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JAN 27 2011

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**MEMORANDUM**

**Transportation & Development – CC Memo No. 10-160**

**DATE:** JANUARY 7, 2011

**TO:** MAYOR AND CITY COUNCIL

**THRU:** RICH DLUGAS, ACTING CITY MANAGER *RD*  
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:** APL10-0001/DVR10-0004 FALCON POINTE AT PINELAKE  
Adoption of Resolution No. 4492  
Introduction and Tentative Adoption of Ordinance No. 4279

**Request:** Area Plan amendment from Business Park to Multi-Family Residential land use, and Rezoning from Planned Area Development (PAD) zoning for Business Park and Planned Industrial District (I-1) zoning to PAD (Multi-Family Residential) with Preliminary Development Plan (PDP) approval to allow a multi-family residential development

**Location:** Southeast corner of Pinelake Way and Ocotillo Road, approximately one half-mile east of Arizona Avenue on the south side of Ocotillo Road

**Applicant:** Withey Morris PLC, Jason Morris

**Project Info:** Approximately 13.60 net acres, 176 multi-family residential townhouse units, approximately 12.9 dwelling units per acre (du/ac).

**RECOMMENDATION**

Upon finding the Area Plan amendment and Rezoning request to be consistent with the General Plan, Southeast Chandler Area Plan, and Southshore Area Plan, Planning Commission and

Planning Staff recommend approval of the Area Plan amendment, Rezoning, and Preliminary Development Plan requests.

**BACKGROUND**

The application requests an Area Plan amendment, Rezoning, and Preliminary Development Plan approval on approximately 13.60 net acres. The first request includes an amendment to the Southshore Area Plan changing the land use from Business Park to Multi-Family Residential. Secondly, the property is currently zoned Planned Area Development (PAD) for Business Park and Planned Industrial District (I-1). The Rezoning request includes changing the zoning from PAD (Business Park) and I-1 to PAD (Multi-Family Residential) to allow a residential townhouse development. Additionally, a Preliminary Development Plan (PDP) for site layout and building architecture is included.

The subject site is bounded by Ocotillo Road to the north (an arterial street), Pinelake Way to the west (a collector street), and on the south side by the Salt River Project Schrader Receiving Station and Substation. The Paseo Consolidated Canal abuts the site's eastern side. West of Pinelake Way is property designated and zoned for Business Park use. North of Ocotillo Road is the Centre Pointe Business Park currently zoned PAD for industrial I-1 uses including light industrial, self-storage warehouse, and office uses. The Appleby Road Property industrial park is north of Centre Pointe. West of Centre Pointe is JKM Self-Storage for self-storage warehouse uses, and next to that is South Chandler Business Center a planned industrial park for small industrial businesses in the start-up stages such as building contractors, equipment repair, machine shops, and other I-1 uses.

**GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND**

The General Plan Land Use Map identifies the subject site as a part of the Southeast Chandler Area Plan. The Southeast Chandler Area Plan (SECAP) designates the property for Traditional Suburban Character in which multi-family residential development as proposed can be considered. Additionally, the SECAP prescribes development within this character area should convey a rural/agrarian theme and be developed with transitions and compatibility in mind.

Furthermore in 1988 Council approved the specific sub-area plan, the Southshore Area Plan, for the area bounded by Ocotillo Road, Arizona Avenue, Chandler Heights Road, and the Consolidated Canal. The Southshore Area Plan includes a land use arrangement, which provided for multi-family residential on a few parcels while other parcels were specifically designated for office, retail, business park, and industrial use. The majority of this Area Plan has evolved over the years as there are no more multi-family residential parcels. The proposed multi-family residential development of townhouses would reintroduce a multi-family component to this area.

The Southshore Area Plan has mostly developed with single-family residential detached housing east of the railroad tracks. A commercial shopping center exists at the intersection of Arizona Avenue and Ocotillo Road with self-storage and condominium storage facilities adjacent to the commercial center. A church is located south of the commercial center along Arizona Avenue, and there is a commercial center at the corner of Arizona Avenue and Chandler Heights Road which ceased development. Including the subject site, there are three vacant parcels within the

area plan including a business park site directly west of the proposed townhouses and an approximately 40-acre site along Arizona Avenue currently zoned for a mixed-use development including retail, office park, restaurant, and multi-family apartment style units above retail shops, live/work townhouses, and a gated townhouse component.

The subject parcel is located at an intersection planned and zoned for business park and light industrial development. The Southshore Area Plan specifically defined Business Park as “Business park uses are proposed for 44.3 acres generally located east of the Southern Pacific Railroad right-of-way and south of Ocotillo Road. This use includes the development of high-tech, two-story scale office and research/development facilities with high quality design standards. Figure 9, ‘Development Image’, illustrates the business park image for Southshore.” The image includes a partial building elevation.

The Southshore Area Plan vision was to create an area that would develop similar to other business park areas in Chandler. The General Plan amendment and Area Plan amendment approval to allow the single-family residential subdivision Pinelake Estates triggered a cycle of land use changes within the Southshore Area Plan. The Falcon Pointe Development Booklet includes the initial and existing Southshore Area Plan, as well as the proposed area plan amendment, to represent the area’s changes. The area plan initially designated approximately 52 acres of multi-family residential with 21 acres along Arizona Avenue and 31 acres along a portion the Chandler Heights Road frontage. The property along Chandler Heights Road developed as single-family residential detached housing, and the parcels along a portion of the Arizona Avenue frontage are currently zoned the for single-family residential too but have yet to develop.

Planning Staff supports the proposed Area Plan amendment for a multi-family residential townhouse development as a supporting land use to the surrounding planned and existing industrial/employment development within the immediate area. Additionally, the proposed land use serves as a transitional land use to the existing SRP electrical power facility and single-family residential homes to the south. Staff finds the proposal restores the intent of the original Southshore Area Plan.

### **REZONING/PDP**

The proposed development is for townhouses which include 4 to 6 unit buildings with four building types. Each building type offers six different types of units; four unit types are two-bedrooms and two unit types are three-bedrooms. The townhouse units range in size from approximately 1,250 to 1,935 livable square feet. All units have two-car garages. The garages are either side-by-side parking spaces or tandem parking spaces (one in front of the other). Buildings are two- and three-stories in height.

The development is a private, gated townhouse subdivision. The site layout provides for units facing toward the Paseo Consolidated Canal, open space along the canal’s frontage, solid and view fencing, pedestrian gates to the canal, a concrete pedestrian pathway, and a minimum 10-foot landscape easement along the Paseo Canal. Access to the canal’s pedestrian and/or equestrian paths is from Ocotillo Road or along the project’s east side.

Decorative concrete pavers are provided at the main gated entrance, at drive aisle intersections, and pedestrian connections. Amenities include a swimming pool with spa, ramadas with barbeques, and two children's tot lots. The main gated entrance off of Ocotillo Road includes tubular steel beams with a rusted finish providing a rural/ranch theme entrance. A similar gate is provided at the entrance and exit drive off of Pinelake Way. Wall and fence details are provided in the Development Booklet. The development incorporates a series of drives, which provide direct access to attached garages. There is a gated full-movement entrance and exit location off both Ocotillo Road and Pinelake Way. There is a future traffic signal planned at Pinelake Way. Rural-theme fencing is provided along Ocotillo Road using oxidized tubular steel rail fencing in addition to a wire mesh theme fence with decorative columns near the entrance. Split-rail view fencing is also located along Pinelake Way.

Building design incorporates a mix of rural-theme and contemporary elements. Buildings include exposed wood beams or corbels, roof overhangs that extend out in various areas, a mix of rectilinear and arch-shaped windows and features, wrought-iron accents, accent molding window surrounds, varied roof slopes and heights, ledgerstone and river rock veneer, a variety of balcony designs, window shutters, varied façade treatments, distinct decorative Carriage House style garage doors, and varied building paint colors. See Development Booklet for representations of these elements and the building paint color scheme plan.

Building façades are broken-up with a mix of one-, two-, and three-story graduated roof heights. The varied heights of 2-story and 3-story buildings create different streetscape and interior perspectives. Three-story buildings are sited in particular locations throughout the development and are only interior building units. There are not 3-story buildings along the street frontages or along the Paseo canal. The site layout includes varied building orientations and open space areas. There are several buildings within a landscape setting fronting Ocotillo Road, Pinelake Way, and the Paseo canal. Several buildings are grouped together with a central open space area. Each unit has private open space for each unit provided by either a covered patio or balcony on the rear or front side of the building.

As part of the PDP request, the Development Booklet narrative and site plan represent several waivers from Zoning Code. The waivers relate to building and perimeter wall setbacks from property lines and signage. There are some waivers that are not required and another that cannot be waived through the zoning process. The waivers are as follows:

1. Zoning Code requires a minimum 50-foot building setback from the ultimate right-of-way line along arterial streets (Ocotillo Road). The application requests encroachments into the 50-foot building setback for Buildings 31 and 32 along Ocotillo Road to allow first floor patios within the building setback up to approximately 8 feet. The right-of-way alignment for Ocotillo Road is skewed due to the former landfill, now Paseo Vista Recreation area property, which requires an offset roadway centerline. The roads alignment then moves southward requiring additional right-of-way dedication from the subject site. Due to the right-of-way and right-turn deceleration lane location, Buildings 31 and 32 have limited space to provide the private open space (patio) without encroaching into the building setback.

Planning Staff finds this minor encroachment supportable given the unique alignment of Ocotillo Road and only two patios are affected.

