

USE PERMIT (Case No: 20-30000012)

FOR

THE FAIRWAYS

AT PALM VALLEY

an assisted living community



2382 North Litchfield Road, Goodyear, Arizona 85395
(Approximately 6.15 acres within the PALM VALLEY II- PAD)



Submitted by Applicant:

Suntereo Real Estate Services, LLC – Scott Laten
2944 North 44th Street, Suite 101 Phoenix, Arizona 85018
telephone: 480.206.2965 email: S.Laten@Suntereo.com

THE FAIRWAYS at Palm Valley

Assisted Living Community







W-Virginia Ave

N-140th Ave

N-141st Ln

Zoning: C-2 (Allowable Use)
Use Permit (Required)

N-Litchfield Rd

W-Cambridge Ave

W-Wilshire Dr

N-138th Ave

W-Vernon Ave

Community Amenities

- Club House
- Concierge
- Pitch & Putt (3-holes)
- Golf Club Storage
- Fitness Club
- Full-Service Sports Bar
 - Inside and Outside Dining
 - Beer, Wine and Mixed Drinks
 - Golf Simulator
 - Pool Tables, Shuffleboard
 - Bar Seating, High-Tops and Tables
- Resident Business Center & Conference Room
- Theater
- Pet Grooming Area

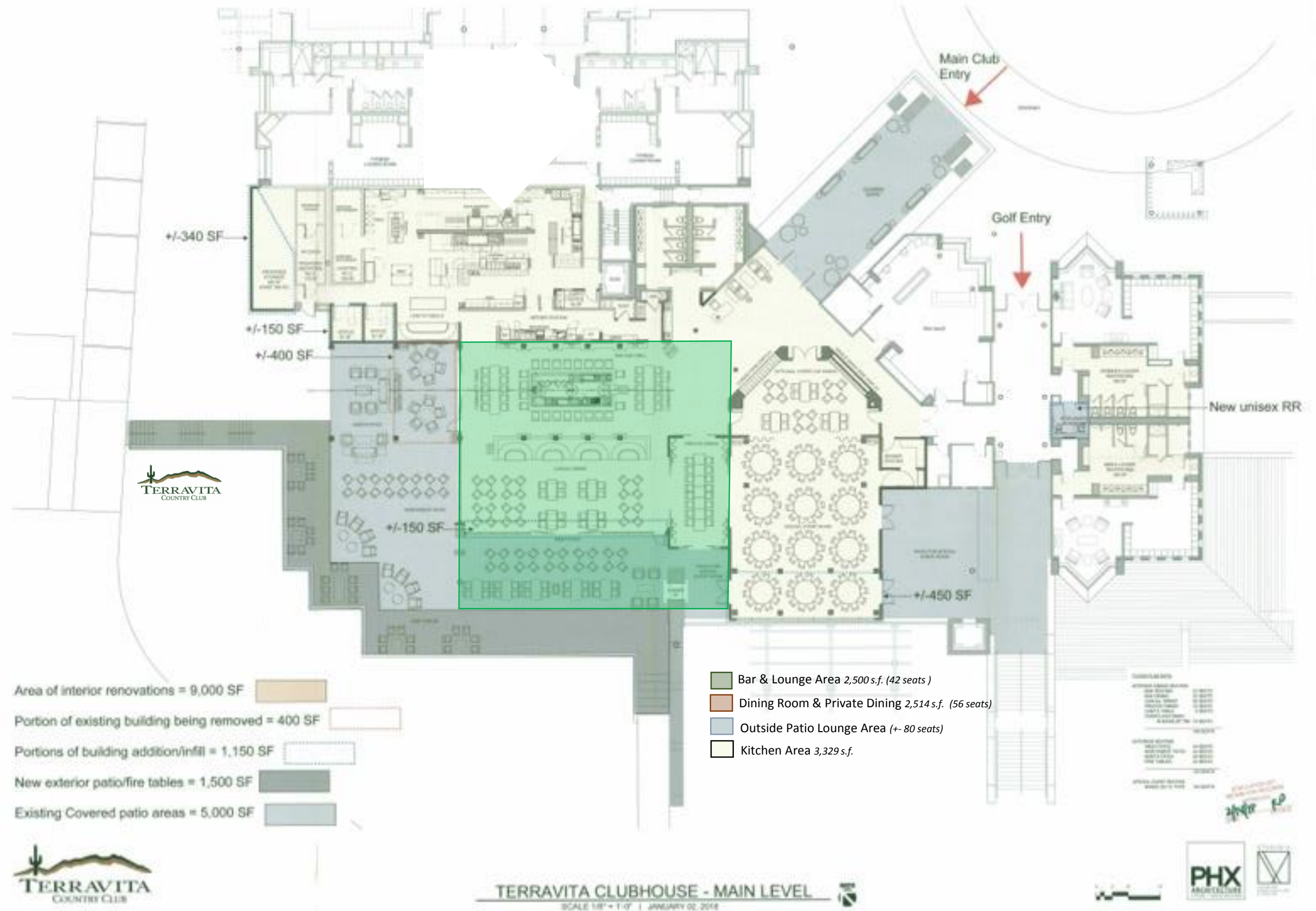
Resident Amenities

- Nine to Ten-Foot Ceilings
- Expansive Kitchens with Islands
- Stainless Steel Appliances
- Full Ceramic-Tile Backsplash
- Washers & Dryers
- Large Pantry And Extra Storage Space
- Large Under-Mount Sinks With Designer Faucets
- Quartz Countertops
- Upgraded Cabinetry
- Ceiling Fans
- USB Outlets In Bedrooms And Kitchens
- Luxury Hard Surface Flooring Throughout
- Private Patio and Balconies

