



UTILITIES/SERVICE:

WATER:	CITY OF PEORIA	WASTEWATER:	CITY OF PEORIA
FIRE:	CITY OF PEORIA	POLICE PROTECTION:	CITY OF PEORIA
REFUSE:	CITY OF PEORIA	TELEPHONE:	TBD
ELECTRIC:	APS		
NATURAL GAS:	SOUTHWEST GAS (AS NEEDED)		

PROJECT DATA:

PROJECT ADDRESS: 7228 W THUNDERBIRD RD., PEORIA, AZ 853545

PROJECT DESCRIPTION: THE VILLES HIGH-QUALITY GATED SINGLE-FAMILY RESIDENTIAL COMMUNITY WITH PROPOSED 50x120' LOT SIZES AND OUTDOOR AMENITY SPACES.

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

EXISTING ZONING: RU-43
PROPOSED ZONING: R1-6 RUPD

REZONING REQUEST: ZONE CHANGE FROM RU-43 TO R1-6 RUPD

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

GROSS SITE AREA: 264,726 SF (6.07 ACRES)
NET SITE AREA: 231,648 SF (5.32 ACRES)
TOTAL UNIT COUNT: 20 LOTS

RUPD COMPARISON CHART:

REGULATION:	BASE R1-6 ZONING:	PROPOSED R1-6 RUPD ZONING:
HEIGHT	30'	30'
FRONT YARD (INDIVIDUAL LOT)	20'	20' (10' FOR SIDE ENTRY GARAGE OR FORWARD LIVING PRODUCT)
INTERIOR SIDE YARD (IND. LOT)	5'	5'
STREET-SIDE YARD (INDIVIDUAL LOT)	YARDS ALONG EACH STREET SIDE OF CORNER LOTS SHALL HAVE A WIDTH EQUAL TO NOT LESS THAN HALF THE DEPTH OF THE REQUIRED FRONT YARD. YARDS ALONG EACH STREET SIDE OF CORNER LOTS SHALL OTHERWISE CONFORM WITH REGULATIONS APPLICABLE TO FRONT YARDS.	
REAR YARD (INDIVIDUAL LOT)	25'	15'
LOT AREA	6,000 S.F.	6,000 S.F.
LOT WIDTH	60'	50'
LOT AREA PER D.U.	6,000 S.F.	6,000 S.F.
LOT COVERAGE	50%	55%
COMMON OPEN SPACE	N/A	15%
PARKING SPACES	2 PER D.U.	2 PER D.U.
MAXIMUM PRIVACY WALL	8'	8'
FLAG LOTS	N/A	20'

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 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/DEVELOPER:
CAPITAL ALLOCATION PARTNERS
400 W. 1ST ST. # 109
TEMPE, AZ 85251
CONTACT: CHAD BARBER
EMAIL: CHAD@CAPITALALLOCATIONPARTNERS.COM
PHONE: 602.332.1768

LEGAL/AUTHORIZED AGENT:
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LAND PLANNING:
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EMAIL: ZACH.HILL@KIMLEY-HORN.COM
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Kimley-Horn

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SCALE (H): AS SHOWN
SCALE (V):
DESIGNED BY: JK
DRAWN BY: JK
CHECKED BY: KN
DATE: 08/11/2023

**THE VILLE (73RD AVE. & THUNDERBIRD RD.)
ZONING EXHIBIT
UNINCORPORATED MARICOPA COUNTY, AZ**

NO.	REVISION	BY	DATE	APPR.

CASE# Z2022068
DRAWING NAME ZONING EXHIBIT
1 OF 1