AND THAT HE/SHE, AS _____ OF CANYON OAKS ESTATES COMMUNITY ASSOCIATION, BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING RATIFICATION IN THE CAPACITY THEREIN STATED AND FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC



VICINITY MAP

BASIS OF BEARING

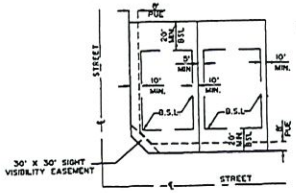
THE EAST LINE OF SEC. 2, T2S, R5E, G&L A AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
NORTH WHICH EQUALS N00°14'31"W PER "ARIZONA ESTATES" RECORDED IN BOOK 491, PAGE 24, MARICOPA COUNTY RECORDS.

TRACT TABLE

TRACT	ACREAGE
TRACT "A"	8.8410 ACRES
TRACT "AA"	0.0744 ACRES
TRACT "B"	0.7761 ACRES
TRACT "C"	0.6999 ACRES
TRACT "D"	0.4285 ACRES
TRACT "E"	0.2330 ACRES
TRACT "F"	1.8265 ACRES
TRACT "G"	2.8722 ACRES
TRACT "H"	0.0552 ACRES
TRACT "I"	0.0630 ACRES
TRACT "J"	0.0712 ACRES
TRACT "K"	0.0671 ACRES
TRACT "L"	0.0686 ACRES
TRACT "M"	0.0583 ACRES
TRACT "N"	0.0442 ACRES
TRACT "O"	0.0660 ACRES
TRACT "P"	0.0575 ACRES
TRACT "Q"	0.0445 ACRES
TRACT "R"	15.9475 ACRES
TRACT "S"	15.922 ACRES
TRACT "T"	0.8020 ACRES
TRACT "U"	0.0505 ACRES
TRACT "V"	0.0474 ACRES
TRACT "W"	0.8435 ACRES
TRACT "X"	0.2262 ACRES
TRACT "Y"	1.6933 ACRES
TRACT "Z"	0.2424 ACRES

BENCH MARK (CMCN) NO. 35

SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST. 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, "FLUSH", 200'± NORTH OF INTERSECTION OF COOPER ROAD AND PECOS ROAD 15'± EAST OF EDGE OF PAVEMENT.
ELEVATION 1235.49



TYPICAL LOT SETBACKS

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED HEREIN HAVE EITHER BEEN SET OR LOCATED AS DESCRIBED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert B. Moreno 5-10-99
REGISTERED LAND SURVEYOR DATE
NO. 29268
CLOUSE ENGINEERING, INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85020

REGISTERED LAND SURVEYOR ROBERT B. MORENO CERTIFICATE NO. 29268 ARIZONA, U.S.A.

NOTES

INDICATES A CORNER OF THIS SUBDIVISION. SET 5/8" REBAR UNLESS NOTED OTHERWISE. MONUMENTATION TO BE SET AT COMPLETION OF MASS GRADING.

CENTERLINE OF STREET MONUMENTATION. SURVEY MONUMENT TO BE SET PER PAVING PLAN (MAG DET 120-1-"B")

P.U.E. INDICATES PUBLIC UTILITY EASEMENT UNLESS NOTED OTHERWISE.

V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT.

ALL LOT CORNERS SHALL BE SET WITH 1/2" REBAR.

ALL UTILITIES AND SINGLE PHASE ELECTRIC LINES ARE TO BE INSTALLED UNDERGROUND.

CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING AND DRIVEWAYS.

NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION PLANTED NOR BE ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.

ALL TRACTS NOT DEDICATED TO THE CITY OF CHANDLER SHALL BE IMPROVED IN ACCORDENCE WITH APPROVED PLANS AND DEEDED TO THE HOMEOWNERS ASSOCITION AFTER PLAT RECORDATION.

MINIMUM REAR YARD SET BACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.

ONLY GROUND COVER AND BUSHES ARE ALLOWED TO BE PLANTED WITHIN THE EASEMENT AREA. NO TREE IS ALLOWED.

NO STRUCTURES OR LANDSCAPING ABOVE 24" IN HEIGHT ALLOWED WITHIN VISIBILITY EASEMENT EXCEPT TREES WITH BRANCHES NOT LESS THAN 6' ABOVE THE GROUND.

MINIMUM REAR YARD SET BACK FOR A TWO STORY STRUCTURE SHALL BE THIRTY (30) FEET ON DESIGNATED LOTS.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL GUIDELINES FOR PLANNED AREA DEVELOPMENT DATED APRIL 13, 1995.

APPROVAL

THIS IS TO CERTIFY THAT IN MY OPINION, ALL LOTS SHOWN UPON THIS SUBDIVISION CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE SUBDIVIDED.

APPROVED BY: _____ DATE: _____
PLANNING DIRECTOR

THIS IS TO CERTIFY THAT ALL ENGINEERING CONDITIONS AND REQUIREMENTS OF THE CITY CODE HAVE BEEN COMPLIED WITH AND THAT THE PROPOSED SUBDIVISION IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576, ARIZONA REVISED STATUTES.

APPROVED BY: _____ DATE: _____
CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF CHANDLER, ARIZONA THIS _____ DAY OF _____, 1999.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

DEVELOPER

STANDARD PACIFIC HOMES
6710 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253-4424

ENGINEER

CLOUSE ENGINEERING, INC.
1642 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85020
PHONE: (602) 395-9300
R.L.S. ROBERT B. MORENO
CERTIFICATE NO. 29268

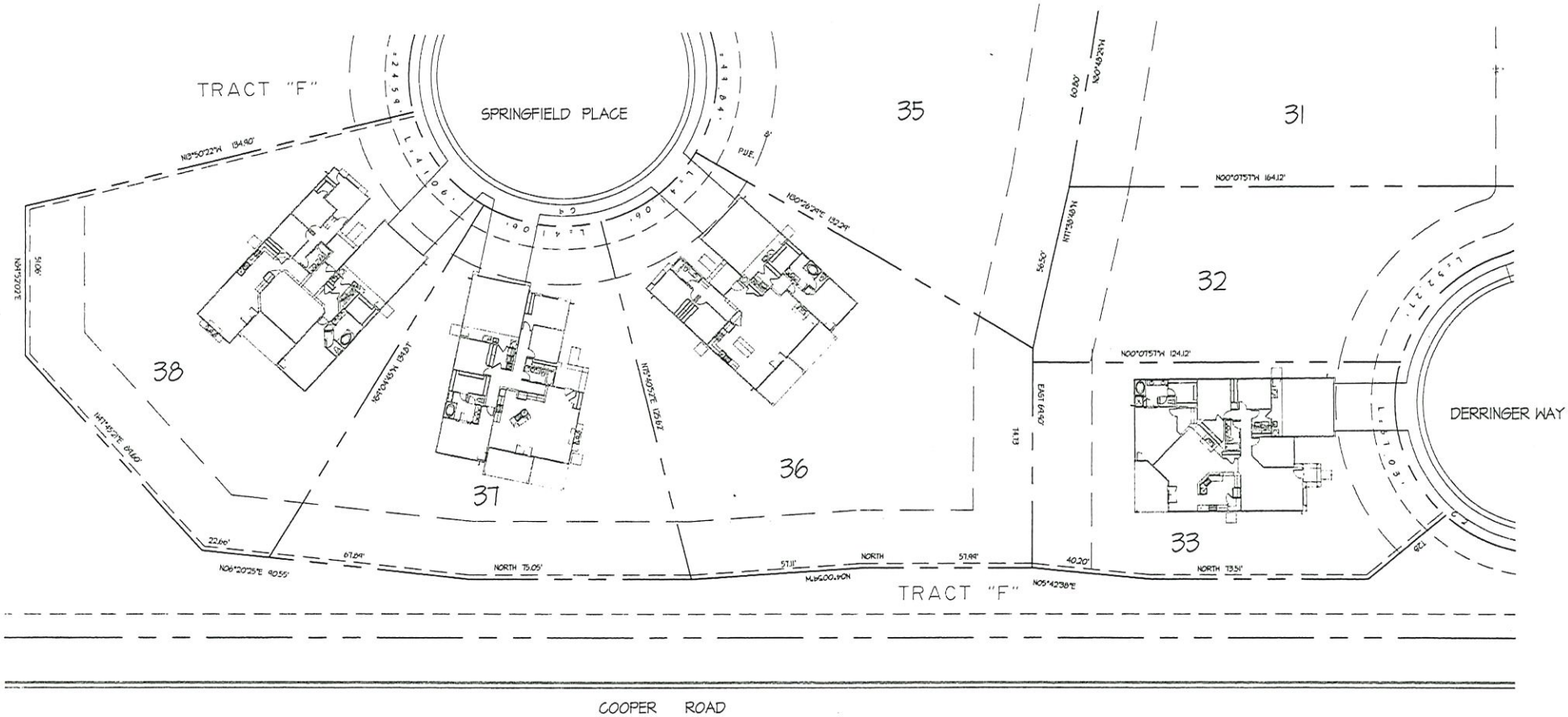
REV.: 05-05-99
05-10-99
DATE: 02-04-99
FPCOV.DWG

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL 395-9300 • FAX 395-9310

C.O.C. LOG NO: PT99-00015

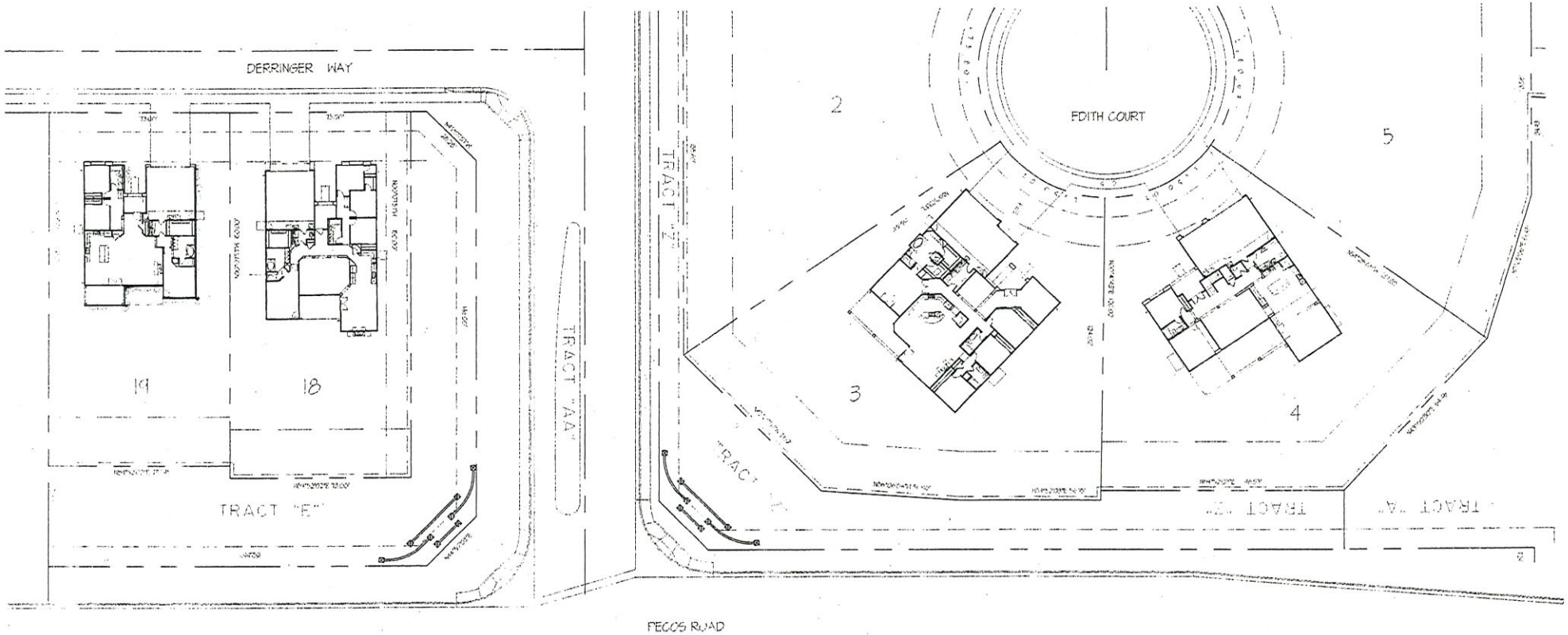
JOB NO. 970704

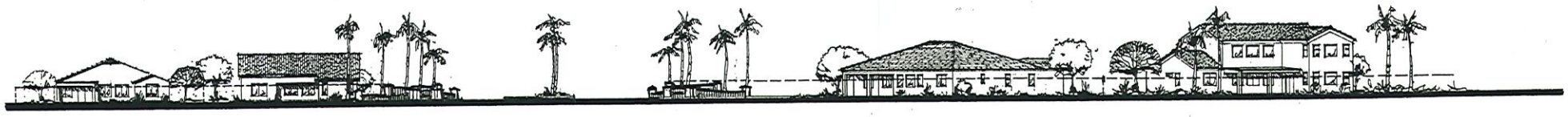
GROSS AREA: 140.93 AC. LOTS: 287 TRACTS: 27 SHEET 1 OF 9



COOPER ROAD ELEVATION

STANDARD PACIFIC HOMES



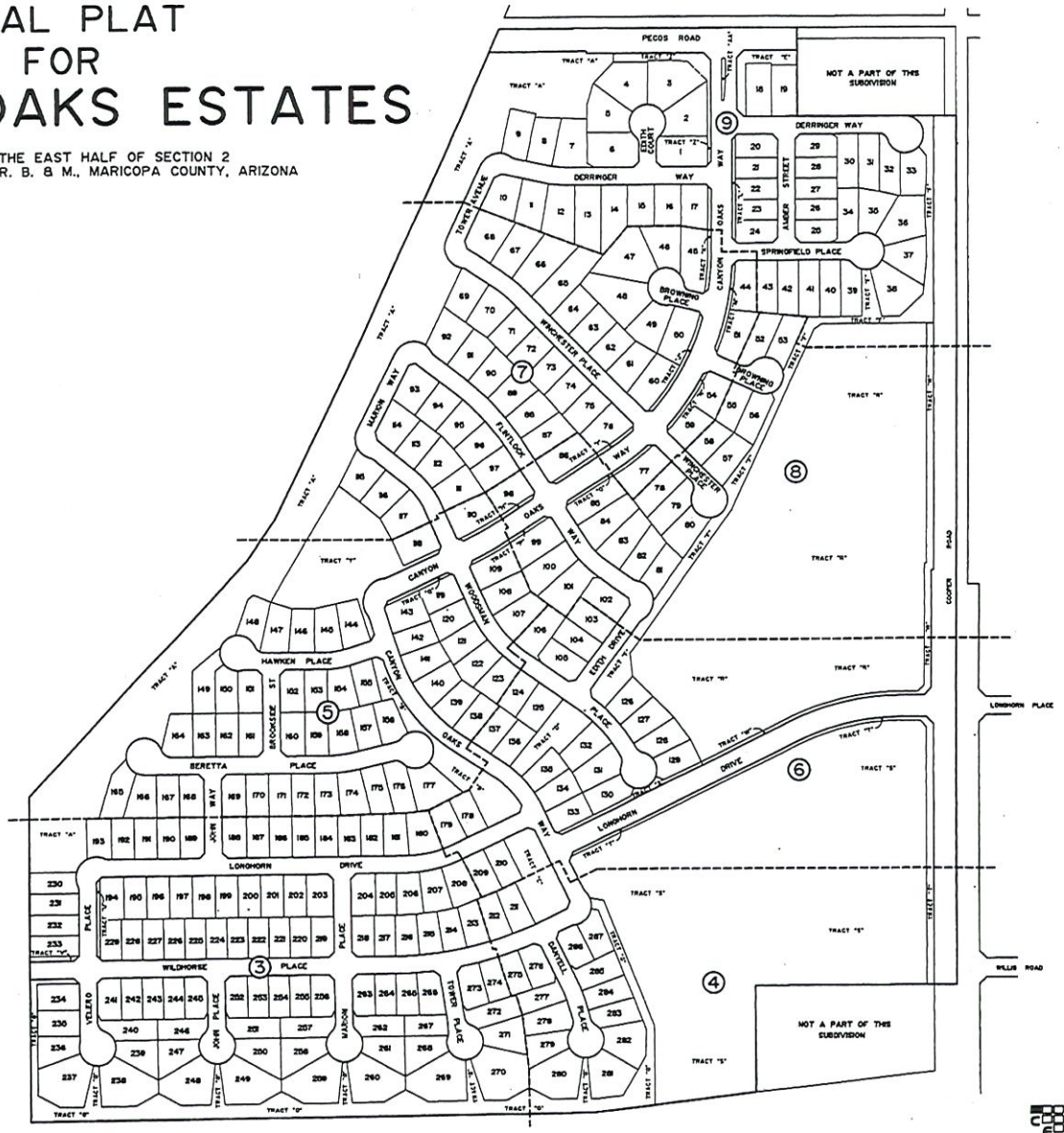


PECOS ROAD ELEVATION

STANDARD PACIFIC
HOMES

FINAL PLAT
FOR
CANYON OAKS ESTATES

A PORTION OF THE EAST HALF OF SECTION 2
T. 2S., R. 5E., G. & S. R. B. & M., MARICOPA COUNTY, ARIZONA



KEY MAP

○ INDICATES SHEET NUMBER

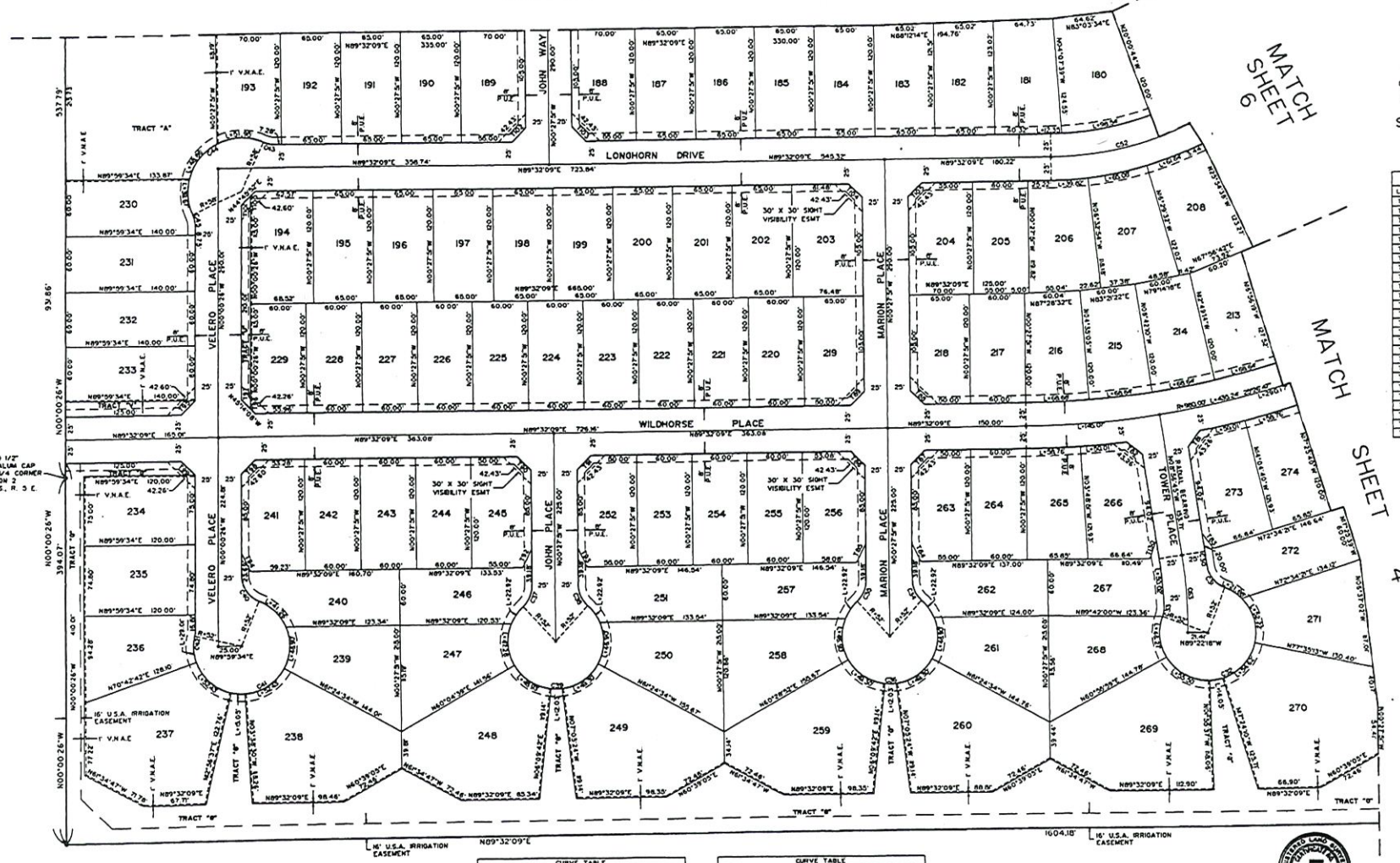
C.O.C. LOG NO: PT99-00015
REV. 05-05-99
05-10-99
DATE 02-04-99