2. The development's building setbacks for residential buildings is requested to be generally based off of MF-2 zoning development standards, as noted on the Site Plan. The Zoning Code requires a minimum 15-foot building setback from the property line for the side yard of a building. In the case of Building 20, 21, and 22 along the south property line, each building's side is required to be 15-feet from the south property line. The waiver requests to allow encroachments up to approximately 5 feet. Planning Staff finds this waiver supportable due to the adjacency of these three patios to the Salt River Project Schrader Receiving Station and Substation electrical power facility, the proposed tree-lined landscape buffer, and existing 12-foot high masonry block wall along the SRP facility.
3. Units B1 and C1 in building types 2 and 4 are designed with two tandem parking spaces per unit. The application requests a waiver from requirements to allow tandem parking spaces be calculated as required parking. Planning Staff supports this waiver finding the tandem parking to be a unique proven alternative to required parking while reducing the amount of surface pavement to provide separate covered parking areas for these units. The development meets required parking for each unit and guests at 428 parking spaces; 352 covered and 76 uncovered. Each unit has an attached 2-car garage.
4. The development's building heights for residential buildings is requested to be generally based off of MF-2 zoning development standards, as noted on the Site Plan. MF-2 permits a maximum building height of 25 feet at the building setback line; however, height may go up to 35 feet provided that at no point the building projects above a line sloping inward and upward at a 45-degree angle at the required building setback line. The application requests to waive this requirement to allow four buildings along the south property line to be approximately 40 feet in maximum height. Note that the Site Plan notates this waiver but does not reflect which buildings it applies to; Staff confirmed it includes Buildings 1, 20, 21, and 22 which have the 3-story portions with a height up to a maximum of 40-feet. Planning Staff supports this waiver for these four buildings only in that three building side-up and one is parallel to the SRP electrical facility. The increased height is at the rear of this development next to the electrical facility which includes power lines and poles at a much greater height.
5. Zoning Code regulates that no more than a 3-foot high wall is permitted within the front building setbacks along Ocotillo Road and Pinelake Way. The decorative perimeter fence wall is designed up to 6-feet in height. The walls along both street frontages are located within the building setbacks and greater than 3-feet in height thus requiring a waiver. Planning Staff supports this waiver finding the fence wall design, alternating sections, and landscaping design all together create an attractive streetscape and presence for this development. The Development Booklet's building elevations section includes exhibits reflecting the appearance of the fence walls.

6. Zoning Code requires a landscape intersection setback of 50'x100' along Ocotillo Road and 30'x 100' along Pinelake way in which wall height is restricted to a maximum of 2'6". The development includes a freestanding monument sign within the landscape intersection setback with portions 6- to 8-feet in height based on perspectives and elevation representations. This wall is designed in a circle surrounded by annual flowers and Date Palms. The wall materials include stone veneer with columns, and the development name lettering with reverse pan channel halo-illuminated. Planning Staff supports this waiver finding that the wall's design and location create a sense of arrival at the intersection, enhancing the corner. The wall heights are not typical within the landscape intersection setbacks where only landscaping exists; however, the wall is set within a larger turf landscape area at this intersection and serves as a site feature.
7. Lastly, the development includes a waiver regarding the City's engineering standard detail for the gated entrance/exit off of Ocotillo Road; however, the zoning process cannot waive engineering standard details. The development would need to request in writing to the City Engineer a deviation from City standards.

### **DISCUSSION**

Planning Staff is of the opinion that the proposed land use is consistent with the goals and objectives of the existing land plans for the area. While Planning Staff recommended denial of a previous land use request on this parcel in 2007 for multi-family residential, the development expectations for this specific area within the Southeast Chandler Area Plan have changed. Following a thorough evaluation with City Staff, we feel there is no longer a need to maintain this subject site with business park, office, high-tech type land uses, as these land uses are planned for and/or existing just north of the subject site as part of a larger industrial/employment area. Planning Staff supports the proposed Area Plan amendment for a multi-family residential townhouse development finding the proposal restores the intent of the original Southshore Area Plan, which originally included multi-family residential uses.

The subject site is situated in an area that has seen new development and rezoning for commercial, light industrial, and residential uses. The subject site can offer an opportunity for an alternative form of housing on the east side of Arizona Avenue. The Southeast Chandler Area Plan only includes consideration for multi-family residential land use and densities west of the railroad tracks; however, the Southshore Area Plan had initially designated multi-family east of the railroad tracks and the General Plan allows for consideration of higher density residential as an integral component of a planned mixed-use development. The Southshore Area Plan itself initially contained a balanced mix of uses. While this plan has substantially changed, Planning Staff is of the opinion that the larger surrounding area includes a mix of uses including single-family to the south and east, industrial north of Ocotillo Road, planned business park to the west and existing industrial storage facilities and commercial retail to the west, as well as other land uses existing and zoned for along Arizona Avenue within the Southshore area.

The PDP implements the City's design expectations and is consistent with design guidelines established in the City's Multi-Family Residential Development Standards, Southeast Chandler

Area Plan, and The Paseo Master Plan. Staff supports the requested development waivers as detailed in this memo.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code including a one-quarter mile radius notice to all property owners, homeowners' associations, and City Registered Neighborhood Organizations within a half-mile radius of the site.
- A neighborhood meeting was held on September 13, 2009. Six people attended and all were supportive of the project. Attendees conveyed wanting the site to be developed and asked questions regarding timing of construction.
- As of the date of this memo, Planning Staff has not received any calls or correspondence of opposition or concern with this request. Salt River Project has been notified of this request and is not opposed. See attached letter.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 6      Opposed: 0

Commission recommended the addition of Condition No. 18 regarding additional stone veneer on building façades along street frontages. The applicant agreed with this condition.

**RECOMMENDATION**

Upon finding the Area Plan amendment and Rezoning request to be consistent with the General Plan, Southeast Chandler Area Plan, and Southshore Area Plan, Planning Commission and Planning Staff recommends approval of the Area Plan amendment, Rezoning, and Preliminary Development Plan requests subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Falcon Pointe at Pinelake", kept on file in the City of Chandler Planning Division, in File No's APL10-0001 & DVR10-0004, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications as required to achieve full half-widths, including any turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be

located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Completion of the 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median, the developer shall be required to upgrade such landscaping to meet current City standards.
8. Approval by the Transportation & Development Director of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the

preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Falcon Pointe at Pinelake development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
13. The development shall provide full vehicular ingress and egress access to Pinelake Way.
14. Any future parking space canopies over uncovered guest parking spaces shall incorporate building materials, forms, and colors to match the development.
15. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
16. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the canal right-of-way together with the adjoining easements dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.
17. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the townhouse subdivision is located adjacent to or nearby a Salt River Project electrical power facility and SRP easements along the Consolidated Canal that may cause adverse noise and other externalities. The "Public Subdivision Report", "Purchase Contracts", CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to or nearby an electrical power facility and easements, and the disclosure shall state that such uses are legal and should be expected to continue indefinitely and have the potential for expansion.

The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

18. The applicant shall work with Staff to provide additional stone veneer on facades of all buildings along both Pinelake Way and Ocotillo Road, including facing and siding up to streets, to bring a higher quality design along the streets.

**PROPOSED MOTIONS**

▪ **Area Plan Amendment:**

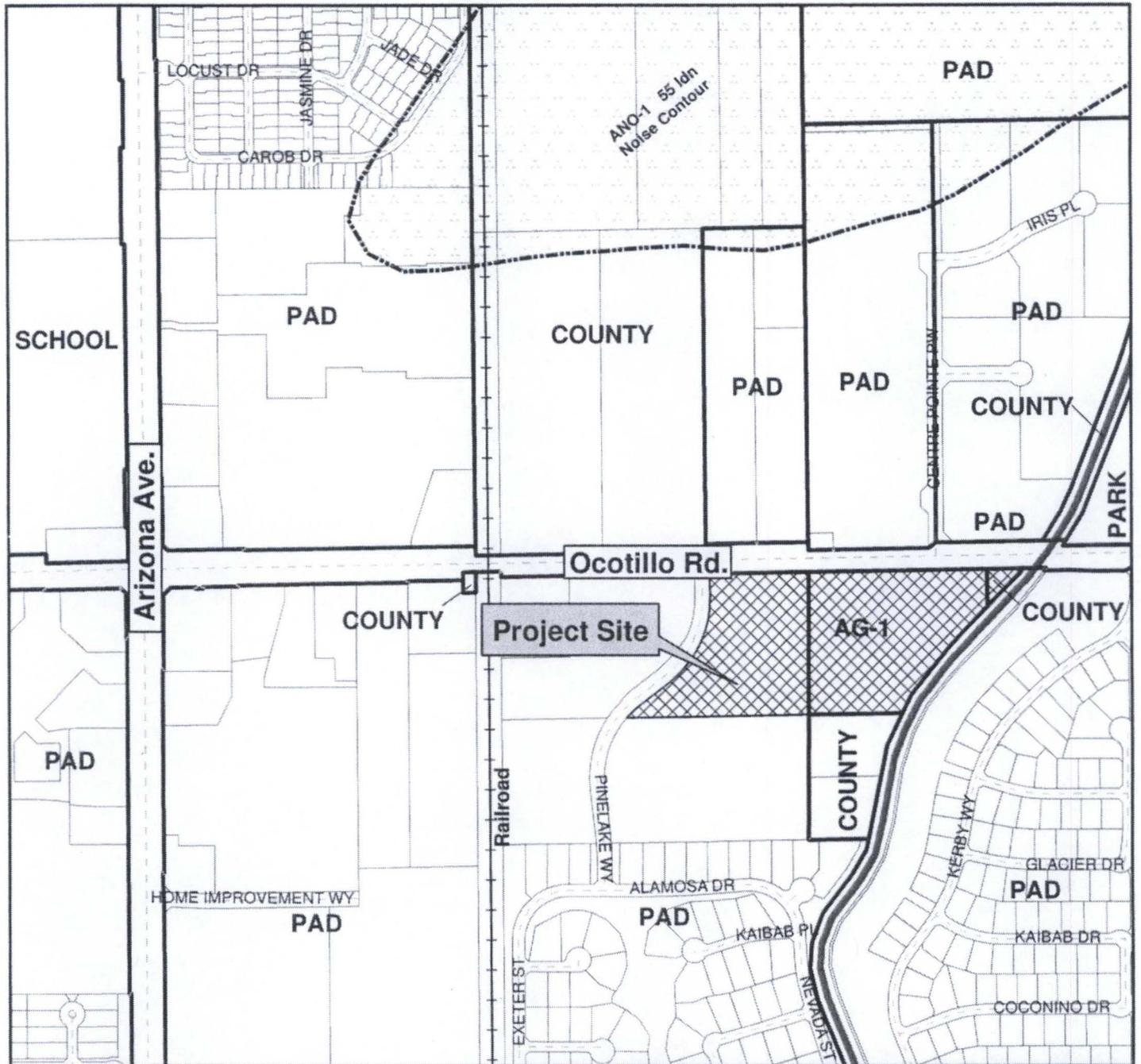
Move to adopt Resolution No. 4492, approving the Southshore Area Plan Amendment APL10-0001 FALCON POINTE AT PINELAKE per Planning Commission and Planning Staff recommendation.

