

**Rezoning to Planned Area Development
5200 W Bell Road
(NWC of 51st Avenue and Bell Road)
Glendale, AZ**

Prepared by:

Empire Residential Communities Fund II, LLC

6617 N. Scottsdale Road

Scottsdale, AZ 85250

Rezone Case #ZON16-02

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Glendale Planning Dept.

Planned Area Development

Table of Contents

1.0	Introduction.....	3
2.0	Planned Area Development (PAD) Plan	4
3.0	Development Standards.....	6
4.0	Development Product	7
5.0	Landscaping, Entry Features, and Perimeter Walls	13
6.0	Grading and Drainage Concept	15
7.0	Transportation and Circulation	15
8.0	Public Utilities and Services.....	16
9.0	PAD Required Findings and Conclusion	17

Exhibits

Exhibit A	Vicinity Map
Exhibit B	Preliminary Master Plat
Exhibit C	Legal Description
Exhibit D	ALTA Survey
Exhibit E	Existing Land Use Map
Exhibit F	Existing Zoning (F-1) and Proposed Zoning Exhibit (F-2)
Exhibit G	FIRM Map
Exhibit H	Preliminary Landscape and Wall Plan
Exhibit I	Preliminary Signage Plan (I-1) and Sign Location Exhibit (I-2)
Exhibit J	Conceptual Elevations
Exhibit K	Master Developer Improvements

Development Team

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1.0 Introduction

Property: The real property which is the subject of this application is located in Lot 1 of Section 32, Township 4 North, Range 2 East of the Gila & Salt River Base & Meridian, Maricopa County, Arizona. 51 Campana, the “property”, is a proposed commercial project on approximately 20.74-acres located on the northwest corner of 51st Avenue and Bell Road as described in **Exhibit A**, Vicinity Map.

Planning & Development History: The property is currently vacant and undeveloped; and is presently designated on the General Plan as Planned Commercial (PC) and zoned B-P (Business Park) in the City of Glendale, Arizona as described in **Exhibit E**, Existing General Plan Land Use Map.

Purpose of Requests: The Applicant is requesting a rezone of the property described above to PAD (Planned Area Development). This would provide a unique development that enhances the City of Glendale and a commercial use similar to C-2 zoning district.

Citizen Participation Plan: As part of the Glendale Citizen Participation Ordinance, a Citizen Participation Plan has been submitted and a final report will be provided in accordance with that plan. The report provides the results of the citizens participation effort as it was outlined in the Citizen Participation Plan submitted with this application. As part of the plan effort will take place including notification by mail to surrounding neighbors and interested parties and holding a neighborhood meeting. For additional information on the Citizen Participation effort, a copy of the Final Citizen Participation report is on file with the City.

Existing Conditions: As shown on the site aerial below (See also **Exhibit B**, Preliminary Master Plat on the next page) the property consists of vacant, undeveloped land. The site ultimately slopes to the southwest with a slope of 0.6%.

The surrounding developments retain runoff generated thereon and are not anticipated to affect the project site and there is no evidence of any washes impacting the site. An illustration of the site’s current topographic conditions, as well as the legal description and boundary survey are provided (See **Exhibit C**, Legal Description and **Exhibit D**, ALTA).



EXHIBIT B PRELIMINARY MASTER PLAT

Roadways: Bell Road and 51st Avenue are only partially improved along the project frontage with a raised landscaped median on Bell Road, a painted median on 51st Avenue, three lanes in each direction, and full curb and gutter. Sidewalk and street lights along the north side of Bell Road and the west side of 51st Avenue will be required. There currently exists a 15-foot Bridal Path running north/south along 51st Avenue which will be integrated into the site plan. There is currently access to the project site from westbound Bell Road and from both northbound and southbound 51st and 53rd Avenues. Existing traffic signals exist at the intersection of Bell Road and 51st & 53rd Avenues, these are not anticipated to be modified.

Surrounding Conditions: The project is bound by Touchstone Single Family Subdivision to the North; 51st Avenue and commercial to the East; Bell Road and commercial to the South; and 53rd Avenue and commercial to the west.

Table 1: Surrounding Zoning

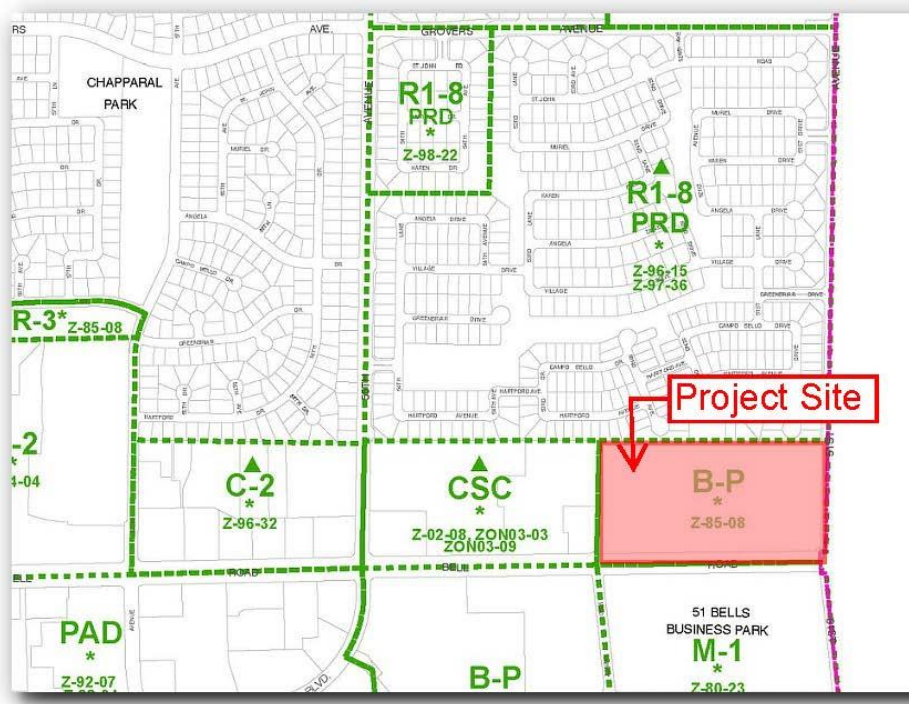
North	Touchstone Subdivision zoned R1-8
South	51 Bells zoned M-1
East	Commercial-zoned PSC in the City of Phoenix
West	Commercial Center zoned CSC
Onsite	City of Glendale zoned B-P

2.0 Planned Area Development (PAD) Plan

The request is to rezone from the existing zoning designation of B-P (Business Park) to PAD, defaulting to C-2 (General Commercial) (See **Exhibit F1: Existing Zoning Map** and **Exhibit F2: Proposed Zoning Map**).

The intent of the PAD is to:

- Promote the efficient use of land by enabling the development of individual parcels which would otherwise be difficult to develop as one,
- Enhance the existing neighborhood by providing high end standards for quality commercial, and
- Provide a mixed-use development with jobs, office, shopping/retail and open space.



CITY OF GLENDALE EXISTING ZONING ORDINANCE MAP

51 Campana will be comprised of an upscale commercial center which will offer a high quality of commercial pad locations for various uses to include office buildings, emergency medical care facility, retail and fast food drive thru. Careful attention will be made to design a development that promotes architectural design variety with a distinct sense of community (See **Exhibit J**, Conceptual Elevations). The community will utilize shared driveways and cross access agreements and vehicular access will be provided from 51st and 53rd Avenues and Bell Road as more clearly depicted on the preliminary master plat (See **Exhibit B**, Preliminary Master Plat).

Development Schedule

51 Campana will be planned uniformly to ensure theming is accomplished with color, signage, landscaping. The parcels will be tied together with complimenting architecture, shared driveways and all offsite improvements with limited onsite backbone improvements to be completed by Empire as soon as design is complete and approved by the City in whole prior to closing or selling any

parcels. Each parcel will be built as individual parcels. Timing for construction of the development will be based on numerous factors, such as market demand and absorption levels, as well as the ability of the Applicant to find a suitable builder/developer for each parcel.

3.0 Development Standards

51 Campana is a proposed commercial office project. 51 Campana, through its design, will accomplish all of the engineering, land use and design expectations of the surrounding community, and required by the City, to make this project a wonderful commercial and office community for the existing neighbors.

Coordination will be completed with the design team and staff on developing the site plans for each commercial pad. The development standards established for this project have been carefully considered to allow for flexibility within this neighborhood. This PAD will create the opportunity for variations to the minimum standards and requirements. See the comparison Table 3.

Table 2: Site Data Table C-2 PAD Parcel

Gross Area	20.74 acres
Net Area	17.87 acres

Table 3: Commercial PAD Development Standards Table

	C-2 District Standards	Proposed PAD Standards
Minimum Net Lot Area	N/A	N/A
Minimum Lot Area	N/A	N/A
Minimum Front Setback	25'	25'
Minimum Rear Setback	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
Minimum Side Setback	60' to residential; 15' to nonresidential	60' to residential; 15' to nonresidential
Minimum Street Side Setback	25'	25'
Maximum Structure Height	30'	30'/36'*
Maximum F.A.R.	.3	.3
Landscape Requirement	20%	20%**
Landscape Buffers	15'	15'

*This PAD will allow for non-occupied architectural elements on buildings for this project at a maximum height of 36' on pad 1. This architectural feature will help identify this as the cornerstone of 51 Campana.

**Each pad/parcel is required to meet the minimum percentage of landscaping which shall include the offsite landscape frontage.

Permitted, Conditional and Accessory Uses

The development standard and use of this PAD would default to most current C-2 General Commercial of the City of Glendale Zoning Ordinance in regards to all permitted, conditional and accessory uses. If the end users require deliveries all City of Glendale ordinance guidelines will be followed.

In addition to the permitted C-2 uses, this PAD would permit the following uses without a separate Conditional Use Permit.

1. Emergency medical care facility twenty-four (24) hour operations with ambulatory service on pad 1
2. Limit up to three (3) restaurant drive-thrus along Bell Road and one along 51st Avenue.
3. Mini-storage/self-storage warehouse

The following uses are prohibited:

1. Pad 8 (northwest corner of the site off 51st Avenue) cannot be a restaurant drive-thru
2. Billboards
3. Digital Billboard Signs
4. Check Cashing Facilities
5. Tattoo Parlors & Piercing Facilities

4.0 Development Product

The final building designs will be created for 51 Campana by the end users and developers of each pad. Each will design and submit floor plans and elevations to the City for Design Review, which will conform to the City of Glendale's Commercial Design Standards and each will be processed individually. Conceptual elevations have been included to provide a basic direction of the modern office and retail design proposed for 51 Campana. The materials that could be used and the color palette are discussed below. These guidelines outlined below will be incorporated by each developer to match the overall development color palette, material and architectural style; which will provide a high quality consistent design with harmonizing signage and theming to create a uniform and complementary commercial development. (See **Exhibit J**, Conceptual Elevations)

The 51 Campana Planned Area Development has been envisioned to create an energetic, mixed-use environment that incorporates a diversity of massing scenarios within a dynamic vertical regime. Each new building design will be reviewed and approved through the City's design review process with respect to the general representation of scale, massing, design color, materials, and overall visual strength, particularly as viewed from the pedestrian and vehicular perspective.

Context and Character

The 51 Campana PAD responds to the philosophy that high-quality architecture and place-making is an outcome of not just skilled and purposeful design

efforts but of sensitively responding to the character of the surrounding natural and built settings as well as to a large number of regional, historical, cultural, and environmental resources.

Thus, the themes are expected to recur throughout the 51 Campana environment, each time reinforcing the notion that every structure contained within the development will be a unique response to its context.

51 Campana Environment

The 51 Campana Planned Area Development has been envisioned as an energetic, retail and employment-based environment. This document incorporates design guidelines that exceed typical rezoning-level standards. This objective will be reinforced through sensitive site planning, native landscape materials application and appropriate architecture.

General guidelines that address the intended architectural responses to local and regional context, scale, proportion, massing, architectural detail, material and color as suggested above are as follows:

- Building design should foremost consider the unique qualities and character of the 51 Campana development and the surrounding area.
- Multiple buildings on the same site or in closely related areas should share a common design theme and complement material to that of nearby buildings. However, precise replication of the same building on the same site or in the same area without modification for the building's unique setting and orientation are discouraged.

While the architectural design will vary for each building depending upon location, use, and appropriate massing, the structures in 51 Campana will advocate native design themes that create continuity between buildings and land uses, and will be consistent with the context of the project's overall development theming.

Site Design

Site planning in 51 Campana will respond to the natural characteristics of the site including topography/drainage patterns, circulation, and visual resources. The orientation of buildings and outdoor spaces in 51 Campana will consider the effect of access, circulation and preservation of views from Bell Road. New office structures should be organized to provide buffer from the existing residences to the north and minimize unprotected east and west facing walls and window openings where solar control is difficult to achieve. Retail shops and restaurant/service structures will be oriented as best possible to provide view corridors to the north portion of the site while creating an open and inviting feel along Bell Road.