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1842 E. Grandpaw Ave. • Phoenix, Arizona 85020 • TEL 390-0300 • FAX 390-0390

JOB NO. 970704
SH. 2 OF 9

CANYON OAKS ESTATES

MATCH SHEET 5



LINE TABLE		
LINE	LENGTH	BEARING
T81	21.55	N 35°07'39" E
T82	21.55	N 53°01'01" W
T83	21.00	N 37°09'38" W
T84	22.36	N 27°01'45" W
T85	22.36	N 26°06'03" E
T86	21.21	N 45°27'51" W
T87	21.21	N 44°32'09" E
T88	21.21	N 45°27'51" W
T89	21.21	N 44°32'09" E
T90	21.21	N 45°27'51" W
T91	21.21	N 44°32'09" E
T92	22.36	N 26°06'03" E
T93	22.36	N 27°01'45" W
T94	22.29	N 26°39'41" W
T95	21.30	N 44°45'52" E
T96	7.04	N 45°14'08" W
T97	14.09	N 45°14'08" W
T98	21.30	N 44°45'52" E
T99	21.13	N 45°14'08" W
T100	7.10	N 44°45'52" E
T101	14.20	N 44°45'52" E
T102	21.21	N 44°32'09" E
T103	21.21	N 45°27'51" W
T104	21.21	N 45°27'51" W
T105	21.21	N 44°32'09" E
T130	21.00	N 89°09'08" E

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C30	525.00	14.46	7.33	01°34'01"
C31	30.00	33.41	17.99	64°53'38"
C32	52.00	244.54	52.19	269°26'42"
C33	30.00	12.10	6.14	23°07'02"
C34	30.00	29.07	15.32	47°52'35"
C35	30.00	29.07	15.32	47°52'35"
C36	52.00	250.27	47.02	275°45'10"
C37	30.00	25.07	13.32	47°52'35"

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C38	30.00	25.07	13.32	47°52'35"
C39	52.00	250.27	47.02	275°45'10"
C40	30.00	33.89	20.44	68°32'24"
C41	52.00	237.08	60.65	261°13'13"
C42	30.00	6.64	3.33	12°40'49"
C43	30.00	12.89	6.55	24°37'12"
C44	58.00	140.49	154.24	138°46'99"
C45	30.00	12.89	6.55	24°37'12"
C52	300.00	155.44	79.02	23°26'47"

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1842 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL 395-9300 • FAX 395-9310

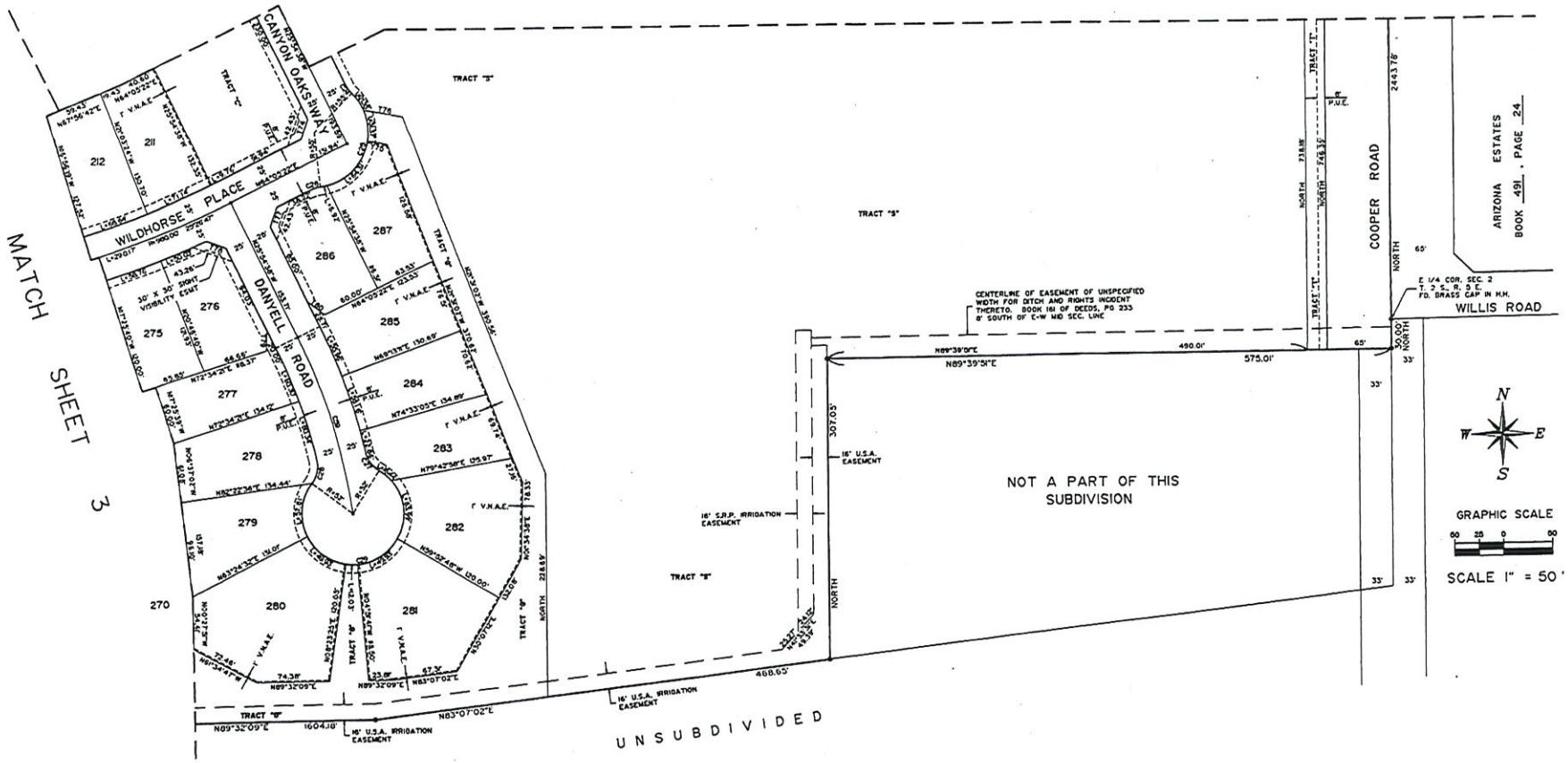
C.O.C. LOC NO: PT99-00015
REV. 05-05-99
DATE: 02-04-99

JOB NO., 970704
SHEET 3 OF 9

FP3.DWG

CANYON OAKS ESTATES

MATCH SHEET 6



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C25	55.00	124.31	86.63	129°29'09"
C26	30.00	10.34	5.22	19°45'00"
C27	30.00	23.64	12.47	45°09'23"
C28	30.00	26.70	14.31	50°59'53"
C29	62.00	200.14	47.13	275°37'09"
C59	600.00	189.73	95.67	18°07'06"

LINE TABLE		
LINE	LENGTH	BEARING
T74	21.21	N 19°05'22" E
T75	20.33	N 80°21'32" W
T76	40.30	N 80°21'32" W
T77	21.21	N 19°05'22" E
T78	21.55	N 69°59'02" W
T79	21.00	N 29°16" E
T80	22.38	N 52°28'32" W

C.O.C. LOC NO: PT99-00015
REV. 05-05-99
DATE: 02-04-99

Clouse Engineering, Inc.
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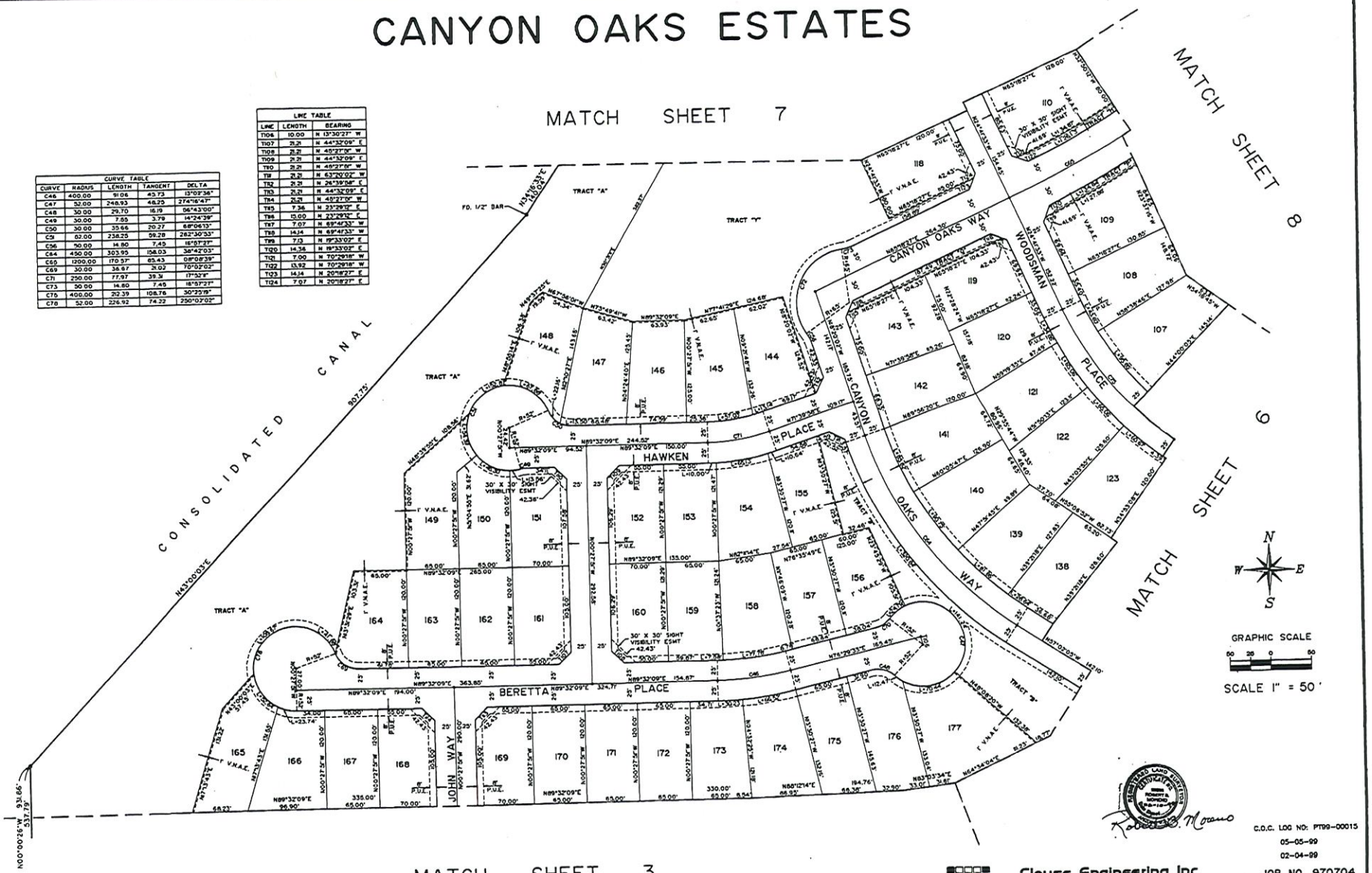
JOB NO. 970704
SHEET 4 OF 9

FP4.DWG

CANYON OAKS ESTATES

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C46	400.00	91.06	45.73	13°03'36"
C47	52.00	248.93	46.25	274°16'47"
C48	30.00	29.70	16.19	56°43'00"
C49	30.00	7.55	3.79	14°24'39"
C50	30.00	35.66	20.27	68°06'13"
C51	52.00	238.25	59.28	262°30'53"
C56	50.00	14.80	7.45	16°57'27"
C64	450.00	303.95	158.03	38°42'03"
C65	1000.00	170.57	85.43	09°08'39"
C69	30.00	34.67	21.02	70°02'02"
C71	250.00	77.97	39.31	17°53'8"
C73	50.00	14.80	7.45	16°57'27"
C75	400.00	202.39	102.76	30°23'9"
C78	52.00	226.92	74.22	250°07'02"

LINE TABLE		
LINE	LENGTH	BEARING
T106	10.00	N 13°30'27" W
T107	21.21	N 44°32'09" E
T108	21.21	N 45°27'51" W
T109	21.21	N 44°32'09" E
T110	21.21	N 45°27'51" W
T111	21.21	N 63°20'02" W
T152	21.21	N 26°39'58" E
T153	21.21	N 44°32'09" E
T154	21.21	N 45°27'51" W
T155	7.36	N 23°29'12" E
T156	12.00	N 23°29'12" E
T157	7.07	N 69°41'33" W
T158	14.14	N 69°41'33" W
T159	7.13	N 19°33'02" E
T170	14.36	N 19°33'02" E
T171	7.00	N 70°29'18" W
T172	13.92	N 70°29'18" W
T173	14.14	N 20°18'27" E
T174	7.07	N 20°18'27" E



C.O.C. LOG NO: PT99-00015
05-05-99
02-04-99

JOB NO. 970704
SHEET 5 OF 9

Clouse Engineering, Inc.
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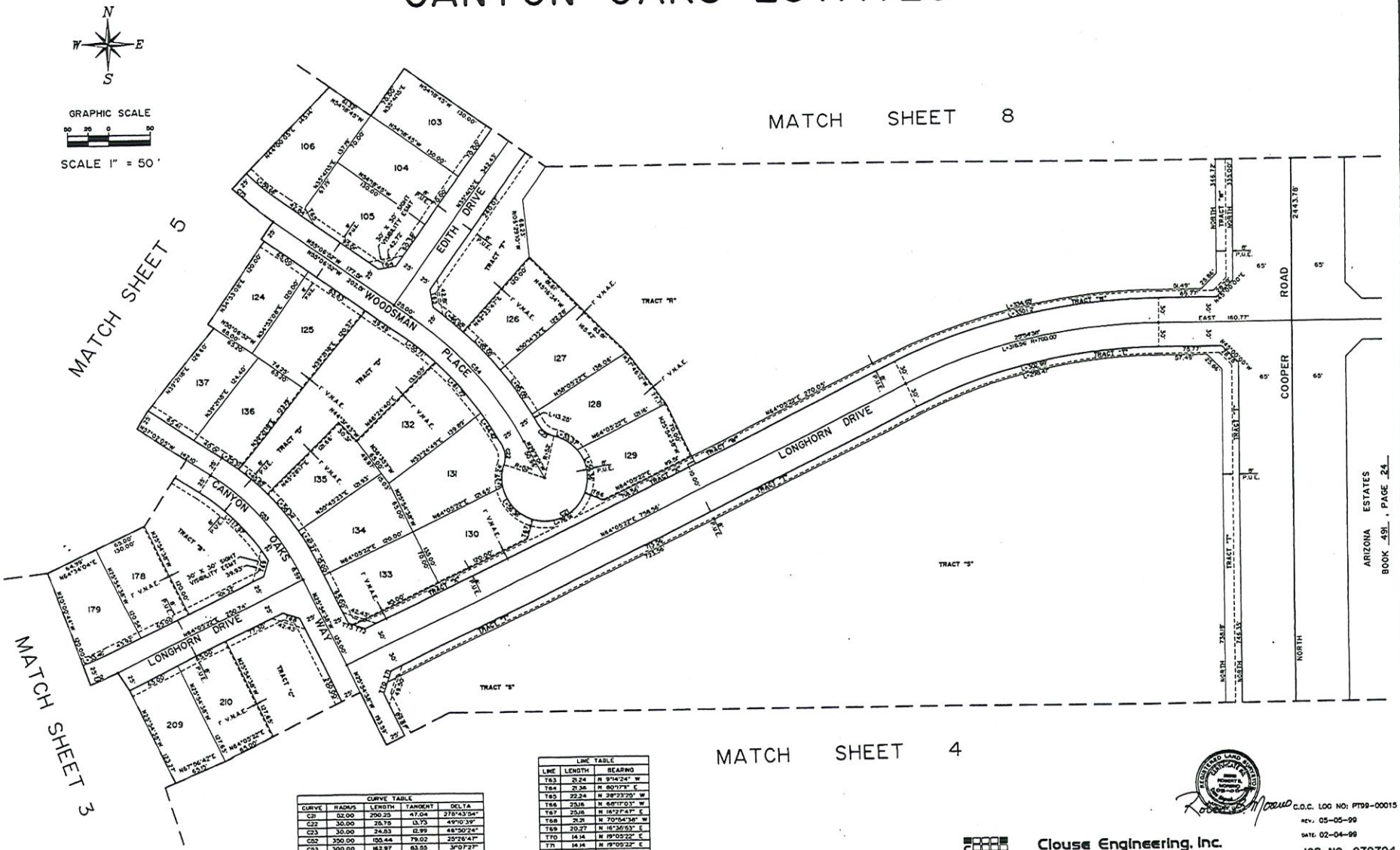
1642 E. Orangewood Ave. ■ Phoenix, Arizona 85020 ■ TEL 395-9300 ■ FAX 395-9310

CANYON OAKS ESTATES



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C21	12.00	200.25	47.04	276°43'54"
C22	30.00	28.73	15.73	49°10'39"
C23	30.00	24.83	12.99	48°50'24"
C52	350.00	155.44	79.02	25°26'47"
C53	300.00	162.97	83.55	31°07'27"
C54	450.00	203.66	103.60	25°55'50"
C75	400.00	212.39	108.78	30°25'19"

LINE TABLE		
LINE	LENGTH	BEARING
T63	21.24	N 91°14'24" W
T64	21.36	N 80°17'3" E
T65	22.24	N 28°23'20" W
T66	23.16	N 66°17'01" W
T67	20.16	N 16°27'47" E
T68	21.21	N 70°54'38" W
T69	20.27	N 16°30'53" E
T70	14.14	N 19°05'22" E
T71	14.14	N 70°05'22" E
T72	14.14	N 70°54'38" W
T73	7.07	N 70°54'38" W

