

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

APARTMENT TOWNHOMES  
**THE VILLE**  
7228 W THUNDERBIRD RD  
PEORIA, AZ 85345

**RUPD COMPARISON CHART**

REGULATION	BASE R-4 ZONING DISTRICT (R-4)	PROPOSED ZONING DISTRICT REGULATIONS (R-4 RUPD)
HEIGHT	40'	30'
FRONT (SOUTH ALONG THUNDERBIRD RD & NORTH ALONG CEMETARY RD)	20'	20'
INTERIOR SIDE YARD (EAST BOUNDARIES)	5'	20'*
STREET-SIDE YARD (WEST ALONG 73RD AVE)	10'	20'
REAR YARD (NORTH FOR EASTERN PART OF SITE)	25'	20'*
LOT AREA	6,000 SF	6,000 SF
LOT WIDTH	60'	60'
LOT AREA PER DWELLING UNIT	2,000 SF	2,000 SF
LOT COVERAGE	60%	60%
COMMON OPEN SPACE	N/A	10%
PARKING SPACES	2	2 PER UNIT (GARAGE PARKING)
GUEST PARKING SPACES	20% OF REQ'D	20% OF REQ'D WITH 15% COMPACT
OPEN PARKING STALL DIMENSIONS	9'-0" x 18'-0"	9'-6" x 20'-0" **
MAXIMUM PRIVACY WALL	8'	8' PRIVACY WALL OR FENCE ALONG RESIDENTIALLY ZONED/SHARED PROPERTY LINES.

\* REFUSE ENCLOSURES AND PARKING SPACES CAN ENCROACH INTO THE REQUIRED SIDE AND REAR YARDS.  
\*\* PARKING SPACE MAY OVERHANG 2 FEET INTO A LANDSCAPE STRIP OR PEDESTRIAN WALKWAY, HOWEVER, ANY PARKING SPACES PROTRUDING OVER A PEDESTRIAN WALKWAY SHALL MAINTAIN AT LEAST A FOUR (4) FOOT WIDE CLEARANCE FOR PEDESTRIAN ACCESS

**UTILITY COMMITMENT TABLE**

WATER -	CITY OF PEORIA
WASTEWATER DISPOSAL -	CITY OF PEORIA
FIRE PROTECTION -	CITY OF PEORIA
POLICE PROTECTION -	CITY OF PEORIA
ELECTRIC -	APS
NATURAL GAS -	SOUTHWEST GAS (AS NEEDED)
TELEPHONE -	(TO BE DETERMINED)
REFUSE -	CITY OF PEORIA OR PRIVATE WASTE MANAGEMENT COMPANY

**PROJECT DATA**

**PROJECT ADDRESS:**  
7228 W THUNDERBIRD RD  
PEORIA, AZ 85345

**PROJECT DESCRIPTION:**  
PROJECT IS A GROUND UP TWO-STORY APARTMENT BUILDINGS, TYPE VB WITH ALL ASSOCIATED STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL ENGINEERING, 80 APARTMENT UNITS WITH A CLUBHOUSE BUILDING AND OTHER OUTDOOR AMENITY SPACES.

**SCHOOL DISTRICT:**  
PEORIA UNIFIED SCHOOL DISTRICT NO. 11  
- OAKWOOD ELEMENTARY SCHOOL (K-8)  
- PIONEER ELEMENTARY SCHOOL  
- CACTUS HIGH SCHOOL

**EXISTING ZONING:**  
RU-43

**PROPOSED ZONING:**  
R-4 RUPD

**REZONING REQUEST:**  
ZONE CHANGE FROM RU-43 TO R-4 RUPD FOR "THE VILLE"

**APN:**  
200-68-020G 200-68-020N  
200-68-020M 200-68-020P  
200-68-020Q 200-68-020R  
200-68-020T 200-68-020S  
200-68-020L 200-68-020U

**GROSS SITE AREA:**  
271,362 SF (6.23 ACRES)

**NET SITE AREA:**  
231,648 SF (5.32 ACRES)

**TOTAL UNIT COUNT:**  
80 APARTMENT UNITS FOR RENT

**OCCUPANCY:**  
R-2 APARTMENTS (IBC 310) FLOORS 1-2  
U PARKING (IBC 311) FLOORS 1

**PERIMETER SETBACKS:**  
20'-0"

**LEGAL DESCRIPTION**

PARCEL NO. 1:  
THE SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, BY DEED RECORDED AS DOCUMENT NO. 94-008611, RECORDS OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE SOUTH 40 FEET AND THE EAST LINE OF THE WEST 20 FEET OF SAID SOUTH 2/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE NORTHERLY 30.00 FEET, ALONG THE EAST LINE OF THE WEST 20.00 FEET TO A POINT;  
THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT ON SAID NORTH LINE OF THE SOUTH 40.00 FEET THAT IS 30.00 FEET EAST FROM THE SAID POINT OF INTERSECTION;  
THENCE WESTERLY TO THE POINT OF INTERSECTION.