Fitness Amenities

- Fitness Club and Spa
 - Equipment
 - Free Weights
 - Fitness Classes
- Bocce Ball
- Lap Pool
- Therapy Spa







9TH HOLE WATER HAZARD



Soft Seating Fireside



Lap & Lounge Pool



Chip & Putt



Bocce Ball



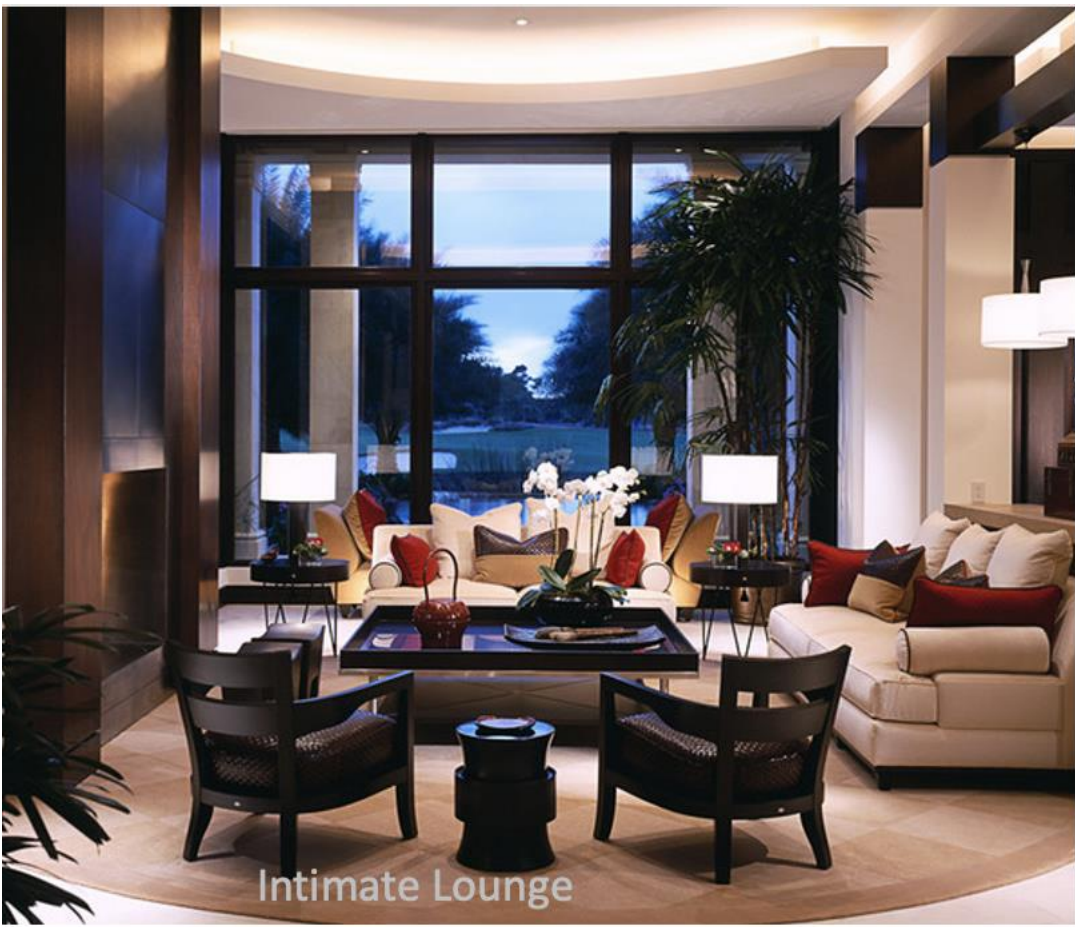
Cabanas