REGISTERED LAND SURVEYOR
ROBERT A. MORRIS
JOB NO. 970704
EXPIRES 3/31/99

C.O.C. LOG NO: PT99-00015
REV. 05-05-99
DATE: 02-04-99

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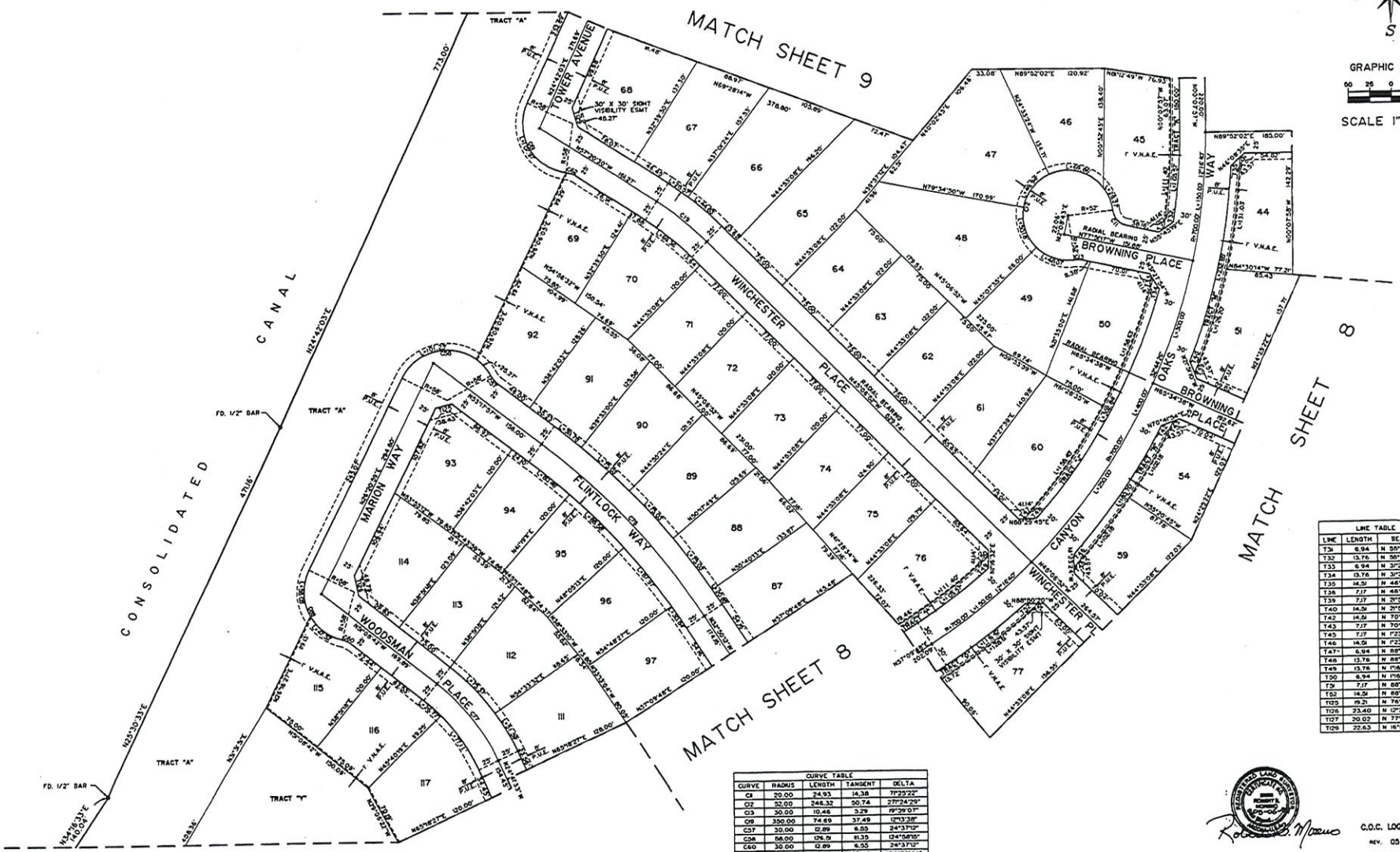
JOB NO. 970704
SHEET 6 OF 9
FP6.DWG

CANYON OAKS ESTATES



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	20.00	24.93	14.38	71°25'22"
C2	52.00	246.32	50.74	271°24'29"
C3	30.00	10.46	5.29	19°29'07"
C9	350.00	74.69	37.49	12°13'38"
C57	30.00	12.89	6.53	24°37'12"
C58	58.00	126.01	81.35	124°08'15"
C60	30.00	12.89	6.53	24°37'12"
C61	56.00	107.97	77.90	108°39'44"
C62	30.00	12.89	6.53	24°37'12"
C68	56.00	103.37	71.77	102°06'53"
C76	775.00	276.78	139.88	20°27'45"
C77	250.00	115.42	58.76	26°27'09"

LINE TABLE		
LINE	LENGTH	BEARING
T31	6.94	N 58°45'19" E
T32	13.76	N 58°45'19" E
T33	6.94	N 31°27'54" W
T34	13.76	N 31°27'54" W
T35	14.51	N 48°08'35" E
T38	7.17	N 48°08'35" E
T39	7.17	N 21°51'10" W
T40	14.51	N 21°51'10" W
T42	14.51	N 70°41'54" E
T43	7.17	N 70°41'54" E
T45	7.17	N 73°13'24" W
T46	14.51	N 73°13'24" W
T47	6.94	N 88°29'45" E
T48	13.76	N 88°29'45" E
T49	13.76	N 118°32" E
T50	6.94	N 118°32" E
T51	7.17	N 88°50'20" W
T52	14.51	N 88°50'20" W
T125	19.21	N 76°33'31" E
T126	23.40	N 12°23'19" W
T127	20.02	N 77°46'25" E
T129	22.63	N 16°19'14" W

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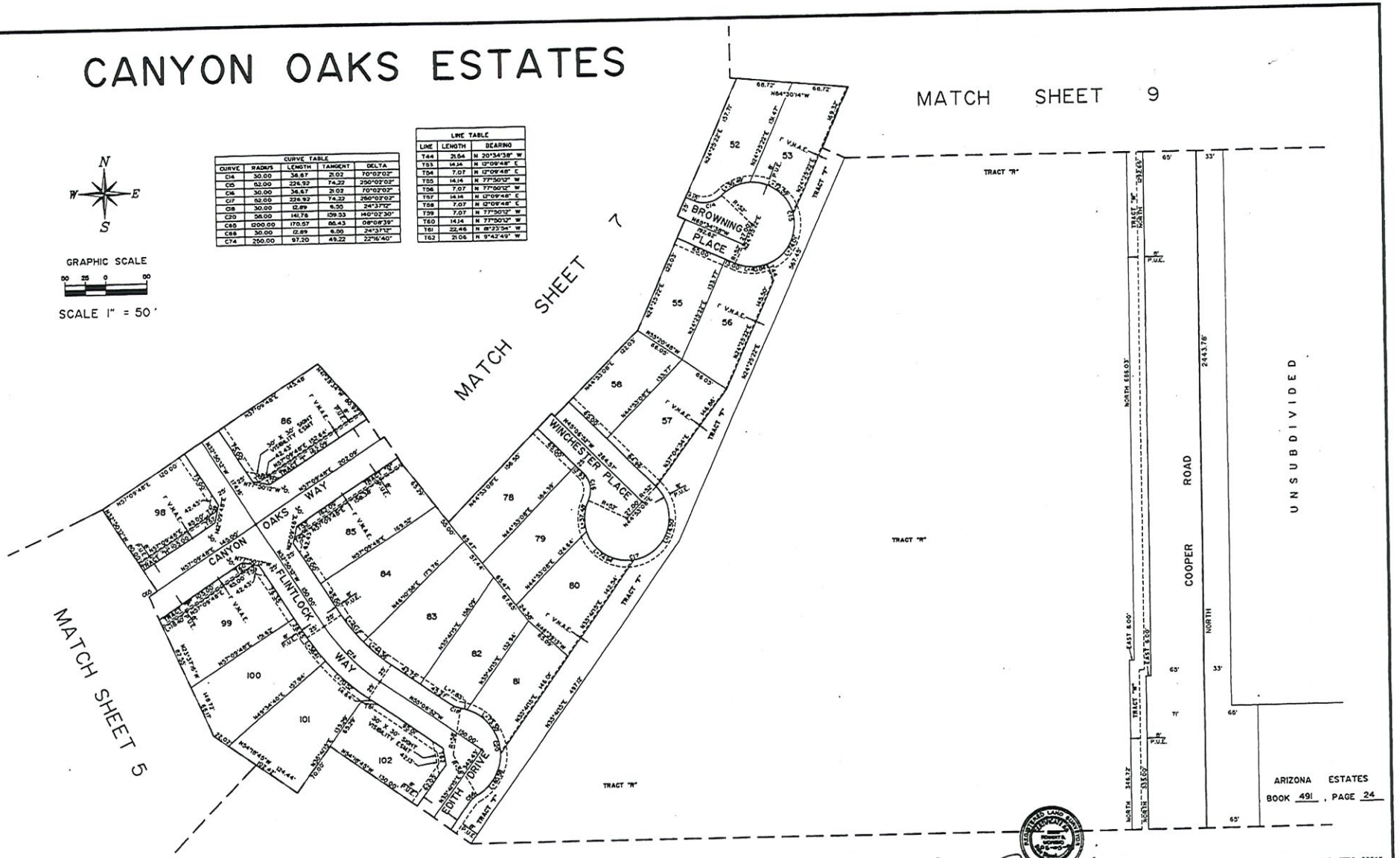
C.O.C. LOG NO: PT99-00015
REV. 05-05-99
DATE: 02-04-99
JOB NO. 970704
SHEET 7 OF 9

CANYON OAKS ESTATES

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C14	30.00	36.67	21.02	70°07'02"
C15	52.00	226.92	74.22	250°02'02"
C16	30.00	36.67	21.02	70°07'02"
C17	52.00	226.92	74.22	250°02'02"
C18	30.00	12.89	6.55	24°37'12"
C20	58.00	141.76	139.33	140°02'30"
C65	1200.00	170.57	85.43	08°08'39"
C66	30.00	12.89	6.55	24°37'12"
C74	250.00	97.20	49.22	22°16'40"

LINE TABLE		
LINE	LENGTH	BEARING
T44	21.54	N 20°34'38" W
T53	14.14	N 12°09'48" E
T54	7.07	N 12°09'48" E
T55	14.14	N 77°50'12" W
T56	7.07	N 77°50'12" W
T57	14.14	N 12°09'48" E
T58	7.07	N 12°09'48" E
T59	7.07	N 77°50'12" W
T60	14.14	N 77°50'12" W
T61	22.46	N 8°23'34" W
T62	21.06	N 9°42'49" W



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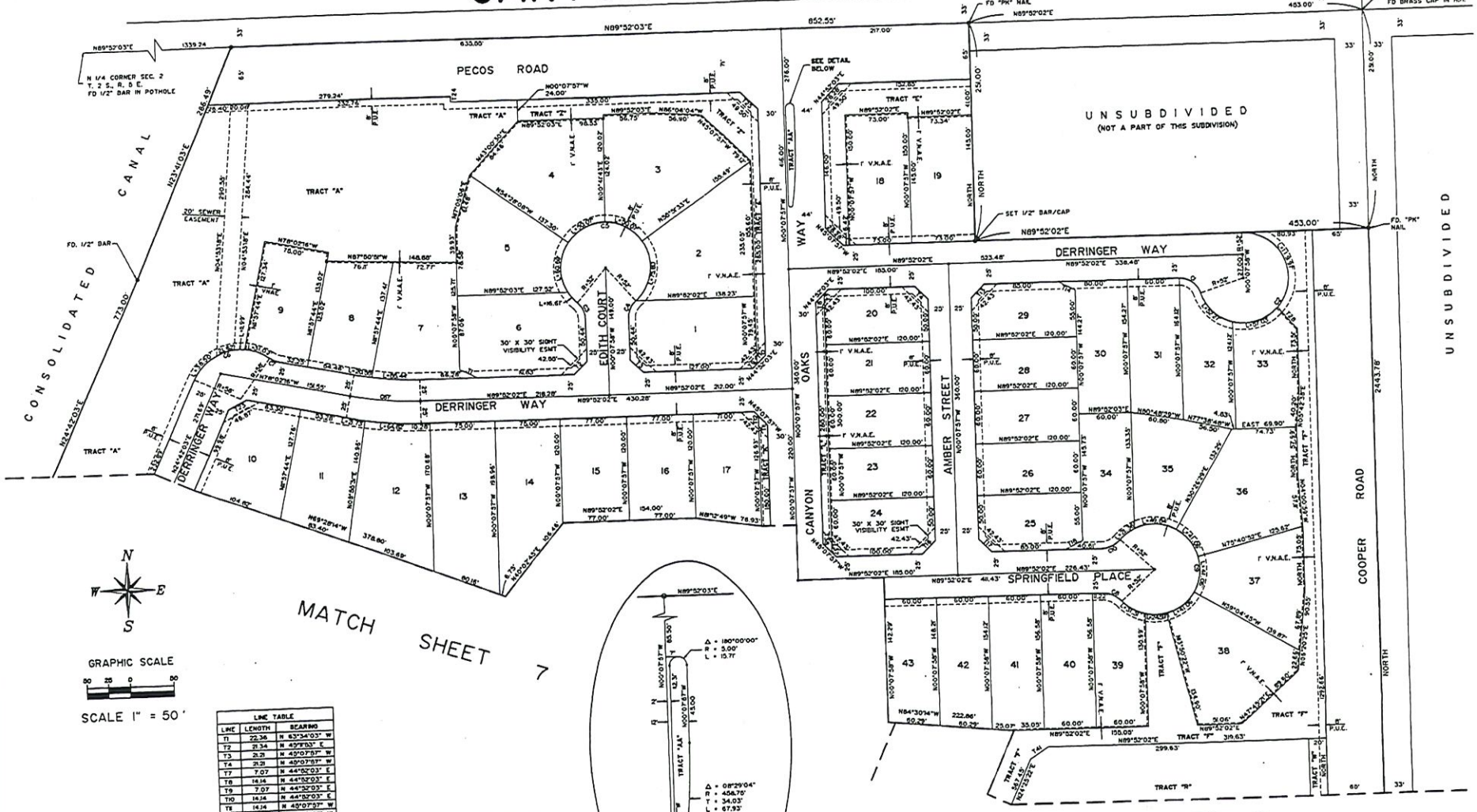
C.O.C. LOC NO: PT99-00015
REV. 05-05-99
DATE. 02-04-99
JOB NO. 970704
SHEET . 8 OF 9

CANYON OAKS ESTATES



LINE TABLE		
LINE	LENGTH	BEARING
T1	22.36	N 63°34'03" W
T2	21.34	N 45°8'53" E
T3	21.21	N 45°07'57" W
T4	21.21	N 45°07'57" W
T7	7.07	N 44°52'03" E
T8	14.14	N 44°52'03" E
T9	7.07	N 44°52'03" E
T10	14.14	N 44°52'03" E
T11	14.14	N 45°07'57" W
T12	7.07	N 45°07'57" W
T13	21.21	N 44°52'03" E
T14	22.36	N 63°34'03" W
T16	21.21	N 44°52'03" E
T17	21.21	N 45°07'57" W
T18	22.36	N 63°18'08" E
T23	23.44	N 63°19'53" E
T24	8.00	N 00°07'57" W
T25	28.28	N 45°07'57" W
T28	34.22	N 40°27'56" W
T37	7.07	N 45°07'57" W
T38	14.14	N 45°07'57" W
T41	25.24	N 57°08'42" E

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00	31.69	18.37	72°37'13"
C2	52.00	229.27	70.76	252°37'13"
C3	25.00	21.60	11.83	49°30'26"
C4	25.00	21.60	11.83	49°30'26"
C5	52.00	203.23	44.40	279°00'53"
C6	98.00	103.13	71.47	109°52'53"
C7	30.00	12.89	6.55	24°37'12"
C8	30.00	25.07	13.32	47°52'35"
C9	52.00	250.37	47.02	276°45'10"
C10	30.00	25.07	13.32	47°52'35"
C67	385.00	81.27	40.79	12°05'41"

Δ = 180°00'00"
R = 3.00'
L = 15.71'

Δ = 08°29'04"
R = 456.75'
T = 34.03'
L = 67.93'

Δ = 177°30'35"
R = 2.50'
T = 33.66'
L = 7.46'

C.O.C. LOG NO: PT99-00015
REV. 05-05-99
05-10-99
DATE: 02-04-99

JOB NO. 970704
SHEET 9 OF 9

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL 395-9300 • FAX 395-9310

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

July 2, 1999
Job No. 970704

Legal Description For Canyon Oaks Estates Single Family Parcel

That part of Section 2, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

From the Northeast corner of said Section 2, measure; thence South (bearing of reference) along the East line of said Section 2, a distance of 251.00 feet to the point of beginning; thence continuing along said East line South 586.58 feet; thence leaving said East line South 89 degrees 52 minutes 02 seconds West, a distance of 384.63 feet; thence South 57 degrees 08 minutes 42 seconds West, 25.24 feet; thence South 24 degrees 25 minutes 22 seconds West, 567.45 feet; thence South 35 degrees 41 minutes 15 seconds West, 497.12 feet; thence South 06 degrees 29 minutes 10 seconds East, 68.23 feet; thence South 45 degrees 16 minutes 34 seconds East, 165.42 feet; thence South 37 degrees 46 minutes 12 seconds East, 77.71 feet; thence South 25 degrees 54 minutes 38 seconds East, 73.63 feet; thence South 20 degrees 13 minutes 54 seconds East, 40.00 feet to a point on a non-tangent circular curve concave Southeasterly, from which the radius point bears South 20 degrees 13 minutes 54 seconds at a distance of 700.00 feet; thence continuing Southwesterly along said curve through a central angle of 05 degrees 40 minutes 44 seconds and a length of 69.38 feet to a point of tangent; thence South 64 degrees 05 minutes 22 seconds West, 370.28 feet; thence South 25 degrees 54 minutes 38 seconds East, 30.00 feet; thence South 19 degrees 05 minutes 22 seconds West, 28.28 feet; thence South 25 degrees 54 minutes 38 seconds East 89.87 feet to a point of curvature of a circular curve concave Northeasterly from which radius point bears North 64 degrees 05 minutes 22 seconds East at a distance of 30.00 feet; thence continuing Southeasterly along said circular curve, through a central angle of 19 degrees 45 minutes 00 seconds and a length of

10.34 feet to a point of reverse curvature; thence continuing along reverse circular curve concave Southwesterly, with a radius of 55.00 feet, a central angle of 22 degrees 14 minutes 25 seconds and a length of 21.35 feet; thence South 80 degrees 21 minutes 52 seconds East 40.30 feet; thence South 21 degrees 31 minutes 02 seconds East, 390.56 feet; thence South, 228.69 feet to a point on the proposed Northerly right of way line of freeway Loop 202; thence South 83 degrees 07 minutes 02 seconds West along the said proposed right of way, a distance of 177.23 feet; thence South 89 degrees 32 minutes 09 seconds West along the said proposed right of way line, a distance of 1604.18 feet to a point on the West line of the Southeast quarter of Section 2; thence North 00 degrees 00 minutes 26 seconds West along the North-South mid-section line of Section 2, a distance of 394.07 feet to the center quarter corner of said Section 2; thence continuing North 00 degrees 00 minutes 26 seconds West along said mid-section line, a distance of 537.79 feet to a point on the Southeasterly right of way line of the Consolidated Canal as recorded in Book 145, Page 46, Maricopa County Records; thence along said Southeasterly right of way line as follows; North 43 degrees 00 minutes 03 seconds East, 907.75 feet; thence North 34 degrees 16 minutes 33 seconds East, 140.04 feet; thence North 25 degrees 30 minutes 33 seconds East, 471.16 feet; thence North 24 degrees 42 minutes 03 seconds East, 773.00 feet; thence North 23 degrees 41 minutes 03 seconds East, 286.49 feet to a point on the North line of the Northeast quarter of said Section 2; thence leaving the said right of way line North 89 degrees 52 minutes 03 seconds East along the North line of said Northeast quarter, a distance of 852.55 feet to a point on the West line of the East 453.00 feet of said Northeast quarter; thence South along said West line, a distance of 251.00 feet; thence North 89 degrees 52 minutes 02 seconds East 453.00 feet to the point of beginning.