PARCEL NO. 2:  
THE NORTH 3/5THS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:  
THE SOUTH 2/5THS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

PARCEL NO. 4:  
THE WEST 90 FEET OF THE WEST 158 FEET OF THE EAST 248 FEET OF THE SOUTH TWO FIFTHS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET THEREOF FOR ROADWAY.

**PROJECT TEAM**

**OWNER:**  
CAPITAL ALLOCATION PARTNERS  
600 W 1ST ST #1049  
TEMPE, AZ 85251  
CONTACT: CHAD BARBER  
CHAD@CAPITALALLOCATIONPARTNERS.COM  
602.332.1768

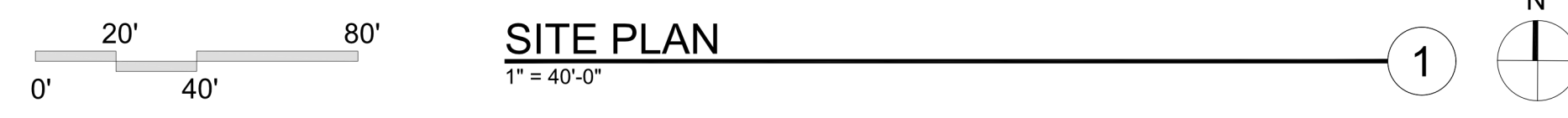
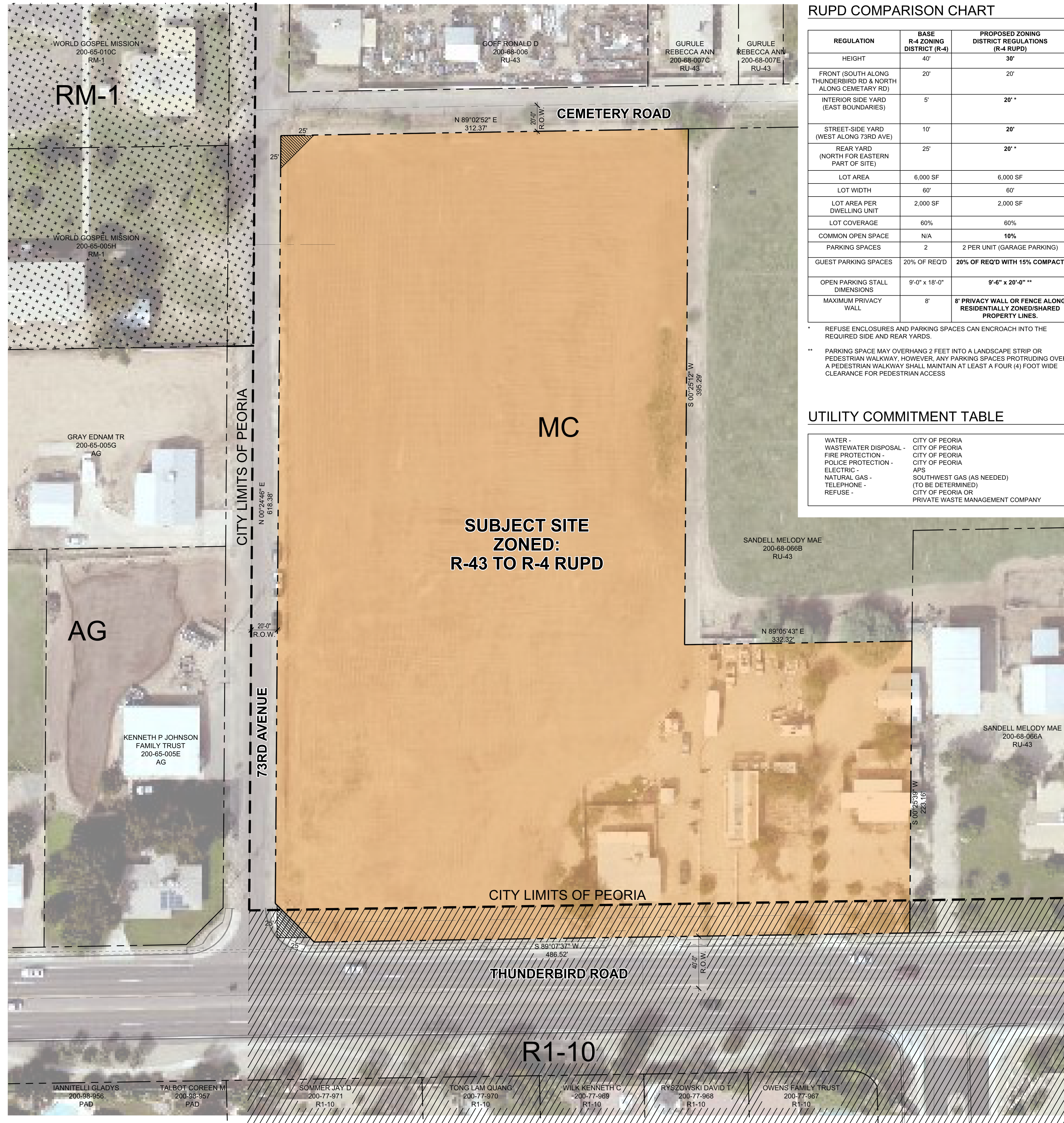
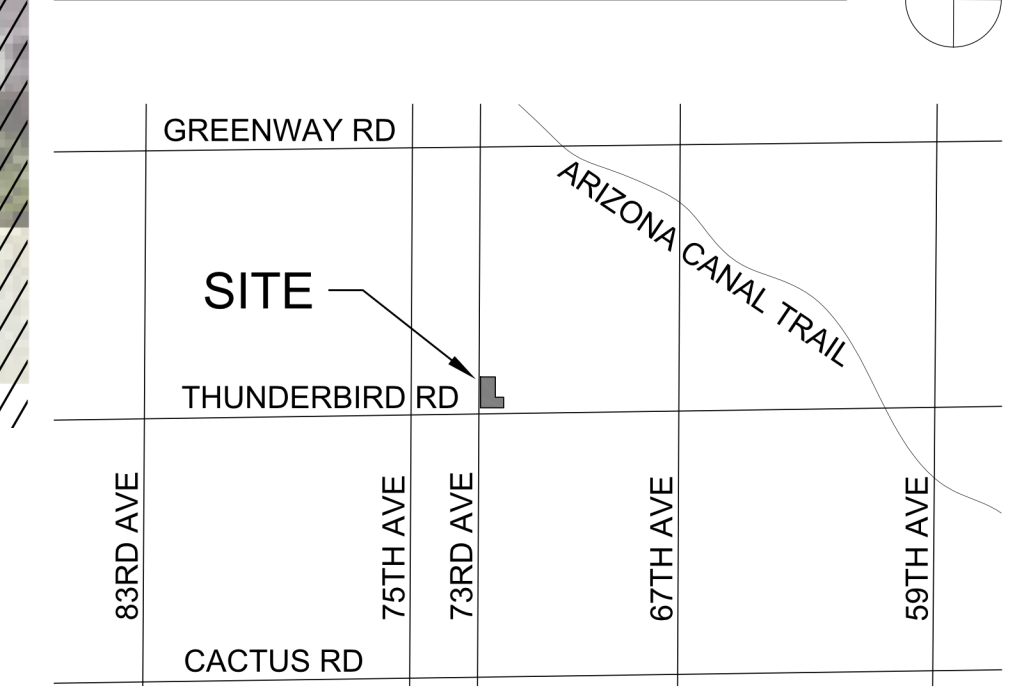
**LEGAL/AUTHORIZED AGENT:**  
GAMMAGE & BURHAM, PLC  
40 NORTH CENTRAL AVE., 20TH FLOOR  
PHOENIX, AZ 85004  
CONTACT: ASHLEY Z. MARSH, ESQ. & DENNIS NEWCOMBE  