Golf Course Views

OUTDOOR LIVING

COMMON AREAS



Intimate Lounge



Ninth Hole View Sports Bar



Billiards



Yoga & Pilates



Golf Simulators

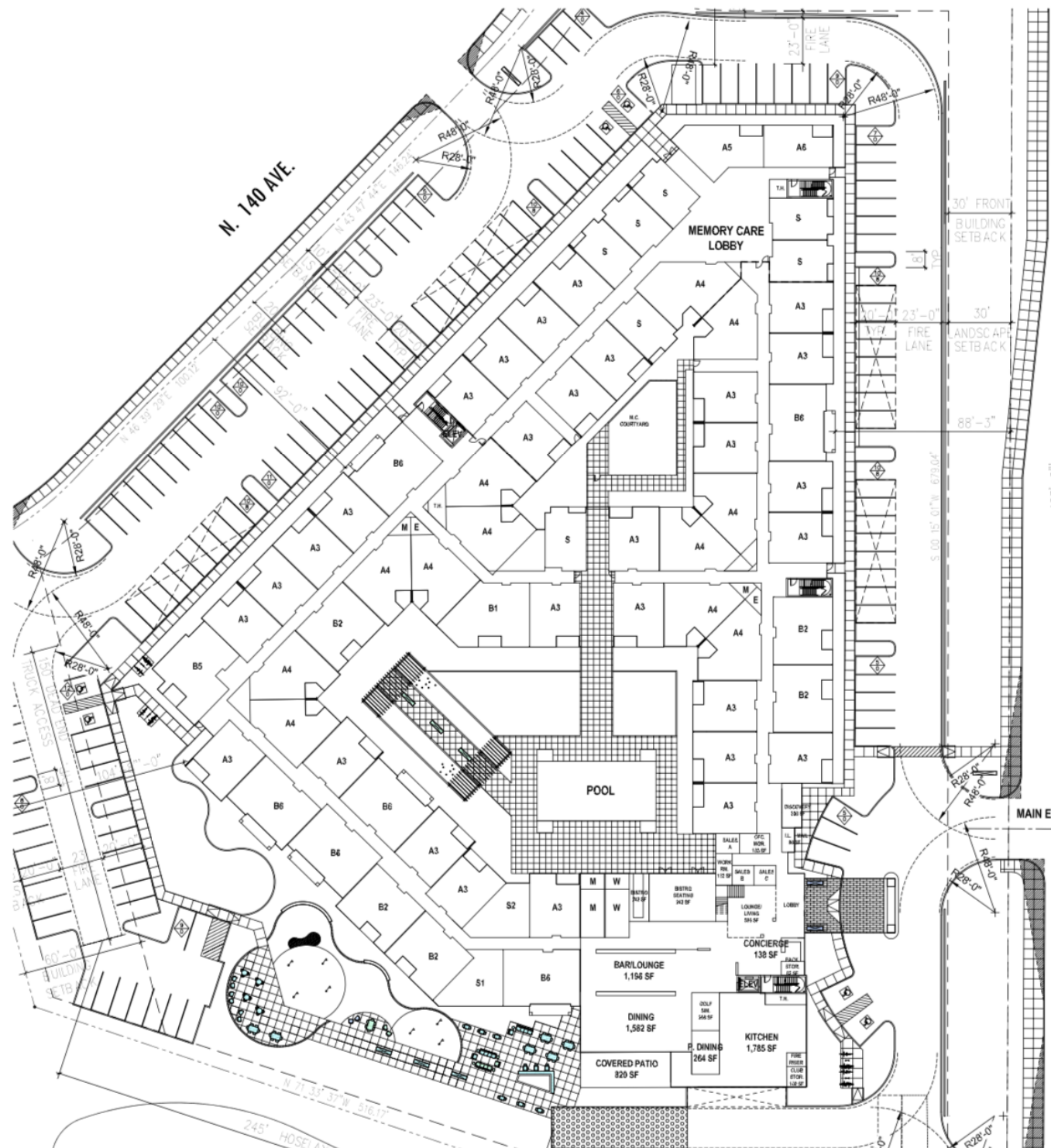


Fitness Center

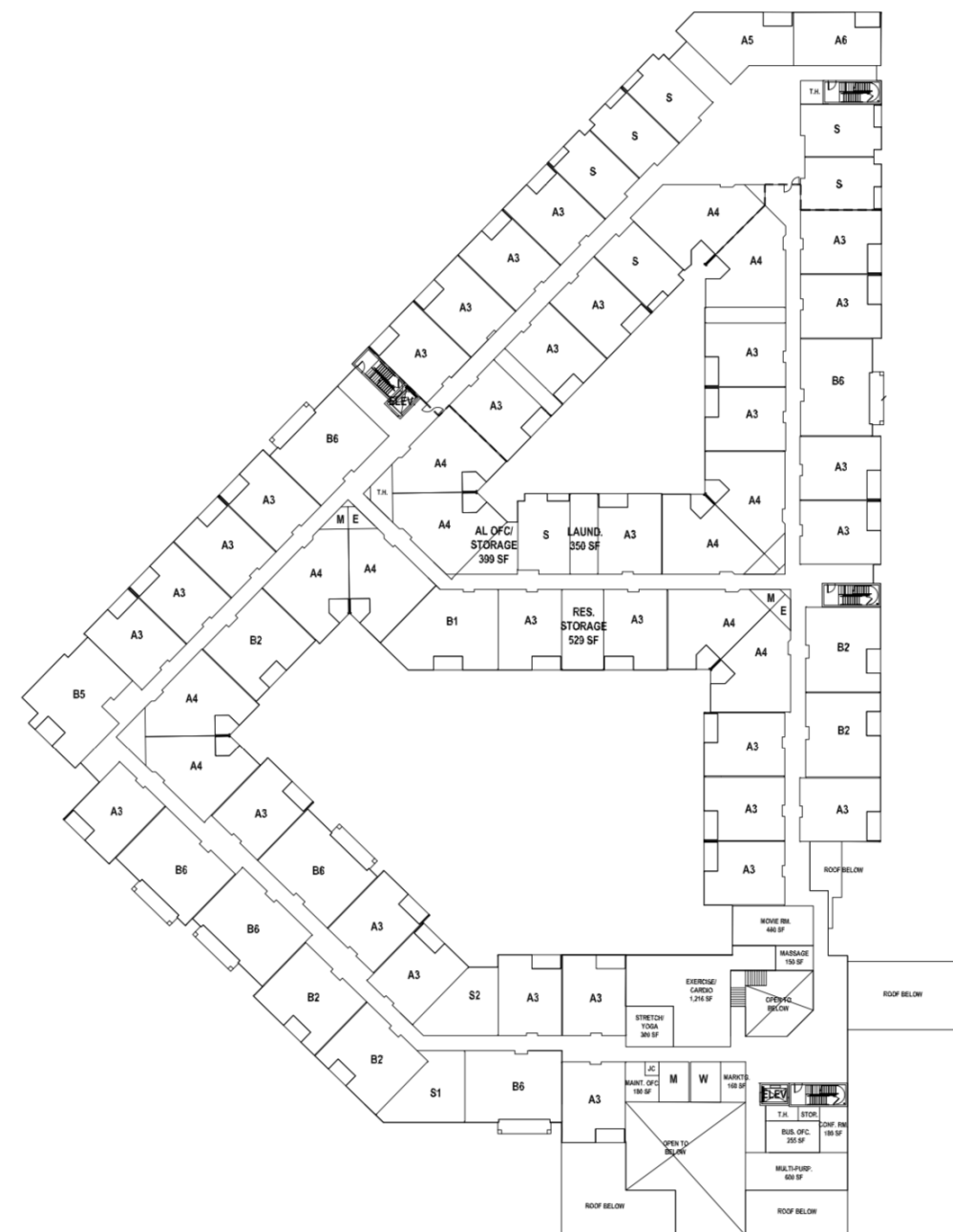
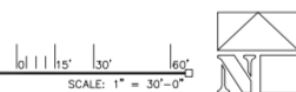


