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	VICINITY MAP:	VTS WACOMA	A DR		APPR.
		ш Ц	AF C		DATE
		IST AVE			BY D,
	SZ N	N 73RD	.9 N		
	W THUNDERBIRD RD.		-PROJECT		
			SITE		
		W SWEETW/	ATER AVE		REVISION
	UTILITIES/SERVIC	CE:			
and the second second	WATER: CITY OF PEORI FIRE: CITY OF PEORI		CITY OF PEORIA I: CITY OF PEORIA		
	REFUSE:CITY OF PEORIELECTRIC:APS	A <u>TELEPHONE</u> :	TBD		
	NATURAL GAS: SOUTHWEST G	AS (AS NEEDED)			
	PROJECT DATA				
	PROJECT ADDRESS: 7228 W TH PROJECT DESCRIPTION:				
	The Ville is high-quality ga with proposed 50'x120' lot school district: peoria un	SIZES AND OUTDOOR AMENI	ty spaces.		
	SCHOOL (K-8), PIONEER ELEN EXISTING ZONING: RU-43	IENTARY SCHOOL, CACTUS H			
	PROPOSED ZONING: R1-6 RU REZONING REQUEST: ZONE (		6 RUPD		1
The second secon	APN: 200-68-020G 200-68-020Q 200-68-020M 200-68-020T	200-68-020L 200-68-020P 200-68-020N 200-68-020R	200-68-020S 200-68-020U		
	GROSS SITE AREA: 264,72	6 SF (6.07 ACRES) 8 SF (5.32 ACRES)		Horn	S, INC. 5500
	TOTAL UNIT COUNT: 20 LOTS				čí l
F	REGULATION: HEIGHT	BASE R1-6 ZONING: 30'	PROPOSED R1-6 RUPD ZONING: 30'		20 F.
	FRONT YARD (INDIVIDUAL LOT)	20'	20' (10' FOR SIDE ENTRY GARAGE OR FORWARD	e I	
AKS SUBDIVISION (R1-10 RUPD •	INTERIOR SIDE YARD (IND. LOT) STREET-SIDE YARD	5' YARDS ALONG EACH STREET	LIVING PRODUCT) 5' 10' (ABUTTING ROW/	L	
OUNTY/PAD - Z	(INDIVIDUAL LOT)	SIDE OF CORNER LOTS SHALL HAVE A WIDTH EQUAL TO NOT LESS THAN HALF THE	ROADWAY TRACT)		© 2023 KIN 7878 North Phoenix, Ari
		DEPTH OF THE REQUIRED FRONT YARD. YARDS ALONG EACH STREET SIDE			© 2 787 Pho
		OF CORNER LOTS SHALL OTHERWISE CONFORM WITH REGULATIONS APPLICABLE TO FRONT YARDS.		SHOWN	JK XN 23
S	REAR YARD (INDIVIDUAL LOT)	25' 6,000 S.F.	15'		Б И
A CONTRACT OF A			6.000 S F		
	LOT WIDTH	60'	6,000 S.F. <b>50'</b> 6,000 S.F.	H): // //E (H): / //E/ H):	ECKED BY:
		60' 6,000 S.F. 50%	50' 6,000 S.F. 55%	SCALE (H): / SCALE (V): DFSIGNED R	CHECKED BY: DATE: 08/11/
	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE	60' 6,000 S.F.	<b>50'</b> 6,000 S.F.	<ul> <li>SCALE (H): /</li> <li>SCALE (V):</li> </ul>	CHECKED
	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A	50' 6,000 S.F. 55% 15% 2 PER D.U.	RD.) SCALE (H): / SCALE (V):	
	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A	50' 6,000 S.F. 55% 15% 2 PER D.U. 8'	D RD.)	ΑZ
1	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS LEGAL DESCRIP PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' QUARTER OF THE CTION 12, TOWNSHIP 3	BIRD RD.)	ΑZ
	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS <b>LEGAL DESCRIF</b> PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON EXCEPT THAT PORTION CONV	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC GILA AND SALT RIVER BASE IA. 'EYED TO MARICOPA COUNT	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' 20' 20' 20' 20' 20' 20' 20	ERBIRD RD.)	