Note: The above described parcel contains 4,569,740 square feet or 104.9068 acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29268
ROBERT B.
MORENO
Date Signed 7-02-99
ARIZONA, U.S.A.

Robert B. Moreno

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

July 2, 1999
Job No. 970704

Legal Description For Canyon Oaks Estates Single Family Parcel

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From the Northeast corner of said Section 2, measure; thence South (bearing of reference) along the East line of said Section 2, a distance of 251.00 feet to the point of beginning; thence continuing along said East line South 586.58 feet; thence leaving said East line South 89 degrees 52 minutes 02 seconds West, a distance of 384.63 feet; thence South 57 degrees 08 minutes 42 seconds West, 25.24 feet; thence South 24 degrees 25 minutes 22 seconds West, 567.45 feet; thence South 35 degrees 41 minutes 15 seconds West, 497.12 feet; thence South 06 degrees 29 minutes 10 seconds East, 68.23 feet; thence South 45 degrees 16 minutes 34 seconds East, 165.42 feet; thence South 37 degrees 46 minutes 12 seconds East, 77.71 feet; thence South 25 degrees 54 minutes 38 seconds East, 73.63 feet; thence South 20 degrees 13 minutes 54 seconds East, 40.00 feet to a point on a non-tangent circular curve concave Southeasterly, from which the radius point bears South 20 degrees 13 minutes 54 seconds at a distance of 700.00 feet; thence continuing Southwesterly along said curve through a central angle of 05 degrees 40 minutes 44 seconds and a length of 69.38 feet to a point of tangent; thence South 64 degrees 05 minutes 22 seconds West, 370.28 feet; thence South 25 degrees 54 minutes 38 seconds East, 30.00 feet; thence South 19 degrees 05 minutes 22 seconds West, 28.28 feet; thence South 25 degrees 54 minutes 38 seconds East 89.87 feet to a point of curvature of a circular curve concave Northeasterly from which radius point bears North 64 degrees 05 minutes 22 seconds East at a distance of 30.00 feet; thence continuing Southeasterly along said circular curve, through a central angle of 19 degrees 45 minutes 00 seconds and a length of

10.34 feet to a point of reverse curvature; thence continuing along reverse circular curve concave Southwesterly, with a radius of 55.00 feet, a central angle of 22 degrees 14 minutes 25 seconds and a length of 21.35 feet; thence South 80 degrees 21 minutes 52 seconds East 40.30 feet; thence South 21 degrees 31 minutes 02 seconds East, 390.56 feet; thence South, 228.69 feet to a point on the proposed Northerly right of way line of freeway Loop 202; thence South 83 degrees 07 minutes 02 seconds West along the said proposed right of way, a distance of 177.23 feet; thence South 89 degrees 32 minutes 09 seconds West along the said proposed right of way line, a distance of 1604.18 feet to a point on the West line of the Southeast quarter of Section 2; thence North 00 degrees 00 minutes 26 seconds West along the North-South mid-section line of Section 2, a distance of 394.07 feet to the center quarter corner of said Section 2; thence continuing North 00 degrees 00 minutes 26 seconds West along said mid-section line, a distance of 537.79 feet to a point on the Southeasterly right of way line of the Consolidated Canal as recorded in Book 145, Page 46, Maricopa County Records; thence along said Southeasterly right of way line as follows; North 43 degrees 00 minutes 03 seconds East, 907.75 feet; thence North 34 degrees 16 minutes 33 seconds East, 140.04 feet; thence North 25 degrees 30 minutes 33 seconds East, 471.16 feet; thence North 24 degrees 42 minutes 03 seconds East, 773.00 feet; thence North 23 degrees 41 minutes 03 seconds East, 286.49 feet to a point on the North line of the Northeast quarter of said Section 2; thence leaving the said right of way line North 89 degrees 52 minutes 03 seconds East along the North line of said Northeast quarter, a distance of 852.55 feet to a point on the West line of the East 453.00 feet of said Northeast quarter; thence South along said West line, a distance of 251.00 feet; thence North 89 degrees 52 minutes 02 seconds East 453.00 feet to the point of beginning.

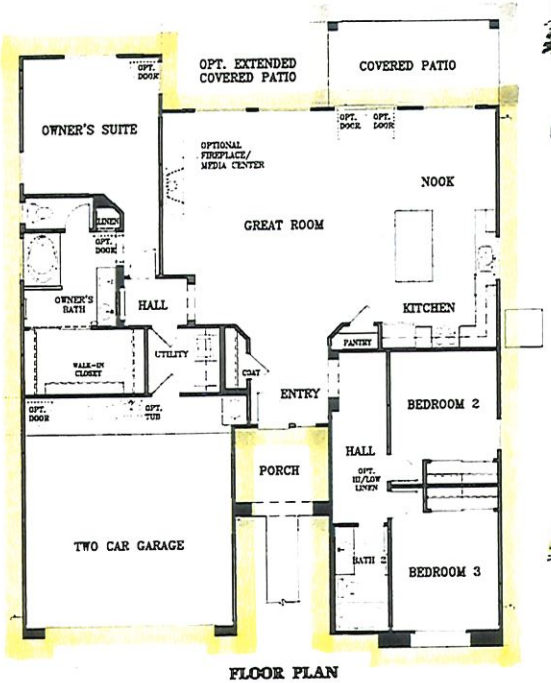
Note: The above described parcel contains 4,569,740 square feet or 104.9068 acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29268
ROBERT B.
MORENO
Date Signed 7-02-99
ARIZONA, U.S.A.

Robert B. Moreno

4500 SERIES

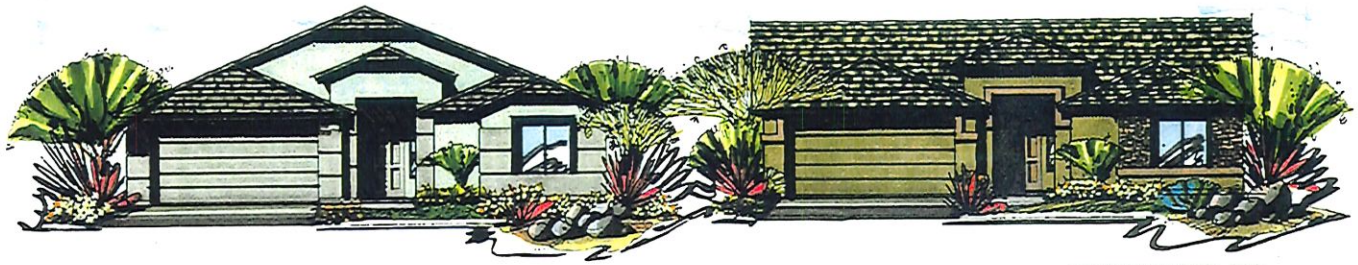
STANDARD PACIFIC
HOMES



FLOOR PLAN

ELEVATION 'A'

ELEVATION 'C'

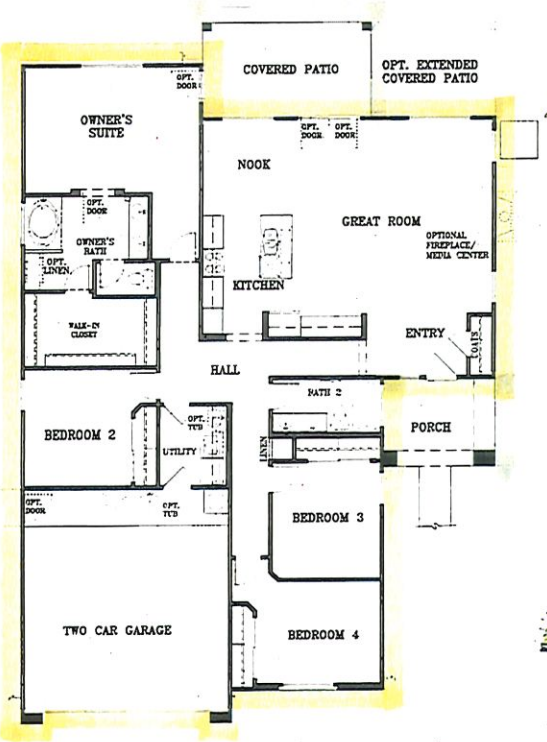


ELEVATION 'B'

ELEVATION 'D'

PLAN 4501
1,688 SQ. FT.

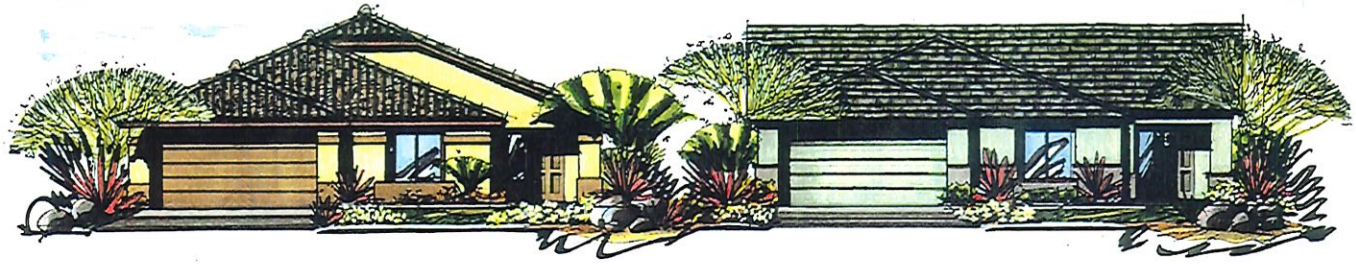
STANDARD PACIFIC HOMES



FLOOR PLAN

ELEVATION 'A'

ELEVATION 'C'

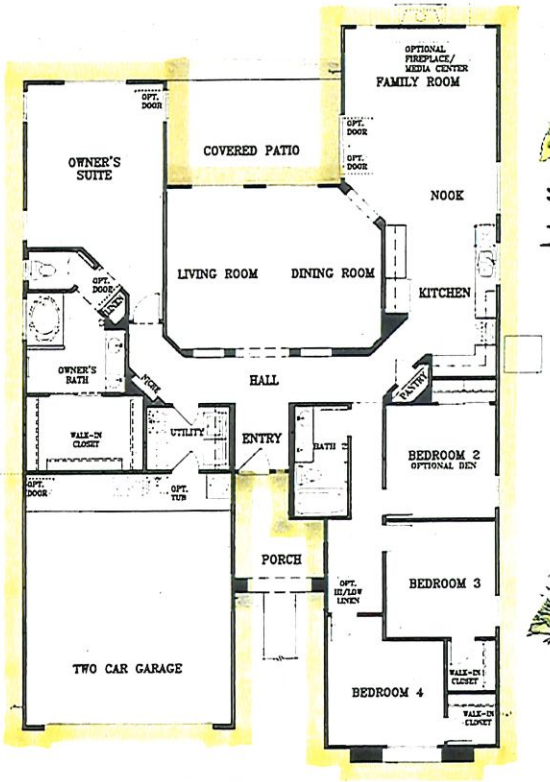


ELEVATION 'B'

ELEVATION 'D'

PLAN 4502
1,843 SQ. FT.

STANDARD PACIFIC HOMES



FLOOR PLAN

ELEVATION 'A'

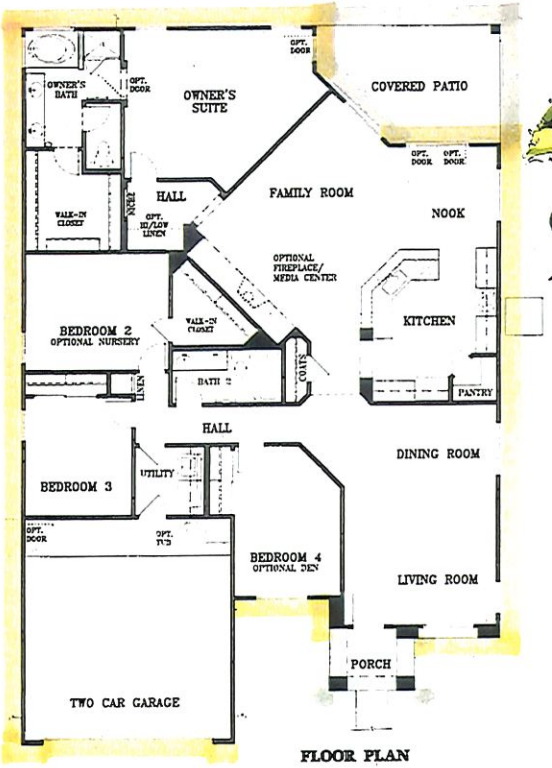
ELEVATION 'C'

ELEVATION 'B'

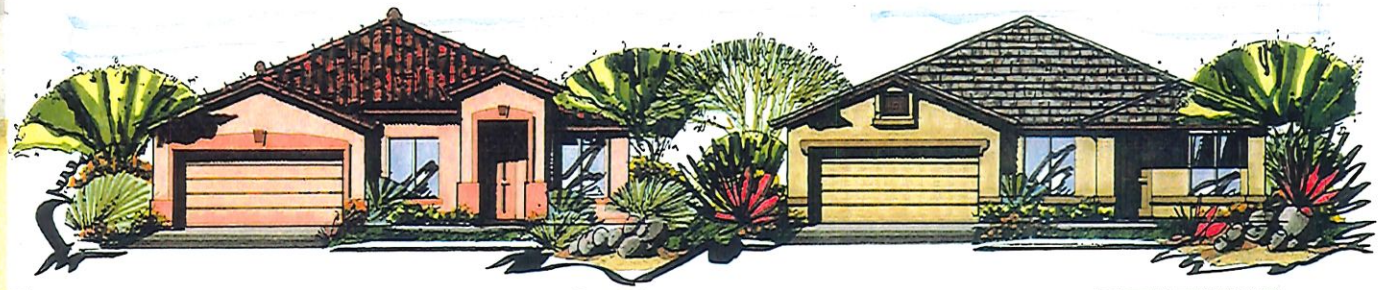
ELEVATION 'D'

PLAN 4503
2,050 SQ. FT.

STANDARD PACIFIC HOMES

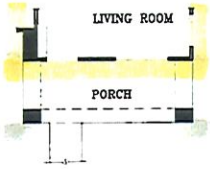


FLOOR PLAN



ELEVATION 'A'

ELEVATION 'B'

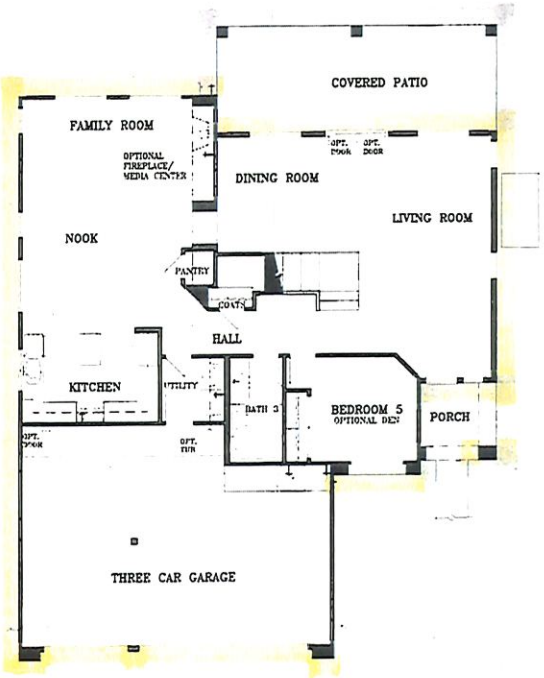


PORCH ∘ ELEVATION 'B'

ELEVATION 'C'

PLAN 4504
2,170 SQ. FT.

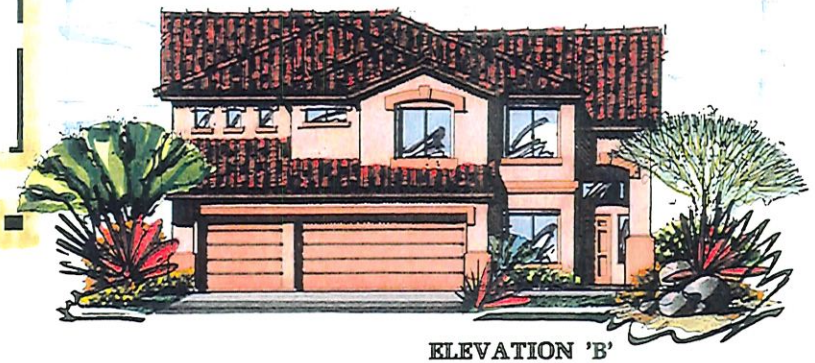
STANDARD PACIFIC HOMES



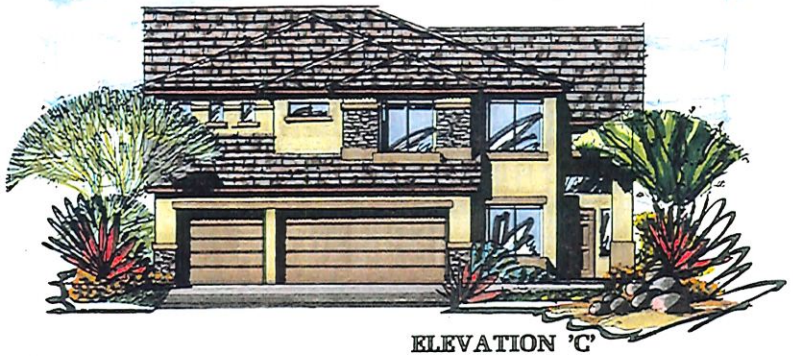
FIRST FLOOR PLAN

SECOND FLOOR PLAN

ELEVATION 'A'



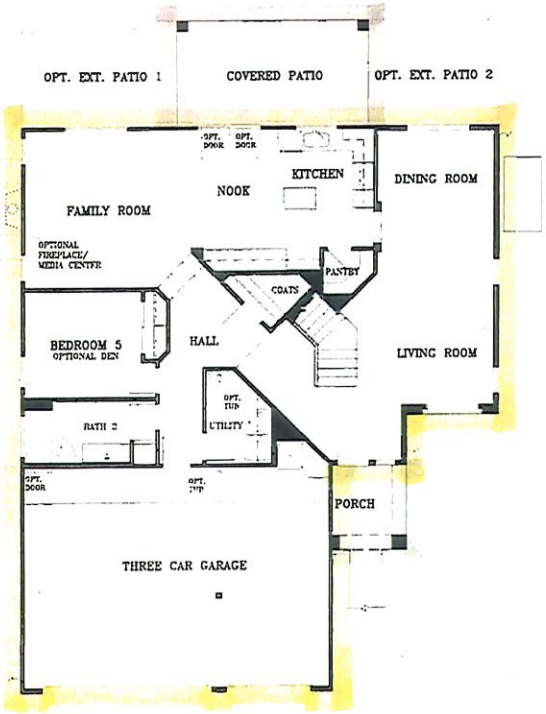
ELEVATION 'B'



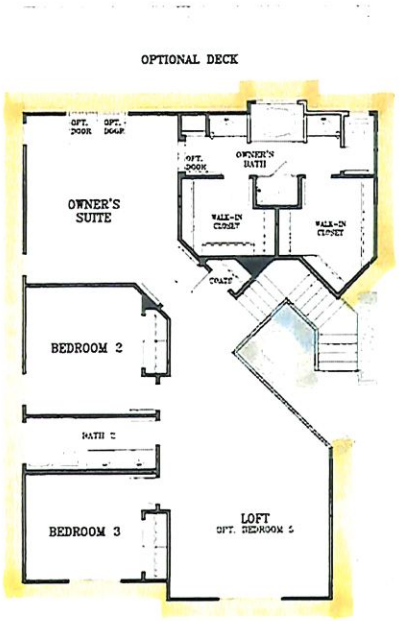
ELEVATION 'C'

PLAN 4505
2,566 SQ. FT.