UNIT INTERIORS

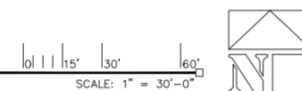
S	LIVABLE - 554 SF BALCONY - 60 SF
S1	LIVABLE - 630 SF BALCONY - 60 SF
S2	LIVABLE - 583 SF BALCONY - 73 SF
A3	LIVABLE - 758 SF BALCONY - 60 SF
A4	LIVABLE - 925 SF BALCONY - 60 SF
A5	LIVABLE - 868 SF BALCONY - 60 SF
A6	LIVABLE - 683 SF BALCONY - 60 SF
B1	LIVABLE - 1,156 SF BALCONY - 89 SF
B2	LIVABLE - 955 SF BALCONY - 60 SF
B5	LIVABLE - 1,157 SF BALCONY - 75 SF
B6	LIVABLE - 1,080 SF BALCONY - 122 SF



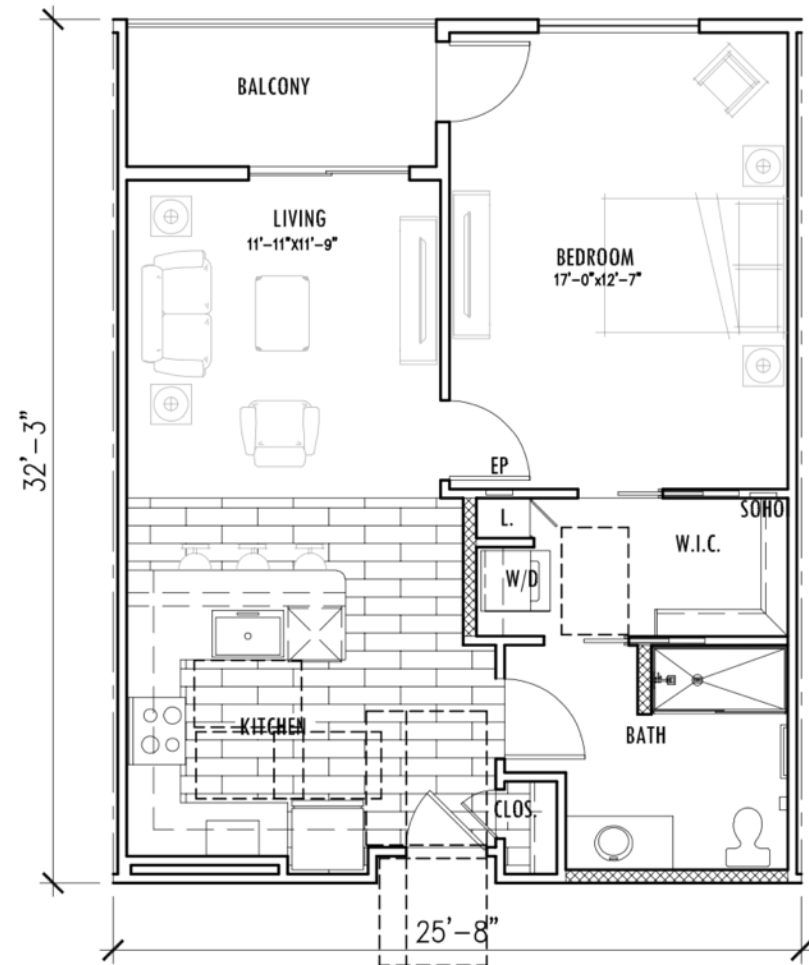
LEVEL 1 BUILDING PLAN



LEVEL 2 BUILDING PLAN



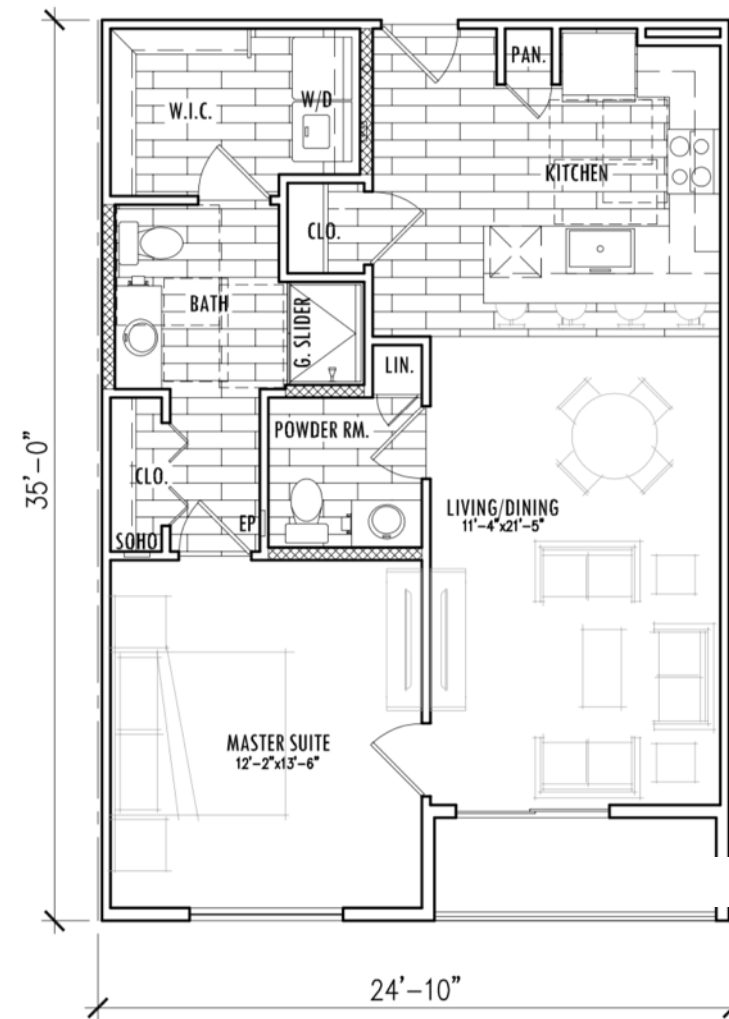
LEVEL PLANS



UNIT PLAN A3

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

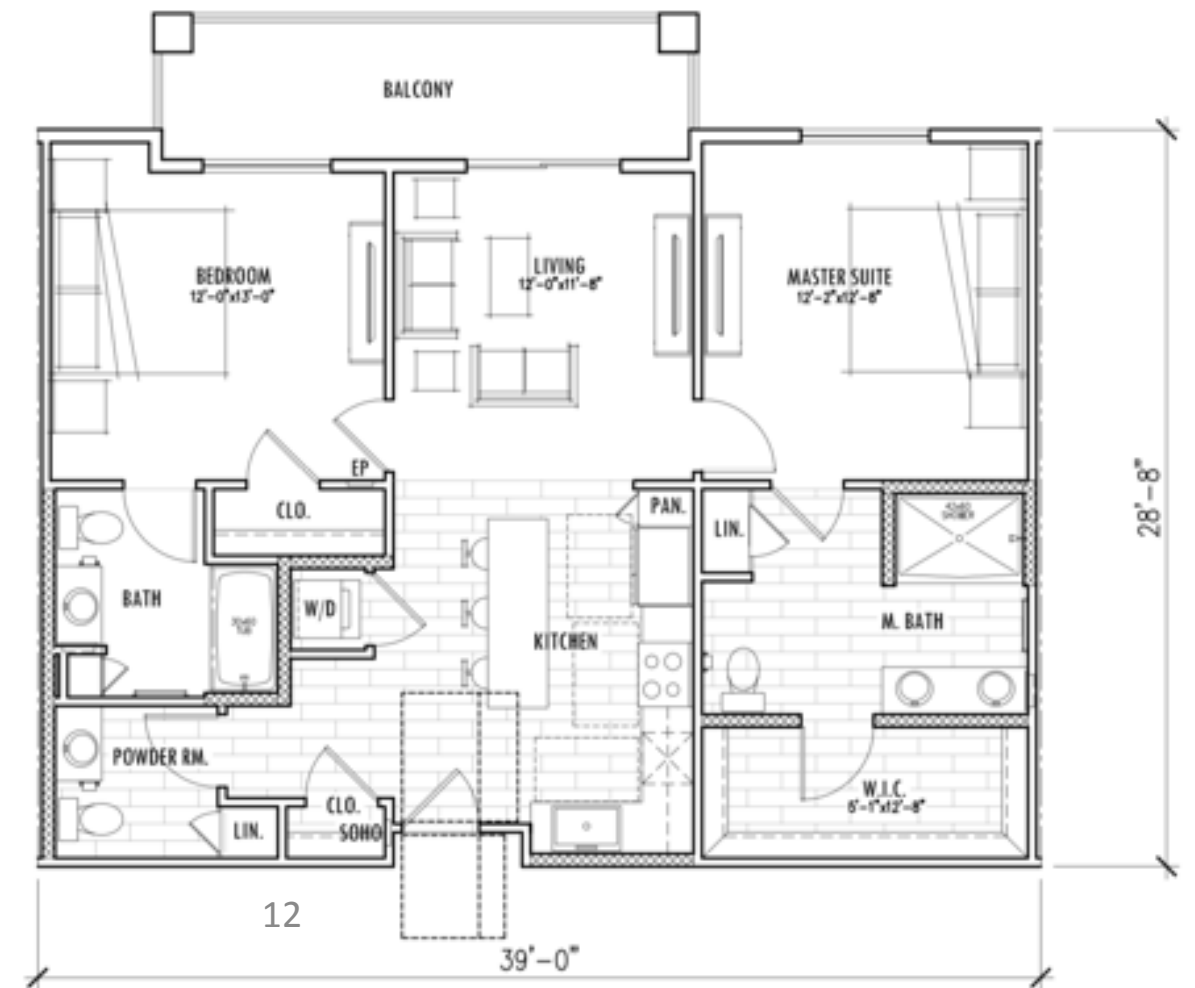
757 S.F. LIVABLE
64 S.F. PATIO
821 S.F. GRAND TOTAL