Site plans in 51 Campana should demonstrate a coordinated approach with the development of adjacent properties. New construction should consider the following sympathetic relationships in site plan design:

- Incorporate pedestrian circulation and open spaces, with benches,

outdoor eating areas and courtyards, enhanced through the utilization of a variety of materials, landscaping, signage and lighting.

- Enhance regional pedestrian networks and connectivity with adjoining developments and neighborhoods by providing pathways linking on-site facilities to other destinations
- Encourage the grouping of service areas, refuse collection facilities and other similar functions for the purpose of efficiency and better management site impacts. Where such functions are not compatible, provide adequate buffering to minimize the impacts to development.
- Offer visual and physical linkages between adjoining uses and sites where the coordinated approach benefits the function, efficiency and visual unity of the larger context of development.
- Maintain appropriate distances between structures to minimize the impact of parking.
- Parking for each development within 51 Campana will be provided via onsite surface parking lots, with controlled points of access from adjoining thoroughfares. Parking areas shall include landscape treatments to break up the monotony of large paved areas, providing shade and defined access points in parking areas, with aisles oriented to facilitate pedestrian movement to the building(s) served as well as pedestrian paths creating a pedestrian-friendly environment. Any proposed parking canopies or parking structures shall be architecturally linked to the primary structure.
- Solid waste collection areas and mechanical equipment, including equipment located on a rooftop, but not including solar panels, should be screened from the view of a person standing on the property line on the far side of an adjacent public street.
- Encourage continuity of perimeter open space and thematic landscape designs to ensure compatibility with the public streetscape. The landscape perimeter shall be compatible with the surrounding thoroughfares.
- Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Screening materials for solid waste collection and loading areas shall be the same as, or of equal quality to, the materials used for the principal building.
- Lighting materials and features in 51 Campana shall be designed in accordance with common light standards for the PAD and will be located to minimize the "bleeding" of light onto any adjacent residential properties to the north, but also be suitable for safety and visibility of directional signage. The height of parking lot lighting shall be consistent with adjacent developments, and will be consistent with City of Glendale standards. Site Lighting for 51 Campana shall consist of: a) Streetlights (located in street rights-of-way), b) parking lot lights, c) support landscape lighting, d) sidewalk lighting, d) bollards, and e) other building entrance and pedestrian way lighting, depending on structural preferences.
- Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.

Building Design

The design of buildings should share similar design characteristics and design expressions. Precise reproduction is not desirable. The utilization of similar colors, materials and textures as well as repeating patterns, rhythms and proportions found within the architecture of other buildings in the center is encouraged.

Following are some more general considerations pertaining to Structure Massing, Orientation and Theming:

- The design of office buildings should incorporate passive architectural solutions to the most exposed faces of buildings to avoid solar exposure thus resulting in unnecessary heat gain. Design solutions to address this risk may include such features as perforated metal screens, awnings, galleries and arcades, extended eaves, horizontal projections between floors, recessed and/or punched windows, lattice and trellis features, light shelves and/or other such devices to mitigate the exposure of exterior wall and window surfaces.
- Buildings should reduce their perceived bulk by dividing itself into smaller distinct volumes, masses, and shapes. As a general rule, a building should exhibit multiple smaller intersecting masses.
- The use of shading features is encouraged where pedestrian use will be heaviest (i.e. building entries and porte-cocheres, pathways between building/transit facilities, perimeter locations where pedestrian activity justifies). Avoid creating areas of redundant shade such as occurs by placing an awning beneath an extended eave.
- The traditional means of diminishing a building's perceived mass is by dividing it into horizontal segments that relate to the base, middle and top of the structure. Most structures conform to this model though methods of breaking up the mass of a building. Design approaches that attempt to exaggerate the mass of a building or intend a monolithic appearance are discouraged in most cases.
- Rooflines, relative building heights, orientation of entrances and other major architectural elements of the buildings shall be designed within the context of the overall development. Building design shall complement the surrounding area, with contrast encouraged where appropriate or beneficial to the overall development. Buildings shall include articulated wall planes, projection and recesses to provide shadow and depth, and will combine multi-story forms with stepped, stacked or sloped facades.
- Building frontages and sides that are oriented to the street or other public areas are encouraged to incorporate a combination of pedestrian level display windows, storefronts, and store entrances
- To activate a building frontage, primary entrances should be located at frequent intervals of no greater than 100 feet.
- Long storefronts should incorporate design features which address the impacts to the pedestrian resulting from extensive inactive pedestrian frontage. Solutions may include enhanced pedestrian areas, generous open space and landscaped areas, site walls and raised planters and other features or elements intended to address the pedestrian realm. Long

continuous wall planes should be avoided.

- Buildings frontages should exhibit human scale detail, windows and other openings along ground floor pedestrian areas. Primary entrances to buildings should be distinguished with facade variations, porticos, roof variations, recesses or projections, or other integral building forms.
- The application of features including distinct and multiple architectural roof forms, clearly pronounced eaves, and distinct parapet designs and cornice treatments may achieve a well-defined building top.
- The apparent mass of a building may also be reduced by incorporation of some of the following techniques:
 - Distinction in roof form and parapet heights
 - Incorporating clearly pronounced recesses and projections
 - Presentation of wall plane off-sets (dimension established by building section)
 - Application of other reveals and projections and subtle changes in texture and color of wall surfaces
 - Use of recessed windows with mullions
 - Manipulation of ground level arcades and second floor galleries/balconies
 - Use of protected and recessed entries
 - Treatment of vertical accents or focal points
- Primary building entrances shall be designed to provide shade for pedestrians. This objective shall be accomplished through the use of a combination of 2 or more of the following features at the primary building entrance:
 - A canopy, portico, archway, arcade, or similar overhang that provides architectural interest and pedestrian protection;
 - Peaked roof forms;
 - Raised corniced parapets over the door;
 - Outdoor pedestrian features such as seat walls and landscaping with seasonal color or permanent landscape planters with integrated benches; and/or
 - Architectural detailing such as tile work and moldings integrated into the building structure.

Building Materials and Color Palette

Structures in 51 Campana shall be designed to encourage commercial development that incorporates facade features that are unique to the development and create a destination feel. To encourage the development of a built environment that produces continuity while fostering architectural diversity at the same time the appearance for multi-building or phased commercial developments shall be characterized by the use of compatible materials, colors, and architectural character as they build out over time. To produce this effect buildings within 51 Campana shall conform to the following guidelines:

1. Encourage building materials within 51 Campana that are durable and have low maintenance requirements when used in a desert environment.
2. The architectural design of buildings within a commercial center, including freestanding pad buildings, shall provide complimentary architectural styles

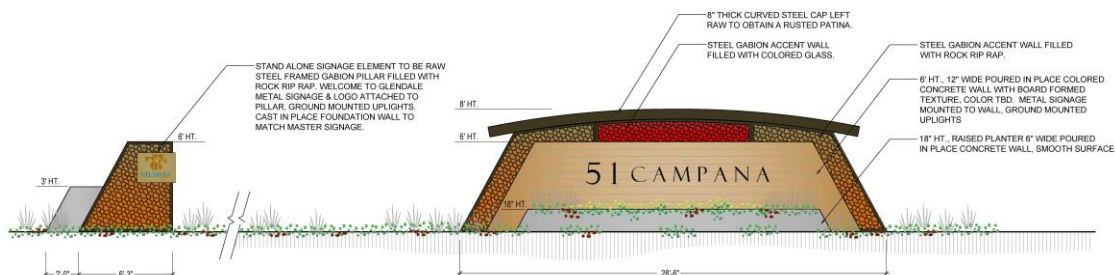
in terms of the character, materials, texture, color, and scale used on the buildings.

3. Building designs that reference construction methods, use of materials, and cultural architectural responses of past indigenous civilizations and cultures are acceptable. Representative design types may suggest heavy and massive appearance, aggregate concretes, masonry, rammed earth, and suggestive use of water.
4. Building designs should reference the region's naturally occurring material colors and textures within a material and color pallet that has depth and variety.
5. All sides of a building should reflect continuity in architectural detail and character. All site walls and screen walls should be design-integrated with surrounding buildings.
6. A rich material base that emphasizes variety is encouraged on the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.
7. Changes in paint color, building material and/or texture should occur with a salient horizontal change in wall plane or in concert with a strongly pronounced wall detail change.
8. For purposes of durability, function and appearance over the life of a building, awnings and similar manmade shading elements composed of metal or other rigid material are preferred over cloth and fabric materials.
9. Primary exterior materials for new construction within the 51 Campana PAD may include the following:
 - Brick;
 - Stone (natural or simulated);
 - Integrally-colored, split face or ground face concrete masonry units (CMU);
 - Textured tilt-up concrete panels; Traditional cement hardcoat stucco;
 - Exterior Insulation and Finish Systems (EIFS); Standing seam metal roofs;
 - Concrete and clay tile roofs; Clear and tinted glass; Mosaic tile;
 - Wood (limited to architectural accents); and Architectural metal;
 - Additional materials are allowed provided they are of a comparable quality, durability, and character.
10. Colors and materials should be used to create visual harmony within 51 Campana as well as accent colors to provide variety and interest. Color encouraged within the development are as follows:
11. Desert hues and other "earth tones", including:
 - Earthy browns, sepias, and tans;
 - Dark reds and maroons;
 - Dark oranges;
 - Dark greens;
 - Deep sky blues to gray-blues;
 - Ochres, yellow-browns;
 - Variations of the above colors that result from natural weathering or oxidation processes (rusts, grays, etc.);



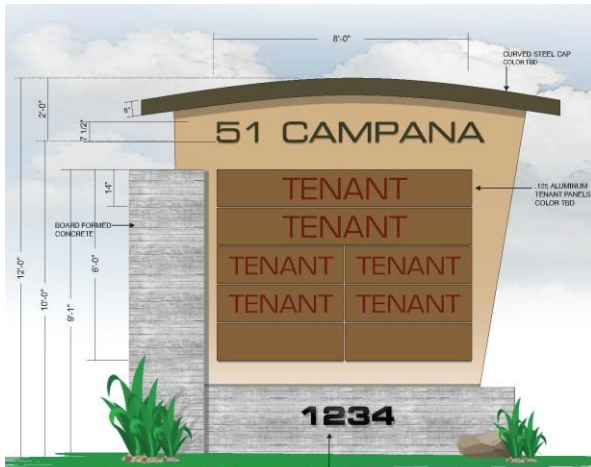
- ## 5.0 Landscaping, Entry Features, and Perimeter Walls

Signage: All signage within 51 Campana will default to the C-2 zoning standards of the City of Glendale Zoning Ordinance and be subject to final design review approval. Empire will complete the design and installation of the



entry monumentation at the northwest corner of 51st Avenue and Bell Road; which will include a “Welcome to Glendale” gabion sign along with a metal arch and glass gabion to satisfy the art component requirement similar to the one depicted below (See **Exhibit I-1**, Preliminary Signage).

51 Campana will provide three multi-tenant signs located on pads 2, 6 and 7 (See **Exhibit I-2**, Multi-Tenant Sign). Preliminary designs are provided but the final signs will maintain a level of quality and cohesive design themes for the



project. In replacement of directory signs each freestanding building over 10,000 square feet will be allowed one projecting sign not to exceed 30 square feet in size. All signage shall be located outside of public right of way and sight visibility triangles.

Lighting: The lighting scheme for 51st Ave and Bell shall comply with the City of Glendale’s Code and be subject to final product design review. In addition light shields will be installed for all lights along the north property line of this project to minimize light pollution into the existing residences to the north.

Parking: This development rezone to PAD will default to most current parking standards as required by the City of Glendale; with exception for commercial pad 1. Pad 1 is planned as Medical office with the end use being an Arizona General Hospital Emergency Room (AZGH ER), which would typically require 1 space per 150 sf. Typically the AZGH ER’s receive 25 to 35 visits per day with a staff of 7 people at one time, which is well below the 57 spaces required based on a parking ratio of 1:150 sf. Due to the significantly lesser anticipated trips at these ER facilities versus a typical medical office, a reduction to 1:300 sf will be provided to eliminate unnecessary parking and reduction of the heat island effect for the area.

Mail Boxes: Mailboxes will be provided as required by the City of Glendale requirements, and will be designed during site planning process.

Theming: The landscape concept for 51 Campana will utilize a plant palette indigenous to the area and will be complementary to the proposed architectural theme. Drought resistant plants and trees will be the predominant materials used in the overall landscape design with colorful accent materials incorporated in the open spaces. Streetscape standards along 51st Avenue and along Bell Road will include plant materials compatible with the City's street landscape program.

