

the study.

>Would like a freeway pylon sign added in the area that identifies the commercial businesses at this exit. Don't want to hinder any businesses along this area as a result of the wall being too tall. Wilken responded that staff will work with the applicant to ensure these concerns are taken into consideration.

>Happy to see this project move forward.

>Looks forward to the commercial development of this area.

>When will the applicant start construction? Bull responded that they anticipate activity within approximately one year.

>Thankful for this infill project, but doesn't agree with building homes next to a freeway.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Hohman, to APPROVE a Preliminary Plat for Estrella Commons, subdividing 105.6 acres into 365 single family lots, generally located southeast of Interstate 10 and Estrella Parkway, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Vice Mayor Lauritano, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

Nays 1 - Councilmember Osborne

7.3

[16-5759](#)

EXTENSION OF THE EL CIDRO PRELIMINARY PLAT APPROVAL

Katie Wilken, Planning Manager, presented. El Cidro subdivides 328.4 acres into 1,260 single-family residential lots generally located south of Lower Buckeye Road, along Cotton Lane and the proposed Loop 303 freeway corridor. The preliminary plat was approved with stipulations by Council on August 25, 2014. Council approved a zoning amendment for this property in December 2015. Shortly thereafter, the applicant submitted final plats for certain portions of the property. Once the final plats were submitted, staff noticed that both staff and the applicant allowed the preliminary plat that was approved on August 25, 2014 to expire. Staff requests that Council extend the deadline of the preliminary plat to August 25, 2016, in order to keep the development moving forward, since the applicant has already submitted the final plats. The applicant hopes to have more phases of the development come to Council for final plat approval this spring.

Council Discussion:

>Asked the City Attorney to respond to the fact that the West Goodyear Core Agreement is still not done. This was supposed to be done in December and we keep extending it.

Asked when that agreement will be done. If this preliminary plat extension is granted, and the agreement isn't done, the applicant still won't be able to move forward. City Attorney Massey responded that the complexity of this agreement is due to multiple parties that all need to weigh in and agree to the core terms of the agreement. They are still waiting for feedback from some of the parties. They have been diligently working on the West Goodyear property core agreement over the last two months. They anticipate having the agreement finalized and bringing it back to Council within the next two months.

>Concerned that the delay in coming to an agreement reflects badly on our legal office. Also concerned that we are sending the wrong message to developers and they won't want to work with us because it takes too long. Massey responded that he recognizes this concern.

He reiterated that the difficulty has been the fact that we are not just working with one party. The delay is due to the multiple parties that have to reach agreement on the same terms. They have been getting a lot of good feedback from the developers. They are very close to agreement and then they can get the final document put together. Massey stated there are still several developers they have not received feedback from, and said that it is possible that we won't hear from them.

>Appreciates that staff is working with El Cidro to lower some of their costs and to move this project forward.

>Is one year enough time to get this project done? Wilken responded that staff believes this will be enough time.

>Asked if there is a deadline for the core agreement. Will this project die if it isn't finished before a certain date? Engineering Director Rebecca Zook stated that the core agreement for the West Goodyear developers, and all the associated development agreements, will be coming back to Council for approval on April 29. Staff is very close to finalizing this agreement. The April 29 deadline is an internal deadline that staff set for themselves. Each of the development agreements are in a different stage. Some of the them have expired, and some of them are in the fourth or fifth amendment. Staff is trying to bring all of the development agreements for the 16 parcels together so they are all on equal footing with all of the same flexibility and allowances that we provide to all of our other customers.

MOTION BY Vice Mayor Lauritano, SECONDED BY Councilmember Campbell, to APPROVE an extension for the El Cidro Preliminary Plat approval, extending the approval date for one year, to August 25, 2016. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

7.4 [16-5766](#) **JANUARY 2016 BUDGET TRANSFERS**

Lauri Wingenroth, Budget and Research Manager, presented. She summarized the budget transfers. Two items related to the Wastewater Capital Fund and the Stadium Capital Plan use Fund Balance and are more complex. She explained reasons behind those two transfers.

Council Discussion:

>Asked about why the Grants Coordinator was moved from the City Manager's Office to the Engineering Department. Zook responded that the Grants Coordinator still handles all of the grant administration, but she also acts as the Management Assistant for Engineering. This is now a dual role position. Her title will remain Grants Coordinator.

>Appreciates the new, easy to understand Budget Transfer Summary report.

>Questioned whether Council should see more details for future budget transfers that are for large amounts.

>Asked for clarification on whether these transfers have occurred yet. Wigenroth reported that the transfers have not yet occurred because they are waiting for Council to approve them first. She is not 100 percent sure about the Fire Department UASI Grant. That was a carryover grant and has been moving forward.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Osborne, to

September 8, 2014

David Coble
Associate, Project Manager
CVL Consultants Inc
4550 North 12th Street
Phoenix, Arizona 85014

RE: El Cidro Preliminary Plat – City Council Approval
Case No. 13-500-00009
COAC No. 14-5338

Dear Mr. Coble:

This letter serves to inform you that at its regular meeting of August 25, 2014, the City Council rescinded the February 25, 2008 approvals for the El Cidro Parcels 1A, 1B, 1C, 1D, 1E and 1F final plats, in their entirety, and approved a request for a preliminary plat subdividing approximately 328.4 acres into 1,260 single-family residential lots for a development known as El Cidro generally located south of Lower Buckeye Road, along Cotton Lane and along the proposed Loop 303 freeway corridor, subject to the following stipulations:

1. Compliance with the stipulations stated in Ordinance Nos. 07-1060, 08-1111, and 10-1215, the ordinances establishing the El Cidro PAD. If the property owner or developer fails to comply with any of the stipulations contained in said Ordinances, or fails to comply with any other City codes and regulations in the development of the El Cidro PAD, then the City Engineer, or designee, with respect to such property owner or developer, may suspend the issuance of building or construction permits within the subdivision parcel in violation until the developer or homebuilder cures the item in default;
2. The property owner and/or developer shall enter into a development agreement with the City of Goodyear prior to City Council approval of any final plat for El Cidro. Said development agreement shall address, among other items, the provision of adequate infrastructure and services required to serve the property, including traffic signal participation, West Goodyear utility line cost recovery reimbursements and improvements, and participation in West Goodyear Utility Study costs;
3. All final plats for El Cidro shall demonstrate adequate access, fire flow, water and wastewater to accommodate the subdivision prior to approval of any building permit for the subdivision;
4. The property owner and/or developer shall apply to the Department of Water Resources (DWR) for the extinguishment of the Type 1 Rights appurtenant to El Cidro and request that

any assured water supply credits issued by DWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of any final plat for El Cidro;

5. The property owner and/or developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: “El Cidro is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from Luke Air Force Base and/or the Phoenix-Goodyear Airport. The Owner does release and discharge the City of Goodyear and the developer from any liability for any and all claims for future damages to persons or property and complaints of any kind that may arise at any time in the future from the operation of such aircraft near and over the area;”
6. The Public Sales Report and final plat shall include a statement that El Cidro is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport;
7. The property owner and/or developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix-Goodyear Airport Traffic Pattern Area and noise contours per the Goodyear General Plan 2003-2013 (Policy B-3e of Section 9.2). This display shall include a 24-inch by 36-inch map at the main entrance of such sales facility and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted;
8. The following information shall be disclosed in the Public Sales Report, noted on the final plat and provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: “El Cidro is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses;”
9. The following information shall be disclosed in the Public Sales Report, noted on the final plat and provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: “El Cidro is in proximity to the proposed Loop 303 and I-10 Reliever freeways and may be subject to potential noise intrusion, vibrations, dust and all other effects that may be caused by said freeways;”
10. The final plat notes shall indicate those lots where dwelling units will be subject to headlight intrusion into living areas, and a corresponding symbol shall be added on each lot throughout the final plat;
11. All development on the subject property shall comply with the prevailing City of Goodyear Design Guidelines;
12. The property owner and/or developer shall de-emphasize the garage element of all dwelling units by using techniques such as front porches and livable areas of the home that project

forward of the garage, side entry or recessed garages, or other design elements acceptable to the Development Services Director, or designee;