▪ **Rezoning and PDP:**

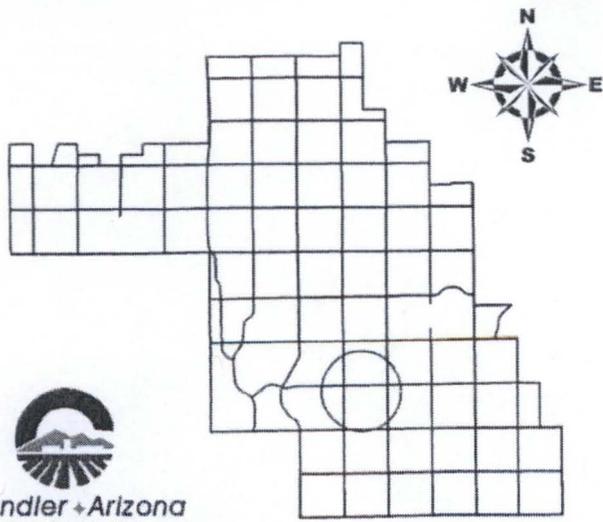
Move to introduce and tentatively adopt Ordinance No. 4279 approving DVR10-0004 FALCON POINTE AT PINELAKE with Preliminary Development Plan approval for a multi-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Proposed Area Plan amendment
6. Current Southshore Area Plan
7. Original Southshore Area Plan
8. Neighborhood Meeting Information
9. Salt River Project correspondence
10. Resolution No. 4492
11. Ordinance No. 4279
12. Development Booklet, Exhibit A