Walls and Fencing: Screen walls will be provided by each pad developer, as required during the design review process, and will be designed and integrated with site monumentation and signage. Small glass filled gabion columns will be provided at the wall ends near the entries off Bell Road at 53rd and 51st Avenues to provide coherence to overall theming. A combination of split-face and smooth-face block will create unique patterns with columns that will help set apart the subdivision and complement the entry feature. All walls will be painted, stained, or treated with a protective finish to allow for easy graffiti removal (See **Exhibit H**, Preliminary Landscape and Wall Plan).

6.0 Grading and Drainage Concept

The project generally slopes to the Southwest. No off-site flows or washes impact the site. The project will be designed to retain the 100-year 2-hour storm of on-site runoff. This will be accomplished with both surface retention within open space/landscape tracts and in underground retention chambers. There is one ultimate outfall location for this site at the SWC, excess water from the retention basins will flow to Bell Road.

The site is classified entirely as a Flood Zone X (City of Glendale, Maricopa County Arizona) Flood Insurance Rate Map (FIRM) number 04013C1270L, dated October 16, 2013 and panel number 1270 of 4425. Zone X is described as areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or drainage areas less than 1 square mile and areas protected by levees from 100 year floods (See **Exhibit G**, Firm Map).

7.0 Transportation and Circulation

Regional transportation is provided by Agua Fria Freeway (Loop 101) and Interstate 17 (I-17) that runs east-west approximately 2 miles to the north and north-south approximately 2 miles to the east of the subject site, respectively. Currently, access to the project site is provided from westbound Bell Road and from both northbound and southbound 51st and 53rd Avenues. Existing traffic signals exist at the intersection of Bell Road and 51st & 53rd Avenues, these are not anticipated to be modified. The interior street pattern will be designed to loop through the site via cross access easements providing complete circulation to these main points of transportation.

51st and 53rd Avenues and Bell Road are only partially improved along the project frontage with a raised landscaped median on Bell Road, a painted median on 51st Avenue, three lanes of pavement in each direction, and full curb and gutter. Empire will complete all shared roadway improvements for the Project including those for 51st and 53rd Avenues, Bell Road and an onsite Project spine system at

the time required to continue development for each individual parcel. Anticipated street improvements to be completed include the following:

- Sidewalks and public street lights along Project frontage of Bell Road and 51st Avenue;
- Widening of 53rd Avenue to include pavement and curb;
- Median break reconfiguration on Bell Road at the main shared Project entrance to provide full access into and right out only from the site;
- West bound deceleration/turn lane on Bell Road at the main Project entrance;
- The main shared entrance to the Project from Bell Road and an intersecting primary drive aisle that provides common access for all Parcels to 51st and 53rd Avenues and Bell Road.
- 51 Campana will provide an equestrian trail along 51st Avenue.

51st Avenue falls under the City of Phoenix jurisdiction, therefore all street tie-ins and proposed improvements effecting 51st Avenue will be submitted for review and approval to both the City of Phoenix and City of Glendale.

8.0 Public Utilities and Services

Empire, as the master developer of 51 Campana, will be completing all offsite and backbone infrastructure for the site as soon as design is complete and approved by the City, prior to closing any parcels. These improvements will include curb, gutter, sidewalk and LED lights along 51st Avenue and Bell Road and those described below (see **Exhibit K**, Master Developer Improvements).

Sewer: The City of Glendale has an existing 10" sewer main in Bell Road at 55th Avenue. Connection will be made utilizing the existing line in Bell Road and extending it east to 51 Campana's southwest corner at 53rd Avenue. Empire will extend this sewer line up 53rd Avenue to the shared drive in the middle of the site and then in the shared drive to the northwest corner of pad 1 and up to the southwest corner of pad 8. Taps will be provided to each pad.

Water: The City of Glendale has an existing 12" water line in Bell Road and 51st Avenue and an 8" water line in 53rd Avenue. Empire will install an 8" water line in the shared drive in the middle of the site connecting the water lines in 53rd Avenue and 51st Avenue. Three taps will be stubbed to each individual pad including a 2" domestic, a 1-1/2" irrigation and 6" fire line. The interior system will be looped through the proposed development and tie into the existing water lines.

All utilities will be underground in accordance with the City of Glendale Ordinance.

Solid Waste: Solid Waste removal services will be secured prior to final plat and is anticipated to be provided by the City of Glendale. The location of all refuse receptacles will be in conformance with the requirements of the City.

Electrical Service: Electric Service will be provided by Arizona Public Service (APS).

Natural Gas: Natural gas service will be provided by Southwest Gas.

Telephone: Telephone service will be provided by Century Link.

All dry utility backbone to be installed by Empire with the main infrastructure improvements prior to closing parcels.

Law Enforcement and Fire Protection: Law enforcement and fire protection will be provided by the City of Glendale.

9.0 PAD Required Findings and Conclusion

This proposal is consistent in substance and location with the development objectives of the General Plan and any adopted specific area plans.

The applicant is a rezone of the property to provide a unique development that enhances the City of Glendale and provides a commercial use closely matching the C-2 (General Commercial) zoning district. The request is to rezone from the existing zoning designation of B-P (Business Park) to PAD, defaulting to C-2 (General Commercial).

The result of this rezone will provide Planned Area Development with a total of eleven commercial pads.

The rezone will afford an overall improvement by providing an appropriate complimentary zoning for a vacant and underutilized parcel while delivering an aesthetic composition and true sense of continuity to the site that currently is a stand-alone undeveloped parcel in an area that is completely developed. The tax benefit of commercial relative to vacant land is captured in terms of property valuation and generation of property and sales tax thereafter.

The proposal will be compatible with other existing and planned development in the area.

51 Campana is consistent with the neighboring communities and PAD's within Glendale. The project will provide a blending of the surrounding land use and zoning designations. The parcel is bound by single family residential to the north, Bell Road and commercial to the south, 51st Avenue and commercial to the east and 53rd Ave and commercial to the west.

The proposal meets or exceeds the City's Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.

The Project will meet the intent of the City's Design and Development requirements in providing a higher standard commercial design through quality, marketable, and sustainable development. All individual commercial pads will require Design Review to ensure quality and consistent development.

The proposal will result in a quality living environment and accommodate desired lifestyles.

The PAD allows for a high quality new commercial uses for the surrounding neighbors. 51 Campana will provide ample parking and landscape buffers.

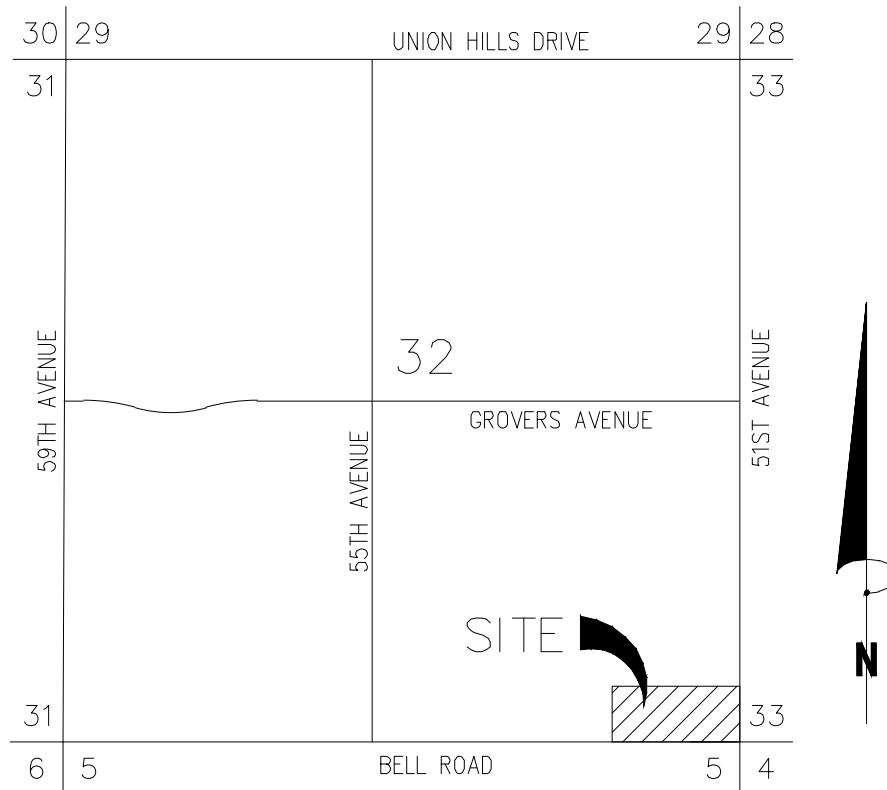
The proposed project amenities including equestrian and pedestrian trails, bike paths, landscaped areas, entry features, decorative theme walls, parks, playgrounds, and other public or commonly owned open space and recreation facilities are adequate and appropriate for this development.

Amenities within this Project include the required landscape setbacks and a decomposed granite equestrian trail along 51st Avenue.

The type and quality of house products will be consistent with the intended character of the development.

The architecture will be in general conformance with existing commercial to the west and south, providing a general desert color palette. However, because the Applicant has not secured a final developer for each parcel at this time, greater details regarding the final design of the development will need to occur separately, and will be subject to the City's design review process.

EXHIBIT A VICINITY MAP



VICINITY MAP

N.T.S.



The Empire Group
6617 North Scottsdale Road,
Suite 101
Scottsdale, Arizona 85250
Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupplc.com