UNIT PLAN A5

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

822 S.F. LIVABLE
47 S.F. PATIO/BALCONY
869 S.F. GRAND TOTAL



UNIT PLAN B2

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

1,051 S.F. LIVABLE
115 S.F. PATIO/BALCONY
1,166 S.F. GRAND TOTAL

SAMPLE FLOOR PLANS



East Elevation – Litchfield Road



North Elevation – West Virginia Avenue



South Elevation – Golf Course View



West Elevation – North 104th Avenue

Base - Stucco

Accent One - Stucco

Accent Two - Stucco

Building Stone

Building Roof Tile

Wood and Metal

THE FAIRWAYS

Senior Living rental community

Colors are approximate



HOLD FOR QUESTIONS

LINE OF SIGHT EXHIBITS

Site Plan & Distances to Neighbors

Case No: 20-30000012
2382 North Litchfield Road
Goodyear, Arizona 85395

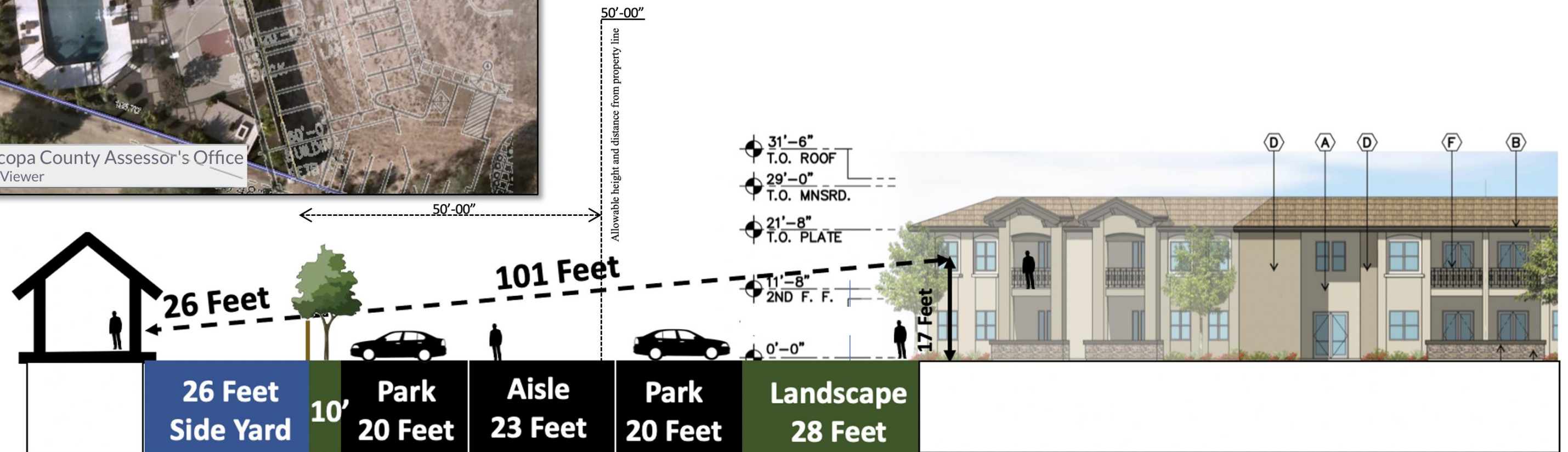
THE FAIRWAYS
AT PALM VALLEY
an assisted living community