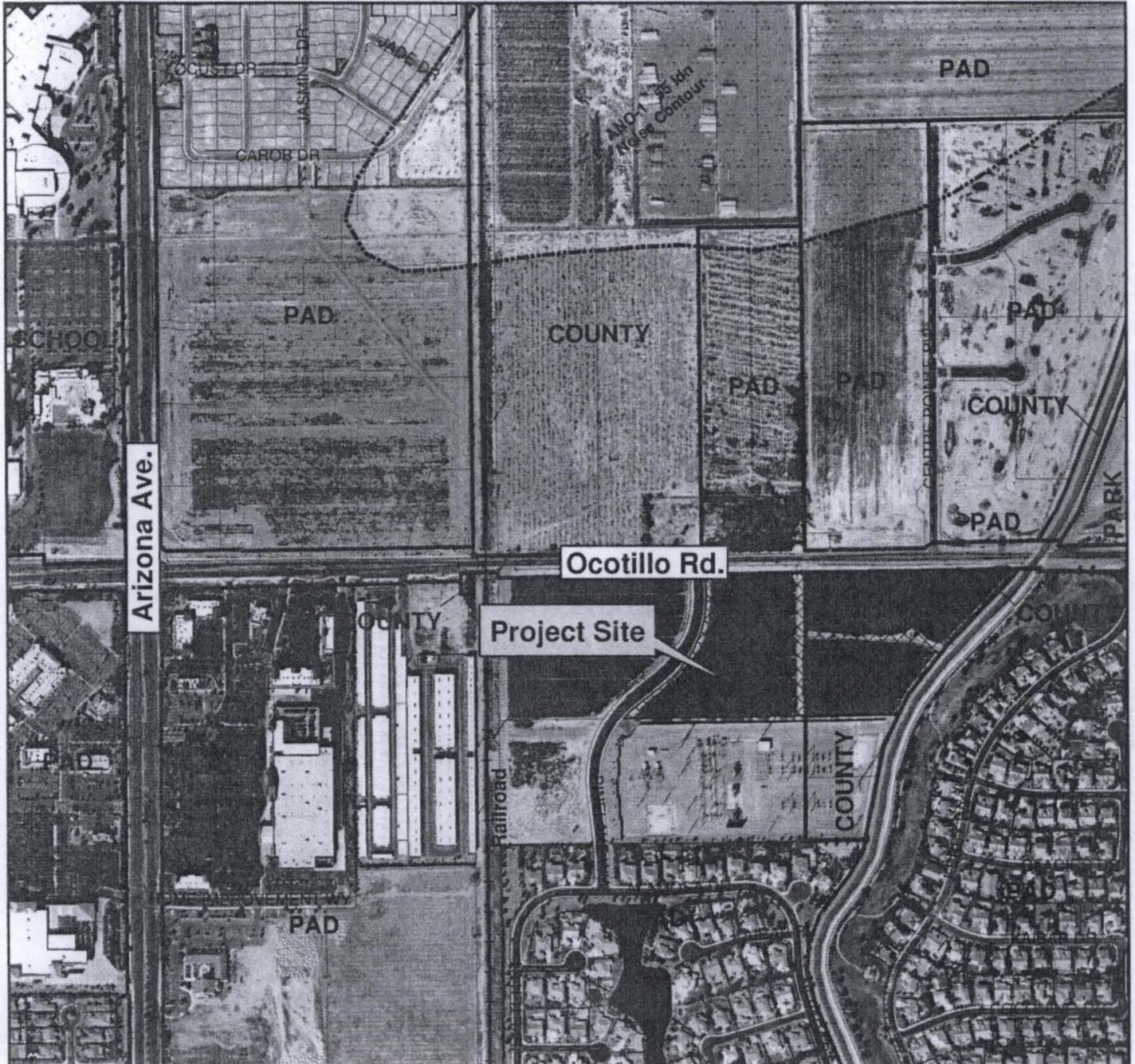


## Vicinity Map



APL10-0001/  
DVR10-0004

**Falcon Pointe at Pinelake**



## Vicinity Map



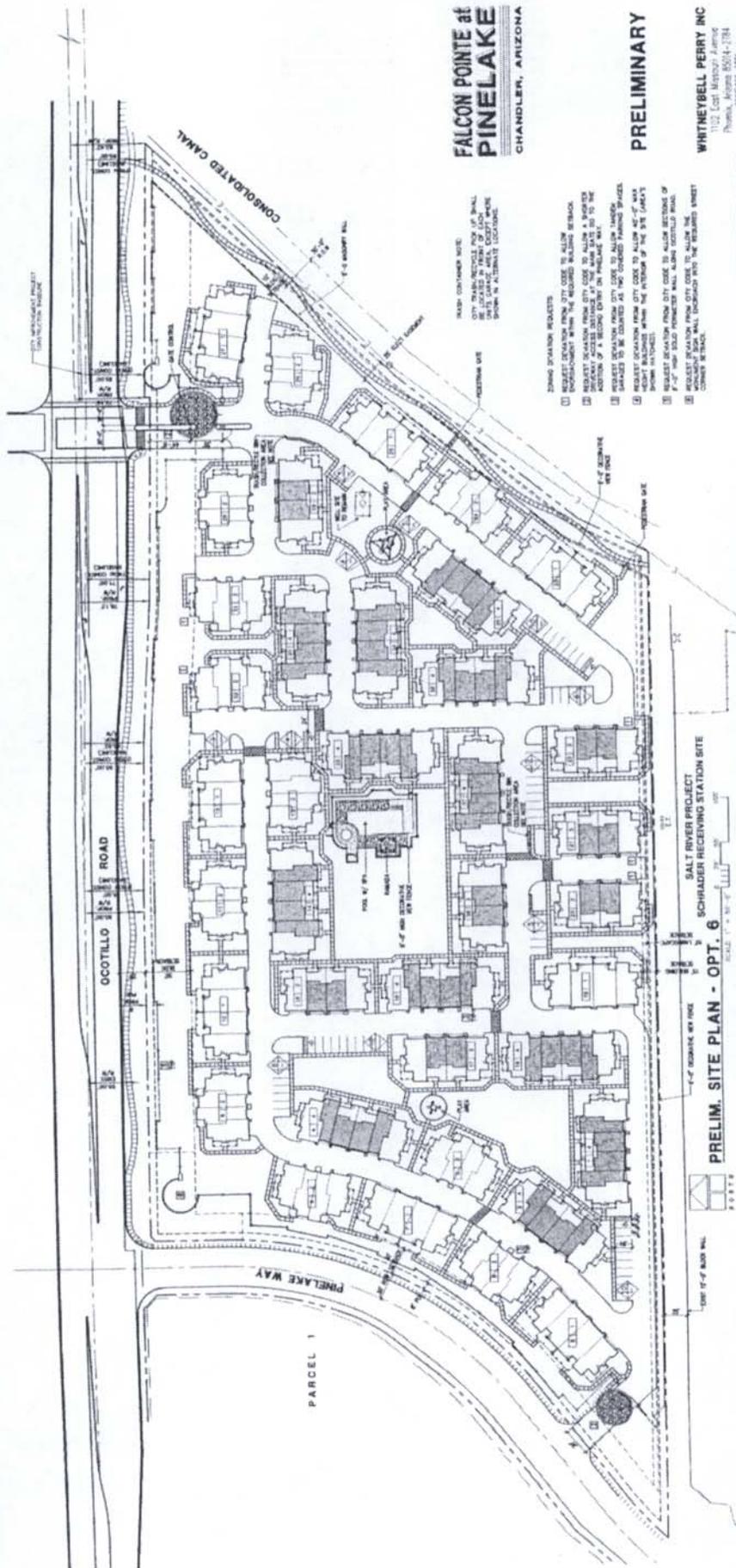
APL10-0001/  
DVR10-0004

**Falcon Pointe at Pinelake**



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CITY OF CHANDLER 12/8/2010



**FALCON POINTE at PINELAKE**  
CHANDLER, ARIZONA

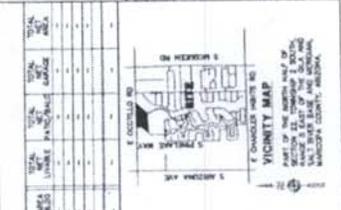
**PRELIMINARY**

**WHITNEYBELL PERRY INC**  
1102 East McDowell Avenue  
Phoenix, Arizona 85014-1784  
(602)505-1801



ARCHITECTURE AND PLANNING  
**1.10F**  
0000  
PRELIMINARY  
SITE OPTION 6

- NEIGHBORHOOD REQUESTS:**
- 1. REQUEST SEPARATION FROM CITY CODE TO ALLOW 2-STORY BUILDINGS.
  - 2. REQUEST SEPARATION FROM CITY CODE TO ALLOW A BIKER REPAIR ACCESS LOCATED AT THE NORTH END OF THE PROPERTY.
  - 3. REQUEST SEPARATION FROM CITY CODE TO ALLOW 1-STORY GARAGES TO BE COUNTED AS TWO STORIES FOR PARKING SPACES.
  - 4. REQUEST SEPARATION FROM CITY CODE TO ALLOW 40' WIDE DRIVEWAYS WITHIN THE INTERIOR OF THE SITE (ARIZONA SPACING REGULATIONS).
  - 5. REQUEST SEPARATION FROM CITY CODE TO ALLOW SECTIONS OF 2'-0" HIGH SOLID FENCED WALL ALONG OCCUPYED ROAD.
  - 6. REQUEST SEPARATION FROM CITY CODE TO ALLOW THE OCCUPYED ROAD WALL TO BE LOCATED WITHIN THE OCCUPIED STREET CORNER TRIANGLE.



**RESIDENTIAL BUILDING AREAS**

UNIT #	AREA	TYPE	STORIES	AREA (SQ FT)	PERMITS	STATUS
101	101	3 BDRM UNIT	2	1,100	1	APPROVED
102	102	3 BDRM UNIT	2	1,100	1	APPROVED
103	103	3 BDRM UNIT	2	1,100	1	APPROVED
104	104	3 BDRM UNIT	2	1,100	1	APPROVED
105	105	3 BDRM UNIT	2	1,100	1	APPROVED
106	106	3 BDRM UNIT	2	1,100	1	APPROVED
107	107	3 BDRM UNIT	2	1,100	1	APPROVED
108	108	3 BDRM UNIT	2	1,100	1	APPROVED
109	109	3 BDRM UNIT	2	1,100	1	APPROVED
110	110	3 BDRM UNIT	2	1,100	1	APPROVED
111	111	3 BDRM UNIT	2	1,100	1	APPROVED
112	112	3 BDRM UNIT	2	1,100	1	APPROVED
113	113	3 BDRM UNIT	2	1,100	1	APPROVED
114	114	3 BDRM UNIT	2	1,100	1	APPROVED
115	115	3 BDRM UNIT	2	1,100	1	APPROVED
116	116	3 BDRM UNIT	2	1,100	1	APPROVED
117	117	3 BDRM UNIT	2	1,100	1	APPROVED
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121	121	3 BDRM UNIT	2	1,100	1	APPROVED
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149	149	3 BDRM UNIT	2	1,100	1	APPROVED
150	150	3 BDRM UNIT	2	1,100	1	APPROVED
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199	199	3 BDRM UNIT	2	1,100	1	APPROVED
200	200	3 BDRM UNIT	2	1,100	1	APPROVED

**PROJECT DATA**

**OWNER:** SERRA MANAGEMENT LLC, 1000 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004, (602) 944-1111

**ARCHITECT:** WHITNEYBELL PERRY INC, 1102 EAST MCDOWELL AVENUE, PHOENIX, AZ 85014, (602) 505-1801

**CIVIL ENGINEER:** TERRACON CONSULTING, 1000 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004, (602) 944-1111

**LANDSCAPE ARCHITECT:** PETER A. BROWN LANDSCAPE ARCHITECT, P.C., 1000 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004, (602) 944-1111

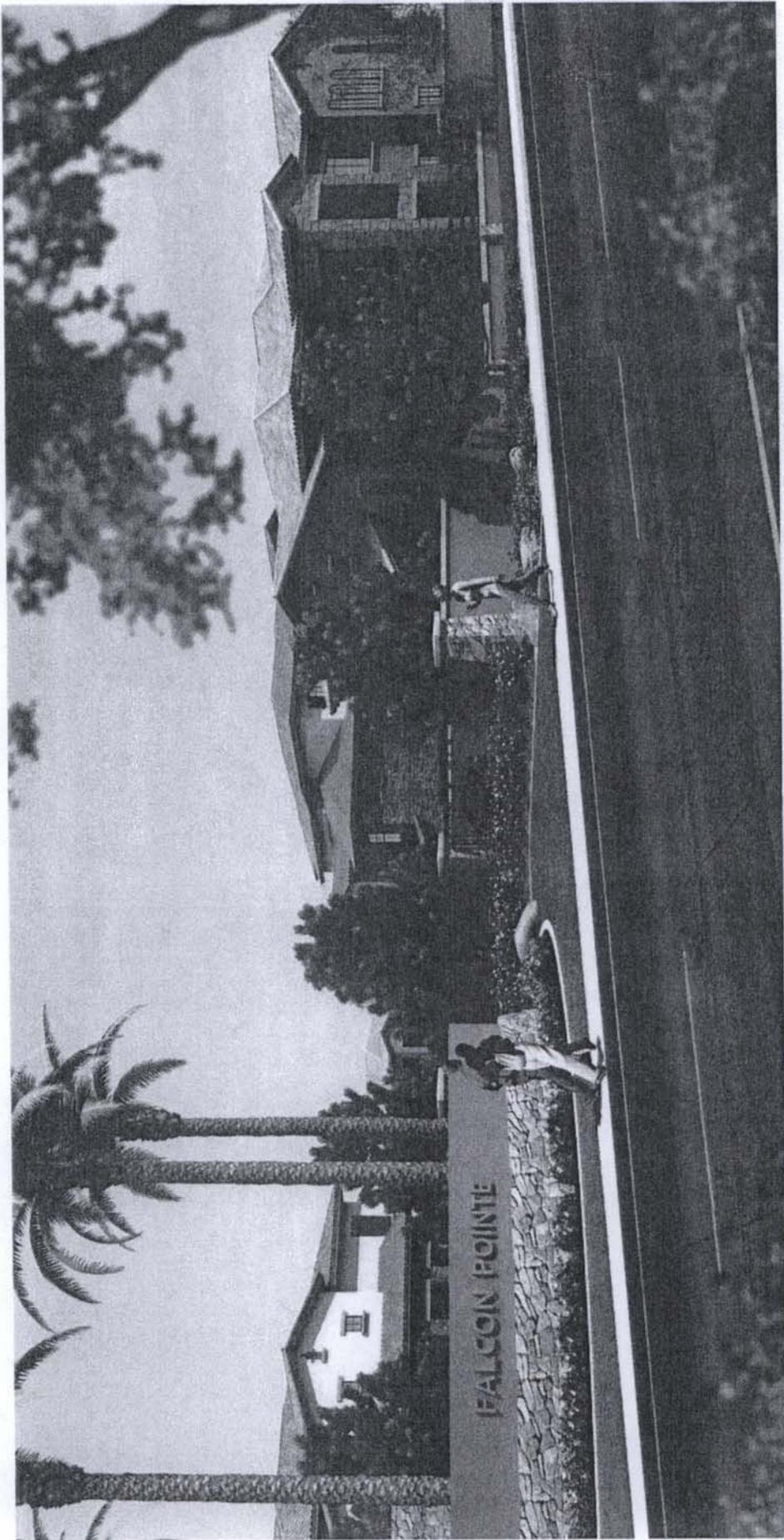
**PERMITS:** 1. 1000 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004, (602) 944-1111