13. Four-sided architecture is required for all dwelling units within the El Cidro development. Architectural details provided on the front elevation shall also be provided on the side and rear elevations of the building;
14. Dwelling units with the same elevation or color scheme within El Cidro shall not be placed side-by-side or across the street from each other, unless the elevation is fundamentally different as determined by the Development Services Director, or designee;
15. The property owner and/or developer shall provide and install a front yard landscape package for each lot within 60 days of issuance of the Certificate of Occupancy for the dwelling on that lot, and the CC&R's shall contain language reflecting this requirement;
16. No more than three two-story homes shall be permitted side-by-side, and three consecutive two-story homes must be followed by a minimum of two single-story homes;
17. No two-story homes shall be permitted on corner lots or on lots abutting or adjacent to an arterial street unless there is a 35-foot wide landscape tract between the street right-of-way and the lot line;
18. The final plat notes shall specify the lot numbers subject to two-story restrictions, and a corresponding symbol shall be added on each lot throughout the plat;
19. Driveways upon key lots shall be located on the opposite side of the lot from the view obstruction;
20. The property owner and/or developer shall establish a Homeowners Association (HOA) for El Cidro, with said HOA owning and maintaining all open space areas, trails, and other community amenities and maintaining all arterial and collector road rights-of-way landscaping except for arterial median landscaping. A note shall be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts;
21. Trees shall be placed in the area between the curb and sidewalk along all local streets. One street tree per 25 feet of street frontage is required to be planted within this area. Landscape plans for the local streets shall be included in the landscape construction plans provided to the Engineering Department;
22. The HOA shall maintain the right-of-way landscaping between the curb and sidewalk along the local streets. Any street tree or other planting that is removed shall be promptly replaced by the HOA within 30 days of removal. The final plat general notes shall indicate HOA maintenance responsibility for this area;

23. All lots adjacent to internal open space areas shall have rear yard view fences. Those lots that have view fences shall be required to complete their rear yard landscaping within 90 days of the issuance of a Certificate of Occupancy for the dwelling;
24. The property owner and/or developer shall improve all tot lots within the project with approved shade canopies over the play equipment;
25. The property owner and/or developer shall provide pedestrian-scale security lighting for all trails and active recreational areas within the project;
26. The location of mail boxes is to be integrated within the development and the design shall utilize the same types of building materials used throughout the development. The location and design of the mail boxes shall be included within the landscape construction plans for the subdivision;
27. The property owner and/or developer shall ensure that all perimeter walls viewable from public roadways have an exposed face not to exceed eight feet in height; and,
28. The abandonment of 175th Avenue and a portion of Elwood Street shall be completed concurrently with the first final plat in Phases I or II.

Please note that preliminary plats expire 12 months from the date of Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained, prior to the expiration date. Prior to the expiration of a preliminary plat, the City Council may grant a 12-month extension of preliminary plat approval if the applicant demonstrates that there has been no significant substantive change in the Engineering Standards, that the approved preliminary plat, including the supporting documents, continue to comply with all applicable requirements; and that the property owner has expended substantial effort to create a final plat and engineering plans.

If you have any questions, please contact me at 623.932.3005 or steve.careccia@goodyearaz.gov.

Sincerely,
THE CITY OF GOODYEAR

Steve Careccia, AICP
Planner III

APPROVED

City Council Approved

August 25, 2014

13-500-00009

PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
21 AND 24 IN TOWNSHIP 1 NORTH, RANGE 2 WEST,
OF THE GLA AND SALT RIVER BASIN AND MERIDIAN,
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO PARCEL, LLC
5500 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (480) 593-3381
CONTACT: SCOTT MOORE, SMOORE@elcidroparcels.com

PREPARED BY:

COL A VAP LOG CONSULTANTS, INC.
4555 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-4821
(602) 264-6028 (FAX)
CONTACTS:
DANIEL CORRELL, dcorrell@colavap.com
JOSHUA HENSLY, Jhensly@colavap.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH FOUR (4) LOTS
AND FOUR (4) UTILITY LOTS.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST
HAVING A BEARING OF NORTH 89°13'37" EAST.

BENCHMARK:

A BRASS CAP IN HANDHOLE AT THE INTERSECTION
OF LOWER BUCKEYE ROAD AND COTTON LANE.
N 89°40' 29" W 100.00 FEET
BENCHMARK + 1.83 = 100.00
(UNIVERSITY OF ARIZONA DATUM)

A BRASS CAP IN SOUTH HANDHOLE AT THE
INTERSECTION OF LOWER BUCKEYE ROAD AND SARRIAL AVE.
N 89°40' 29" W 100.00 FEET
BENCHMARK + 1.83 = 100.00
(UNIVERSITY OF ARIZONA DATUM)

UTILITIES:

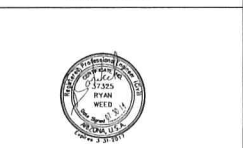
UTILITY	CITY OF GOODYEAR
PUBLIC WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
IRRI	CITY OF GOODYEAR
ELECTRIC	CITY OF GOODYEAR
TELEPHONE	AMPS
	CENTURY LINK

LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	○
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	○
FIRE HYDRANT	○
SURFACE DRAINAGE	—
RIGHT-OF-WAY LINE	—
RIGHT-OF-WAY LINE	—
HOW-TO-USE CURB DATA	17
NO-2 STORY CORNERS	*

SHEET 1 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CUL* - 1.01.1050050

ICV CONSULTANTS
4555 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
602.264.4821
WWW.ICVCONSULTANTS.COM



LEGAL DESCRIPTION FOR THE PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

REAL PROPERTY IN THE CITY OF GOODYEAR, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 65 FEET AS DEED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED MARCH 30, 1987 IN 81-187213 OFFICIAL RECORDS AND RE-RECORDED APRIL 1, 1987 IN 81-198721 OF OFFICIAL RECORDS; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS; AND

EXCEPT THAT PORTION CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY IN INSTRUMENT RECORDED JUNE 3, 2010 AS 2010-0472466 OF OFFICIAL RECORDS;

PARCEL NO. 2:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 65 FEET AS DEED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED MARCH 30, 1987 IN 81-187213 OFFICIAL RECORDS AND RE-RECORDED APRIL 1, 1987 IN 81-198721 OF OFFICIAL RECORDS;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS; AND

EXCEPT THAT PORTION CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY IN INSTRUMENT RECORDED JUNE 3, 2010 AS 2010-0472466 OF OFFICIAL RECORDS;

PARCEL NO. 3:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, TO THE CITY OF GOODYEAR AS SHOWN ON DEED RECORDED JANUARY 8, 1991 IN DOCUMENT NO. 91-008611 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE NORTH 89 DEGREES 43 MINUTES 21 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 1323.12 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH 60 DEGREES 15 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 215.03 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A TANGENT CURVE OF 568.00 FOOT RADIUS CONCAVE NORTHEASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 17 MINUTES 12 SECONDS, A DISTANCE OF 268.80 FEET;

THENCE SOUTH 28 DEGREES 04 MINUTES 58 SECONDS EAST, 608.72 FEET;

THENCE SOUTH 61 DEGREES 55 MINUTES 02 SECONDS WEST, 194.23 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST, 181.30 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTH 60 DEGREES 12 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, 883.97 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS; AND

EXCEPT THAT PORTION CONVEYED TO THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY IN INSTRUMENT RECORDED JUNE 3, 2010 AS 2010-0472466 OF OFFICIAL RECORDS;