	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS <b>LEGAL DESCRIP</b> PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC GILA AND SALT RIVER BASE IA. 'EYED TO MARICOPA COUNT O. 94-008611, RECORDS OF T	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' 20' QUARTER OF THE CTION 12, TOWNSHIP 3 AND MERIDIAN, Y, BY DEED THE COUNTY	DERBIRD RD.)	A COUNTY, AZ
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65.	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS <b>LEGAL DESCRIF</b> PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON EXCEPT THAT PORTION CONV RECORDED AS DOCUMENT N RECORDED AS DOCUMENT N RECORDER OF MARICOPA CO AS FOLLOWS: COMMENCING AT THE POINT SOUTH 40 FEET AND THE EAST OF THE WEST HALF OF THE SO OF THE SOUTHWEST QUARTER THENCE IN A SOUTHEASTERLY THE SOUTH 40.00 FEET THAT IS INTERSECTION; THENCE WESTE PARCEL NO. 2: THE NORTH 3/5THS OF THE WE SOUTHEAST QUARTER OF THE RANGE 1 EAST OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 3: THE SOUTH 2/5THS OF THE GAS SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON PARCEL NO. 4:	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC 5 GILA AND SALT RIVER BASE IA. 'EYED TO MARICOPA COUNT 0. 94-008611, RECORDS OF T OUNTY, ARIZONA MORE PAR OF INTERSECTION OF THE NO LINE OF THE WEST 20 FEET OF UTHWEST QUARTER OF THE SO 5, ET, ALONG THE EAST LINE OF DIRECTION TO A POINT ON S 30.00 FEET EAST FROM THE SA ERLY TO THE POINT OF INTERSI ST HALF OF THE SOUTHWEST OF QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC GILA AND SALT RIVER BASE IA;	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' QUARTER OF THE CTION 12, TOWNSHIP 3 AND MERIDIAN, Y, BY DEED HE COUNTY TICULARLY DESCRIBED ORTH LINE OF THE SAID SOUTH 2/5THS DUTHEAST QUARTER THE WEST 20.00 FEET SAID NORTH LINE OF ND POINT OF ECTION. QUARTER OF THE WNSHIP 3 NORTH, RIDIAN, MARICOPA PUARTER OF THE WNSHIP 3 NORTH, RIDIAN, MARICOPA	(73RD AVE. & THUNDERBIRD RD.)	ZONING EXHIBIT NCORPORATED MARICOPA COUNTY, AZ
6	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS <b>LEGAL DESCRIF</b> PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON EXCEPT THAT PORTION CONV RECORDED AS DOCUMENT N RECORDED AS DOCUMENT N RECORDED AS DOCUMENT N RECORDER OF MARICOPA CO AS FOLLOWS: COMMENCING AT THE POINT SOUTH 40 FEET AND THE EAST OF THE WEST HALF OF THE SO OF THE SOUTHWEST QUARTER THENCE NORTHERLY 30.00 FEE TO A POINT; THENCE IN A SOUTHEASTERLY THE SOUTH 40.00 FEET THAT IS INTERSECTION; THENCE WESTE PARCEL NO. 2: THE NORTH 3/5THS OF THE WE SOUTHEAST QUARTER OF THE RANGE 1 EAST OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 3: THE SOUTH 2/5THS OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 3: THE SOUTH 2/5THS OF THE GAST SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE NORTH SOUTH 2/5THS OF THE EAST SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE NORTH SOUTH 2/5THS OF THE EAST HALF QUARTER OF THE SOUTHWEST	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC 5 GILA AND SALT RIVER BASE IA. 'EYED TO MARICOPA COUNT 0. 94-008611, RECORDS OF TO 0 UNTY, ARIZONA MORE PAR OF INTERSECTION OF THE NO LINE OF THE WEST 20 FEET OF UTHWEST QUARTER OF THE SO 5, ET, ALONG THE EAST LINE OF DIRECTION TO A POINT ON S 30.00 FEET EAST FROM THE SA ERLY TO THE POINT OF INTERSI EST HALF OF THE SOUTHWEST OF QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST OF SOUTHWEST QUARTER OF SEC GILA AND SALT RIVER BASE IA; T 158 FEET OF THE EAST 248 FE OF THE SOUTHWEST QUARTER QUARTER OF SECTION 12, TO ND SALT RIVER DASE AND ME	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' QUARTER OF THE CTION 12, TOWNSHIP 3 AND MERIDIAN, Y, BY DEED HE COUNTY TICULARLY DESCRIBED ORTH LINE OF THE SAID SOUTH 2/5THS DUTHEAST QUARTER THE WEST 20.00 FEET GAID NORTH LINE OF VID POINT OF ECTION. QUARTER OF THE WNSHIP 3 NORTH, RIDIAN, MARICOPA QUARTER OF THE CTION12, TOWNSHIP 3 AND MERIDIAN, EET OF THE SOUTH R OF THE SOUT	E VILLE (73RD AVE. & THUNDERBIRD RD.)	ZONING EXHIBIT ORPORATED MARICOPA COUNTY, AZ