**ADDITIONAL DATA:** 1. 1000 N. CENTRAL AVENUE, SUITE 200, PHOENIX, AZ 85004, (602) 944-1111

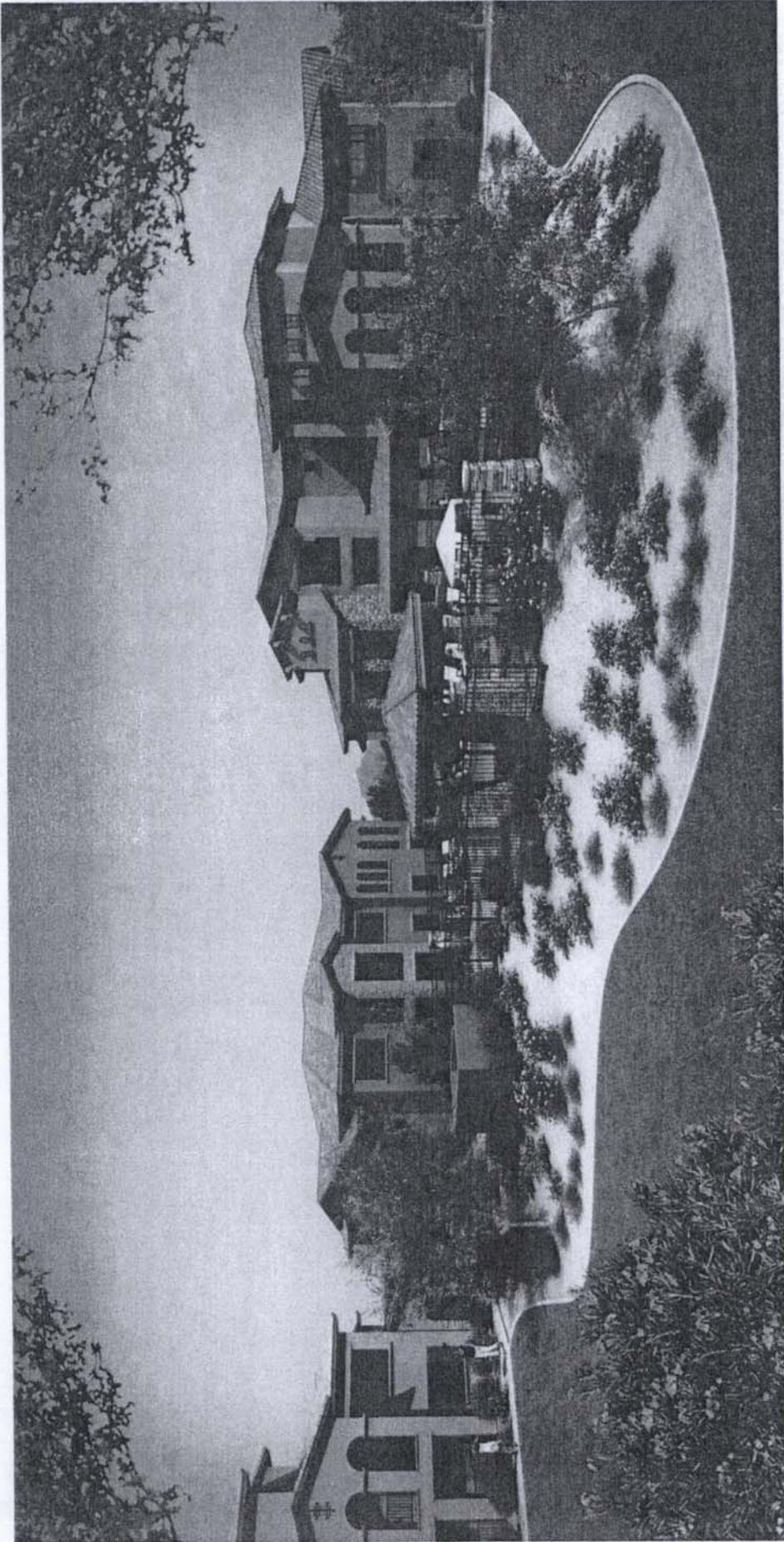
**RESIDENTIAL BUILDING AREAS**

UNIT #	AREA	TYPE	STORIES	AREA (SQ FT)	PERMITS	STATUS
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102	102	3 BDRM UNIT	2	1,100	1	APPROVED
103	103	3 BDRM UNIT	2	1,100	1	APPROVED
104	104	3 BDRM UNIT	2	1,100	1	APPROVED
105	105	3 BDRM UNIT	2	1,100	1	APPROVED
106	106	3 BDRM UNIT	2	1,100	1	APPROVED
107	107	3 BDRM UNIT	2	1,100	1	APPROVED
108	108	3 BDRM UNIT	2	1,100	1	APPROVED
109	109	3 BDRM UNIT	2	1,100	1	APPROVED
110	110	3 BDRM UNIT	2	1,100	1	APPROVED
111	111	3 BDRM UNIT	2	1,100	1	APPROVED
112	112	3 BDRM UNIT	2	1,100	1	APPROVED
113	113	3 BDRM UNIT	2	1,100	1	APPROVED
114	114	3 BDRM UNIT	2	1,100	1	APPROVED
115	115	3 BDRM UNIT	2	1,100	1	APPROVED
116	116	3 BDRM UNIT	2	1,100	1	APPROVED
117	117	3 BDRM UNIT	2	1,100	1	APPROVED
118	118	3 BDRM UNIT	2	1,100	1	APPROVED
119	119	3 BDRM UNIT	2	1,100	1	APPROVED
120	120	3 BDRM UNIT	2	1,100	1	APPROVED
121	121	3 BDRM UNIT	2	1,100	1	APPROVED
122	122	3 BDRM UNIT	2	1,100	1	APPROVED
123	123	3 BDRM UNIT	2	1,100	1	APPROVED
124	124	3 BDRM UNIT	2	1,100	1	APPROVED
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154	154	3 BDRM UNIT	2	1,100	1	APPROVED
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156	156	3 BDRM UNIT	2			