VICINITY MAP
51 CAMPANA
GLENDALE, ARIZONA

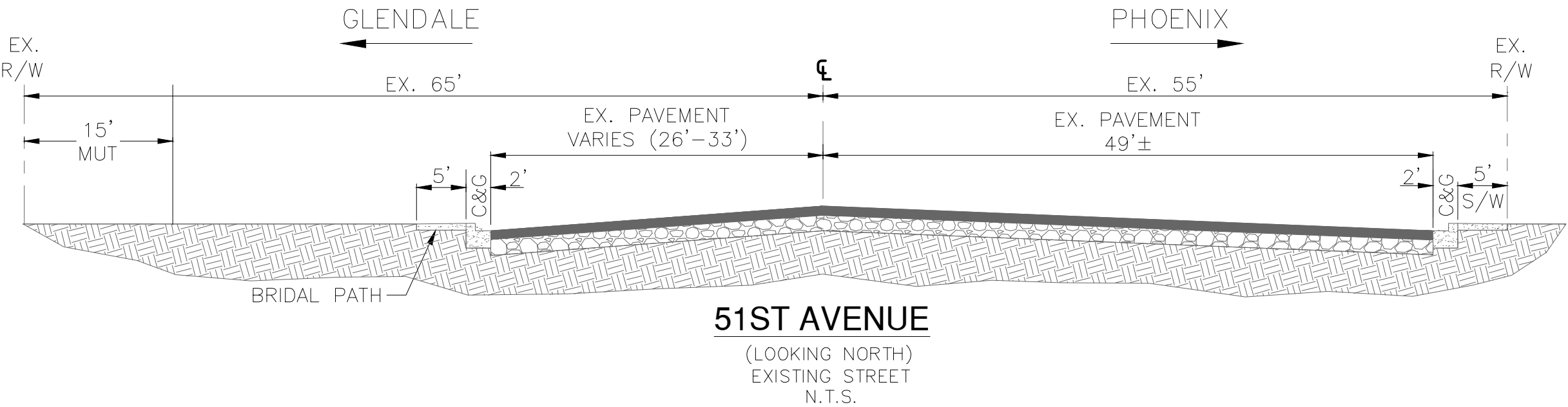
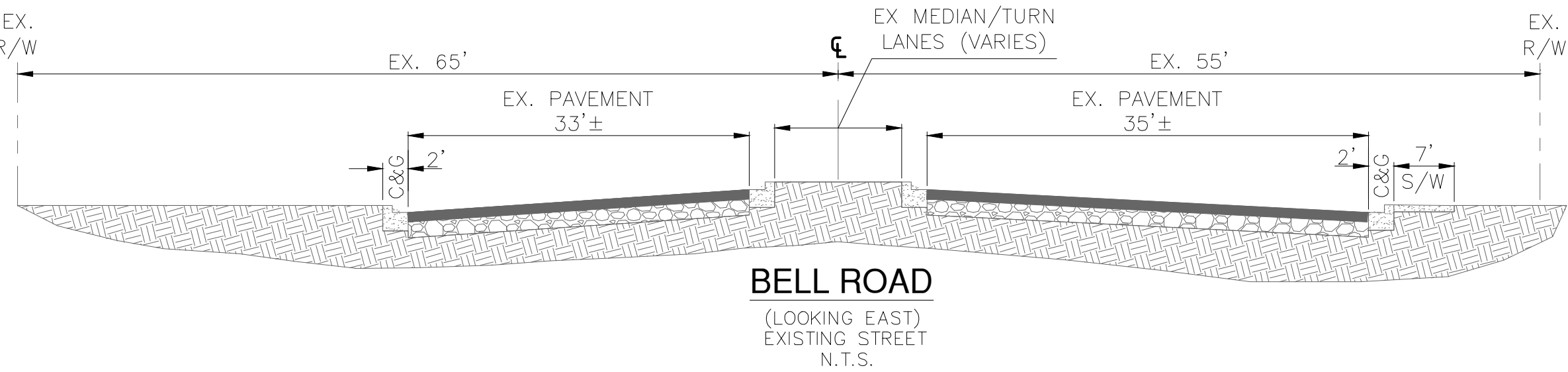
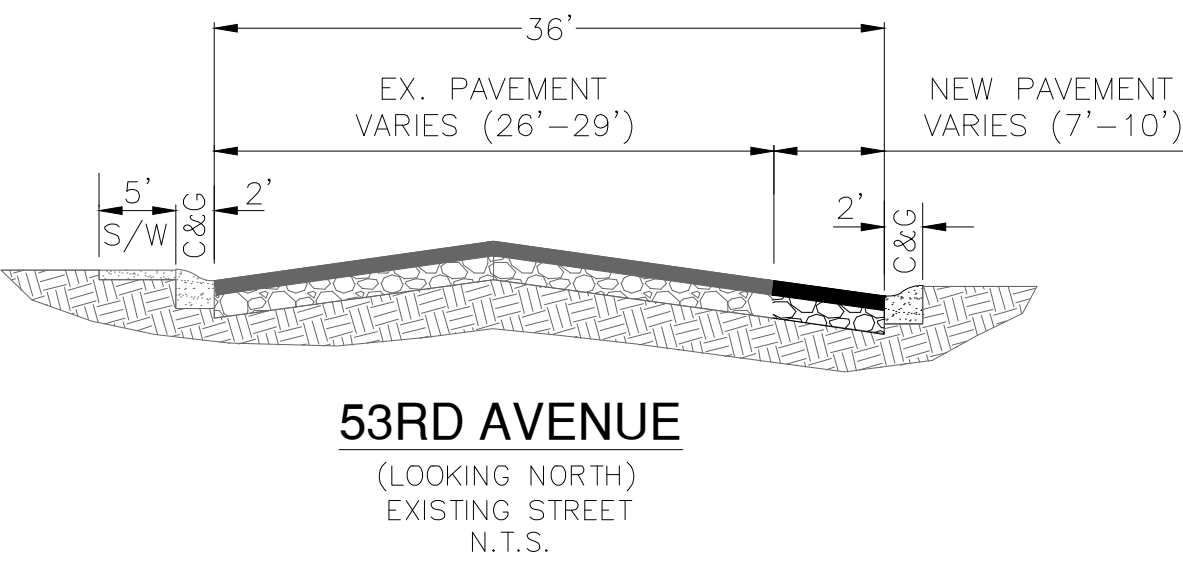
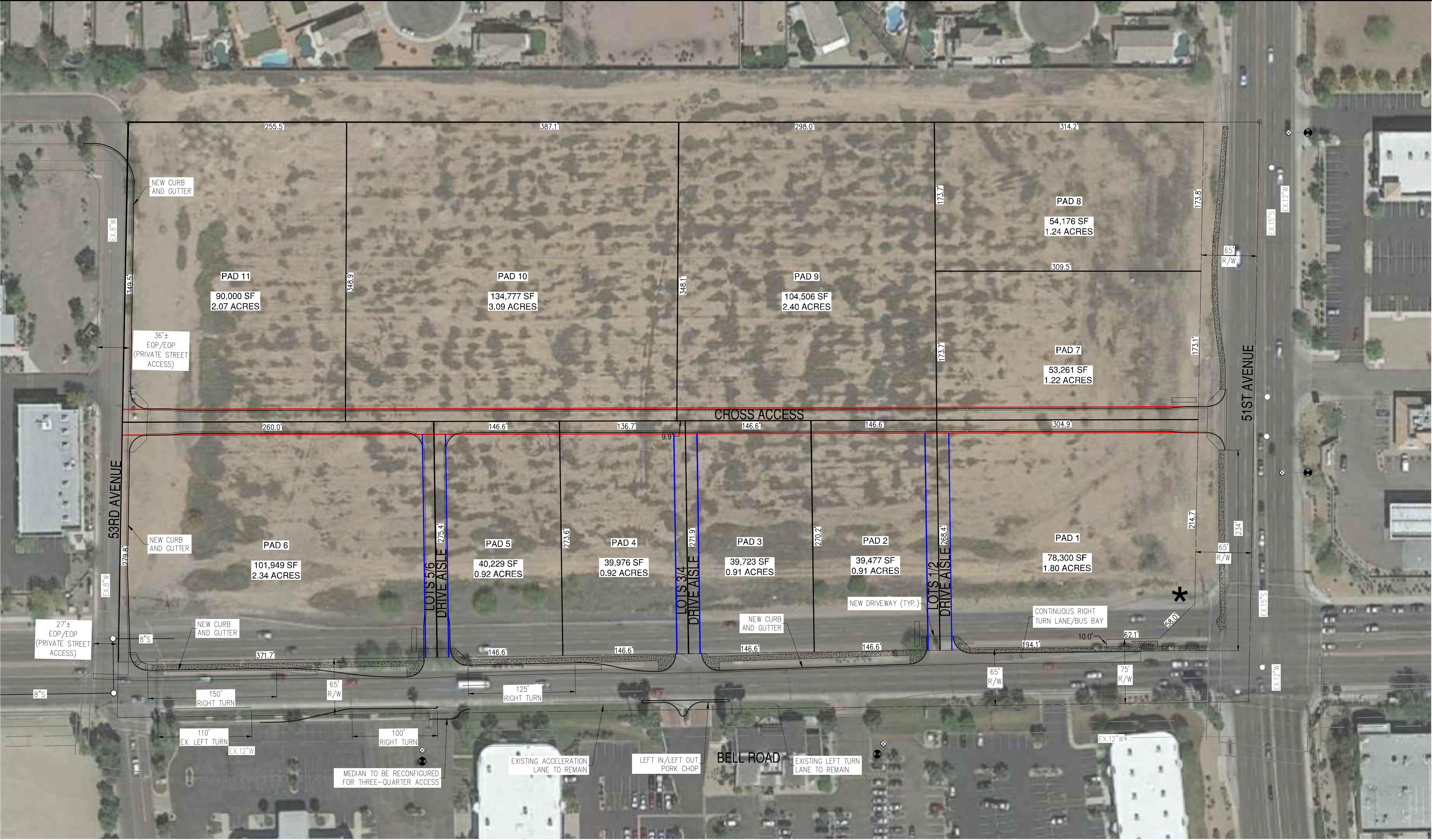
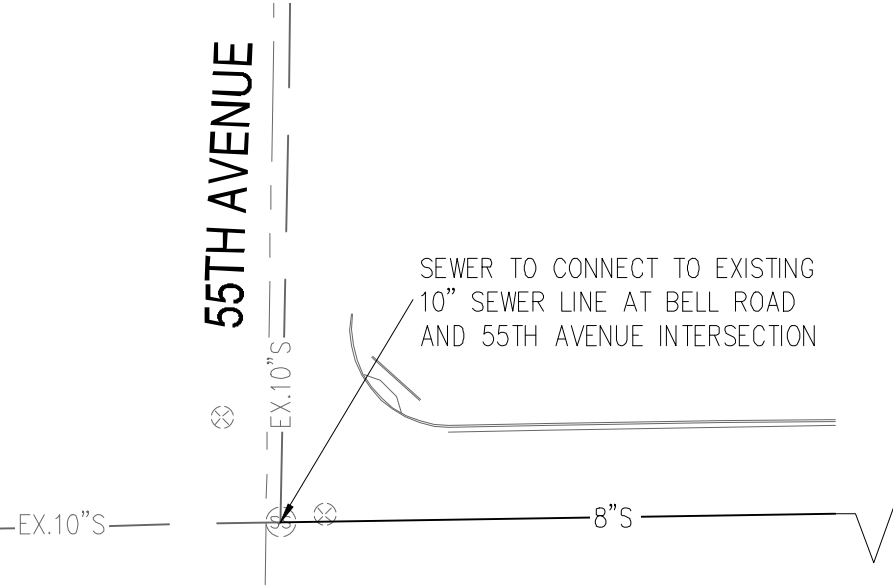
JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

EXHIBIT B
PRELIMINARY MASTER PLAT

* WELCOME TO GLENDALE SIGN

LOT AREA		
LOT #	AREA (AC)	AREA (SF)
PAD 1	1.80 AC	78,299.99 SF
PAD 2	0.91 AC	39,477.35 SF
PAD 3	0.91 AC	39,723.14 SF
PAD 4	0.92 AC	39,976.13 SF
PAD 5	0.92 AC	40,229.08 SF
PAD 6	2.34 AC	101,949.20 SF
PAD 7	1.22 AC	53,260.58 SF
PAD 8	1.24 AC	54,176.44 SF
PAD 9	2.40 AC	104,505.58 SF
PAD 10	3.09 AC	134,776.86 SF
PAD 11	2.07 AC	90,000.28 SF

- SELLER TO COMPLETE AT THEIR COST
- SECONDARY DRIVE AISLE IMPROVEMENTS:
IMPROVEMENTS TO BE COMPLETED BY FIRST
BUYER TO START CONSTRUCTION. OTHER
ADJACENT BUYER TO REIMBURSE THRU JDA
- PROPOSED SIGN



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www.theempiregroupinc.com

51 CAMPANA
PRELIMINARY MASTER PLAT

GLENDALE, ARIZONA

MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE :	MARCH 2016
SHEET	1 OF 1

EXHIBIT C

LEGAL DESCRIPTION

LOT 1 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PLAT OF TOUCHSTONE, A SUBDIVISION RECORDED
IN BOOK 444 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 20.746 GROSS ACRES, MORE OR LESS.

CONTAINING 17.865 NET ACRES, MORE OR LESS.

GROSS MINUS ROADWAY ENCUMBRANCES EQUALS NET.

EXHIBIT D
ALTA SURVEY

NOTES

THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE BY STEWART TITLE GUARANTY COMPANY.
ORDER NO. 13101407 (FIRST AMENDED) DATED 01/15/14 & 01/21/14

THE PROPERTY IS SUBJECT TO THE FOLLOWING, ACCORDING TO SCHEDULE B OF SAID COMMITMENT:

1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
(NOT MAPPABLE)
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERE TO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NOT MAPPABLE)
3. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 311, PAGE 192, AND CORRECTED IN INSTRUMENT RECORDED IN DOCKET 334, PAGE 112, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(MAPPED HEREON)
4. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 2701, PAGE 313, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(MAPPED HEREON)
5. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCKET 4073, PAGE 373, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(MAPPED HEREON)
6. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 5 OF ROAD MAPS, PAGE 36.
(MAPPED HEREON)
7. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 7 OF ROAD MAPS, PAGE 28.
(MAPPED HEREON)
8. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 12 OF ROAD MAPS, PAGE 79.
(MAPPED HEREON)
9. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 14 OF ROAD MAPS, PAGE 63.
(MAPPED HEREON)
10. RIGHT OF WAY FOR ROAD AS SHOWN ON MAP RECORDED IN BOOK 19 OF ROAD MAPS, PAGE 42.
(DOES NOT AFFECT THE SUBJECT PROPERTY – NOT MAPPED HEREON)
11. RIGHT OF WAY NO. 09-2544, GRANTED TO MARICOPA COUNTY BOARD OF SUPERVISORS AND THEREAFTER ASSIGNMENT OF RIGHT-OF-WAY TO CITY OF GLENDALE, A MUNICIPAL CORPORATION OF MARICOPA COUNTY BY ASSIGNMENT DATED MARCH 10, 1992, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 3440, PAGE 384, RECORDS OF MARICOPA COUNTY, ARIZONA.
(MAPPED HEREON)
12. RIGHT OF WAY NO. 09-3059, GRANTED TO MARICOPA COUNTY BOARD OF SUPERVISORS AND THEREAFTER ASSIGNMENT OF RIGHT-OF-WAY TO CITY OF GLENDALE, A MUNICIPAL CORPORATION OF MARICOPA COUNTY BY ASSIGNMENT DATED APRIL 08, 1992, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 4199, PAGE 259, RECORDS OF MARICOPA COUNTY, ARIZONA.
(MAPPED HEREON)
13. RIGHT OF WAY NO. 15-147, GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING, AND THEREAFTER ASSIGNMENT OF EASEMENT TO MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY BY ASSIGNMENT DATED JULY 12, 1965, CHANGE OF LESSEE NAME TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991 AND CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT.
(BLANKET EASEMENT – NOT MAPPABLE)