Maricopa County Assessor's Office
Parcel Viewer

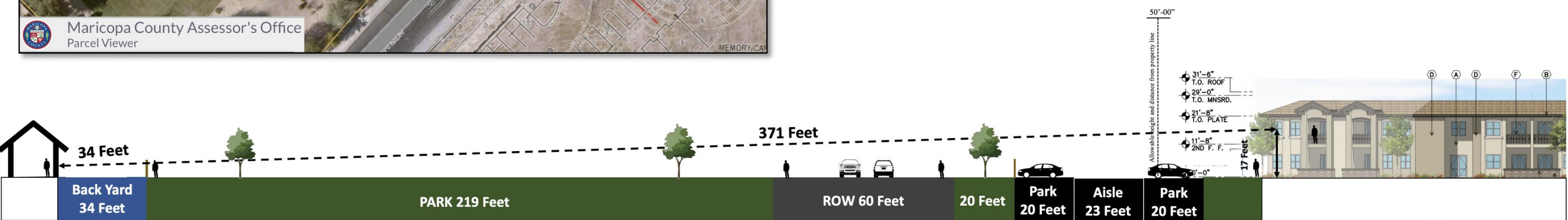
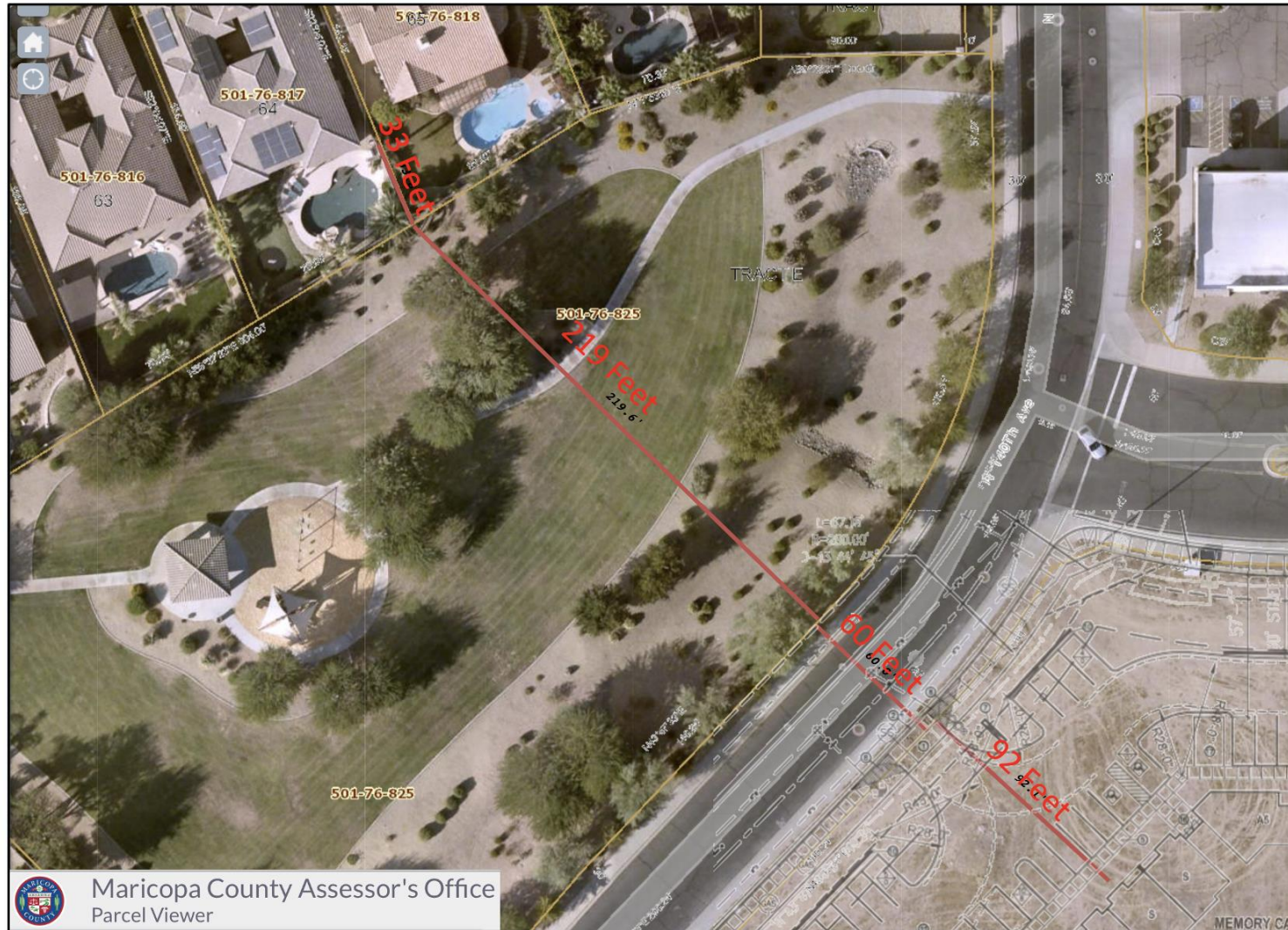
Case No: 20-30000012
LINE OF SIGHT EXHIBIT