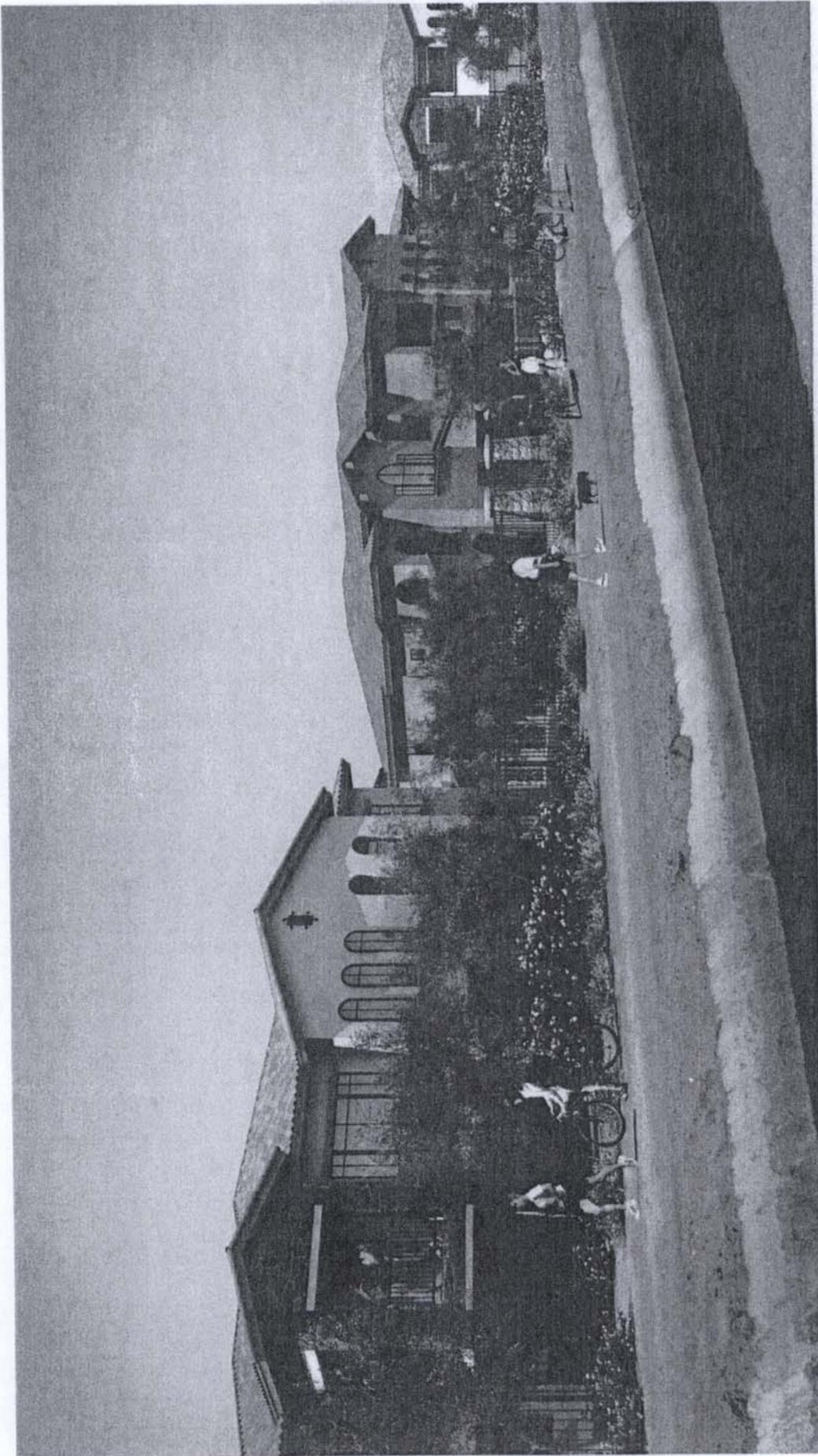




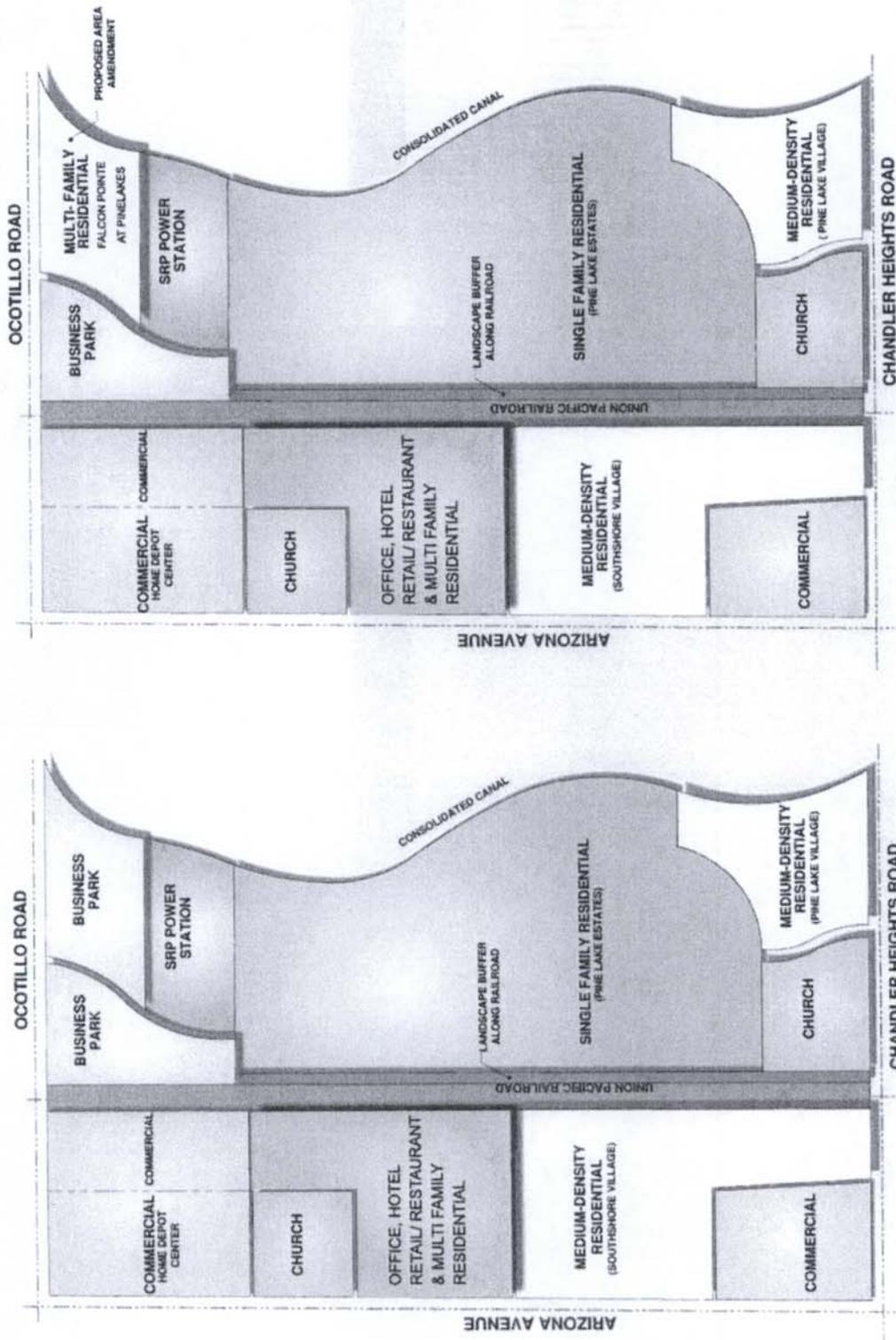
**RENDERING 1**  
CORNER OF PINELAKE WAY & OCOTILLO ROAD



RENDERING 2  
Pool View



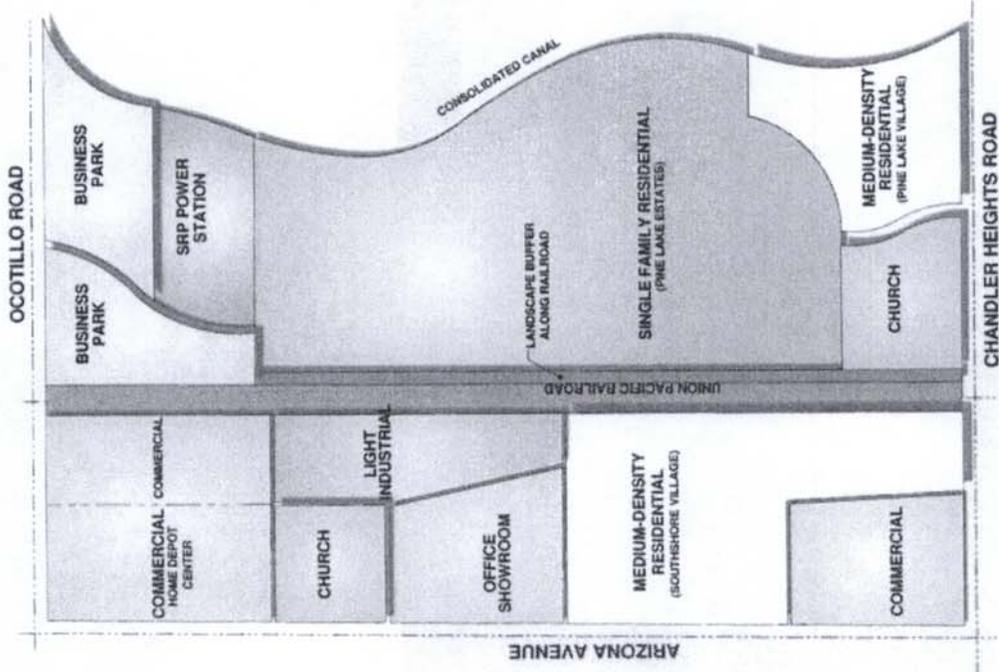
**RENDERING 3**  
VIEW DOWN CONSOLIDATED CANAL



**CURRENT AREA PLAN**

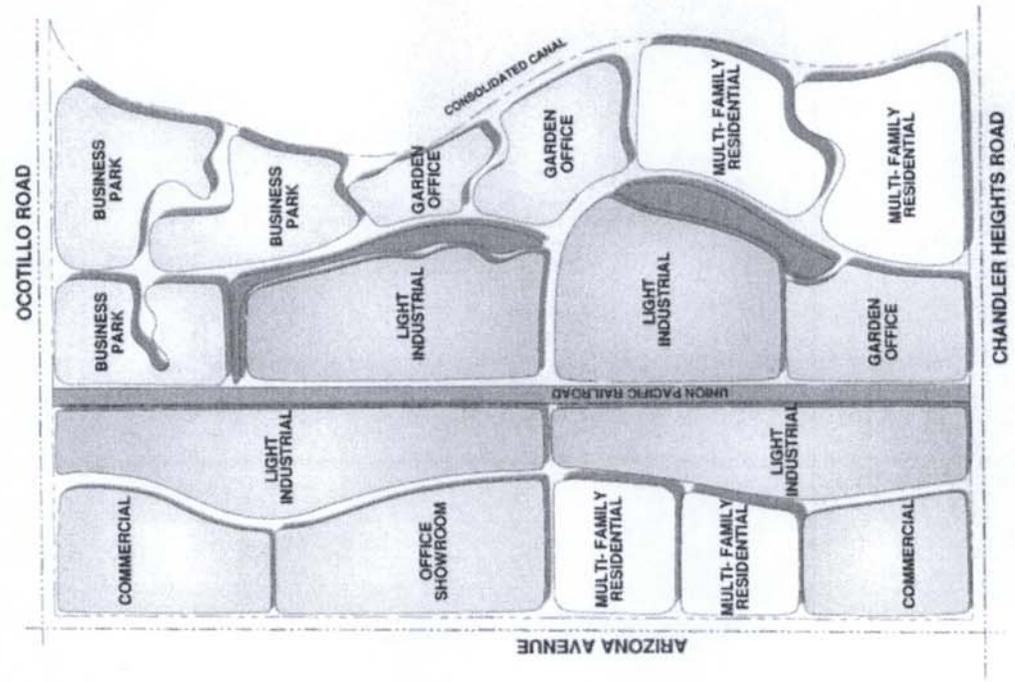
**PROPOSED AREA PLAN**

AREA PLAN STUDY  
(FOR REFERENCE)



**FIRST REVISED AREA PLAN**

AREA PLAN STUDY  
(FOR REFERENCE)



**ORIGINAL AREA PLAN**

SEC Ocotillo and Pinelake Way  
PAD Rezoning and PDP  
Neighborhood Meeting Minutes  
September 13, 2010  
APL10-0001 and DVR10-0004

**Development Team Attendees:**

Wendell Beck, Property Owner  
Michelle Santoro, Withey Morris, PLC  
Mike Perry, Whitneybell Perry  
Brian Anderson, Whitneybell Perry

**Neighbor Attendees:** (see attached sign in sheet)

Robert Joseph  
Bob Kerley  
Char Cammans  
Chris Teel  
Ron & Amy Volk

**Notes:**

On August 26, 2010 notices were sent inviting neighbors and registered neighborhood associations to a neighborhood open house held on September 13, 2010 to discuss the proposed Area Plan Amendment, PAD zoning and PDP site plan. The meeting was held at the Chandler Downtown Community Center from 6:00 – 7:00 p.m.