AMARSH@GBLAW.COM  
DNEWCOMBE@GBLAW.COM  
602.258.0566

**CIVIL ENGINEER:**  
JACOBS WALLACE LLC  
2233 W BETHANY HOME ROAD  
PHOENIX, AZ 85015  
CONTACT: CHUCK JACOBS  
602.757.5964  
JACOBS@JACOBSWALLACE.COM

**ARCHITECT:**  
CCBG ARCHITECTS, INC  
102 E. BUCHANAN ST.  
PHOENIX, AZ 85021  
CONTACT: VIRGINIA SENIOR  
VSENIOR@CCBGARCHITECTS.COM  
602.258.2211

**LANDSCAPE ARCHITECT:**  
DESIGN ETHIC  
7525 E. 6TH AVE  
SCOTTSDALE, AZ 85251  
CONTACT: BRANDON PAUL  
480.225.7077  
BPAUL@DESIGNETHIC.NET

**VICINITY MAP (N.T.S)**



**SITE PLAN**  
1" = 40'-0"

**CASE #**  
Z2022068

**ISSUE**  
DATE REV FOR  
05.18.2022 CLIENT REVIEW  
07.20.2022 ZONING SUBMITTAL

Drawn  
VRS RL  
Checked  
VRS  
Job Number  
2150  
Drawing  
ZONING EXHIBIT

Sheet  
**A1.3**