PARCEL NO. 4:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 85 FEET AS DEED TO THE CITY OF GOODYEAR IN INSTRUMENT RECORDED MARCH 30, 1987 IN 81-187213 OFFICIAL RECORDS AND RE-RECORDED APRIL 1, 1987 IN 81-198721 OF OFFICIAL RECORDS; AND

EXCEPT THE WEST 40 FEET; AND

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE NORTH (ASSUMED BEARING) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1,961.32 FEET TO A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS NORTH 43 DEGREES 16 MINUTES WEST 651.49 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 30 SECONDS EAST ALONG AN OLD FENCE LINE AND AN EXTENDED PROLONGATION THEREOF 354.14 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, FROM WHICH THE CENTER OF SAID SECTION 23 BEARS NORTH 6 DEGREES 01 MINUTES WEST 651.49 FEET;

THENCE SOUTH 60 DEGREES 15 MINUTES EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 A DISTANCE OF 1,986.50 FEET TO THE SOUTH QUARTER CORNER OF SECTION 23;

THENCE NORTH 89 DEGREES 50 MINUTES WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER SECTION 23 A DISTANCE OF 1,447.73 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 5:

THE WEST 300 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 6:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 334.32 FEET;

THENCE NORTH 7 DEGREES 53 MINUTES 5 SECONDS EAST, 108.85 FEET;

THENCE NORTH 4 DEGREES 53 MINUTES 15 SECONDS EAST 831.5 FEET;

THENCE WEST 137.19 FEET;

THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE WEST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 220 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE POINT OF BEGINNING;

PARCEL NO. 7:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 300 FEET THEREOF;

PARCEL NO. 8:

INTENTIONALLY DELETED;

PARCEL NO. 9:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER FROM WHICH THE SOUTHWEST CORNER BEARS SOUTH 60 DEGREES 15 MINUTES 43 SECONDS WEST, 954.18 FEET

THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER, 1907.50 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER BEARS NORTH 60 DEGREES 15 MINUTES 43 SECONDS EAST, 674.30 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 27 SECONDS EAST, A DISTANCE OF 200.73 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, FROM WHICH THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER BEARS NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST 651.49 FEET;

THENCE SOUTH 60 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER, 1022.28 FEET;

THENCE SOUTH 89 DEGREES 39 MINUTES 57 SECONDS WEST, 2056.50 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR BY DEED RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS;

PARCEL NO. 10:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23, BEING A BRASS CAP IN A HOLE, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 23 BEARS A COURSE BEARING NORTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, A DISTANCE OF 200.73 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS WEST, ALONG THE WEST LINE OF THE SAID SECTION 23, A DISTANCE OF 954.17 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 200.73 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 100.73 FEET TO THE SOUTHERN LINE OF THE SOUTHWEST QUARTER OF SECTION 23;

THENCE NORTH 89 DEGREES 56 MINUTES 09 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 264.09 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR BY DEED RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS;

EXCEPT THE FOLLOWING:

A PARCEL OF LAND BEING A PORTION OF THE DEED DESCRIBED IN INSTRUMENT 2009-03-0987, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A CITY OF GOODYEAR BRASS CAP IN HANDHOLE FROM WHICH THE SOUTH WEST CORNER OF SAID SECTION 23 MONUMENTED BY A MARICOPA COUNTY BRASS CAP IN HANDHOLE BEARS NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 696.05 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 964.14 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND THE EASTERN LINE OF THAT PORTION CONVEYED TO THE CITY OF GOODYEAR BY DEED RECORDED DECEMBER 28, 2007 AS 2007-1356154 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 19, 2008 AS 2008-0810590 OF OFFICIAL RECORDS;

THENCE DEPARTING SAID SOUTH LINE, NORTH 41 DEGREES 13 MINUTES 11 SECONDS EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 918.58 FEET TO THE INTERSECTION OF SAID EASTERLY LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH 00 DEGREES 01 MINUTES 20 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 892.85 FEET TO THE POINT OF BEGINNING;

PARCEL NO. 11:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 33.00 FEET AND THE WEST 55.00 FEET THEREOF; AND

EXCEPT ANY PORTION CONVEYED TO CITY OF GOODYEAR, AN ARIZONA MUNICIPAL CORPORATION IN THE ABOVE LEGAL DESCRIPTION RECORDED AS 2007-1356154 OF OFFICIAL RECORDS, AND RE-RECORDED IN 2008-0810590 OF OFFICIAL RECORDS;

PARCEL NO. 12:

THE SOUTHWEST QUARTER OF SECTION 23 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHERLY OF THE RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

EXCEPT THE WEST 65 FEET THEREOF; AND

EXCEPT THE NORTH 65 FEET OF SAID SOUTHWEST QUARTER OF SECTION 23; AND

EXCEPT THE EAST 75 FEET OF THE SOUTH 1022 FEET OF SAID SOUTHWEST QUARTER OF SECTION 23; AND

EXCEPT THE EAST 75 FEET OF SAID NORTHEAST QUARTER OF SECTION 24; AND

EXCEPT THAT PORTION CONVEYED TO THE CITY OF GOODYEAR IN A WARRANTY DEED RECORDED DECEMBER 28, 2007 IN DOCUMENT NO. 2007-1356154 AND RE-RECORDED SEPTEMBER 19, 2008 IN DOCUMENT NO. 2008-0810590; AND

EXCEPT THAT PORTION AS SET FORTH IN FINAL ORDER OF CONDEMNATION RECORDED JULY 3, 2012 AS 2012-082148 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL NO. 1 DESCRIBED IN DOCUMENT NUMBER 2005-1810701, RECORDED'S OFFICE, MARICOPA COUNTY, ARIZONA, WHICH LIES WITHIN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23;

THENCE ALONG THE EAST-WEST MID-SECTION LINE, NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 1585.53 FEET;

THENCE LEAVING SAID MID-SECTION LINE, SOUTH 00 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 65.30 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL NO. 1, ALSO BEING THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 65 FEET OF SAID SOUTHWEST QUARTER AND THE WEST LINE OF THAT CERTAIN PARCEL, DESCRIBED IN DOCUMENT NUMBER 2008-0810590, RECORDED'S OFFICE, MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 43 MINUTES 30 SECONDS WEST, A DISTANCE OF 163.45 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 36 DEGREES 32 MINUTES 09 SECONDS WEST, A DISTANCE OF 168.73 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, DESCRIBED IN DOCUMENT NUMBER 2008-0810590;

THENCE ALONG SAID WEST LINE, NORTH 89 DEGREES 17 MINUTES 27 SECONDS EAST, NORTH 63 DEGREES 17 MINUTES 37 SECONDS EAST, RECORD A DISTANCE OF 298.32 FEET TO THE POINT OF BEGINNING;

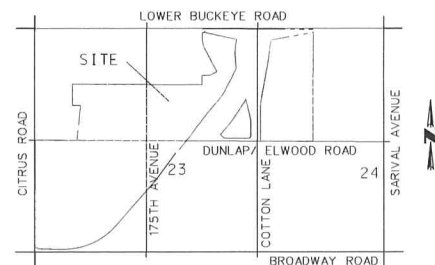
AND FURTHER EXCEPTING ANY PORTION THEREOF LYING WITHIN BROADWAY INDUSTRIAL PARK, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, RECORDED IN BOOK 1112 OF MAPS, PAGE 1;

PARCEL NO. 13:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE ALONG THE SOUTHERN LINE THEREOF, SOUTH 89 DEGREES 53 MINUTES 11 SECONDS EAST, A DISTANCE OF 1697.88 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, A DISTANCE OF 1697.88 FEET TO THE WESTERN LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23;

THENCE ALONG SAID WESTERN LINE, NORTH 00 DEGREES 06 MINUTES 10 SECONDS EAST, A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING;



VICINITY MAP
(NOT TO SCALE)

PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF EL CIDRO 21 AND 24 IN TOWNSHIP 1 NORTH RANGE 2 WEST OF THE 66-AND-SAL-HIGHWAY AND HIGHWAY MARICOPA COUNTY, AZ.