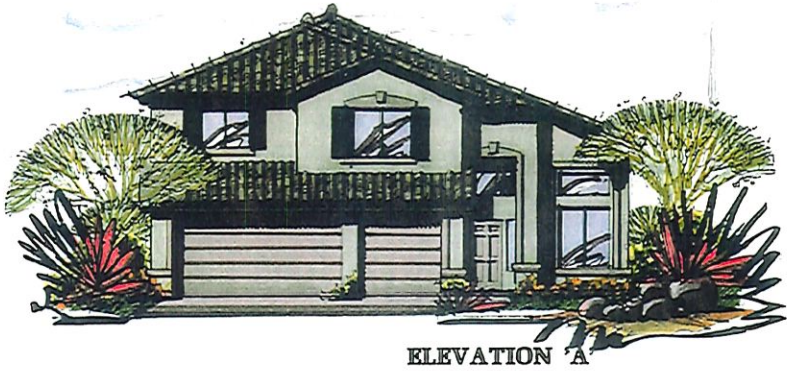
STANDARD PACIFIC HOMES



FIRST FLOOR PLAN

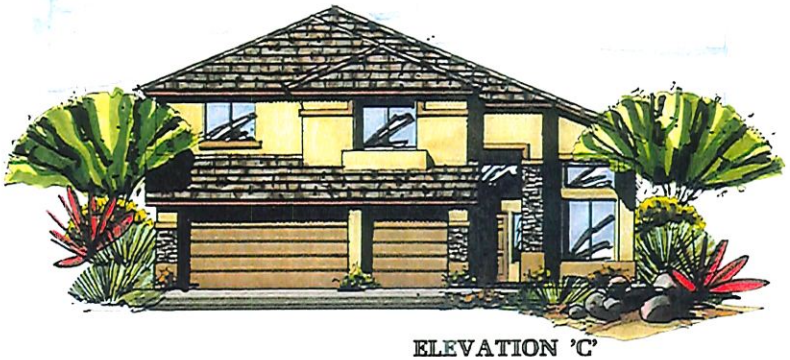


SECOND FLOOR PLAN



ELEVATION 'A'

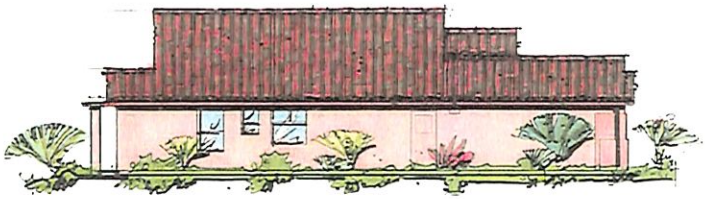
ELEVATION 'B'



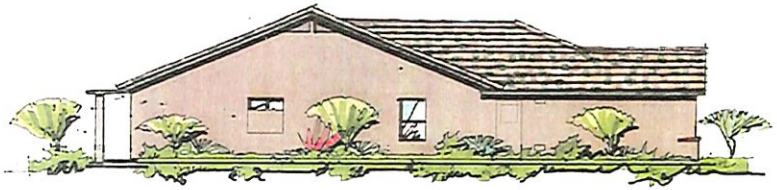
ELEVATION 'C'

PLAN 4506
2,691 SQ. FT.

STANDARD PACIFIC HOMES



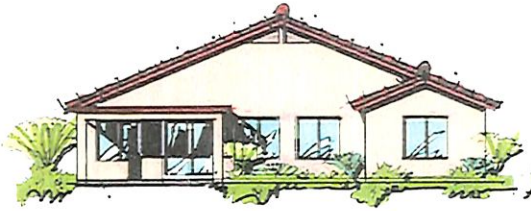
4501A LEFT SIDE ELEVATION



4502C LEFT SIDE ELEVATION

4501A RIGHT SIDE ELEVATION

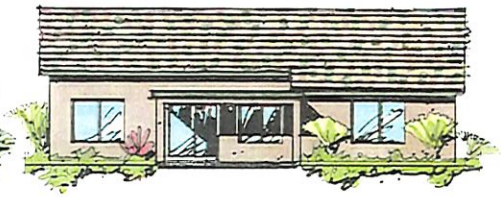
4502C RIGHT SIDE ELEVATION



4501A & 4501B REAR ELEVATION

4501C & 4501D REAR ELEVATION

4502A & 4502B REAR ELEVATION

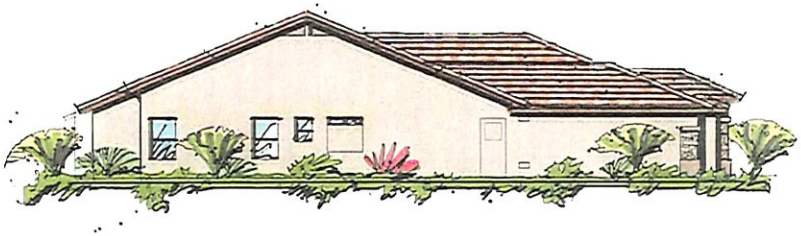


4502C & 4502D REAR ELEVATION

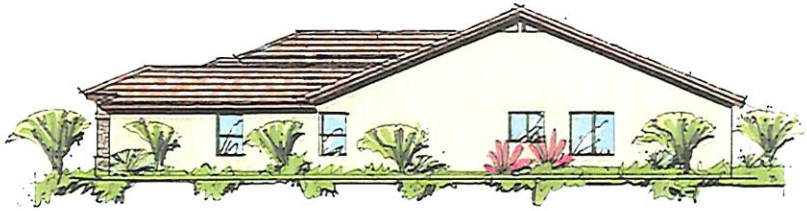
PLAN 4501

PLAN 4502

STANDARD PACIFIC
HOMES



4503D LEFT SIDE ELEVATION

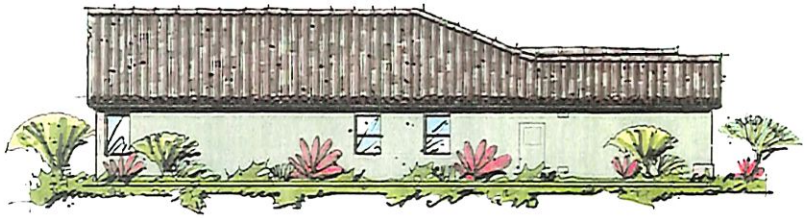


4503D RIGHT SIDE ELEVATION

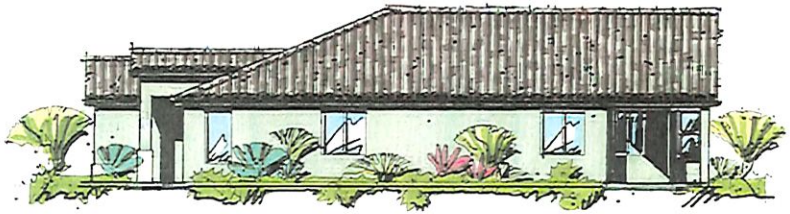
4503A & 4503B REAR ELEVATION

4503C & 4503D REAR ELEVATION

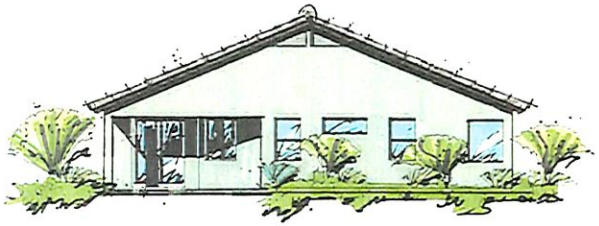
PLAN 4503



4504A LEFT SIDE ELEVATION



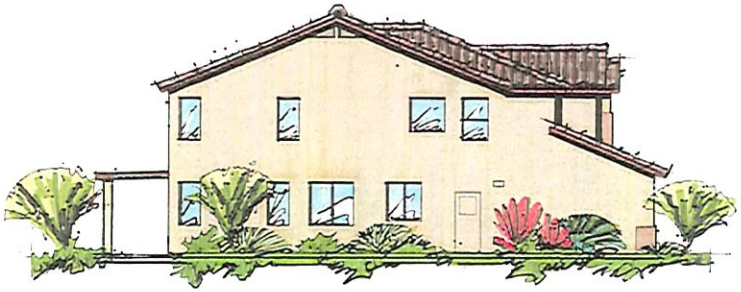
4504A RIGHT SIDE ELEVATION



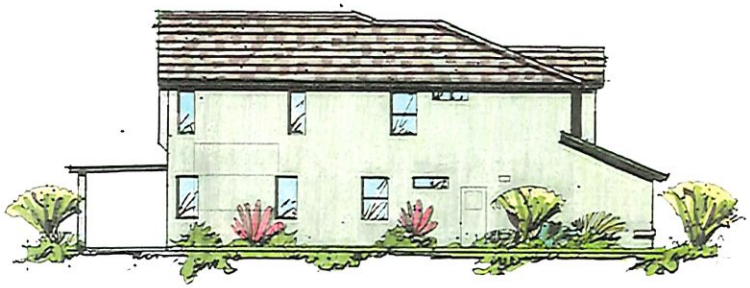
4504A, 4504B, & 4504C REAR ELEVATION

PLAN 4504

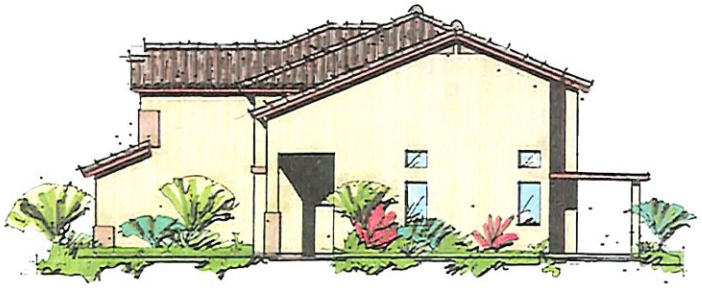
STANDARD PACIFIC HOMES



4505A LEFT SIDE ELEVATION



4506A LEFT SIDE ELEVATION



4505A RIGHT SIDE ELEVATION

4506A RIGHT SIDE ELEVATION

4505A, 4505B, & 4505C REAR ELEVATION

PLAN 4505

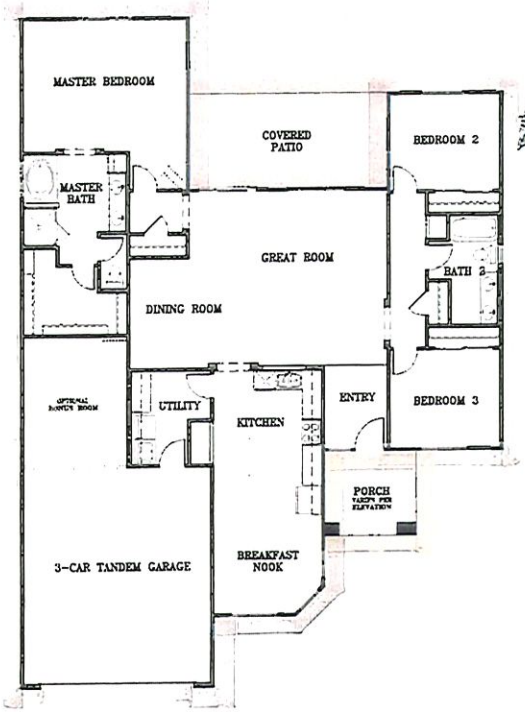
STANDARD PACIFIC HOMES

4506A, 4506B, & 4506C REAR ELEVATION

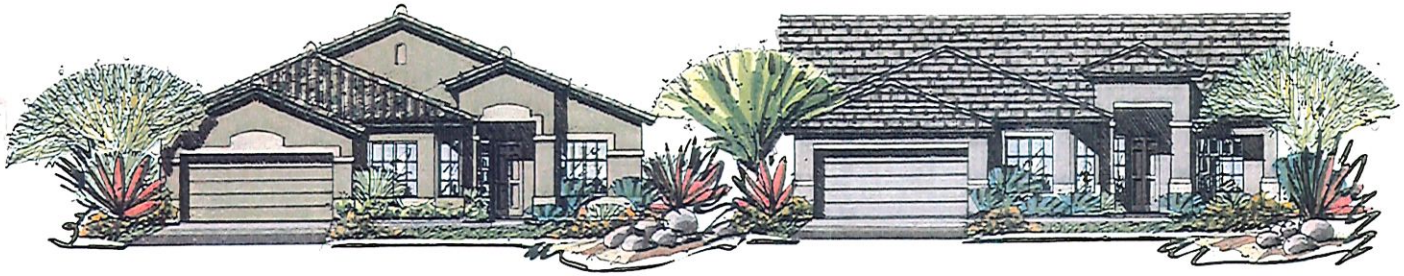
PLAN 4506

5000 SERIES

STANDARD PACIFIC
HOMES



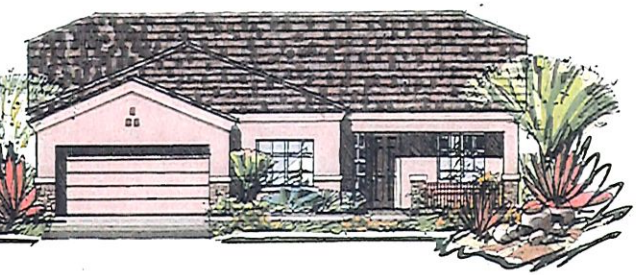
FLOOR PLAN



ELEVATION 'A'

ELEVATION 'C'

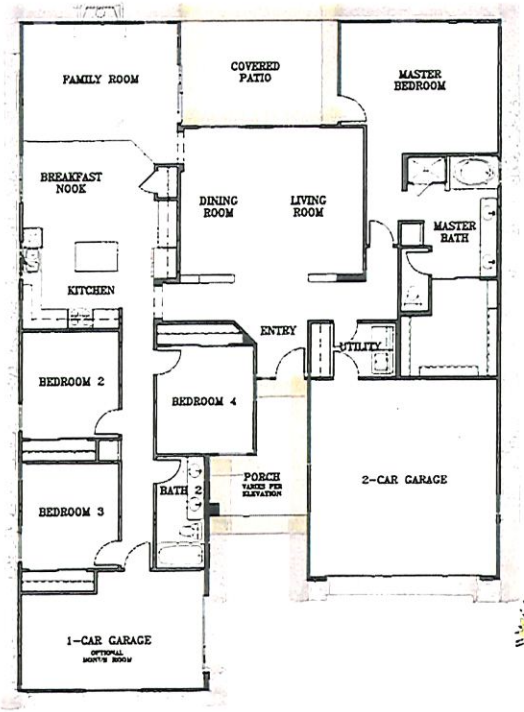
ELEVATION 'B'



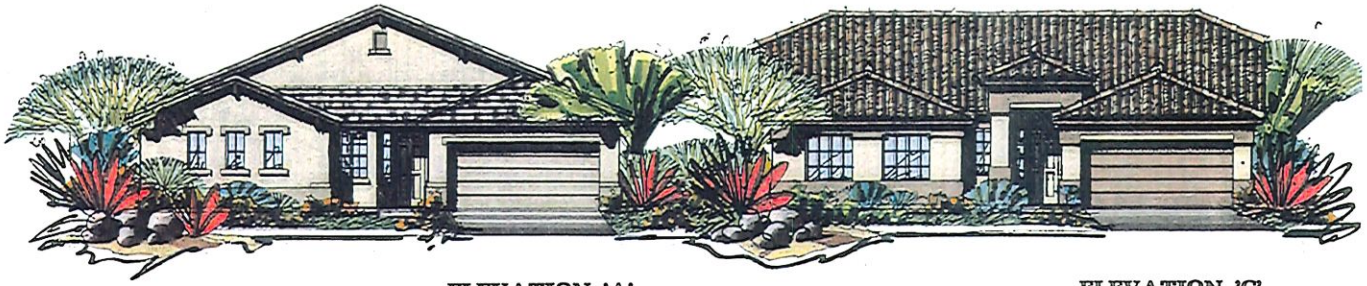
ELEVATION 'D'

PLAN 5001
1,888 SQ. FT.

STANDARD PACIFIC HOMES

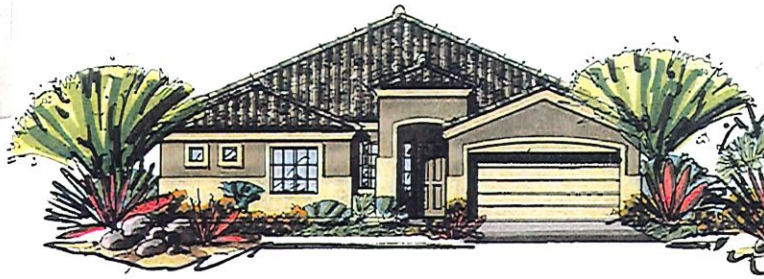


FLOOR PLAN

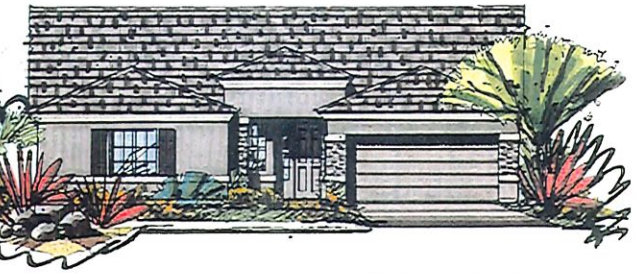


ELEVATION 'A'

ELEVATION 'C'



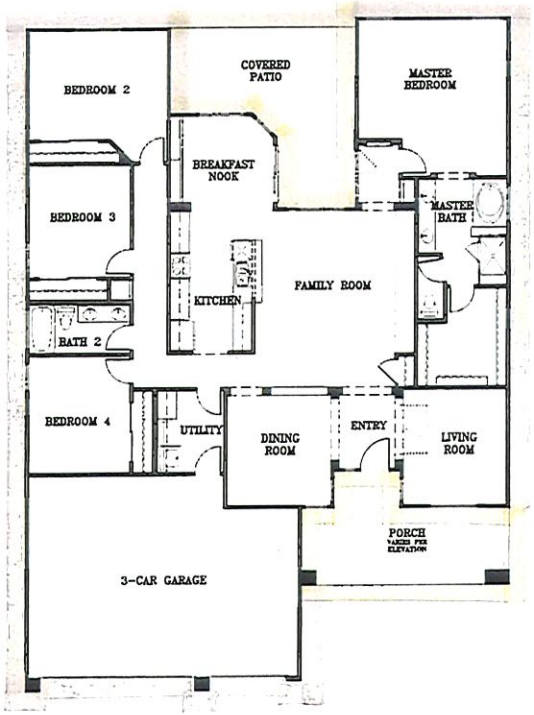
ELEVATION 'B'



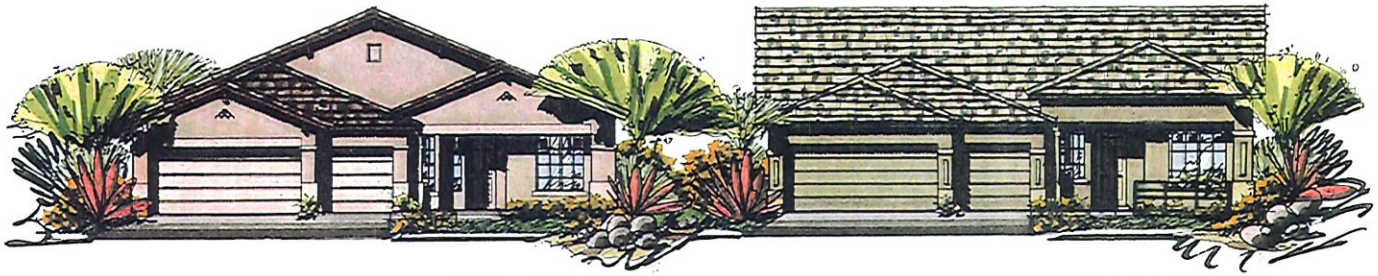
ELEVATION 'D'

PLAN 5002
2,144 SQ. FT.