Garverick Residence
2400 North 141st Lane



Case No: 20-30000012
LINE OF SIGHT EXHIBIT

Johansson Residence
 14037 West Cambridge Avenue



THE FAIRWAYS
 AT PALM VALLEY
 an assisted living community

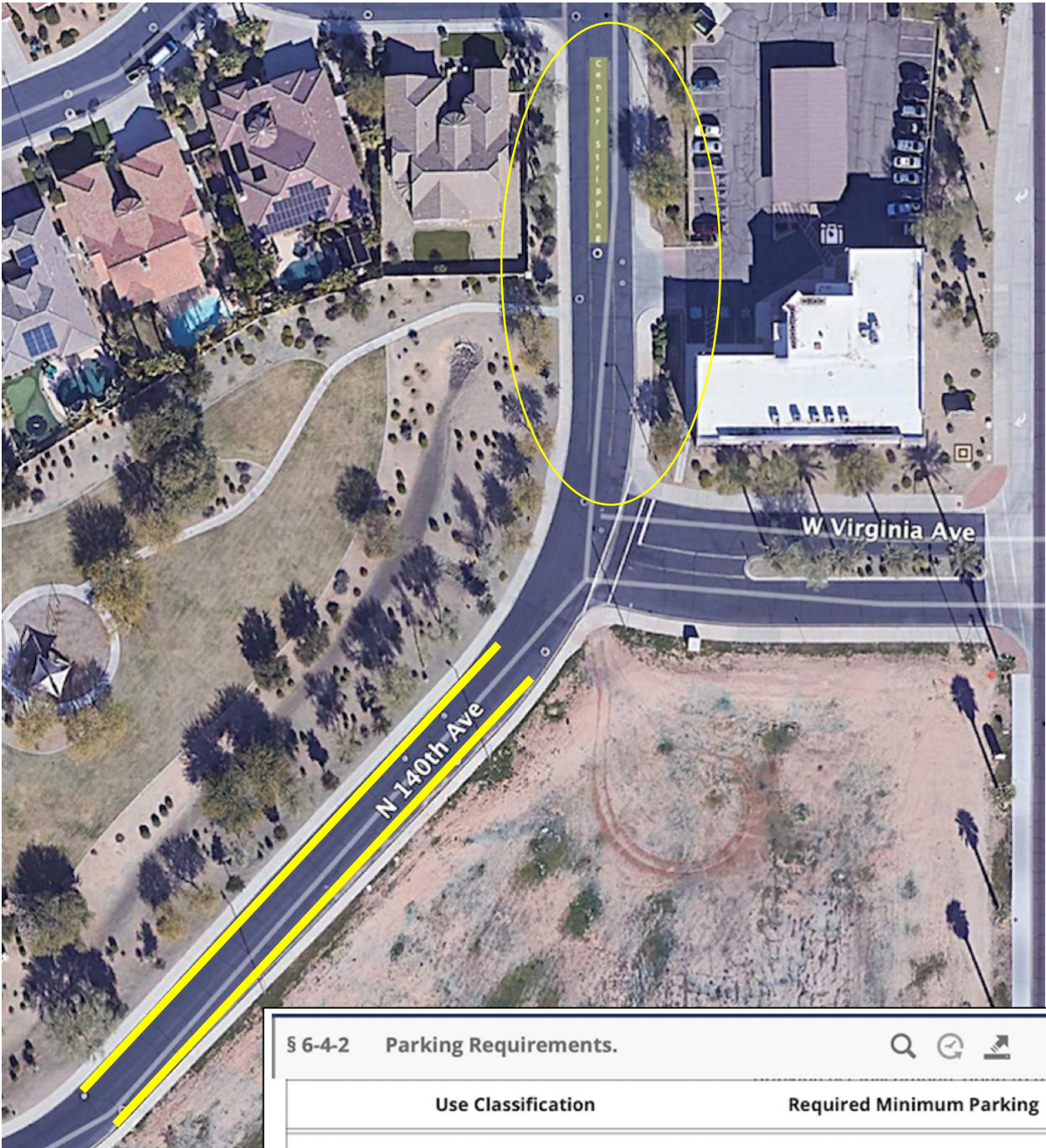
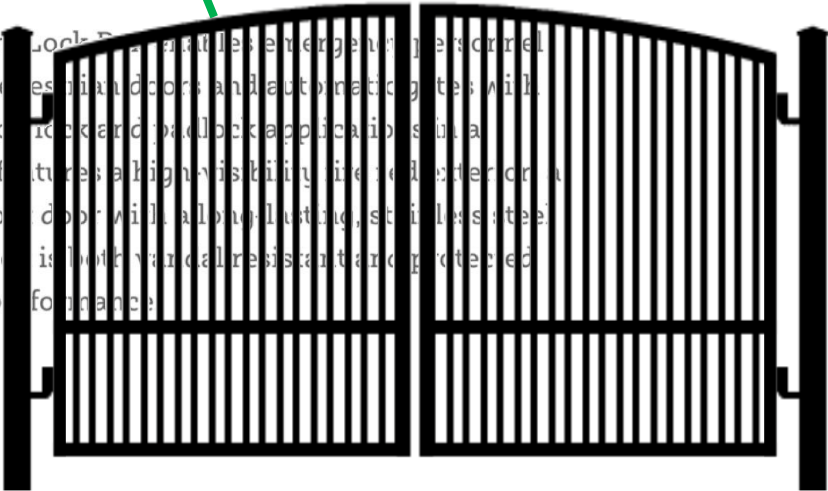
Finished Floor Second Level 11'-08"
 Height of Average Man 5'-09"
 Less Eye Position (0'-05")
Viewing Height Above Ground 17'-00"

John Thorhauer
2418 N 141ST LN, 85395



Emergency Access Standard Fire Lock Box (Red) - FAAC FLB100

The Emergency Access Standard Fire Lock Box enables emergency personnel to gain emergency access through professional doors and automatic gates with ease. The Fire Lock Box fits both knob and padlock applications in a simple, highly visible, single box. It features a high-visibility, fire-red exterior with a FIRE label, and a lockable hinged front door with a long-lasting, stainless steel hinge. This rugged outdoor access box is both vandal-resistant and protected from outdoor elements for reliable performance.



§ 6-4-2 Parking Requirements.	
Use Classification	Required Minimum Parking
I. Medical	
Assisted living facility	0.75 spaces per unit
Hospitals	1 space per 400 sq. ft. indoor floor area
Medical or dental offices and out-patient	1 space per 150 sq. ft. indoor floor area
Nursing home	1 space per 400 sq. ft. indoor floor area
Veterinary clinic, hospital or office	1 space per 150 sq. ft. indoor floor area