PREPARED FOR:
EL CIDRO RANCH LLC
5500 EAST SAN ANGELO AVE.
PARADISE VALLEY, AZ 85223
PHONE: (602) 583-3391
CONTACT: SCOTT MOORE smoores@elcidro.com

PREPARED BY:
COL & VAN LOO CONSULTANTS, INC.
4500 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6037
(602) 264-6038 (FAX)
CONTACT: DAVID COOLE dcoole@colvanloo.com
BRIAN HENSLY bhen@colvanloo.com

PROJECT DESCRIPTION:
THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD WITH FIVE (5) TRIFTS AND PUBLIC UTILITY USE.

BASIS OF BEARING:
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST, HAVING A BEARING OF NORTH 00°11'30" EAST.

BENCHMARK:
A BRASS CAP IN HANDBOLE AT THE INTERSECTION OF LOWER BUCKEYE HWY AND POSITION LANE.
106.50' (INDUSTRIAL) USED IN LANE.
BENCHMARK + 1.82' = 108.32'
(INDUSTRIAL CITY OF GOODYEAR DATUM)
A BRASS CAP IN SOUTH HANDBOLE AT THE INTERSECTION OF LOWER BUCKEYE HWY AND SAN ANGELO AVE.
142.82' (INDUSTRIAL) USED IN LANE.
BENCHMARK + 1.82' = 144.64'
(INDUSTRIAL CITY OF GOODYEAR DATUM)

UTILITIES:
POLICE CITY OF GOODYEAR
WATER CITY OF GOODYEAR
SEWER CITY OF GOODYEAR
FIRE CITY OF GOODYEAR
TELEPHONE CITY OF GOODYEAR
CITY OF GOODYEAR
AND CENTURY LINK

LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	V
PROPOSED MANHOLE	M
PROPOSED CLEANOUT	C
FIRE HYDRANT	H
SURFACE DRAINAGE	D
SIGHT VISIBILITY LINE	SEE SHEET 3
ROAD CENTERLINE CURVE DATA	SP17
NO 2-STORY ORN CORNERS	17

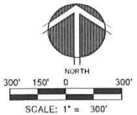
SHEET 4 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CVL = 1.011050050

CVL CONSULTANTS
4500 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6037
www.colvanloo.com



KEY MAP

MC 85



LOCATED IN PORTIONS OF SECTIONS
23 AND 24, IN TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASIN AND MERIDIAN
MARICOPA COUNTY, AZ.

EL CIDRO RANCH, LLC

5508 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (480) 563-3891
CONTACT: SCOTT MOORE SMOORE@betdrives4minds.com

COL & VAN LOO CONSULTANTS, INC.
4000 GARDEN CITY BLVD., SUITE 200
GARDEN CITY, NY 11530
(516) 466-1100

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-0928 (FAX)
CONTACTS:
DAVID COBLE dcoble@cvel.com
BRIAN HENSLY bhenzly@cvel.com

PROJECT DESCRIPTION:
THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STREETS
AND PUBLIC UTILITIES.

BASIS OF BEARING:
THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST,
HAVING A BEARING OF NORTH 00°11'35" EAST.

A BRASS CAP IN SOUTH HAND HOLE AT THE INTERSECTION OF LOWER BUCKLEY RD AND COTTON LANE
109.50 (NAD83-20) USED IRLH LN
BLIND MARK + 1.83 = 108.67
(NAD83-CITY OF GOODLYAH DATA#)

POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK

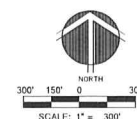
Diagram illustrating the layout of a sewer line, showing various features and their locations relative to a right line:

- EXISTING CONTINUUM: 1000
- EXISTING WATER: W
- EXISTING SEWER: S
- PROPOSED WATER: W
- PROPOSED SEWER: S
- PROPOSED VALVE: (Valve symbol)
- PROPOSED MANHOLE: (Manhole symbol)
- PROPOSED CLEANOUT: (Cleanout symbol)
- FIRE HYDRANT: (Hydrant symbol)
- SURFACE DRAINAGE: (Drainage symbol)
- DIGIT VISIBILITY LINE: (Line symbol)
- HOW CHIRP LINE CURVE DATA: (Curve data symbol)
- NO 2 STORY ON CORNERS: (Corner symbol)
- RIGHT LINE: SEE SHEET 3
- OFF SHEET 2: (Sheet 2 symbol)

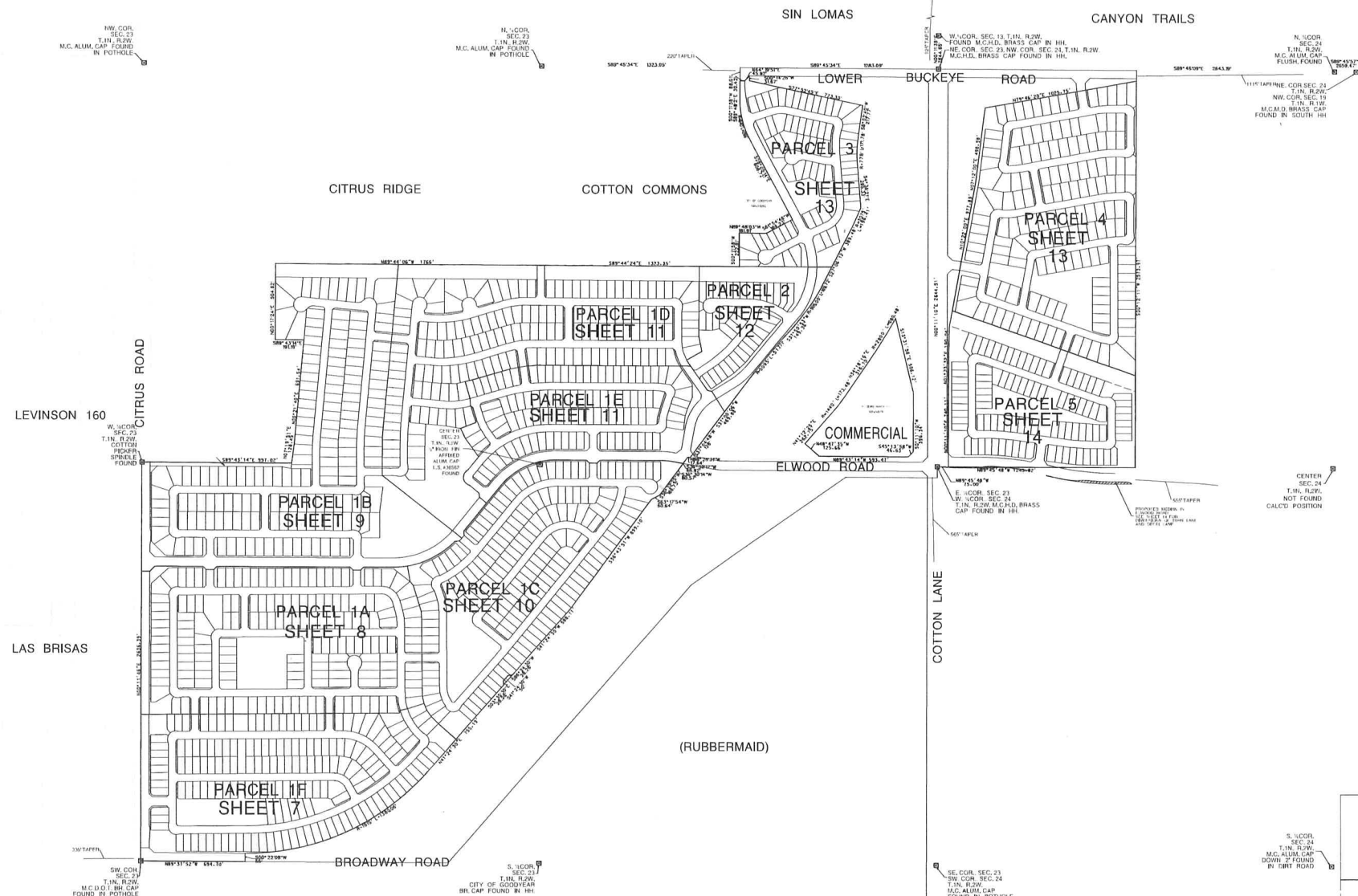
SHEET 5 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CVL* - 1.01.1050050