STANDARD PACIFIC HOMES

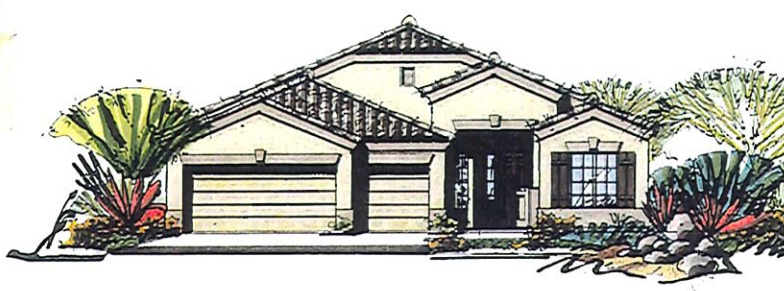


FLOOR PLAN



ELEVATION 'A'

ELEVATION 'C'

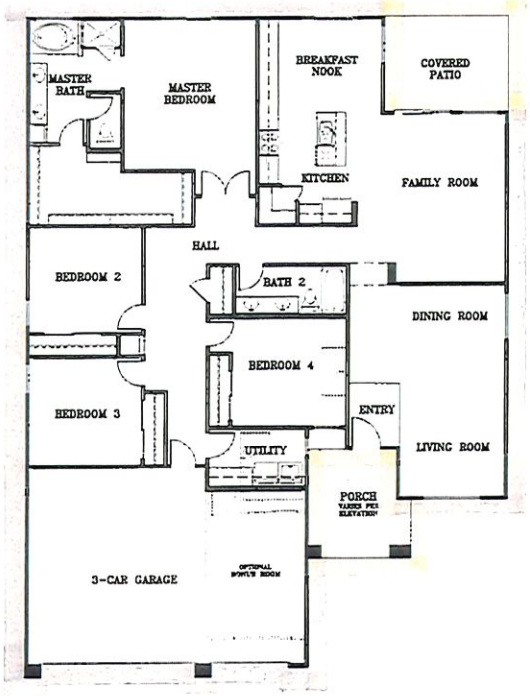


ELEVATION 'B'

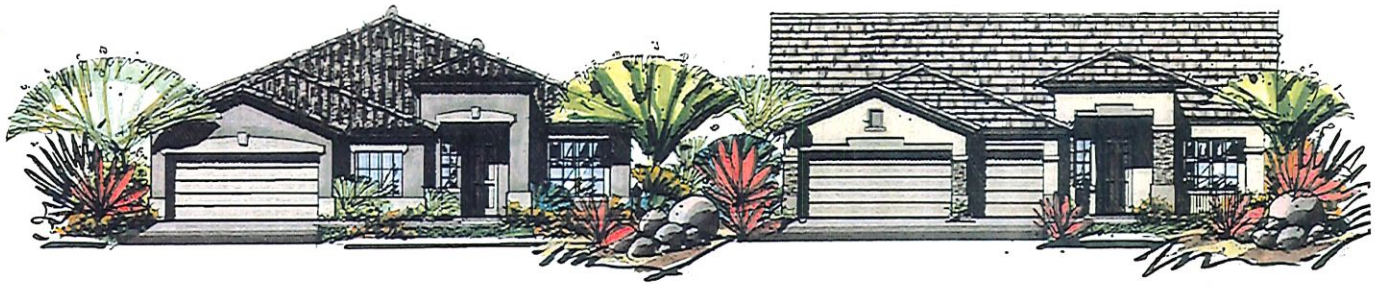
ELEVATION 'D'

PLAN 5003
2,161 SQ. FT.

STANDARD PACIFIC HOMES



FLOOR PLAN



ELEVATION 'A'
WITH BONUS ROOM

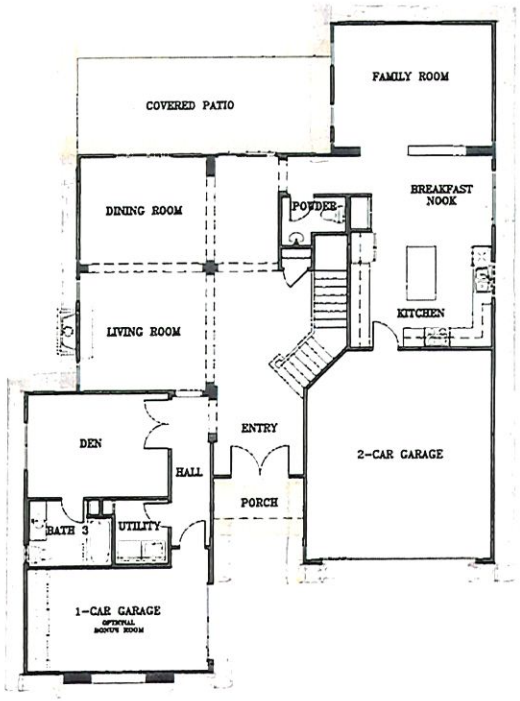
ELEVATION 'C'

ELEVATION 'B'

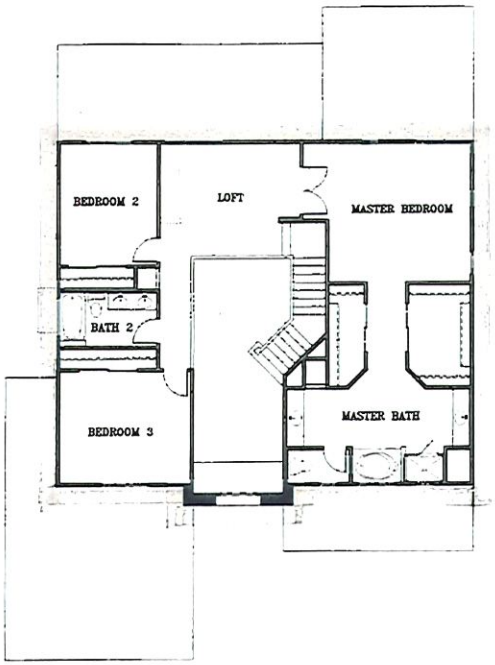
ELEVATION 'D'
WITH BONUS ROOM

PLAN 5004
2,278 SQ. FT.

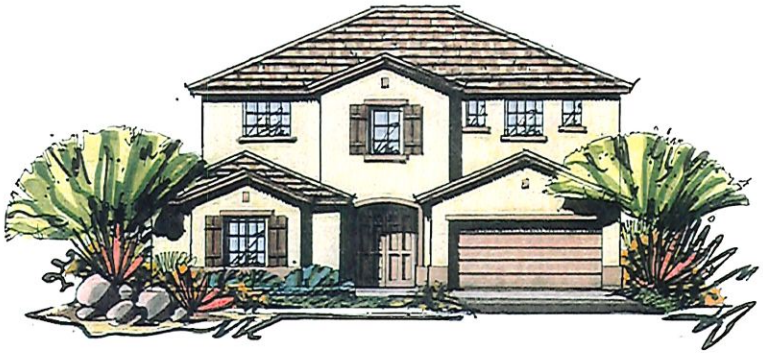
STANDARD PACIFIC HOMES



FIRST FLOOR PLAN



SECOND FLOOR PLAN



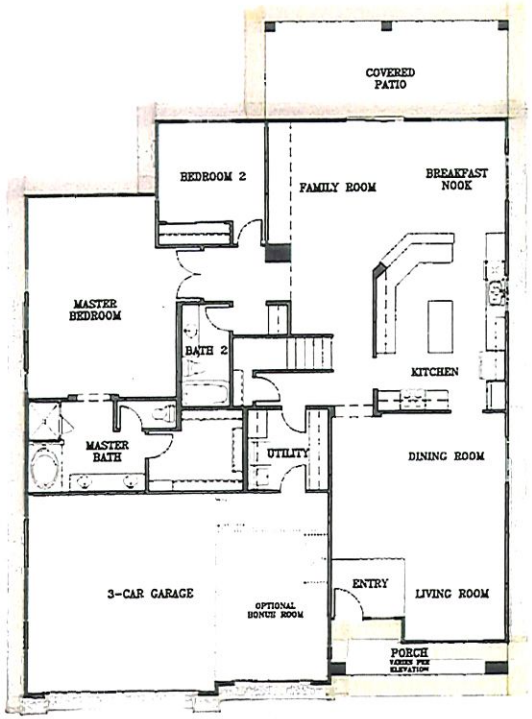
ELEVATION 'A'

ELEVATION 'B'

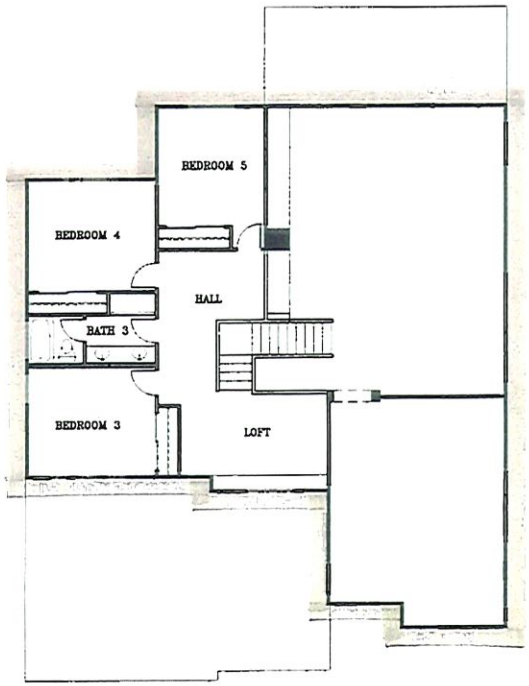
ELEVATION 'C'

PLAN 5005
2,926 SQ. FT.

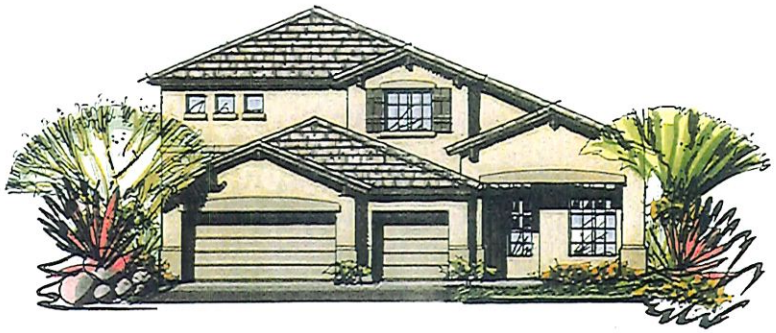
STANDARD PACIFIC HOMES



FIRST FLOOR PLAN



SECOND FLOOR PLAN



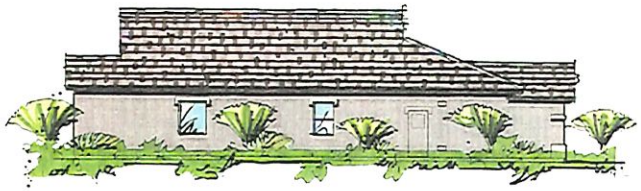
ELEVATION 'A'

ELEVATION 'B'

ELEVATION 'C'

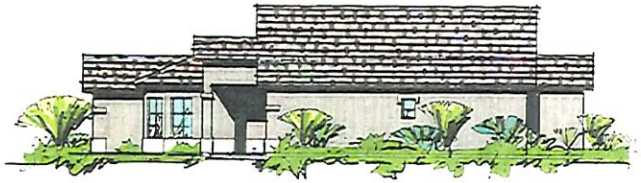
PLAN 5006
3,022 SQ. FT.

STANDARD PACIFIC HOMES

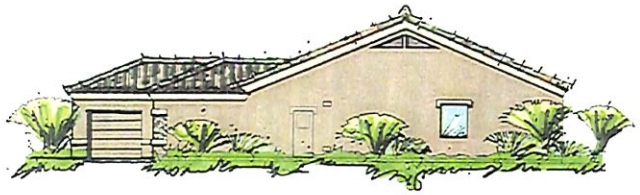


5001A LEFT SIDE ELEVATION

5002D LEFT SIDE ELEVATION



5001A RIGHT SIDE ELEVATION



5002D RIGHT SIDE ELEVATION

5001A REAR ELEVATION

5001D REAR ELEVATION

5002D REAR ELEVATION

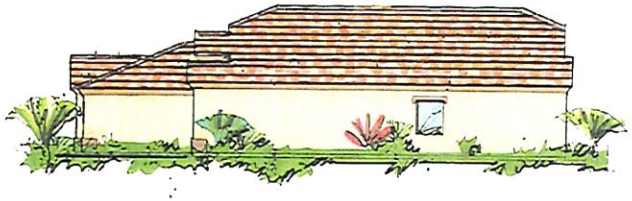
5002A REAR ELEVATION

PLAN 5001

PLAN 5002

STANDARD PACIFIC HOMES

5003B LEFT SIDE ELEVATION

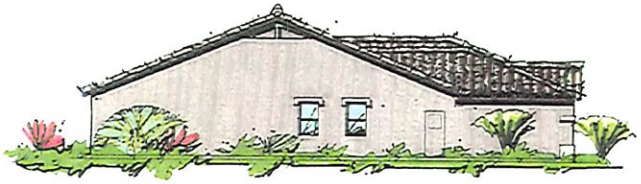


5003B RIGHT SIDE ELEVATION

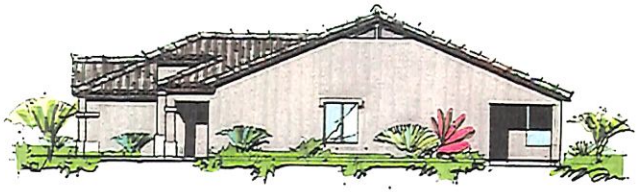
5003B REAR ELEVATION

5003C REAR ELEVATION

PLAN 5003



5004C LEFT SIDE ELEVATION



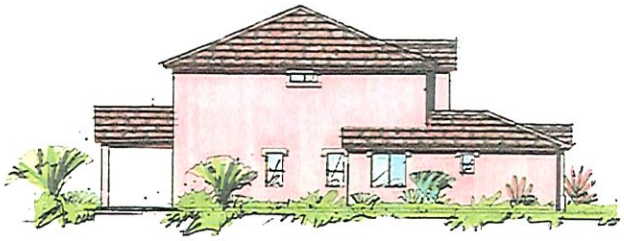
5004C RIGHT SIDE ELEVATION

5004C REAR ELEVATION

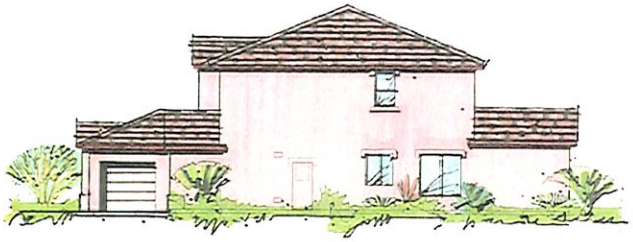
5004C REAR ELEVATION

PLAN 5004

STANDARD PACIFIC HOMES



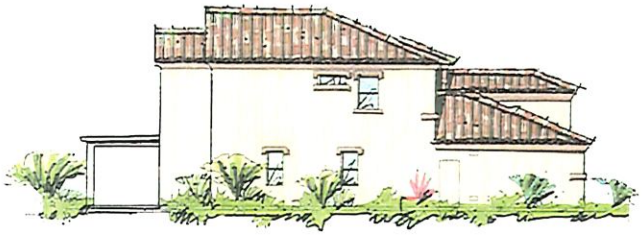
5005A LEFT SIDE ELEVATION



5005A RIGHT SIDE ELEVATION

5005A REAR ELEVATION

PLAN 5005



5006C LEFT SIDE ELEVATION

5006C RIGHT SIDE ELEVATION

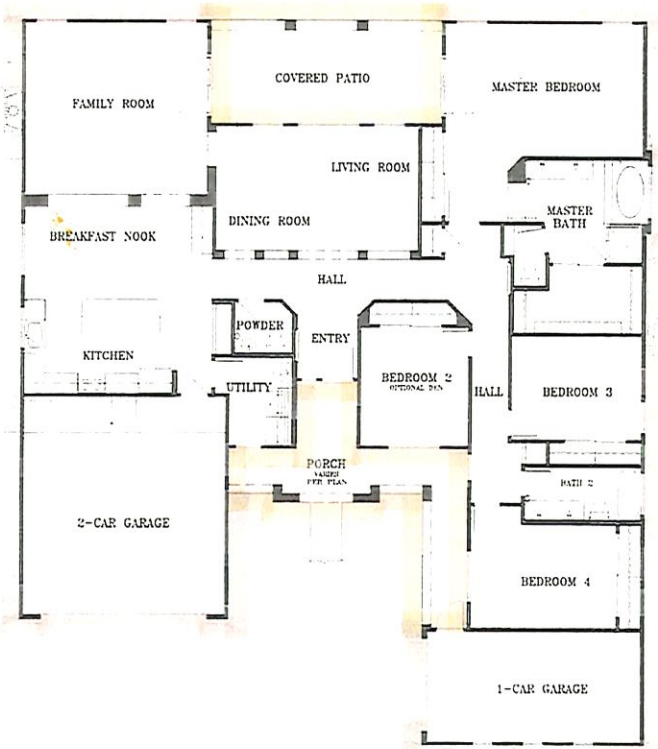
5006C REAR ELEVATION

PLAN 5006

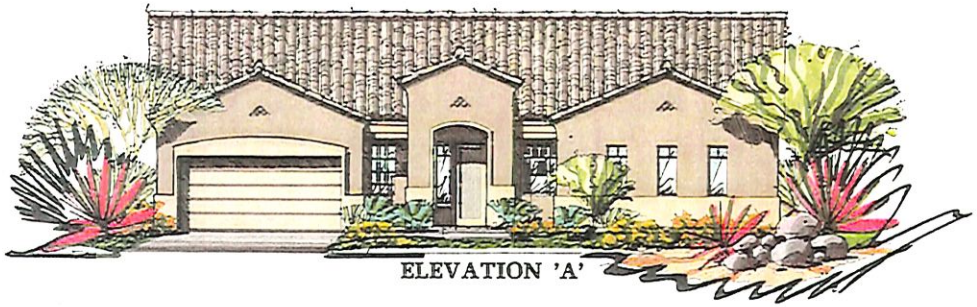
STANDARD PACIFIC HOMES

6000 SERIES

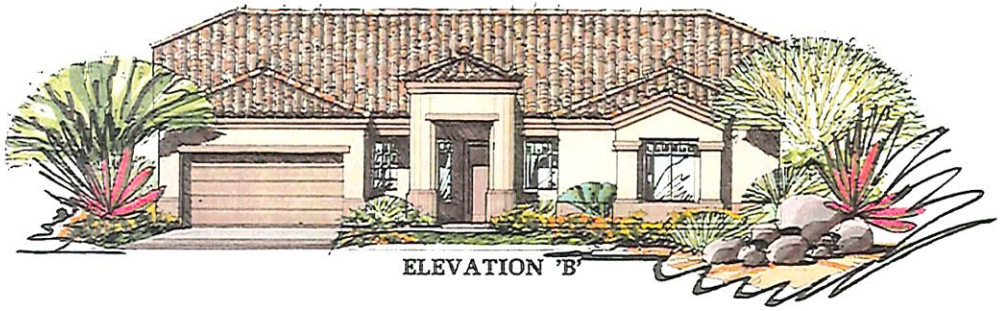
STANDARD PACIFIC
HOMES



PLAN 6001
2,428 S.Q. FT.