NOTES

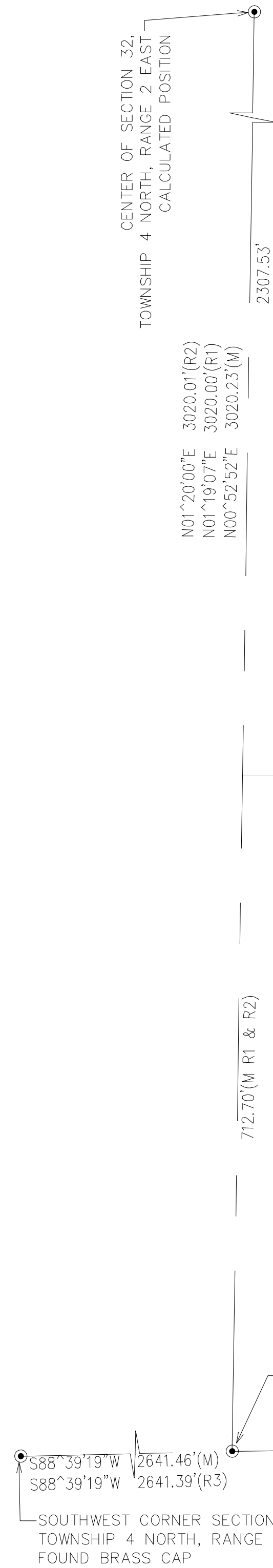
14. RIGHT OF WAY NO. 15-676, GRANTED TO AMERICAN TELEPHONE & TELEGRAPH COMPANY OF WYOMING, AND THEREAFTER ASSIGNED TO MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY BY ASSIGNMENT DATED JULY 12, 1965, THEREAFTER CHANGE OF LESSEE NAME TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991, CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT. SAID RIGHT OF WAY WAS RECORDED IN DOCKET 134, PAGE 61 AND THEREAFTER THE EFFECTS OF INSTRUMENTS RECORDED IN DOCUMENT NO. 96-831604 AND IN DOCUMENT NO.97-723232, RECORDS OF MARICOPA COUNTY, ARIZONA.
(MAPPED HEREON – WESTERLY EASEMENT LINE ENCROACHES AS MUCH AS 5.5' INTO THE SUBJECT PROPERTY)
15. RIGHT OF WAY NO. 14-52347, GRANTED TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, THEREAFTER AMENDMENT TO RIGHT OF WAY DATED NOVEMBER 1, 1995, CHANGE OF LESSEE NAME FROM THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, TO U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION EFFECTIVE MARCH 5, 1991 AND CHANGE OF GRANTEE NAME TO QWEST CORPORATION, A COLORADO CORPORATION DATED DECEMBER 15, 2000, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT.
(MAPPED HEREON)
16. ALL MATTERS SET FORTH IN PLANNING FILE NO. 46-092053, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT.
(NOT MAPPABLE)
17. A RESOLUTION BY THE BOARD OF SUPERVISORS OF MARICOPA COUNTY, ARIZONA, RECORDED IN DOCUMENT NO. 86-68444, PURPORTING TO ESTABLISH A COUNTY ROADWAY.
(AFFECTS THE SURVEYED PROPERTY – WIDTH UNDEFINED, NOT MAPPABLE)
18. ALL MATTERS SET FORTH ON PLAT RECORDED IN BOOK 355 OF MAPS, PAGE 19, PURPORTING TO SHOW A COUNTY ROADWAY.
(AFFECTS THE SURVEYED PROPERTY – WIDTH UNDEFINED, NOT MAPPABLE)
19. ALL MATTERS SET FORTH IN RESULTS OF SURVEY RECORDED IN BOOK 1035 OF MAPS, PAGE 30.
(REFLECTS A PREVIOUS VERSION OF THIS SURVEY – MAPPED HEREON)
20. ALL MATTERS DISCLOSED BY A NOTICE OF PENDING LITIGATION IN THE MARICOPA COUNTY SUPERIOR COURT CASE NO. 2004-020078 AS SET FORTH IN FILE NO. 56-110163, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT.
(NOT MAPPABLE)
21. ALL MATTERS DISCLOSED BY APPLICATION TO PURCHASE STATE LAND NO. 53-117436-00-000, UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY JACOR HOLDINGS L.C., AS APPLICANT, FILED AUGUST 20, 2013, AS DISCLOSED BY RECORDS OF THE STATE LAND DEPARTMENT.
(NOT MAPPABLE)
22. RIGHTS OF PARTIES IN POSSESSION.
(NOT MAPPABLE)
23. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN NOT YET DUE AND PAYABLE FOR THE YEAR 2014.
(NOT MAPPABLE)
- THERE ARE NO SETBACK, HEIGHT OR FLOOR SPACE RESTRICTIONS AS DISCLOSED BY THE CURRENT TITLE REPORT.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILD CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO INFORMATION AVAILABLE CONCERNING ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE SUBJECT PROPERTY HAS NO STREET ADDRESS PER THE MARICOPA COUNTY ASSESSOR'S WEB PAGE.
- BEARINGS, DISTANCES AND CURVE DATA NOT SPECIFIED AS RECORD OR MEASURED REPRESENT CVL FIELD MEASURED DATA.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 89°11'28" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 719 OF MAPS, PAGE 4, MARICOPA COUNTY RECORDS.



100' 50' 0 100'
SCALE: 1" = 100'

LEGEND

- INDICATES BRASS CAP AS NOTED
- INDICATES SET 1/2" REBAR
- OPK INDICATES FOUND PK-NAIL
- E.B. INDICATES ELECTRIC BOX
- E.M. INDICATES ELECTRIC METER
- SWITCH & FUSE INDICATES SWITCH/FUSE
- ✖ INDICATES STREET LIGHT
- TRANS PAD INDICATES TRANSFORMER PAD
- A.R. INDICATES TELEPHONE RISER
- ⌒ INDICATES STREET SIGN
- ⊗ INDICATES STORM DRAIN MANHOLE
- ⌑ INDICATES CATCH BASIN
- ⊗ INDICATES WATER VALVE
- ⊕ INDICATES FIRE HYDRANT
- ⊗ INDICATES SEWER MANHOLE
- (R1) INDICATES BOOK 633 OF MAPS, PAGE 27
- (R2) INDICATES BOOK 444 OF MAPS, PAGE 48
- (R3) INDICATES BOOK 719 OF MAPS, PAGE 04
- (M) INDICATES MEASURED INFORMATION & BOOK 1035 OF MAPS, PAGE 30
- ▨ INDICATES PAVEMENT
- Ⓢ INDICATES SCHEDULE B ITEM NO.
- Ⓣ INDICATES TELEPHONE MANHOLE
- T.C.B. INDICATES TRAFFIC CONTROL BOX
- DOC. # INDICATES DOCUMENT NO.
- TELECOM INDICATES TELEPHONE & COMMUNICATIONS
- ASLD DOC. # INDICATES ARIZONA STATE LAND DEPARTMENT DOCUMENT NO.



LEGAL DESCRIPTION

LOT 1 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN PLAT OF TOUCHSTONE, A SUBDIVISION RECORDED IN BOOK 444 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 20.746 GROSS ACRES, MORE OR LESS.
CONTAINING 17.865 NET ACRES, MORE OR LESS.

GROSS MINUS ROADWAY ENCUMBRANCES EQUALS NET.

TOUCHSTONE
BOOK. 444 OF MAPS, PAGE 48

N89°34'43"E 2639.01'(R2)
N89°59'22"E 2639.39'(M)

UNSUBDIVIDED
DOC. #08-0141733

N01°25'02"E 694.34'(R1)
N00°58'51"E 694.34'(M)

UNSUBDIVIDED
DOC. #07-0429214

FOUND BRASS CAP
S89°11'28"W 2637.94'(M)
S89°37'39"W 2637.80'(R1)
S89°34'43"W 2637.75'(R2)
S89°11'28"W 2638.00'(R3)

CERTIFICATION

TO JACOR HOLDINGS L.C., AN ARIZONA LIMITED CORPORATION; ARIZONA STATE LAND DEPARTMENT;
STEWART TITLE GUARANTY COMPANY; STEWART TITLE AND TRUST OF ARIZONA;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 8, 11(A), 16 AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 01/18/14.

DATE OF PLAT OR MAP: 01/23/14

LARRY E. SULLIVAN
REGISTRATION NUMBER 22782
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

OWNER

ARIZONA STATE LAND DEPARTMENT
1616 WEST ADAMS STREET
PHOENIX, AZ 85007

51ST AVENUE & BELL ROAD
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

**EXHIBIT E – EXISTING
GENERAL PLAN LAND USE MAP**

GROVERS AVENUE

55TH AVENUE

51ST AVENUE

51ST AVENUE
& BELL ROAD

BELL ROAD

LAND USE DESIGNATIONS

	Medium Density Residential: 2.5 – 3.5 du/ac
	Planned Commercial



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Suite 101
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Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupplc.com

EXHIBIT E-EXISTING LAND USE
51ST AVENUE & BELL ROAD
GLENDALE, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

N

**EXHIBIT F-1 EXISTING
EXHIBIT F-2 PROPOSED
ZONING EXHIBIT**

GROVERS AVENUE

R1-8

R1-8

55TH AVENUE

51ST AVENUE

CSC

CSC

B-P

CSC

B-P

BELL ROAD

ZONING DISTRICTS

ZONE	GENERAL USE
CSC	Community Shopping Center
R1-8	Single Residence
R-5	Multi Family



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Fax: (480) 951-3023
www.theempiregroupllc.com

EXHIBIT F1-EXISTING ZONING
51ST AVENUE & BELL ROAD
GLENDAL, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

GROVERS AVENUE

R1-8

R1-8

55TH AVENUE

51ST AVENUE

CSC

CSC

B-P

51ST AVENUE &
BELL ROAD

PAD

CSC

BELL ROAD

ZONING DISTRICTS

ZONE	GENERAL USE
B-P	Business Park
CSC	Community Shopping Center
R1-8	Single Residence
R-5	Multi Family

N



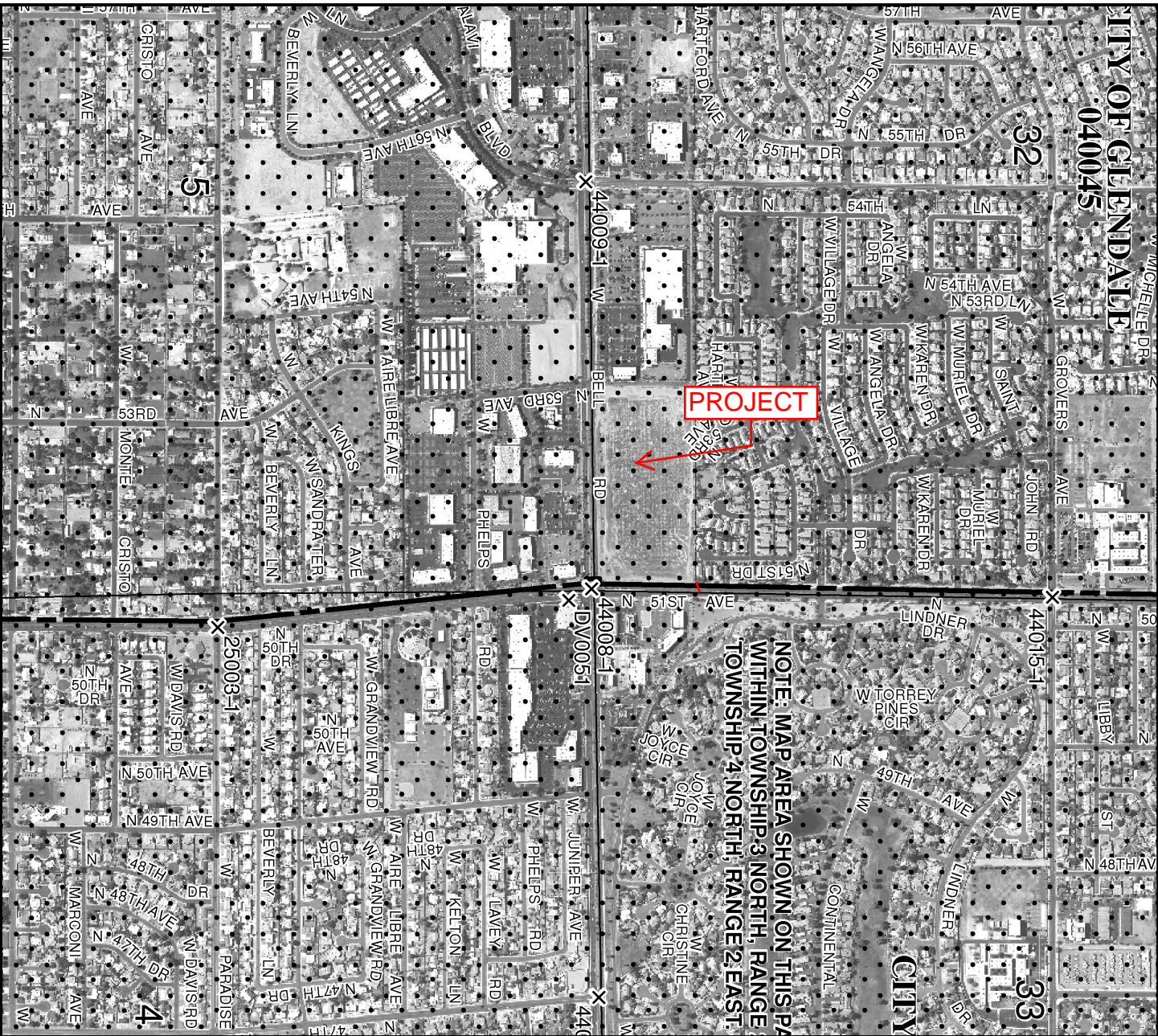
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Scottsdale, Arizona 85250
Phone: (480) 951-2207
Fax: (480) 951-3023
www.theempiregroupllc.com