4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
602.264.6831
www.exisi.com



SHEET INDEX MAP



LAS BRISAS
SUBDIVISION
ZONING: PAD

7 HIGHWAY ESMT
DKT 5751 PG. 171 & 172

33 COUNTY ROAD
BK. 3 ROAD MAPS, PG. 1

TUCKER FARMS
LIMITED
PARTNERSHIP
502-43-012
VACANT

SW. COR.
SEC. 23
T.1N., R.2W.,
M.C.D.O.T. BR. CAP
FOUND IN POTHOLE

40'X 50' HIGHWAY ESMT
DKT 5751 PG. 171 & 172

FLOOD CONTROL DISTRICT OF MARICOPA
502-49-016-A
ZONING: C-S

DRAINAGE FACILITIES IMPROVEMENTS
SHOWN FOR REFERENCE ONLY
LOOP 103 DRAINAGE SYSTEM
(WOODLANDS AVENUE TO GILA RIVER)
BY FLOOD CONTROL DISTRICT OF
MARICOPA COUNTY
PCN FOR 57014.51
PCN CONTRACT NO. 2011C018

LF BROADWAY & PERRYVILLE LLC
502-49-015-A
ZONING: C-S

S. COR.
SEC. 23
T.1N., R.2W.,
CITY OF GOODYEAR
BR. CAP FOUND IN HH.

PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
27 AND 28 IN TOWNSHIP 1 NORTH RANGE 2 WEST,
OF THE GILA AND SAN PEDRO BASINS AND NEIGHBORLY
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH LLC
5505 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85143
PHONE: (602) 555-3881
CONTACT: SCOTT MOORE (smoore@elcidro.com)

PREPARED BY:

COL & VAN LEO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8881
(602) 264-8882 (FAX)
CONTACTS:
DANIEL COBLE, daniel@colvleo.com
JEREMY HENSLY, jhenzley@colvleo.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STREETS
AND PUBLIC UTILITIES.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST
HAVING A BEARING OF NORTH 0°11'25" EAST.

BENCHMARK:

A BENCHMARK IN HAND HOLE AT THE INTERSECTION
OF LOWE AVE. AND COTTON LANE.
BENCHMARK + 87.148 FT.
(PROV. BY CITY OF GOODYEAR (DATA))
A BENCHMARK IN SOUTH HAND HOLE AT THE
INTERSECTION OF LOWE AVE. AND SAN JUAN AVE.
BENCHMARK + 85.148 FT.
(PROV. BY CITY OF GOODYEAR (DATA))

UTILITIES:

POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ILLUMINATION	APS
TELEPHONE	CENTURY LINK

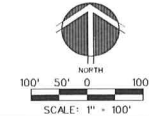
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	○
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	○
FIRE HYDRANT	○
SURFACE DRAINAGE	—
EXIST VIOLENT LINE	—
HOW C/N WITH IN CURVE DATA	17
NO 2-STORY OR CORNERS	*

SHEET 7 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
C/L# - 1.01.1050050

CVL
CONSULTANTS

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
82.224.44.51



LAS
BRISAS
SUBDIVISION
ZONING: PAD

LAS
BRISAS
SUBDIVISION
ZONING: PAD

SEE SHEET 09

SEE SHEET 07

LOCATED IN PORTIONS OF SECTIONS
23 AND 24 IN TOWNSHIP 1 NORTH RANGE 2 WEST
OF THE GILA AND SALT RIVER BASIN AND MARIKUPAN
MARICOPA COUNTY, AZ.

EL CIDRO RANCH, LLC
5505 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (480) 563-3801
CONTACT: SCOTT MOORE, SMOORE@bellewestmorts.com

COL & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-0928 (FAX)
CONTACTS:
DAVID COBLE, dcoble@cvlcl.com
JHIAN HUNGLEY, jhungley@cvlcl.com

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STRIPPS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST, HAVING A BEARING OF NORTH 00°11'35" EAST,

A BRASS CAP IN HANDHOLE AT THE INTERSECTION
OF LOWER BUCKLEY RD. AND COTTON LANE
NOR. 50° (NGVD-29) USED HEREIN
BENCH MARK + 1.85' = 108.30'
(NAD-83) OF GOODYEAR (DATTM)

A BRASS CAP IN SOUTH HAND HOLE AT THE INTERSECTION OF LOWER BUCKLEY RD AND SARVAL AV 947.83 (NDVG-29) USED HEREIN
BLNCHMARK = 1.85' = 149.48"
(NAVD-83/CITY OF GOODYEAR (ATUM))

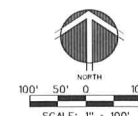
POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK

EXISTING CONTOUR 1000
EXISTING WATER W
EXISTING SEWER S
PROPOSED WATER W
PROPOSED SEWER S
PROPOSED 3' DIA VF
PROPOSED MANHOLE
PROPOSED CLEANOUT
FIRE HYDRANT
SURFACE DRAINAGE
SIGHT VISIBILITY LINE
HOW CENTRE LINE CURVE DATA
NO 2-STORY OR CORNERS

SHEET 8 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CYL - 1.011050050



4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
602.264.6831
www.cvic.com



CITRUS RIDGE
SUBDIVISION
ZONING: R1-6

PRELIMINARY PLAT
FOR
EL CIDRO
PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
21 AND 24 IN TOWNSHIP 1 NORTH RANGE 2 WEST
OF THE GLA AND SALINIA RANGES AND MERIDIAN
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH, LLC
2500 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (480) 363-3861
CONTACT: SCOTT MOORE, smoores@elcidro.com

PREPARED BY:

COLA VAN LEO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-6831 FAX
CONTACTS:
LARRY COLE, lcole@colav.com
BRIAN HUGGLEY, bhuggley@colav.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STREETS
AND PUBLIC UTILITIES.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST
HAVING A BEARING OF NORTH 0°11'25" EAST.

BENCHMARK:

A BRASS CAP IN HAND HOLE AT THE INTERSECTION
OF LOWRICH BLVD. AND COTTON LANE.
BENCHMARK + 8.1 = 108.70
(NAD 83 DATUM OF GOOD YEAR (LATHA))
A BRASS CAP IN SOUTH HAND HOLE AT THE
INTERSECTION OF LOWRICH BLVD. AND RAYMOND AVE.
BENCHMARK + 8.1 = 108.40
(NAD 83 DATUM OF GOOD YEAR (LATHA))

UTILITIES:

POLICE	CITY OF GOOD YEAR
WATER	CITY OF GOOD YEAR
SEWER	CITY OF GOOD YEAR
IRIG	CITY OF GOOD YEAR
LLC/IRIG	APS
TELEPHONE	CENTURY LINK

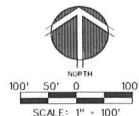
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED 15" DIA. V	○
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	○
FIRE HYDRANT	○
SURFACE DRAINAGE	—
EXIST VERTICAL LINE	—
NO. 2 STORY OR CORNERS	17
	SEE SHEET 2
	★

SHEET 9 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CIVL - 1.01.1050050

CIVL
CONSULTANTS

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
www.colav.com



LEVINSON
PROPERTY
ZONING: PAD

LAS
BRISAS
SUBDIVISION
ZONING: PAD

COUNTY LAND
ZONING: R-43

ESPINOZA CUAHEMOC S
502-43-537

ESPINOZA MIQUEL A/
MAKIA ISABEL
502-43-526

MILLER BRYAN D/
MIKKI M KEVIN
ALLEN
502-43-022-T

MILLER BRYAN D/
MIKKI M KEVIN
ALLEN
502-43-022-S

SCHWANDT DEAN/
HOLLIE
502-43-022-Q

TRUJILLO ROBERT A/
REDIH
502-43-022-J

TARIN JAMES
502-43-022-M

TRUJILLO ROBERT A/
MERCY
502-43-022-L

SEE SHT 8

SEE SHT 11

SEE SHT 10

SEE SHT 11

PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
27 AND 28 IN TOWNSHIP 1 NORTH, RANGE 2 WEST,
OF THE GILA AND GALT WATERS, AND IN MARICOPA
COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH LLC
5501 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (602) 555-2500
CONTACT: SCOTT MOORE, SMOORE@bedwestmatters.com

PREPARED BY:

COL & VAN LOG CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8001
(800) 264-8008 (TOLL FREE)
CONTACT: LARRY COOK, larry@colvanlog.com
BRIAN HENDON, brian@colvanlog.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STRIPS
AND PUBLIC UTILITIES.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST,
HAVING A BEARING OF NORTH 0°13'35" EAST.