The overall demeanor of the meeting was positive. The attendees were happy to see the site being developed with a quality product. Several questions were raised regarding the general plan designation and affects of modifying the site from business park to residential. Discussion was held regarding the over abundance of office and commercial space currently in the southeast valley and the need for new households to occupy and shop at the existing office and commercial developments. Additional discussion regarded the schedule for construction and the types of trees proposed along the streetscape.

Overall, the meeting was positive with those in attendance in support of the proposed project.

# SIGN-IN

NEIGHBORHOOD OPEN HOUSE  
SWC OCOTILLO & PINELAKE

September 13, 2010

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS	Homeowner Assoc Name
1. Robert Joseph	500 E Alamosa Dr Chandler, AZ 85249	480-802-1809	robajoseph@msn.com	Pinelake Estates
2. Bob Kerley	3752 E Nolan Dr	480-367-6778		Dollar Storage
3. Char Simmons	480 E Alamosa Dr	480 239 4749		Pinelake Estates
4. Chris Hill	3962 S Crosscreek Dr	602 741 0221	chnhill@hotmail.com	Lantana Ranch
5. Amy + Ron Volk	Southshore	480-352-1222	amy.volk@nauticapartners.com	
6.				
7.				
8.				
9.				
10.				



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P.O. Box 52025  
Phoenix, AZ 85072-2025  
(602) 236-5900  
www.srpnet.com

September 10, 2010

Withey Morris, PLC  
Michelle Santoro  
2525 E. Arizona Biltmore Circle, Ste. A-212  
Phoenix, AZ 85016

Re: Proposed Falcon Pointe at Pinelake development  
APL10-0001 and DVR10-0004

Dear Ms. Santoro:

We appreciate receiving notice of the proposed Area Plan Amendment, Rezoning and Preliminary Plan of Development for the 14-acre parcel located north of SRP's Schrader receiving station. While SRP will not take a position on the change to Multi-Family Residential from a Business Park use, we want to convey the purpose of the electrical facility as well as potential future plans for additional capacity.

SRP's Schrader receiving station and its related transmission lines create the energy hub that provides power to the southeast Valley. 230,000 volt (230kV) overhead power lines enter the facility where the electricity is transformed to 69,000 volts (69kV) and distributed on overhead power lines to neighborhood substations in the area. This facility serves the electrical demand of our industrial, commercial and residential customers in Chandler and the southeast Valley.

SRP annually reviews our current and future electrical needs and modifies the plan to best serve our customers. Changes in zoning approvals as well as new industrial customers may drive the need for more capacity. This means additional electrical facilities, including but not limited to, new transformers, poles, wires and other electrical equipment, may be installed within, near and entering or leaving the site to serve the electrical load.

We would encourage the developer to disclose the facility to potential home buyers as required by the Arizona Department of Real Estate and provide SRP's Public Involvement phone number listed below for any inquiries about this receiving station. Our staff is well-versed in addressing issues that arise from building homes next to electrical substations.

In 2008, SRP completed an aesthetic improvement project at Schrader. Landscaping was installed on the south and east sides of the station and a block wall was constructed on the north and west sides. This aesthetic improvement project was initiated at the request of the area homeowners and the City of Chandler. There are no plans for any additional screening or vegetation for this facility.

Thank you for the opportunity to provide comments on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Janeen Rohovit". The signature is fluid and cursive, with a large initial "J" and "R".

Janeen Rohovit  
Public Involvement Supervisor  
(602) 236-2872

Cc: Jodie Novak, Senior City Planner

RESOLUTION NO. 4492

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "SOUTHSHORE AREA PLAN" FROM BUSINESS PARK TO MULTI-FAMILY RESIDENTIAL, ON PROPERTY LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO ROAD AND PINELAKE WAY.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the southeast corner of Ocotillo Road and Pinelake Way; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008 encourage the preparation of neighborhood plans (Area Plan) that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the "Southshore Area Plan" has been adopted for the area bounded by Arizona Avenue, Ocotillo Road, Chandler Heights Road, and the Consolidated Canal;

WHEREAS, the applicant prepared this amendment to the existing "Southshore Area Plan"; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map exhibit, an Amendment to the Southshore Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on December 15, 2010, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

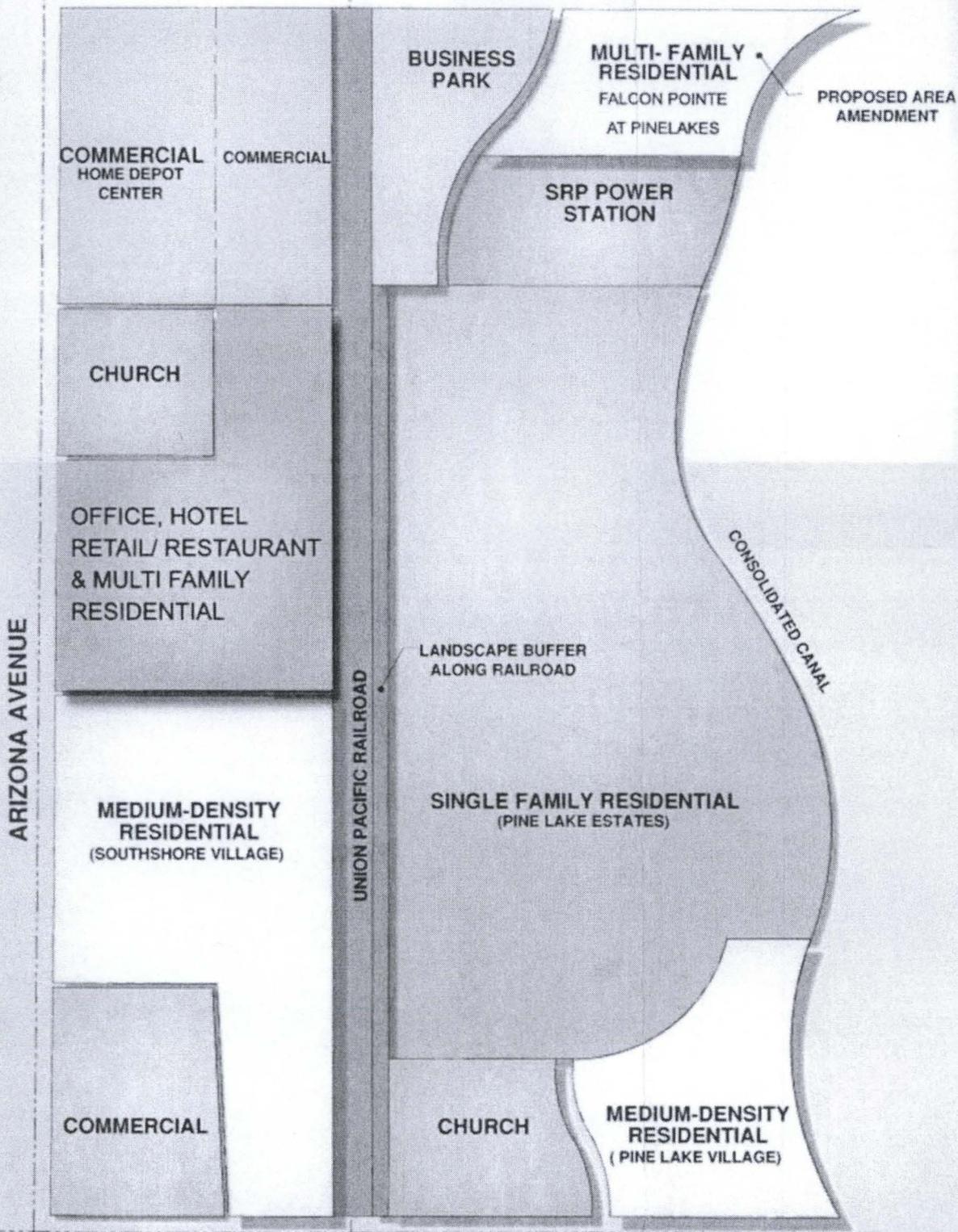
I HEREBY CERTIFY that the above and foregoing Resolution No. 4492 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY GAB

OCOTILLO ROAD



ARIZONA AVENUE

UNION PACIFIC RAILROAD

CONSOLIDATED CANAL

CHANDLER HEIGHTS ROAD

### PROPOSED AREA PLAN

*Southshore Area plan Amendment  
Zoning Case APL10-0001*

AREA PLAN STUDY  
(FOR REFERENCE)

**ORDINANCE NO. 4279**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR10-0004 FALCON POINTE AT PINELAKE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE-IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'.

Said parcel is hereby rezoned from PAD and I-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Falcon Pointe at Pinelake", kept on file in the City of Chandler Planning Division, in File No's APL10-0001 & DVR10-0004, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications as required to achieve full half-widths, including any turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Completion of the 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such median, the developer shall be required to upgrade such landscaping to meet current City standards.
8. Approval by the Transportation & Development Director of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be

made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Falcon Pointe at Pinelake development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
13. The development shall provide full vehicular ingress and egress access to Pinelake Way.
14. Any future parking space canopies over uncovered guest parking spaces shall incorporate building materials, forms, and colors to match the development.
15. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
16. At the time of sale, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the canal right-of-way together with the adjoining easements dedicated to the City of Chandler, is to be developed as a multi-trail system for use by the general public.
17. Prior to the time of making any lot reservations or subsequent sales agreements, the home builder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the townhouse subdivision is located adjacent to or nearby a Salt River Project electrical power facility and SRP easements along the Consolidated Canal that



I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4279 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that a quorum was present thereat.