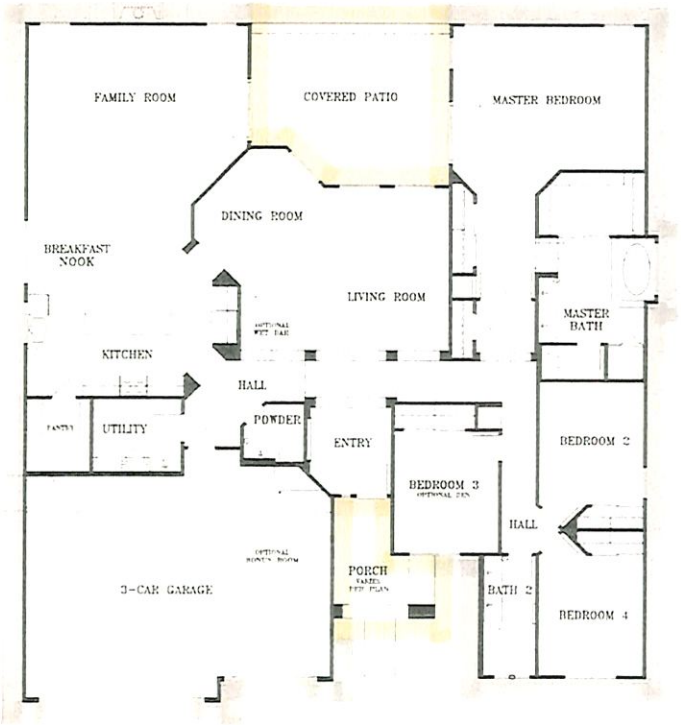
ELEVATION 'A'



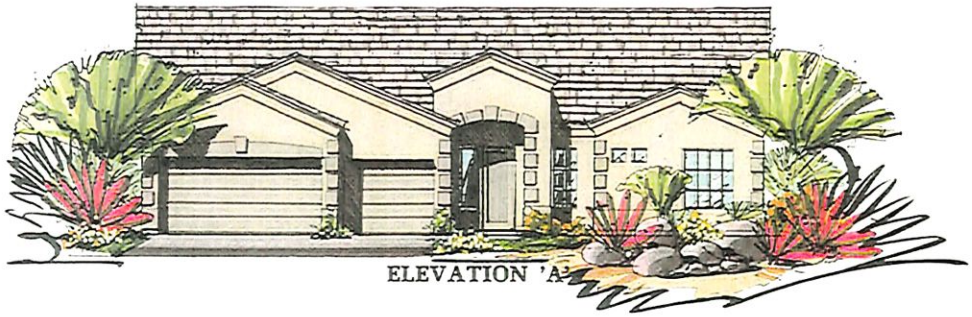
ELEVATION 'B'

ELEVATION 'C'

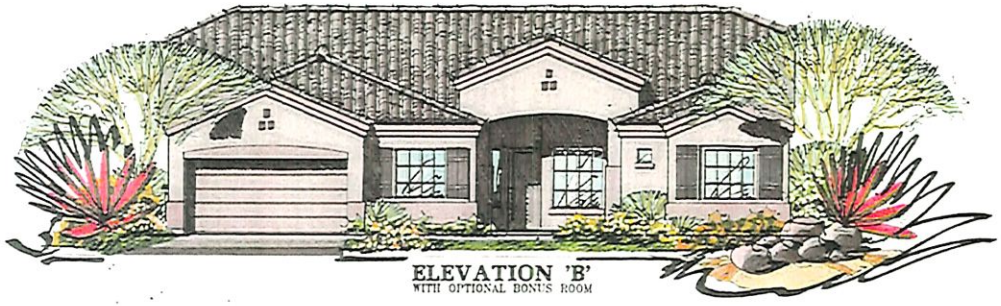
STANDARD PACIFIC HOMES



PLAN 6002
2,722 S.Q. FT.



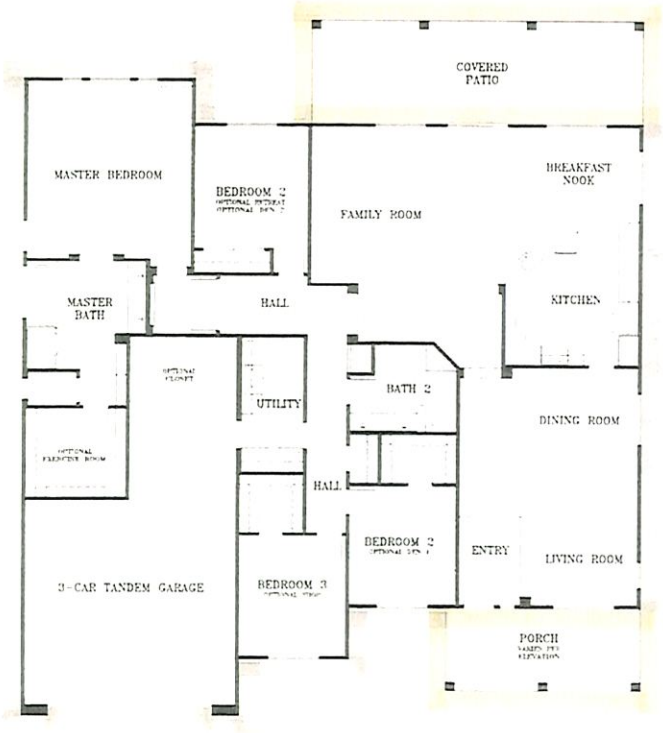
ELEVATION 'A'



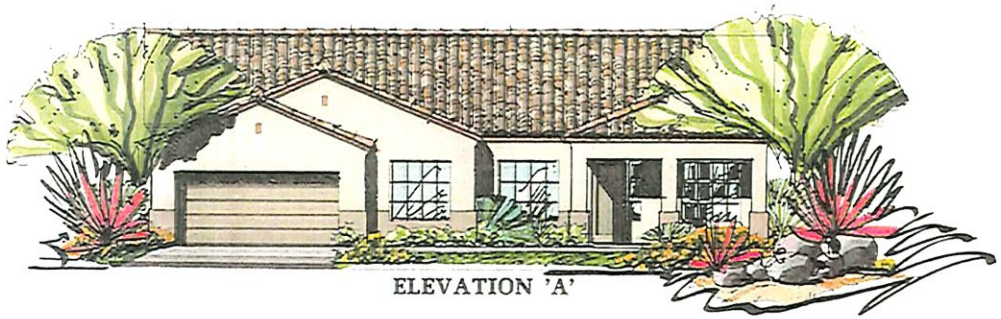
ELEVATION 'B'
WITH OPTIONAL BONUS ROOM

ELEVATION 'C'

STANDARD PACIFIC HOMES



PLAN 6003
2,570 S.Q. FT.

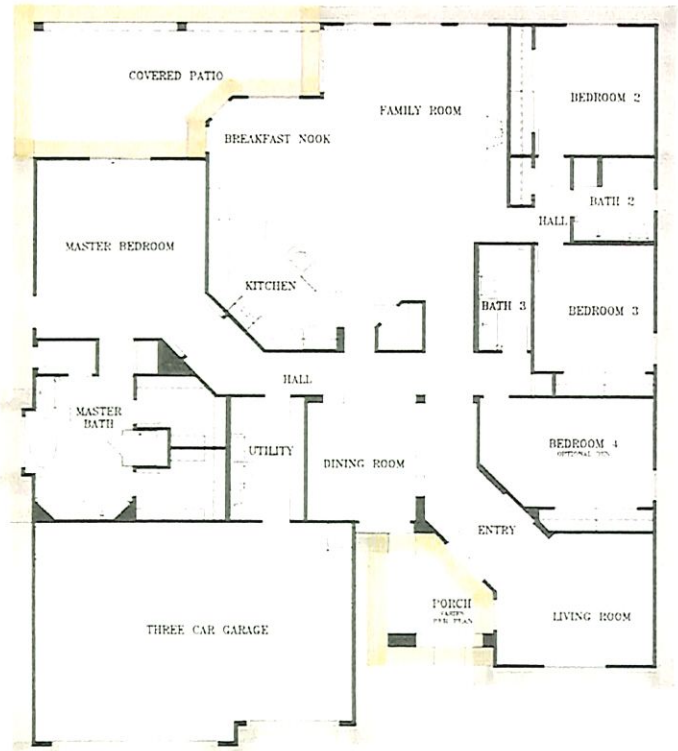


ELEVATION 'A'

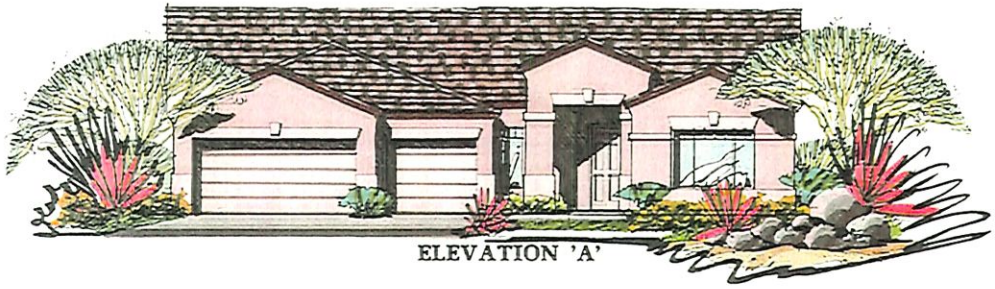
ELEVATION 'B'

ELEVATION 'C'

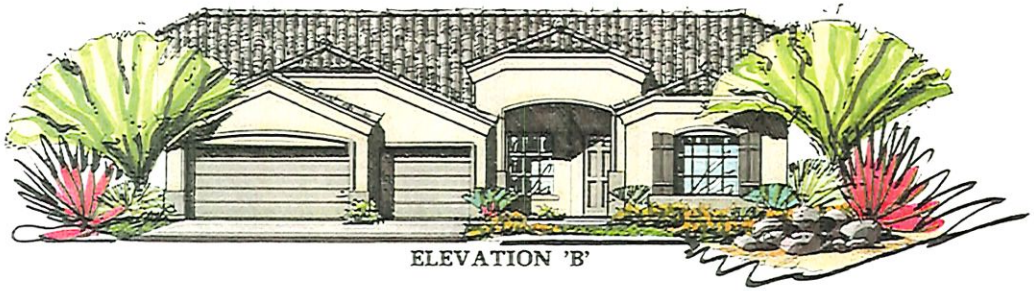
STANDARD PACIFIC HOMES



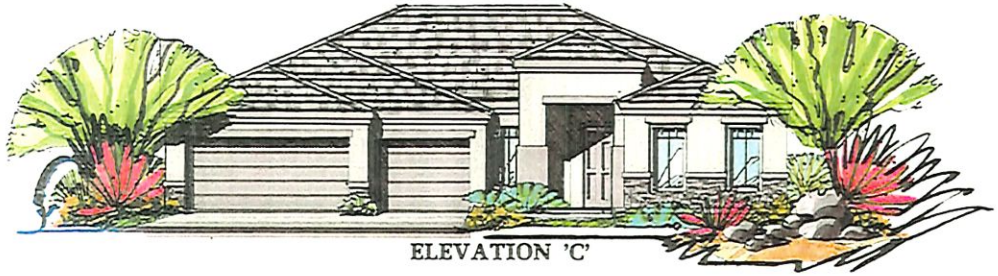
PLAN 6004
2,862 S.Q. FT.



ELEVATION 'A'

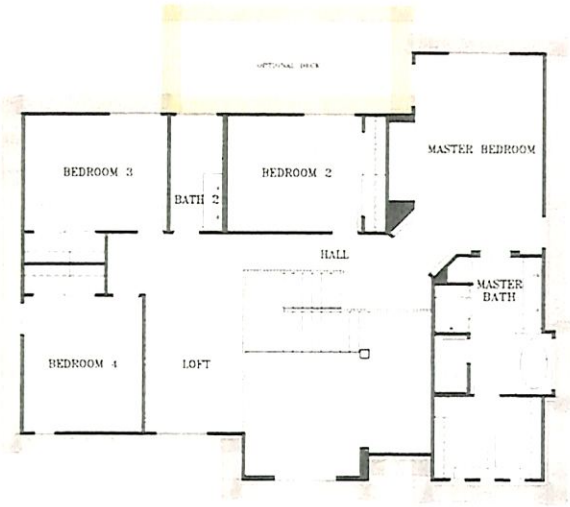


ELEVATION 'B'

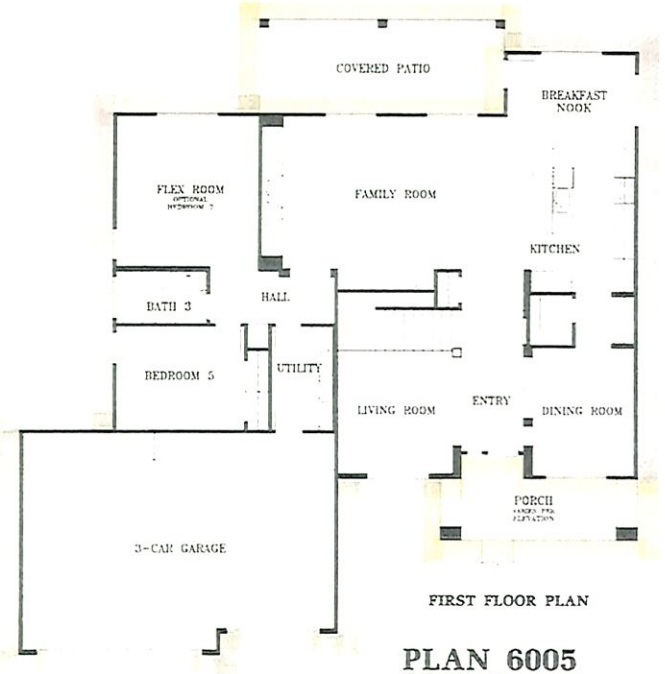


ELEVATION 'C'

STANDARD PACIFIC HOMES



SECOND FLOOR PLAN



FIRST FLOOR PLAN

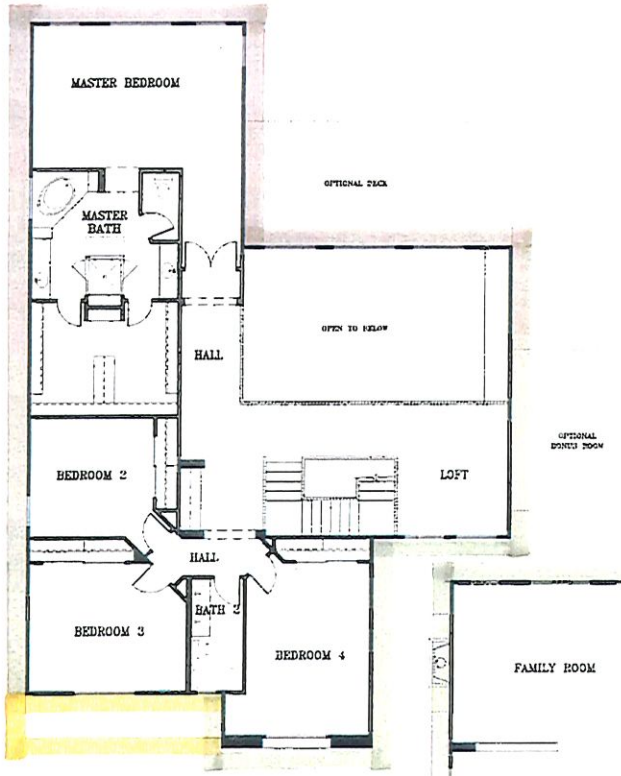
PLAN 6005
3,243 S.Q. FT.

ELEVATION 'A'

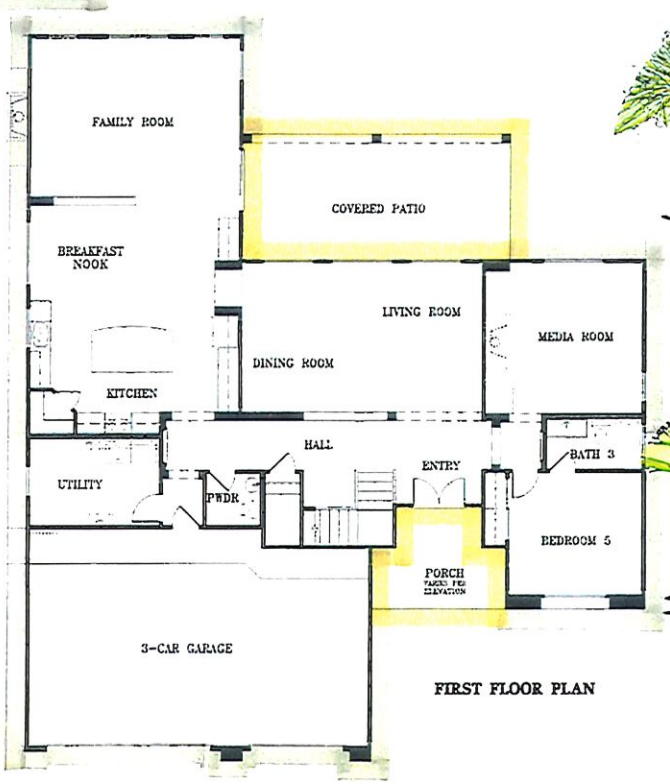
ELEVATION 'B'

ELEVATION 'C'

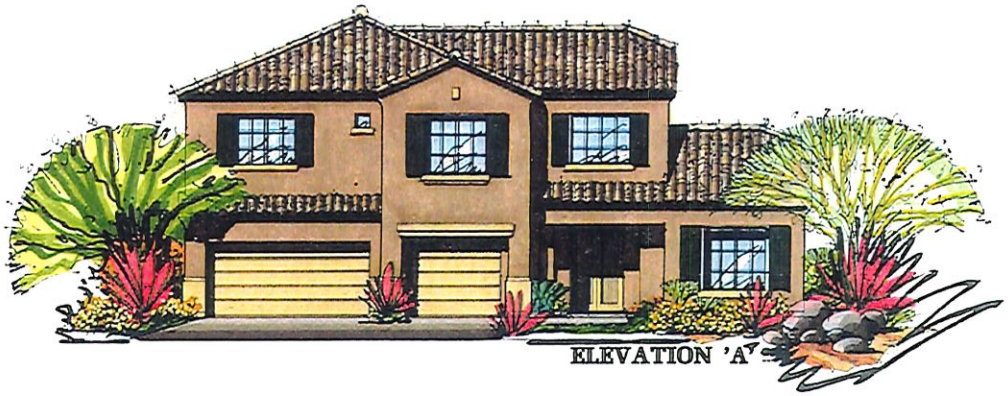
STANDARD PACIFIC HOMES



SECOND FLOOR PLAN

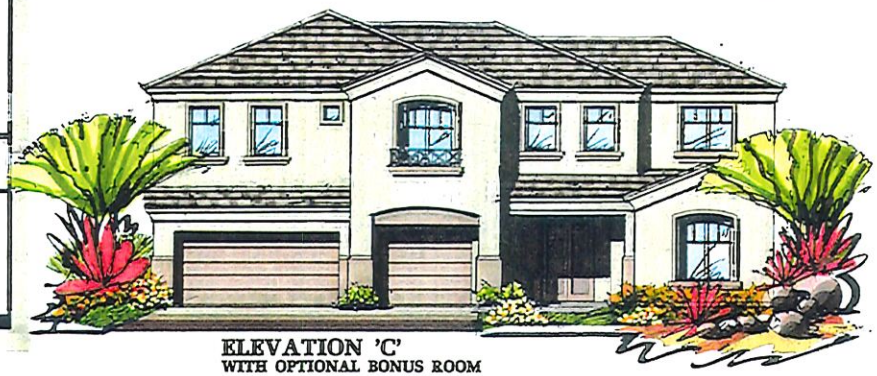


FIRST FLOOR PLAN



ELEVATION 'A'

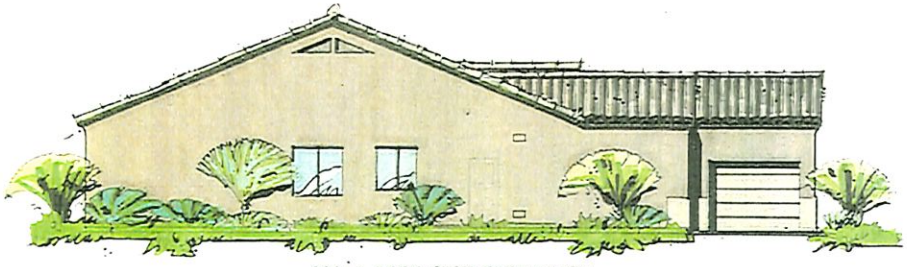
ELEVATION 'B'



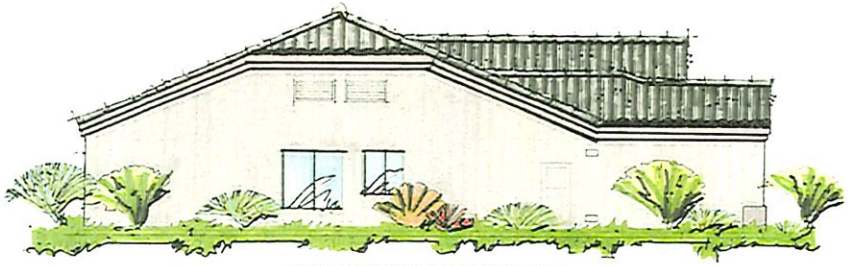
ELEVATION 'C'
WITH OPTIONAL BONUS ROOM

PLAN 6006
4,108 S.Q. FT.