BENCHMARK:

A BRASS CAP IN HOLE AT THE INTERSECTION
OF LOWER BUCKLEY RD. AND COTTON LANE.
108.50' (3302-27) USED HEREIN.
BENCHMARK = 1.87 = 108.50'
(NAD83-WEST OF GOODYEAR DATUM)
A BRASS CAP IN SOUTH HALL AT THE
INTERSECTION OF LOWER BUCKLEY RD. AND SAN RAFAEL AVE.
147.80' (3302-27) USED HEREIN.
BENCHMARK = 1.83 = 147.80'
(NAD83-WEST OF GOODYEAR DATUM)

UTILITIES:

POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK

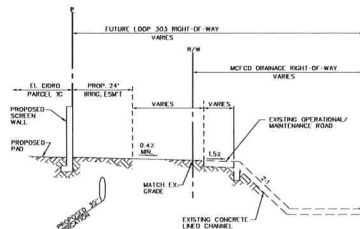
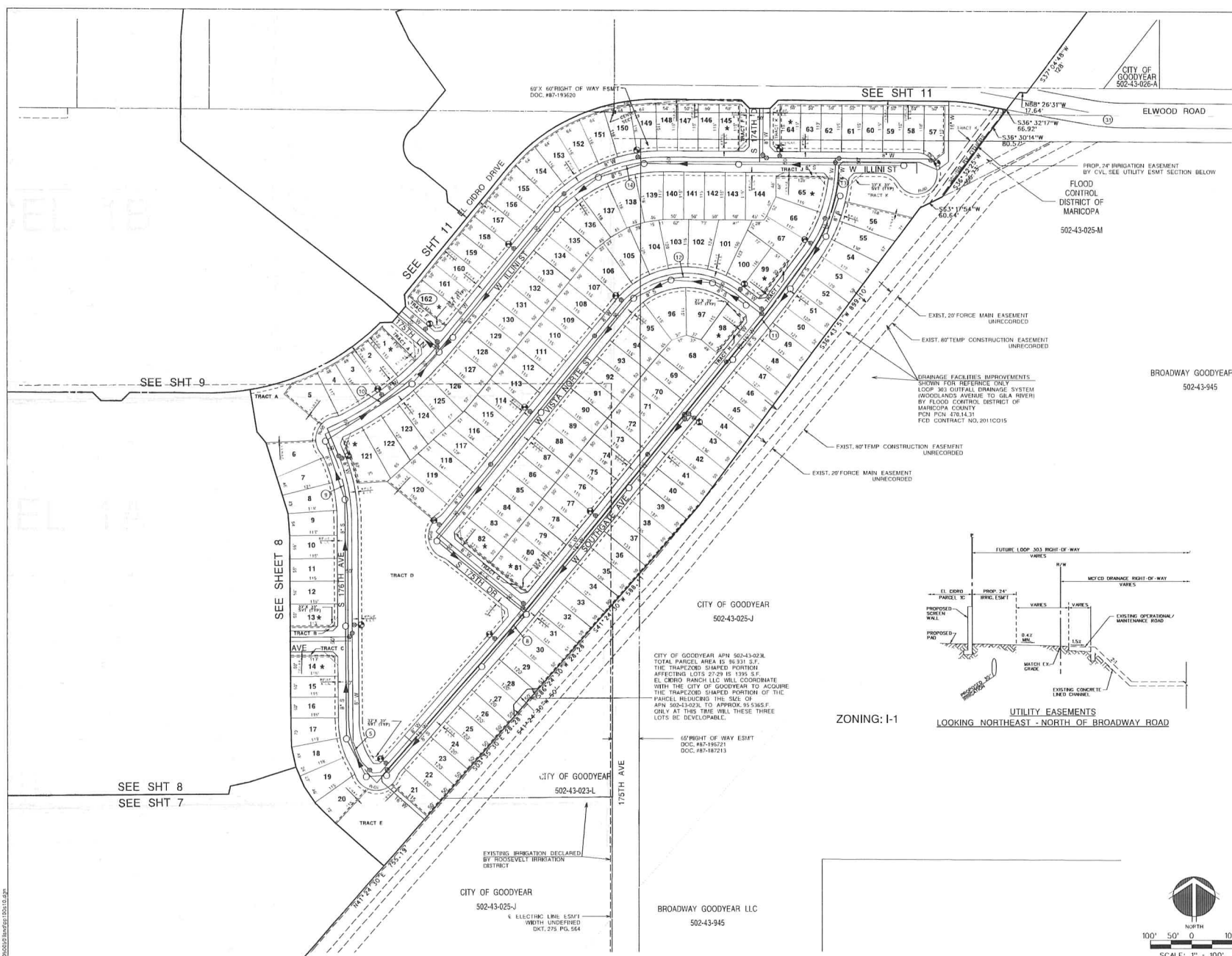
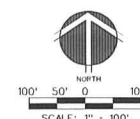
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED DRAINAGE	D
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	●
FIRE HYDRANT	⊙
SURFACE DRAINAGE	—
RIGHT LINE	SEE SHEET 3
RIGHT OF WAY	SEE SHEET 3
HOW CENTRELINE CORNER DATA	17
NO 2-STORY OR CORNERS	*

SHEET 10 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CVL = 1.011050050



4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8001
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ZONING: I-1

UTILITY EASEMENTS
LOOKING NORTHEAST - NORTH OF BROADWAY ROAD

CITY OF GOODYEAR APN 502-43-023L
TOTAL PARCEL AREA IS 16.931 S.F.
THE TRAPEZOID SHAPED PORTION
AFFECTING LOTS 27-29 IS 1195 S.F.
EL CIDRO RANCH LLC WILL COORDINATE
WITH THE CITY OF GOODYEAR TO ACQUIRE
THE TRAPEZOID SHAPED PORTION OF THE
PARCEL RELAYING THE 30' OF
APN 502-43-023L TO APPROX. 95.545 S.F.
ONLY AT THIS TIME. THE THREE
LOTS BE DEVELOPABLE.

RIGHT OF WAY EASEMENT
DOC. #87-193620

BROADWAY GOODYEAR LLC
502-43-945

CITY OF GOODYEAR
502-43-025-J

EXISTING IRRIGATION DECLARED
BY ROOSEVELT IRRIGATION
DISTRICT

EXISTING LINE EASEMENT
UNRECORDED
DIT. 275 PG. 564

CITRUS RIDGE
SUBDIVISION
ZONING: R1-6

COTTON COMMONS
SUBDIVISION
ZONING: R1-6

WATER
STORAGE

PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCALIZED PORTIONS OF SECTIONS
27 AND 28 IN TOWNSHIP 1 NORTH RANGE 2 WEST
OF THE GILA AND SAN JUAN RIVERS AND MARICOPA
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH LLC
5508 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (602) 553-2501
CONTACT: SCOTT MOORE, SMOORE@elcidro.com

PREPARED BY:

COL & VAN LOG CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8000
(602) 264-8008 (FAX)
CONTACT:
DANIEL COLL, dcoll@colvanlog.com
BRIAN VAN LOG, bvanlog@colvanlog.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STREETS
AND PUBLIC UTILITIES.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST
HAVING A BEARING OF NORTH 0°11'33" EAST.