EXHIBIT F2-PROPOSED ZONING
51ST AVENUE & BELL ROAD
GLENDALE, ARIZONA

JOB #	2-015
DATE	NOV. 2015
SCALE	N.T.S.
SHT	1 OF 1

EXHIBIT G

FIRM MAP



MAP SCALE 1" = 1000'

500

0

1000

2000

FEET

METE

INFLIP

PANEL 12/0/L

FIRM

FLOOD INSURANCE RATE MAP
MARICOPA COUNTY,
ARIZONA
AND INCORPORATED AREAS

PANEL 1270 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1270	L
GLENDAL, CITY OF	040045	1270	L
PHOENIX, CITY OF	040051	1270	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C1270L
MAP REVISED
OCTOBER 16, 2013

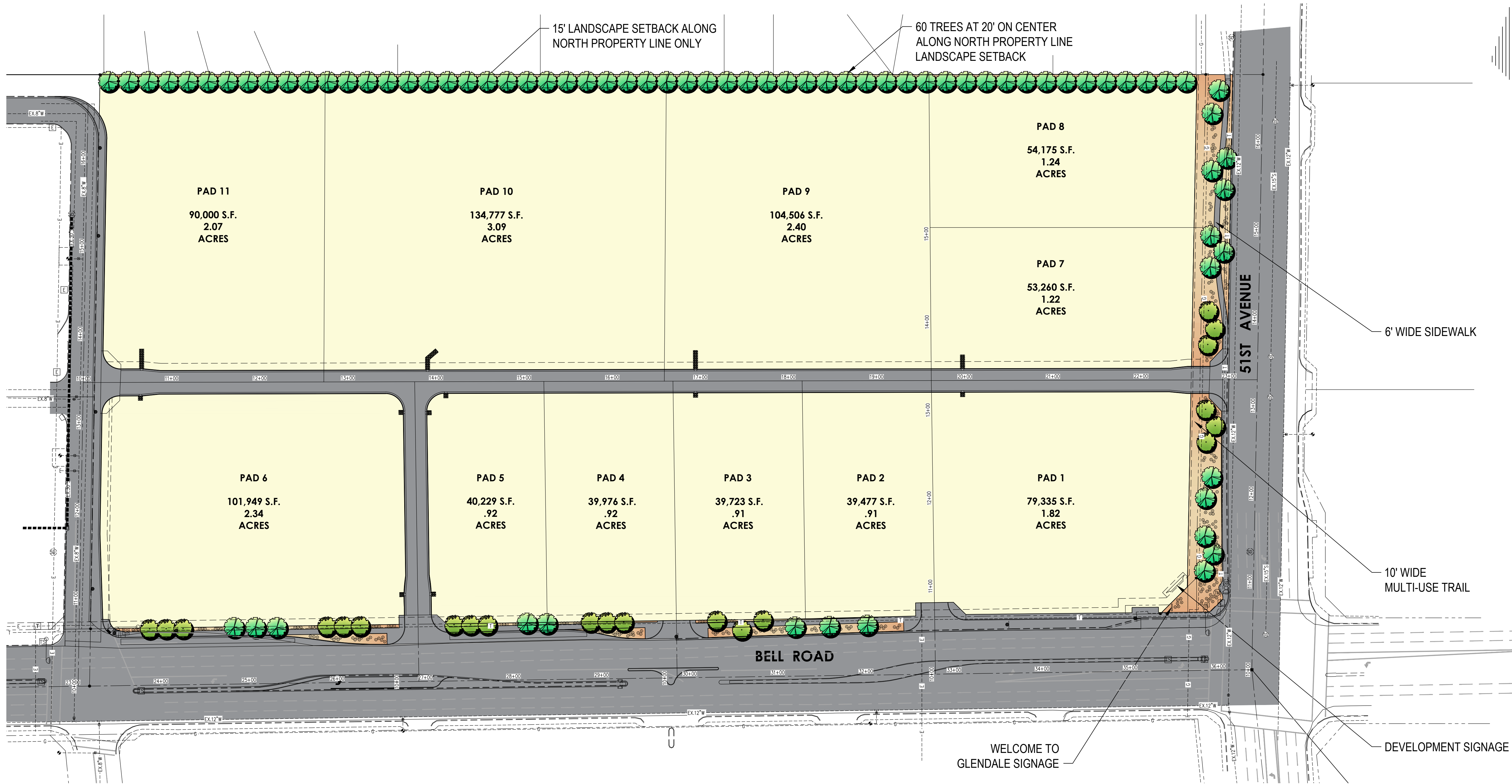


Federal Emergency Management Agency









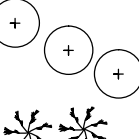
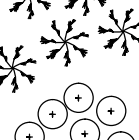
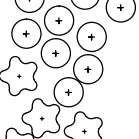




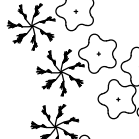








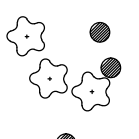
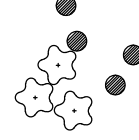




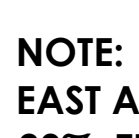
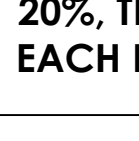
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

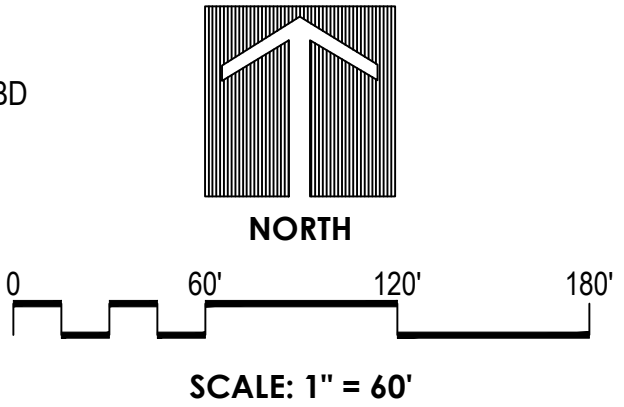
EXHIBIT H
PRELIMINARY LANDSCAPE
AND WALL PLAN

PLOTTED: ELORDEN ON 12/19/2016 AT 11:44 AM
 THIS DRAWING AND ANY ELECTRONIC MEDIA IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PINNACLE DESIGN, INC. WHETHER THE PROJECT FOR WHICH THIS DRAWING IS MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND/OR APPROPRIATE COMPENSATION TO PINNACLE DESIGN, INC. COPYRIGHT © 2011 PINNACLE DESIGN, INC.



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA ANEURA	MULGA
	ACACIA SALICINA	WILLOW ACACIA
	ACACIA WILLARDIANA	PALO BLANCO
	DALBERGIA SISSOO	SISSOO TREE
	PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM
	PARKINSONIA PRAECOX	PALO BREA
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE
	ULMUS PARVIFOLIA	EVERGREEN ELM
SHRUBS		
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE
	EREMOPHILA SP.	VALENTINE
	LEUCOPHYLLUM CANDIDUM	THUNDER CLOUD
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUAN SAGE
	NERIUM OLEANDER	PETITE PINK OLEANDER
	RUELLIA BRITTONIANA	BRITISH RUELLIA
	TECOMA STANS	YELLOW BELLS
ACCENTS		
	AGAVE DESMETTIANA	SMOOTH AGAVE
	AGAVE VILMORINIANA	OCTOPUS AGAVE
	DASYLIRION ACROTICHE	GREEN DESERT SPOON
	DASYLIRION WHEELERI	DESERT SPOON
	ECHINOCACTUS GRUSONII	GOLDEN BARREL
	EUPHORBIA RIGIDA	GOPHER PLANT
	HESPERALOE FUNIFERA	GIANT HESPERALOE
	HESPERALOE PARVIFLORA	RED YUCCA
	MUHLENBERGIA CAPILLARIS	REGAL MIST
GROUNDCOVER		
	ABRONIA VILLOSA	SAND VERBENA
	BAILEYA MULTIRADIATA	DESERT MARIGOLD
	LANTANA MONTEVIDENSIS	PURPLE LANTANA
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA
	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA
	SPHAGNETICOLA TRILOBATA	YELLOW DOT
	DECOMPOSED GRANITE	COLOR AND SIZE - TBD

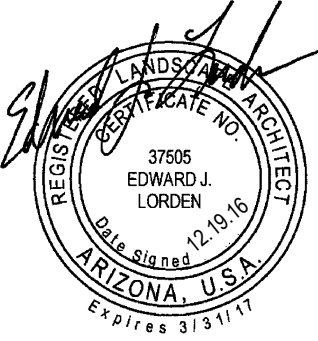


NOTE: LANDSCAPE PROVIDED ALONG THE SITES NORTH, EAST AND SOUTH BOUNDARIES IS 7.2% OF THE REQUIRED 20%. THE REMAINING 20% WILL BE INCORPORATED INTO EACH PAD DEVELOPMENT SITE PLAN.

PRELIMINARY-
NOT FOR
CONSTRUCTION

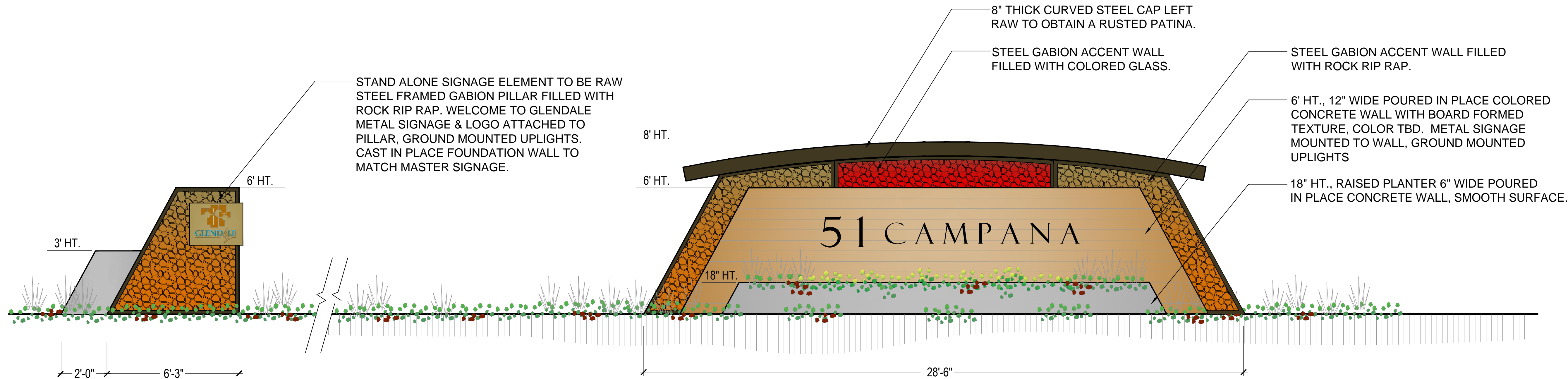
PRELIMINARY LANDSCAPE PLAN
 51 CAMPANA
 51ST AVE AND BELL RD

Drawn By: EL/ DO
 Job No: 16020
 Date: 7.11.16



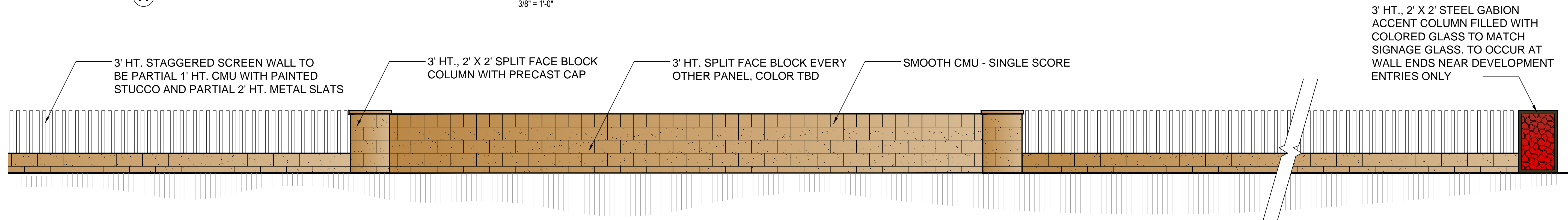
GLENDALE, AZ

PLOTTED: ELORDEN ON 12/5/2016 AT 02:49 PM
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A OVERALL PROJECT MONUMENT SIGN