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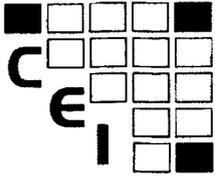
CITY CLERK

APPROVED AS TO FORM:

---

CITY ATTORNEY *GAB*

PUBLISHED:



# Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

1642 E. Orangewood Ave. ■ Phoenix, Arizona 85020 ■ TEL (602) 395-9300 ■ FAX (602) 395-9310

December 06, 2010  
Job No. 050808

*Attachment 'A'*

## Legal Description

### Parcel No. 1

That part of the North half of Section 22, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Northwest corner of said Section 22, being marked by a brass cap in a hand hole; thence North 89 degrees 22 minutes 31 seconds East, (basis of bearings) along the Northerly line of the Northwest quarter of said Section 22 a distance of 2,262.20 feet to a point from which the North quarter corner of Section 22, being marked by a Maricopa County 2" aluminum cap, bears North 89 degrees 22 minutes 31 seconds East a distance of 378.55 feet;

Thence South 00 degrees 37 minutes 29 seconds East a distance of 55.00 feet to the true **Point of Beginning**;

Thence North 89 degrees 22 minutes 31 seconds East, being parallel with and 55.00 feet Southerly of said Northerly line of the Northwest quarter of Section 22 a distance of 377.57 feet to a point on the North-South mid-section line of said Section 22;

Thence North 89 degrees 23 minutes 37 minutes East, being parallel with and 55.00 feet Southerly of the Northerly line of the Northeast quarter of Section 22, a distance of 712.25 feet to a point from which a point on the Westerly right of way line of the Consolidated Canal as recorded in Book 181 of Maps, Page 4, records of Maricopa County, bears North 89 degrees 23 minutes 37 seconds East a distance of 143.60 feet;

Legal Description  
Job No. 050808  
Entire Parcel  
December 06, 2010  
Page 2

Thence South 0 degrees 36 minutes 23 seconds East a distance of 149.17 feet to a point on said Westerly right of way line of the Consolidated Canal;

Thence along the said Westerly right of way line of Consolidated Canal the following courses;

South 43 degrees 49 minutes 59 seconds West a distance of 205.94 feet;

Thence South 39 degrees 10 minutes 29 seconds West a distance of 256.12 feet;

Thence South 26 degrees 18 minutes 47 seconds West a distance of 87.01 feet to the Northeast corner of the Schrader Receiving Station site as recorded in Document Number 96-0765338, records of Maricopa County;

Thence departing said Westerly right-of-way line of the Consolidated Canal, along the Northerly line of said Schrader Receiving Station site, being parallel with the Northerly line of the Northwest quarter of said Section 22, South 89 degrees 22 minutes 31 seconds West a distance of 374.78 feet to a point on said North-South Mid-Section line of Section 22;

Thence continuing South 89 degrees 22 minutes 31 seconds West a distance of 722.50 feet to a point on the Easterly right of way line of Pinelake Way as recorded in Book 584 of Maps, Page 27, records of Maricopa County, said point being on a non-tangent curve the center point of said curve bears South 49 degrees 08 minutes 52 seconds East a distance of 370.00 feet, measured (South 48 degrees 15 minutes 13 seconds East, 370.00 feet, record);

Thence Northeasterly along the Easterly right of way line of Pinelake Way the following courses;

Northeasterly along the arc of said curve through a central angle of 11 degrees 00 minutes 36 seconds, measured (11 degrees 00 minutes 27 seconds, record), a distance of 71.10 feet, measured (71.08 feet, record);

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Thence North 51 degrees 51 minutes 44 seconds a distance of 151.34 feet, measured (North 52 degrees 45 minutes 14 seconds East, 151.34 feet, record), to the beginning of a curve, concave Northwesterly, having a radius of 430.00 feet (measured and record);

Thence Northerly along the arc of said curve, through a central angle of 52 degrees 29 minutes 00 seconds (measured and record), a distance of 393.88 feet (measured and record);

Thence North 0 degrees 37 minutes 16 seconds West a distance of 74.09 feet (North 0 degrees 16 minutes 14 seconds East, 74.09 feet, record);

Thence North 44 degrees 22 minutes 42 seconds East a distance of 21.21 feet (North 45 degrees 16 minutes 12 seconds East, 21.21 feet, record) to the true **Point of Beginning**.

## **Parcel No. 2**

That part of the Northeast quarter of Section 22, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the North quarter corner of said Section 22, being marked by a Maricopa County 2" aluminum cap;

Thence North 89 degrees 23 minutes 37 seconds East, along the North line of the Northeast quarter of said Section 22, a distance of 711.29 feet to a point from which a point on the Westerly right of way line of the Consolidated Canal as recorded in Book 181 of Maps, Page 4, records of Maricopa County, bears North 89 degrees 23 minutes 37 seconds East a distance of 189.17 feet;

Thence South 0 degrees 36 minutes 23 seconds East a distance of 55.00 feet to a point on the South line of the North 55.00 feet of the said Northeast quarter of Section 22 and the **Point of Beginning**;

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Thence North 89 degrees 23 minutes 37 seconds East, being parallel with and 55.00 feet Southerly of said Northerly line of said Northeast quarter of Section 22 a distance of 143.60 feet to a point on said Westerly right of way line of the Consolidated Canal;

Thence along said Westerly right of way line of Consolidated Canal the following courses;

South 39 degrees 02 minutes 03 seconds West a distance of 19.55 feet;

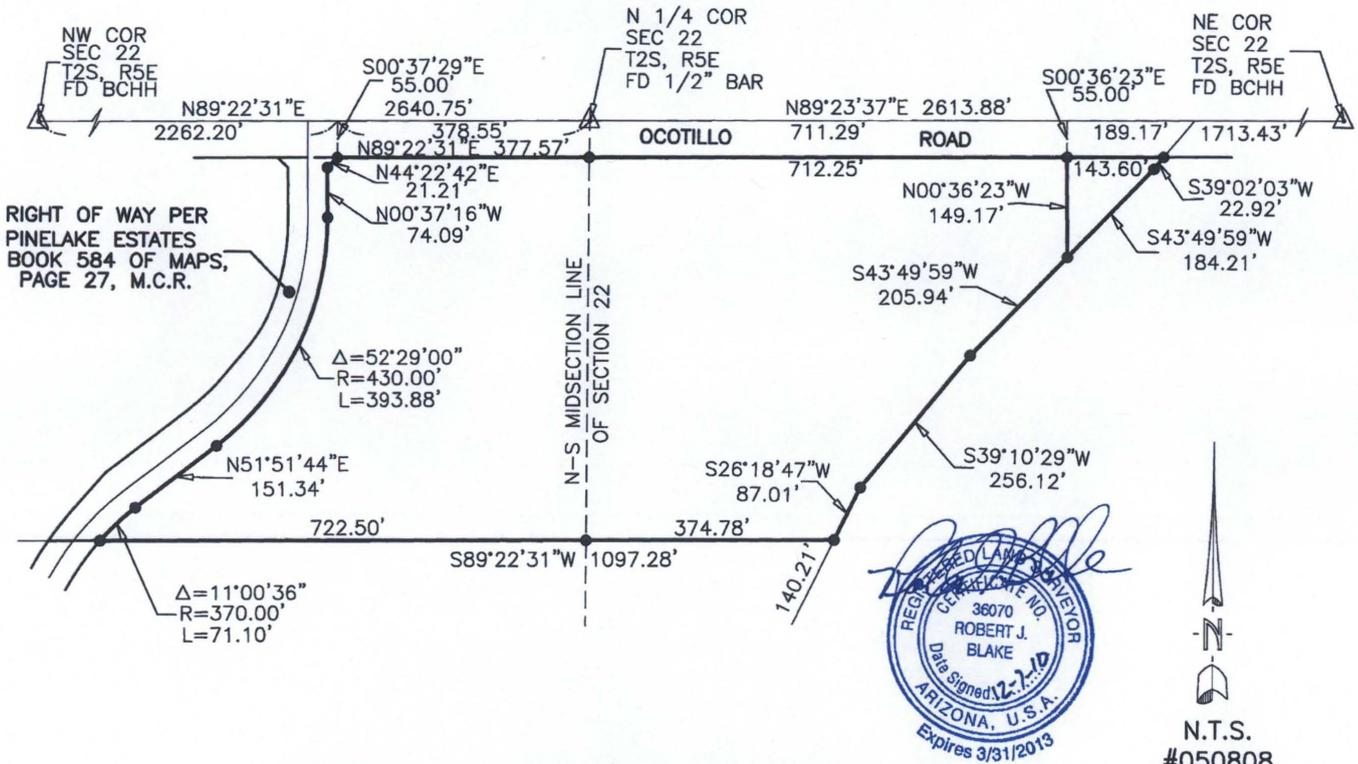
Thence South 43 degrees 49 minutes 59 seconds West a distance of 184.21 feet;

Thence leaving said Westerly right of way line of the Consolidated Canal, North 00 degrees 36 minutes 23 seconds West a distance of 149.17 feet to the **Point of Beginning**.

**Note:** The above described parcels contain 614,330 square feet or 14.1031 acres, more or less



# EXHIBIT



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