BENCHMARK:

A BRASS CAP IN HARD ROLL AT THE INTERSECTION
OF LOWELL BLVD. W. AND COTTON LANE.
1984.57 (INDIVIDUAL) LIDED HULIN
BENCHMARK + 8.1 = 1992.67
(NAD83-BENCH OF GOOD YEAR DATUM)

A BRASS CAP IN SOUTH HAND HOLE AT THE
INTERSECTION OF LOWELL BLVD. W. AND SAN JUAN AVE.
1973.57 (INDIVIDUAL) LIDED HULIN
BENCHMARK + 7.8 = 1981.37
(NAD83-BENCH OF GOOD YEAR DATUM)

UTILITIES:

WATER	CITY OF GOOD YEAR
SEWER	CITY OF GOOD YEAR
PHONE	CITY OF GOOD YEAR
TELEPHONE	CITY OF GOOD YEAR
	CENTURY LINK

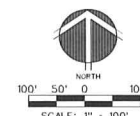
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED DRAINAGE	D
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	●
FIRE HYDRANT	⊕
SURFACE DRAINAGE	—
RIGHT-OF-WAY LINE	—
NOV. 2014 CONVEY DATA	17
NO 2-STORY OR CORNERS	*

SHEET 11 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CVL - 1.01.1050050

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CONSULTANTS

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602.264.8000
WWW.ICVL.COM



PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
23 AND 24 IN TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER LANDS AND NEUBURN
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH LLC
5506 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85253
PHONE: (PH) 852-380
CONTACT: SCOTT MOORE, SMOORE@elcidro.com

PREPARED BY:

COK & VAN LOO CONSULTANTS, INC.
4700 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(PH) 264-6811
(PH) 264-6828 (FAX)
CONTACTS:
LARRY CONELL, lconell@elcidro.com
BRIAN HENSLY, bhenzley@elcidro.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUBLIC UTILITIES
AND PUBLIC UTILITIES.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST
HAVING A BEARING OF NORTH 60° 14' EAST.

BENCHMARK:

A BENCHMARK IN HANDHILL AT THE INTERSECTION
OF LOWEN BUCKLEY RD AND COTTON LANE
BENCHMARK + 1.81 = 100.11
(HAND-RECEIVED BY GOODPLAN DATA)

A BENCHMARK IN SOUTH HANDHILL AT THE
INTERSECTION OF LOWEN BUCKLEY RD AND SARVAL AV.
BENCHMARK + 1.81 = 100.11
(HAND-RECEIVED BY GOODPLAN DATA)

UTILITIES:

POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
FIRE	CITY OF GOODYEAR
ILLICIT	APS
TELEPHONE	CENTURY LINK

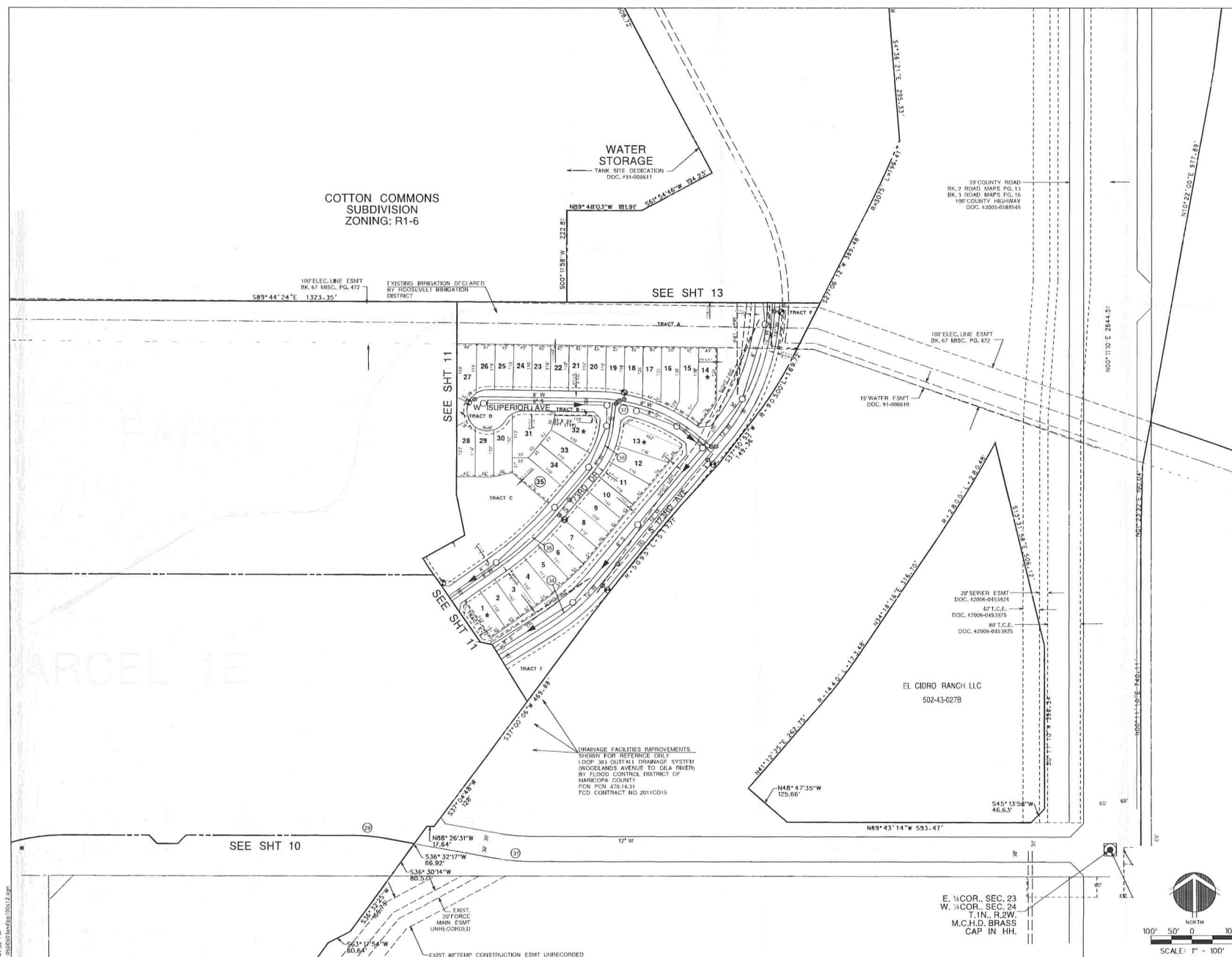
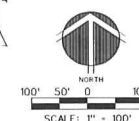
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	○
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	●
FIRE HYDRANT	⊕
SURFACE DRAINAGE	—
SHOW IT VELOCITY LINE	—
HOW CAN HE ME CURVE DATA	17
NO 2 STORY ON CORNERS	★