3/8" = 1'-0"



B 3' HT. SCREEN WALL

3/8" = 1'-0"



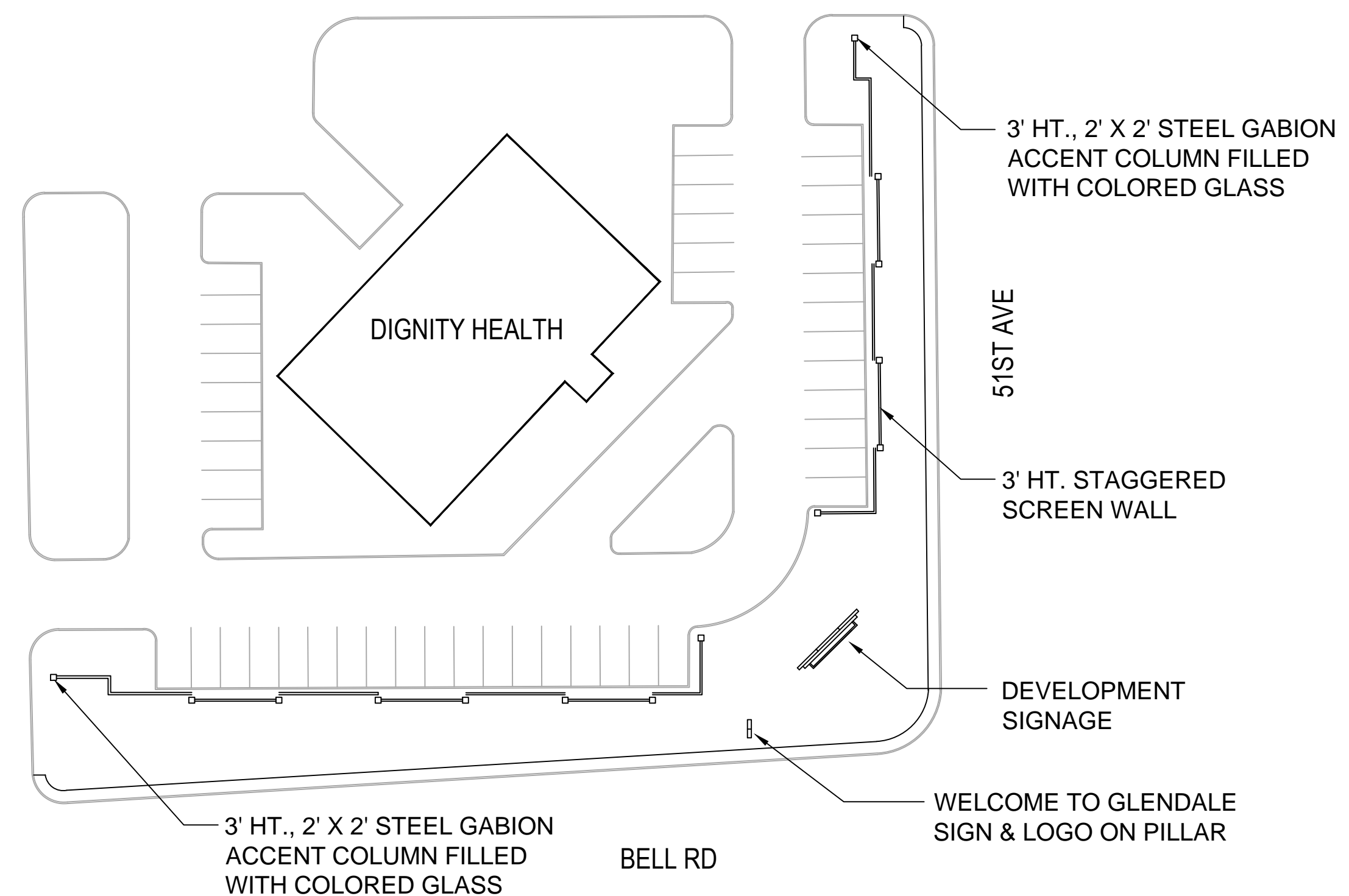
C GLASS GABION AND BOARD FORMED CONCRETE EXAMPLES

NTS



D HALO LIGHTING EXAMPLE FOR 51 CAMPANA

NTS



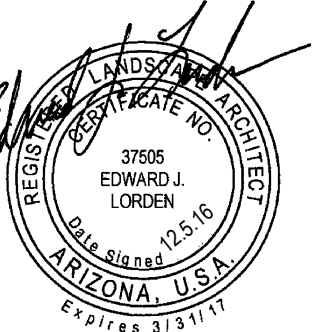
E SIGNAGE/ WALL LAYOUT

1" = 40'

PRELIMINARY-
NOT FOR
CONSTRUCTION

PINNACLE
DESIGN, INC

1048 N. 44th Street
Suite 200 Phoenix, AZ 85008
Ofc: (602) 952-8585 Fax: 952-8686



GLENDALE, AZ

OVERALL PROJECT MONUMENT SIGN AND SCREEN WALLS

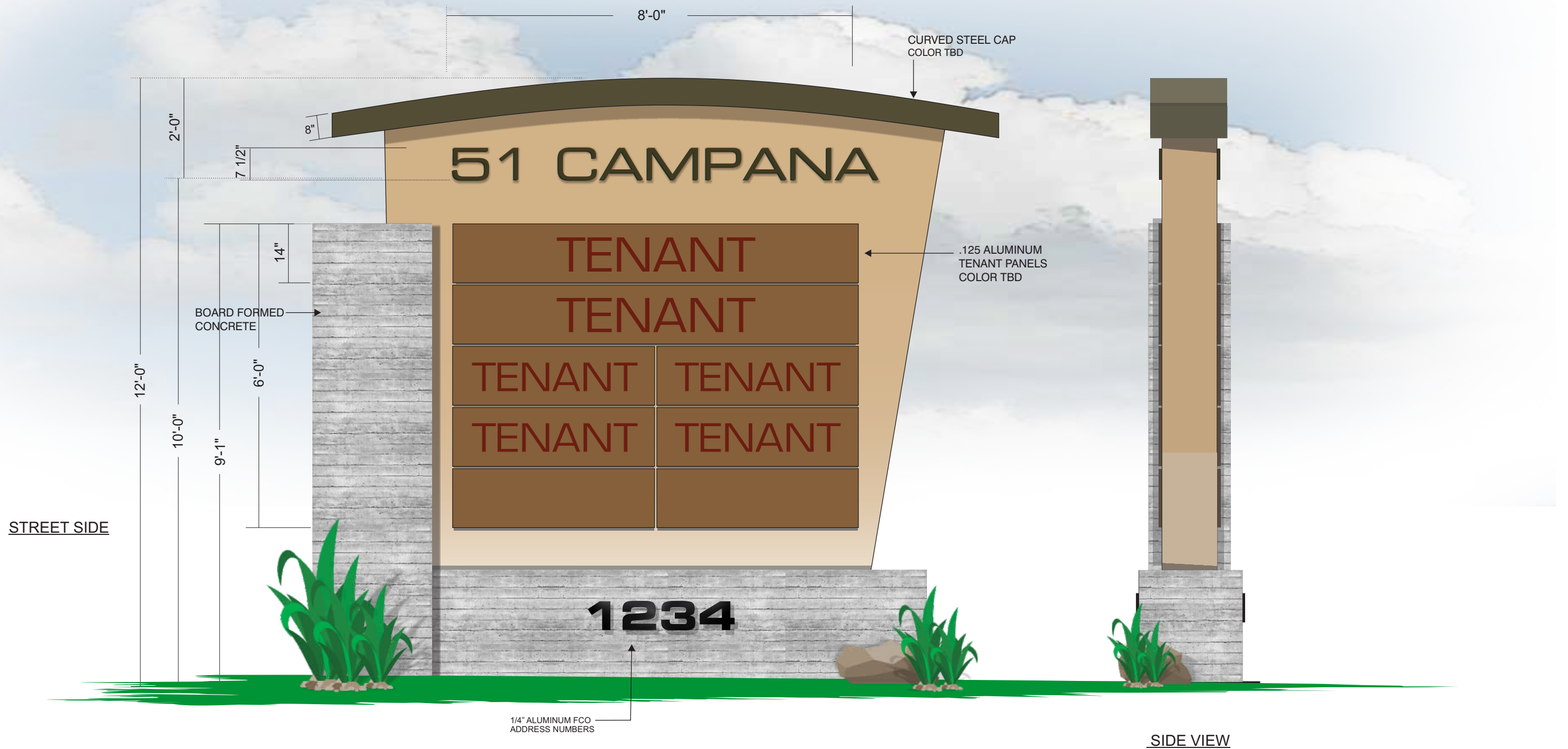
51 CAMPANA

51ST AVE AND BELL RD

Drawn By: EL/ DO
Job No: 16020
Date: 7.11.16

PL-1 of 2

EXHIBIT I-1 and I-2
PRELIMINARY SIGNAGE PLAN AND
SIGN LOCATION EXHIBIT



MANUFACTURE AND INSTALL ONE (1) D/F ILLUMINATED MONUMENT DISPLAY
SCALE: 1/2" = 1'-0"

SIDE VIEW

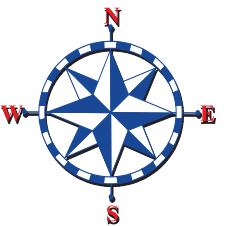
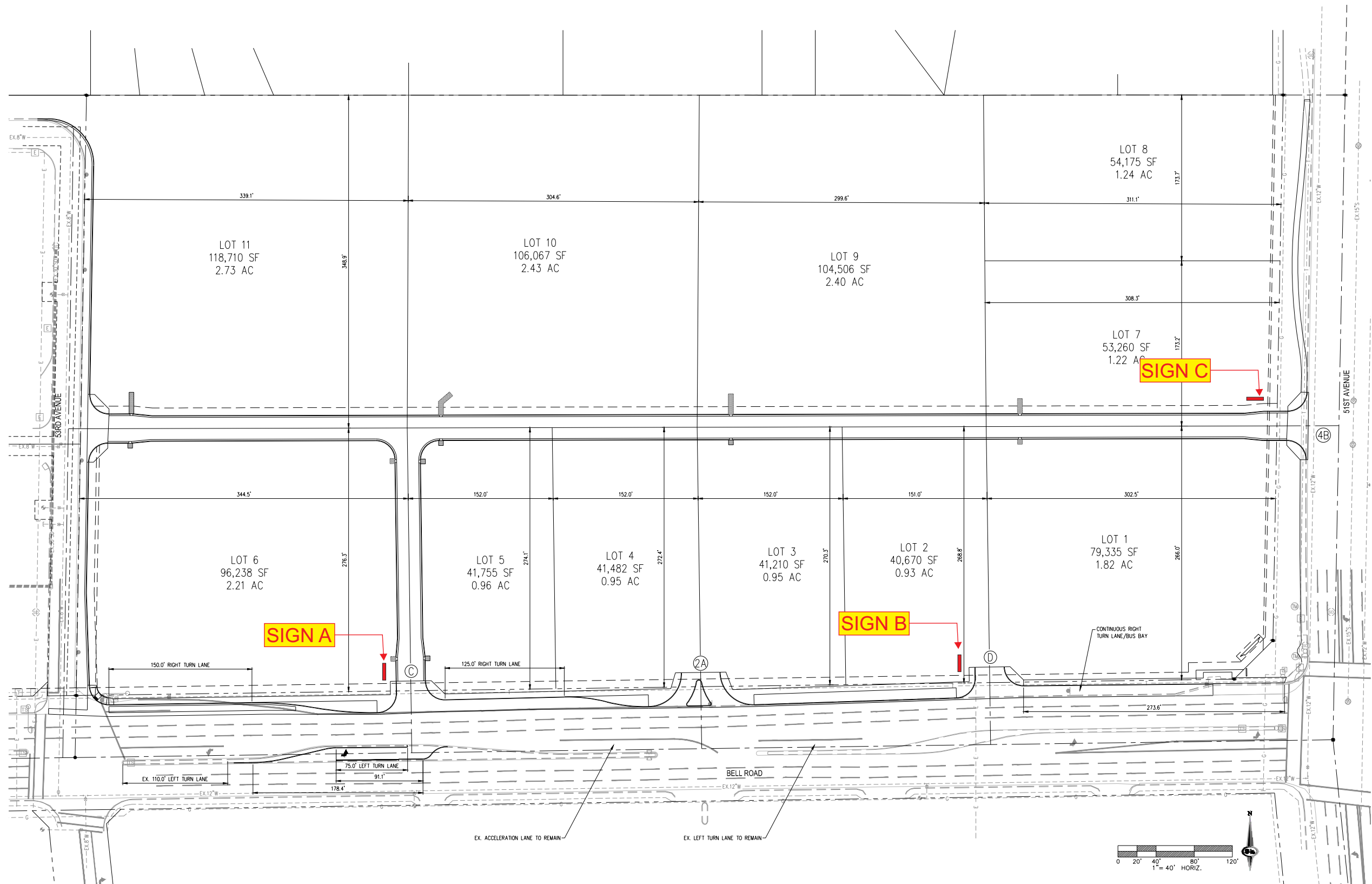
All Signs Shall Be Installed In Accordance With N.E.C. Article 600
Engineering Specifications
All Signs Fabricated as per
A.S.A. Specifications & 2012 I.B.C.
Electrical Specifications
All Signs Fabricated as per
2011 N.E.C. Specifications



BOOTZ & DUKE Signs
4028 W. Whitton Ave. - Phoenix, AZ - 85019
P: (602) 272-9356 F: (602) 272-4608
www.bootzandduke.com

Customer: 51 CAMPANA	Design # 162301-03
Address: 51st and Bell Rd. Glendale, AZ	Date: 12-07-16
Salesman: Andy Gibson	Revision: [3]~ 12-16-16
Designer: T.W	Page: 1 of 1

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NOTE: ALL SIGNS MANUFACTURED BY BOOTZ AND DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.