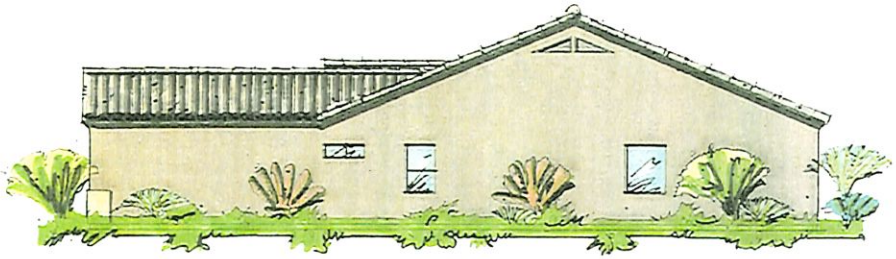
STANDARD PACIFIC HOMES



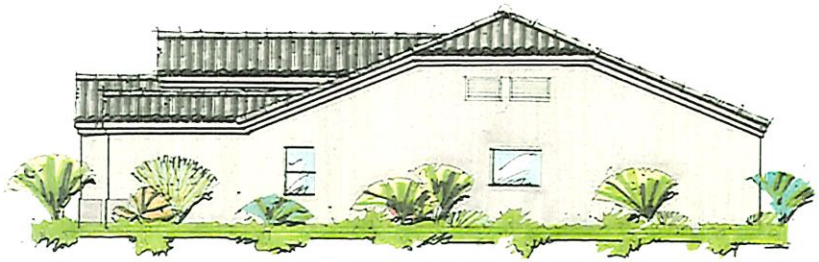
6001A LEFT SIDE ELEVATION



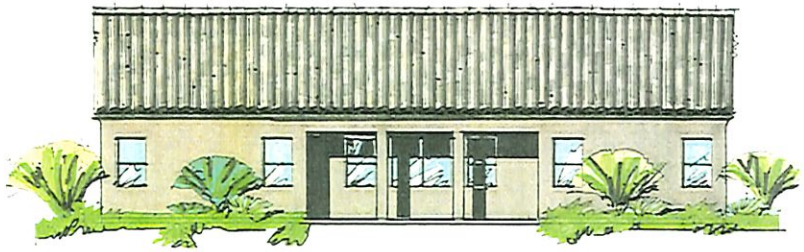
6002B LEFT SIDE ELEVATION



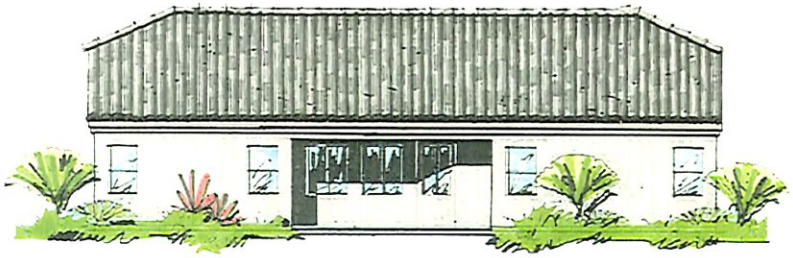
6001A RIGHT SIDE ELEVATION



6002B RIGHT SIDE ELEVATION



6001A REAR ELEVATION



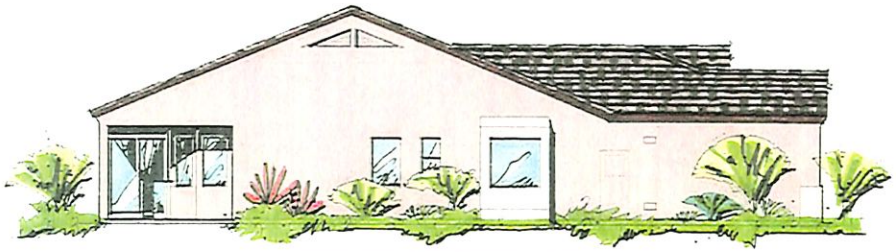
6002B REAR ELEVATION

PLAN 6001

PLAN 6002

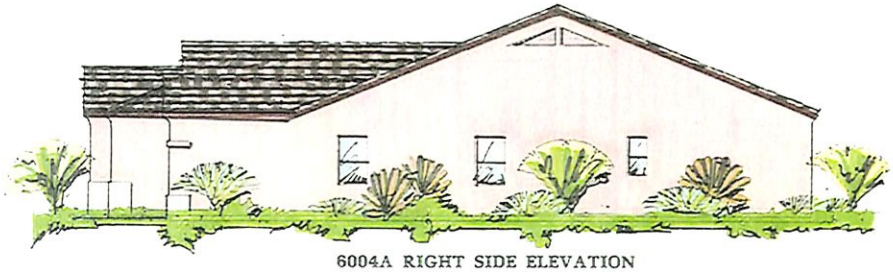
STANDARD PACIFIC HOMES

6003C LEFT SIDE ELEVATION

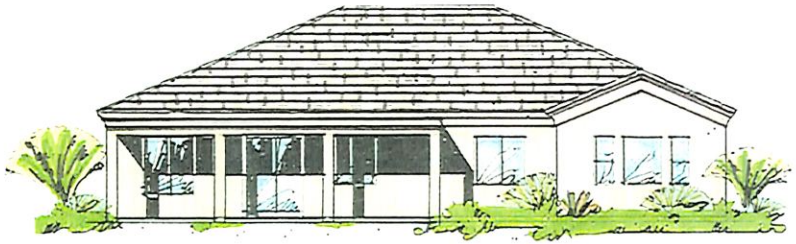


6004A LEFT SIDE ELEVATION

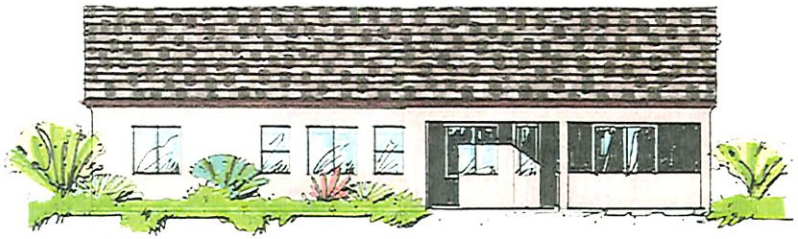
6003C RIGHT SIDE ELEVATION



6004A RIGHT SIDE ELEVATION



6003C REAR ELEVATION

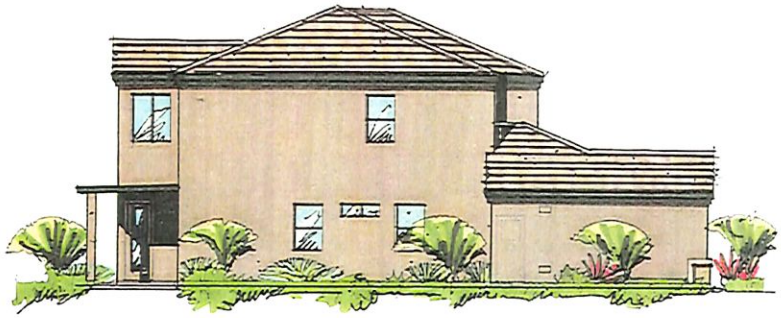


6004A REAR ELEVATION

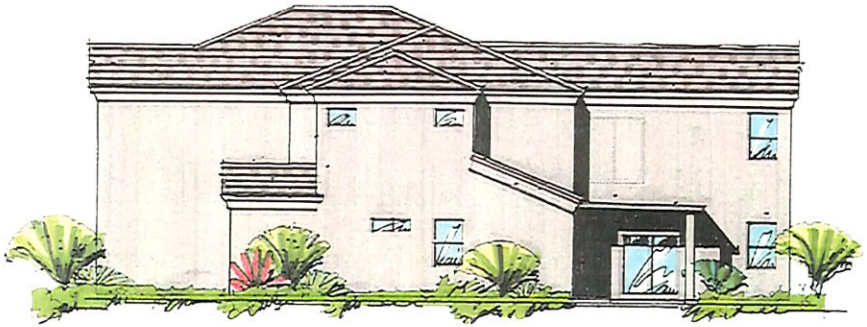
PLAN 6003

PLAN 6004

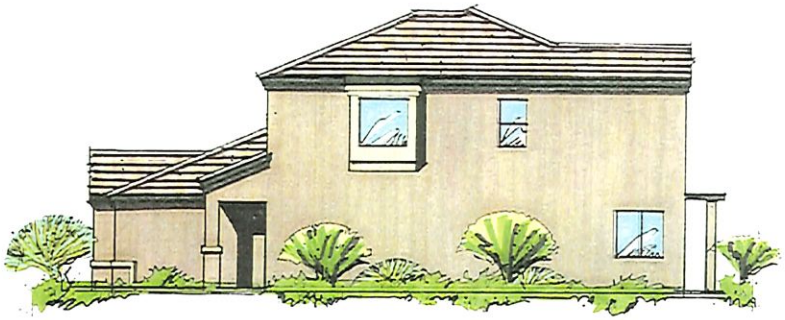
STANDARD PACIFIC HOMES



6005B LEFT SIDE ELEVATION

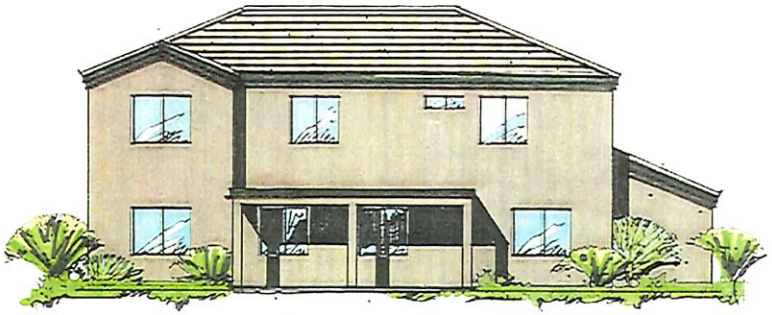


6006C LEFT SIDE ELEVATION



6005B RIGHT SIDE ELEVATION

6006C RIGHT SIDE ELEVATION



6005B REAR ELEVATION

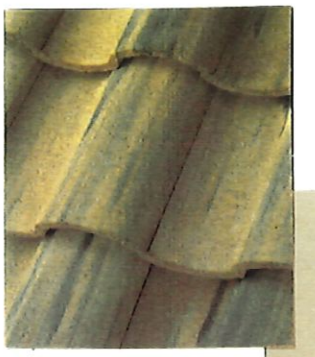
PLAN 6005

STANDARD PACIFIC HOMES

6006C REAR ELEVATION

PLAN 6006

Color Schemes - 4500 Canyon Oaks



ROOF TILE:
SOLANO
3596

ACCENT:
WOODLAWN GREEN
DE SP18

POP-OUT:
SOUTHWEST SKY
DE SP2600

BASE: YOUR BLUFF
DE SP2130

STONE: PLATINUM
8017

WOODLAWN GREEN

ROOF TILE:
NAVAJO
2386

ACCENT:
TRAILBLAZER
DE SP2510

POP-OUT:
APACHE TAN
DE SP2680

BASE: MILKWEED
DE SP651

STONE: MOJAVE
8014

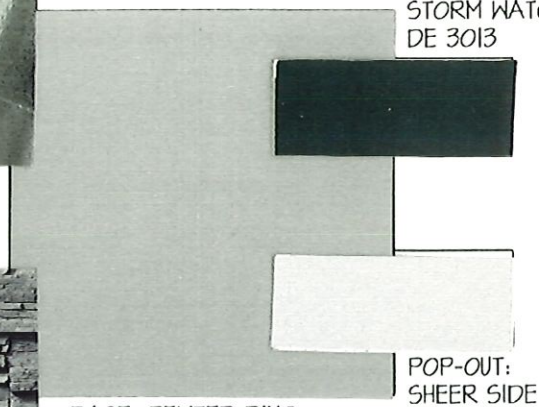
TRAILBLAZER

STANDARD PACIFIC
HOMES

Color Schemes - 4500 Canyon Oaks

ROOF TILE:
SILVERWOOD
2110

STONE: GRAY
8018

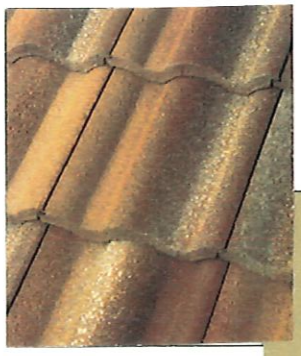


ACCENT:
STORM WATCH
DE 3013

POP-OUT:
SHEER SIDE
DE 3007

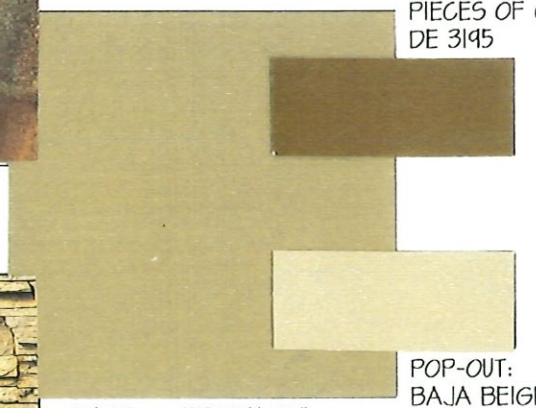
BASE: PEWTER RING
DE 3009

STORM WATCH



ROOF TILE:
NAVAJO
2386

STONE: AUTUMN
8015



ACCENT:
PIECES OF GOLD
DE 3195

POP-OUT:
BAJA BEIGE
525

BASE: BROWN OWL
Q5-190

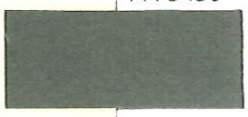
PIECES OF GOLD

STANDARD PACIFIC
HOMES

Color Schemes - 4500 Canyon Oaks

ROOF TILE:
FLINTRIDGE GRAY
3511

ACCENT:
IRON HORSE
FR 8785



BASE: TEQUILA
FR 8672W

POP-OUT:
RUGGED TRAIL
FR 8663W

IRON HORSE

STONE: PLATINUM
8017

STANDARD PACIFIC
HOMES

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
SOLANO
3596

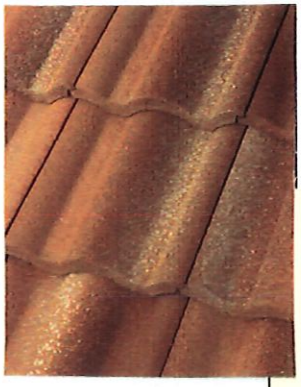
ACCENT:
WOODLAWN GREEN
DE SP18

POP-OUT:
SOUTHWEST SKY
DE SP2600

BASE: YOUR BLUFF
DE SP2130

STONE: PLATINUM
8017

WOODLAWN GREEN



ROOF TILE:
NAVAJO
2386

ACCENT:
TRAILBLAZER
DE SP2510

POP-OUT:
APACHE TAN
DE SP2680

BASE: MILKWEED
DE SP651

STONE: MOJAVE
8014

TRAILBLAZER

STANDARD PACIFIC
HOMES

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
RIDGECREST
2258

ACCENT:
RUBY BREEZE
DE 3069

POP-OUT:
GOSSIP
DE 3062

BASE: CLUSTER
DE 3061

STONE: GRAY
8018

RUBY BREEZE

ROOF TILE:
FLINTRIDGE GRAY
3511

ACCENT:
IRON HORSE
FR 8785

POP-OUT:
RUGGED TRAIL
FR 8663W

BASE: TEQUILA
FR 8672W

STONE: PLATINUM
8017

IRON HORSE

STANDARD PACIFIC
HOMES

Color Schemes - 5500 Canyon Oaks

ROOF TILE:
SILVERWOOD
2110

ACCENT:
STORM WATCH
DE 3013

POP-OUT:
SHEER SIDE
DE 3007

BASE: PEWTER RING
DE 3009

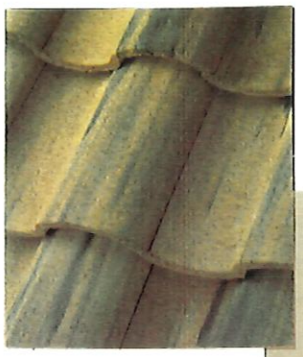
STONE: GRAY
8018

STORM WATCH

STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
SOLANO
3596



ACCENT:
WOODLAWN GREEN
DE SP18

POP-OUT:
SOUTHWEST SKY
DE SP2600

BASE: YOUR BLUFF
DE SP2130

STONE: PLATINUM
8017

WOODLAWN GREEN

ROOF TILE:
NAVAJO
2386

ACCENT:
TRAILBLAZER
DE SP2510

POP-OUT:
APACHE TAN
DE SP2680

BASE: MILKWEED
DE SP651

STONE: MOJAVE
8014

TRAILBLAZER

STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
RIDGECREST
2258

ACCENT:
RUBY BREEZE
DE 3069

POP-OUT:
GOSSIP
DE 3062

BASE: CLUSTER
DE 3061

STONE: GRAY
8018

RUBY BREEZE

ROOF TILE:
FLINTRIDGE GRAY
3511

ACCENT:
IRON HORSE
FR 8785

POP-OUT:
RUGGED TRAIL
FR 8663W

BASE: TEQUILA
FR 8672W

STONE: PLATINUM
8017

IRON HORSE

STANDARD PACIFIC
HOMES

Color Schemes - 6000 Canyon Oaks

ROOF TILE:
ARROWHEAD GRAY
3209

ACCENT:
INDIGO TRUTH
3099

POP-OUT:
ALLAN'S BLAZE
3079

BASE: SHEER SIDE
3077

STONE: GRAY
8018

INDIGO TRUTH

STANDARD PACIFIC
HOMES

Planning & Zoning Commission Development Services Memo No. PZ 23-007

Date: 03/01/2023
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Notice of Cancelation of the March 15, 2023, Planning and Zoning Commission Hearing

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Proposed Motion:

Move Planning and Zoning Commission cancel March 15, 2023, Planning and Zoning Commission Hearing.

Background/Discussion

Due to the management of cases, Planning staff is recommending cancelation of the March 15, 2023, Planning and Zoning Commission Hearing.