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	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS LEGAL DESCRIF PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON EXCEPT THAT PORTION CONV RECORDED AS DOCUMENT N RECORDER OF MARICOPA CO AS FOLLOWS: COMMENCING AT THE POINT SOUTH 40 FEET AND THE EAST OF THE WEST HALF OF THE SO OF THE SOUTHWEST QUARTER THENCE IN A SOUTHEASTERLY THE SOUTH 40.00 FEET THAT IS INTERSECTION; THENCE WESTE PARCEL NO. 2: THE NORTH 3/5THS OF THE WE SOUTHEAST QUARTER OF THE RANGE 1 EAST OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 3: THE SOUTH 2/5THS OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 4: THE WEST 90 FEET OF THE WESTE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON PARCEL NO. 4: THE WEST 90 FEET OF THE WESTE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON PARCEL NO. 4: THE WEST 90 FEET OF THE WESTE TWO FIFTHS OF THE EAST HALF QUARTER OF THE SOUTHWEST RANGE 1 EAST OF THE FILA AN COUNTY, ARIZONA; EXCEPT THE SOUTH 33 FEET TH PROJECT TEAN OWNER/DEVELOPER: CAPITAL ALLOCATION PARTNE 600 W. 1ST ST, # 109 TEMPE, AZ 85251 CONTACT: CHAD BARBER EMAIL: CHAD@ CAPITALALLOCATION PARTNE	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SECTION SOUTHWEST QUARTER OF SECTION GAILA AND SALT RIVER BASE IA. 'EYED TO MARICOPA COUNT 0. 94-008611, RECORDS OF T OUNTY, ARIZONA MORE PAR 'OF INTERSECTION OF THE NO LINE OF THE WEST 20 FEET OF UTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST CALL TO THE POINT OF INTERSITY ST HALF OF THE SOUTHWEST OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST AND ME ST HALF OF THE SOUTHWEST AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST CALL AND SALT RIVER BASE AND ME ST HALF AND SALT R	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' QUARTER OF THE CTION 12, TOWNSHIP 3 AND MERIDIAN, Y, BY DEED HE COUNTY TICULARLY DESCRIBED ORTH LINE OF THE SAID SOUTH 2/5THS DUTHEAST QUARTER THE WEST 20.00 FEET GAID NORTH LINE OF AID NORTH, AID NORTH, A	E VILLE (73RD AVE. & THUNDERBIRD RD.)	ZONING EXHIBIT NCORPORATED MARICOPA COUNTY, AZ
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60 60 60 8DIVISION (R1-10) SITE PLAN SCALE (1"=40):	LOT WIDTH LOT AREA PER D.U. LOT COVERAGE COMMON OPEN SPACE PARKING SPACES MAXIMUM PRIVACY WALL FLAG LOTS <b>LEGAL DESCRIF</b> PARCEL NO 1: THE SOUTH 2/5THS OF THE WE SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE MARICOPA COUNTY, ARIZON EXCEPT THAT PORTION CONV RECORDED AS DOCUMENT N RECORDER OF MARICOPA CO AS FOLLOWS: COMMENCING AT THE POINT SOUTH 40 FEET AND THE EAST OF THE WEST HALF OF THE SO OF THE SOUTHWEST QUARTER THENCE NORTHERLY 30.00 FEET TO A POINT; THENCE IN A SOUTHEASTERLY THE SOUTH 40.00 FEET THAT IS INTERSECTION; THENCE WESTE PARCEL NO. 2: THE NORTH 3/5THS OF THE WE SOUTHEAST QUARTER OF THE RANGE 1 EAST OF THE GILA A COUNTY, ARIZONA. PARCEL NO. 3: THE SOUTH 2/5THS OF THE WESS SOUTHEAST QUARTER OF THE NORTH, RANGE 1 EAST OF THE FILA AN COUNTY, ARIZONA; EXCEPT THE SOUTH 33 FEET TH <b>PROJECT TEAN</b> ANGO 1 M. SOUTHERN AVE, # 13 MESA, AZ 85210 CONTACT: KEITH NICHTER	60' 6,000 S.F. 50% N/A 2 PER D.U. 8' N/A PTION: ST HALF OF THE SOUTHWEST OF SECTION COUNTWEST QUARTER OF SECTION OF THE NOT COUNTY, ARIZONA MORE PAR COF INTERSECTION OF THE NOT CLINE OF THE WEST 20 FEET OF UTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SO T, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST G SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST G SOUTHWEST QUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND ME ST HALF OF THE SOUTHWEST GUARTER OF SECTION 12, TO ND SALT RIVER BASE AND MEF AON . CENTRA PHOENIX, AZ SCONTACT: AS MICHELE SAT SR.COM EMAIL: AMAR MSANTORO® PHONE: 602.2	50' 6,000 S.F. 55% 15% 2 PER D.U. 8' 20' QUARTER OF THE CTION 12, TOWNSHIP 3 AND MERIDIAN, Y, BY DEED HE COUNTY TICULARLY DESCRIBED ORTH LINE OF THE SAID SOUTH 2/5THS DUTHEAST QUARTER THE WEST 20.00 FEET SAID NORTH LINE OF ND POINT OF ECTION. QUARTER OF THE WNSHIP 3 NORTH, RIDIAN, MARICOPA PUARTER OF THE WNSHIP 3 NORTH, RIDIAN, MARICOPA PUARTER OF THE SAID NORTH LINE OF SAID NORTH LINE OF SOUTH 2.55 CONSTRUCTION CONSTRUCT	THE VILLE (73RD AVE. & THUNDERBIRD RD.)	ZONING EXHIBIT UNINCORPORATED MARICOPA COUNTY, AZ DINE WAWE