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EXHIBIT J
CONCEPTUAL ELEVATIONS



51 Campana
Exhibit K Conceptual Elevations

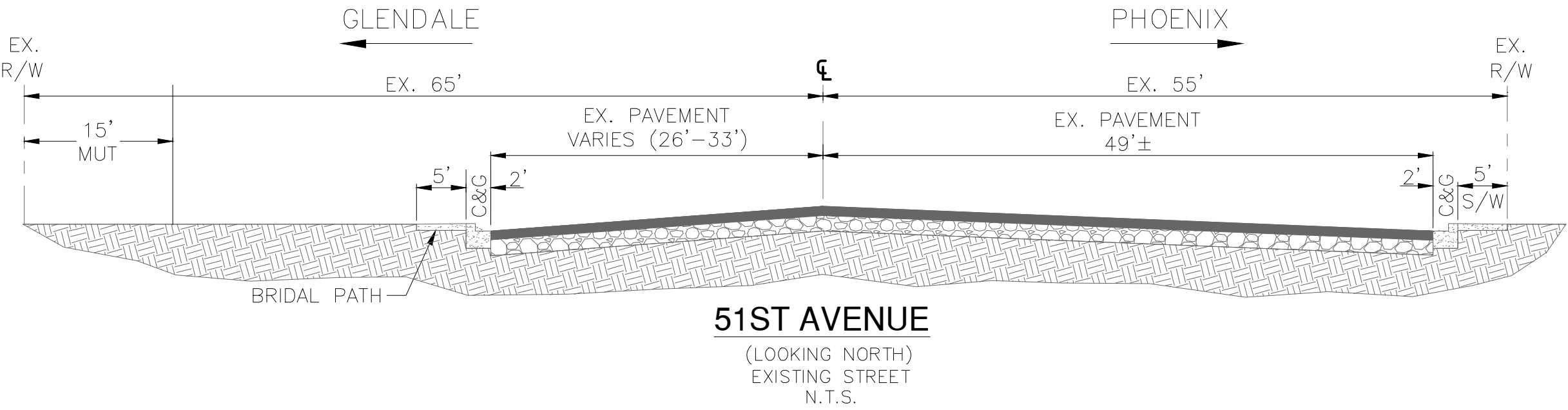
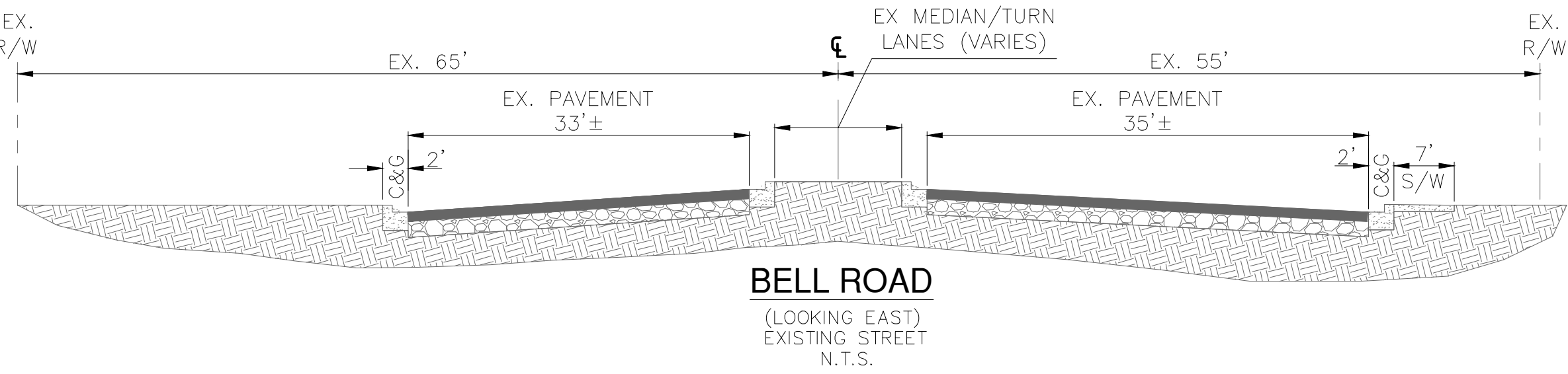
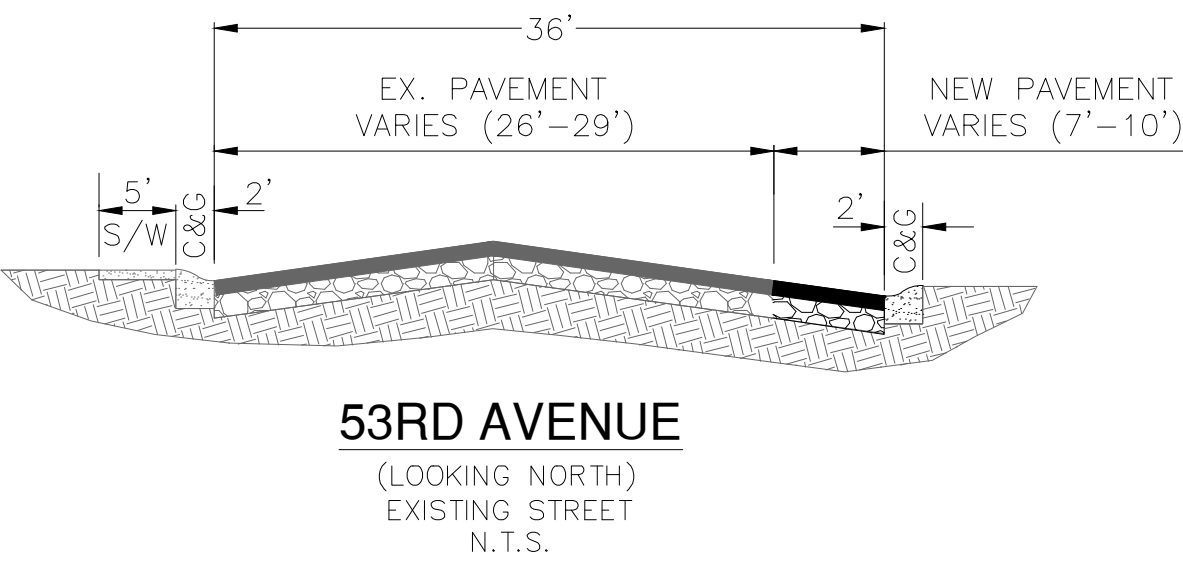
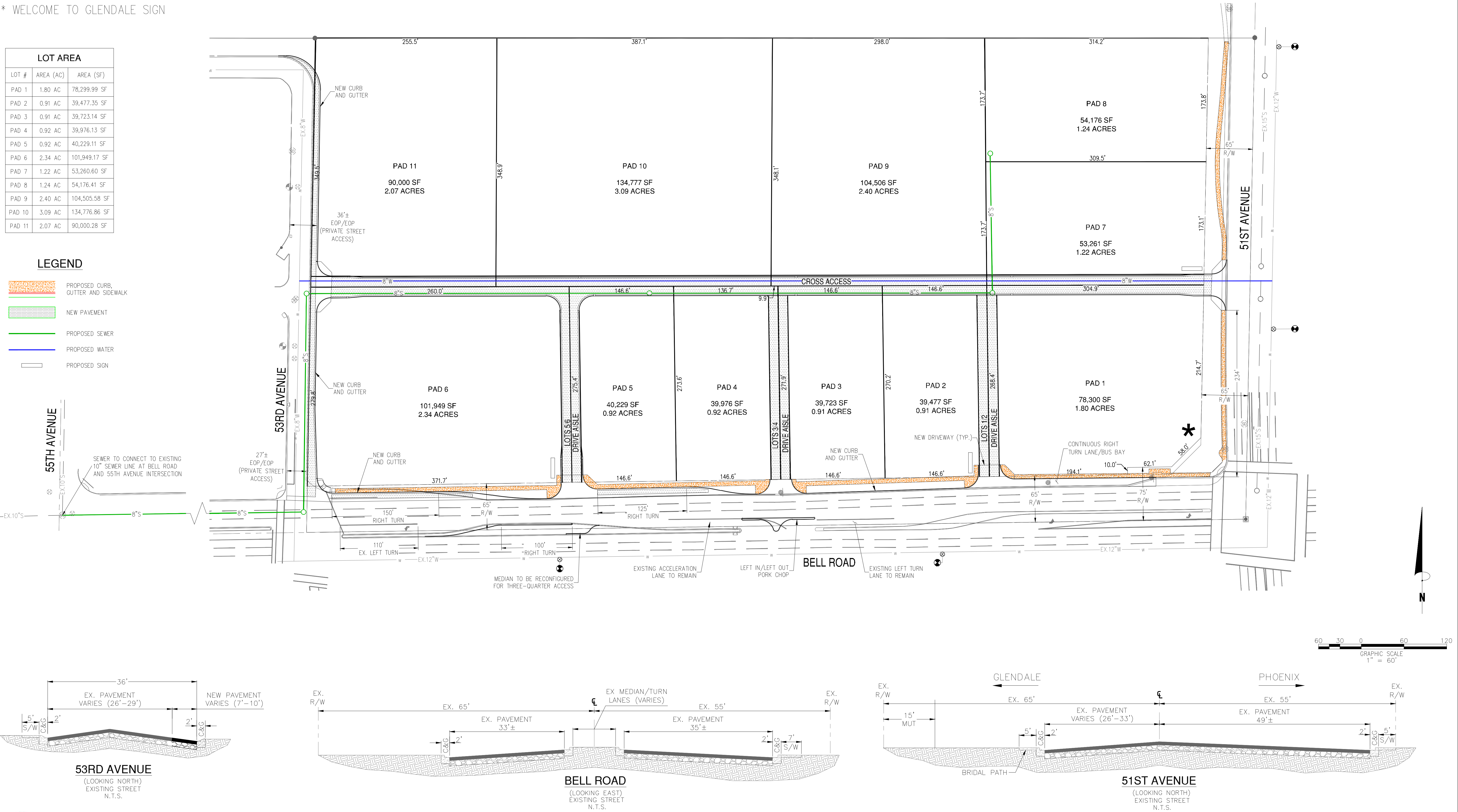
EXHIBIT K

MASTER DEVELOPER IMPROVEMENTS

* WELCOME TO GLENDALE SIGN

LOT AREA		
LOT #	AREA (AC)	AREA (SF)
PAD 1	1.80 AC	78,299.99 SF
PAD 2	0.91 AC	39,477.35 SF
PAD 3	0.91 AC	39,723.14 SF
PAD 4	0.92 AC	39,976.13 SF
PAD 5	0.92 AC	40,229.11 SF
PAD 6	2.34 AC	101,949.17 SF
PAD 7	1.22 AC	53,260.60 SF
PAD 8	1.24 AC	54,176.41 SF
PAD 9	2.40 AC	104,505.58 SF
PAD 10	3.09 AC	134,776.86 SF
PAD 11	2.07 AC	90,000.28 SF

LEGEND	
	PROPOSED CURB, GUTTER AND SIDEWALK
	NEW PAVEMENT
	PROPOSED SEWER
	PROPOSED WATER
	PROPOSED SIGN



The Empire Group
6617 North Scottsdale Road, Suite 101
Scottsdale, Arizona 85250

Phone: (480) 951-2207
Fax: (480) 951-3023

www.theempiregroupinc.com

51 CAMPANA
EXHIBIT K: MASTER DEVELOPER IMPROVEMENTS

GLENDALE, ARIZONA

MARICOPA COUNTY

SCALE	1" = 60'
JOB No.	2-015
DATE	MARCH 2016
SHEET	1 OF 1