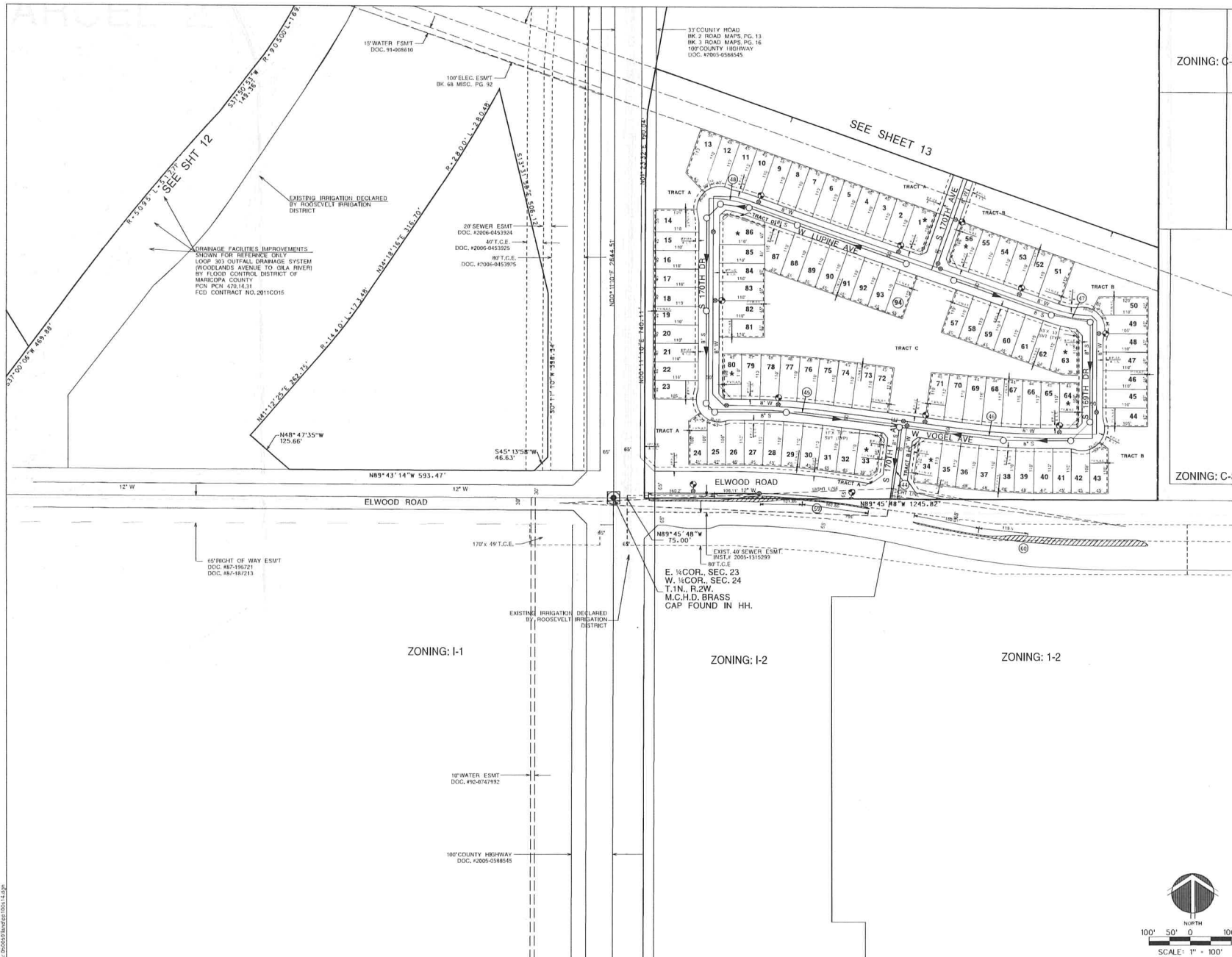
SHEET 12 OF 14
DATE: 01-10-2014
REVISION DATE: 07-30-2014
CVL - 101.1050050

ICVL
CONSULTANTS

4330 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
602.264.6811
BUREAU: 602.264.6828



E. 1/4 COR. SEC. 23
W. 1/4 COR. SEC. 24
T. 1N., R. 2W.
M.C.H.D. BRASS
CAP IN HH.



PRELIMINARY PLAT FOR EL CIDRO PARCELS 1-5

LOCATED IN PORTIONS OF SECTIONS
27 AND 24 IN TOWNSHIP 1 NORTH, RANGE 2 WEST,
OF THE 56-A AND 54-A T1R16E, AND 56E, 57E, 58E,
MARICOPA COUNTY, AZ.

PREPARED FOR:

EL CIDRO RANCH LLC
5500 EAST SAN MIGUEL AVE.
PARADISE VALLEY, AZ 85143
PHONE: (602) 555-2800
CONTACT: SCOTT MOORE, SMOORE@bethwestconsultants.com

PREPARED BY:

SCOTT MOORE, SMOORE & BETHWEST CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6837
(602) 264-6838 (FAX)
CONTACT: SCOTT MOORE, SMOORE@bethwestconsultants.com

PROJECT DESCRIPTION:

THIS SITE WILL BE DEVELOPED AS A SINGLE-FAMILY
RESIDENTIAL NEIGHBORHOOD WITH PUD-12 STIPPS
AND PUD-12 UTILITY.

BASIS OF BEARING:

THE WEST LINE OF THE SOUTHWEST QUARTER OF
SECTION 13, TOWNSHIP 1 NORTH, RANGE 2 WEST,
HAVING A BEARING OF NORTH 89°11'32" EAST.

BENCHMARK:

A BRASS CAP IN HANDHOLE AT THE INTERSECTION
OF LOWER BUCKLEY RD. AND COOL FOR LANE.
104.50' (NAD83) USED FOR LANE.
BENCHMARK = 1.81 = 104.50' (NAD83)
(NAD83) CITY OF GOODYEAR DATING

A BRASS CAP IN SOUTHEAST HANDHOLE AT THE
INTERSECTION OF LOWER BUCKLEY RD. AND SANFORD AVE.
104.50' (NAD83) USED FOR LANE.
BENCHMARK = 1.81 = 104.50' (NAD83)
(NAD83) CITY OF GOODYEAR DATING

UTILITIES:

POLICE	CITY OF GOODYEAR
WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
IRRI	CITY OF GOODYEAR
ILLUMINATING	APCS
	CENTURY LINK

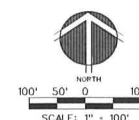
LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	○
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	○
FIRE HYDRANT	○
SURFACE DRAINAGE	→
SIGHT VISIBILITY LINE	→
HOW CENTERLINE CURVE DATA	17
NO 2-STORY OR CORNERS	*

SHEET 14 OF 14
DATE: 07-30-2014
REVISION DATE: 07-30-2014
C.V.L. - 1.011050050



4550 NORTH 12TH STREET
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PRELIMINARY DATA TABLE								
PARCEL	PHASE	LAND USE DESIGNATION	MINIMUM LOT SIZE	DWELLING UNITS (DU)	GROSS AREA (AC)	GROSS DENSITY (DU/AC)	NET AREA (AC)	NET DENSITY (DU/AC)
1A	II	SINGLE-FAMILY RESIDENTIAL	55' X 115'	164	41.14	3.99	39.94	4.11
1B	I	SINGLE-FAMILY RESIDENTIAL	60' X 120'	164	49.65	3.30	48.66	3.37
1C	II	SINGLE-FAMILY RESIDENTIAL	50' X 115'	162	36.57	4.43	36.57	4.43
1D	I	SINGLE-FAMILY RESIDENTIAL	55' X 115'	159	44.07	3.61	44.07	3.61
1E	I	SINGLE-FAMILY RESIDENTIAL	50' X 115'	102	24.02	4.25	24.02	4.25
1F	II	SINGLE-FAMILY RESIDENTIAL	50' X 115'	157	37.71	4.16	35.66	4.40
2	I	SINGLE-FAMILY RESIDENTIAL	45' x 110'	35	11.79	2.97	11.79	2.97
3	I	SINGLE-FAMILY RESIDENTIAL	45' X 110'	70	17.30	4.05	17.30	4.05
4	III	SINGLE-FAMILY RESIDENTIAL	60' X 120'	153	42.42	3.61	42.42	3.61
5	III	SINGLE-FAMILY RESIDENTIAL	45' x 110'	94	23.73	3.96	22.79	4.12
TOTALS				1260	328.40	3.84	323.22	3.90

