

HIGHLAND POINT

(Located at Arrowhead Ranch)

GENERAL PLAN AMENDMENT AND PRD ZONING REQUEST

NARRATIVE REPORT FOR:

A GENERAL PLAN AMENDMENT AND REZONING REQUEST TO
ACCOMPANY GENERAL PLAN AMENDMENT APPLICATION #GP-96-05
AND REZONING APPLICATION #Z-96-09
N.E. CORNER 63RD AVENUE AND UTOPIA

MAY 15, 1996

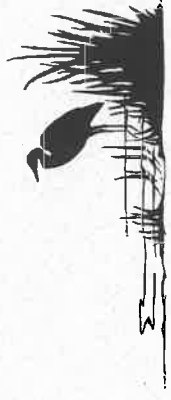
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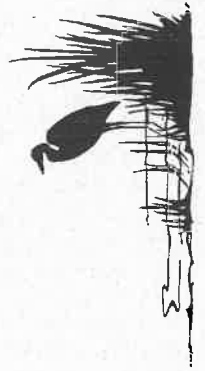
CITY OF GLENDALE PLANNING DEPARTMENT
5850 WEST GLENDALE AVENUE
GLENDALE, ARIZONA 85301
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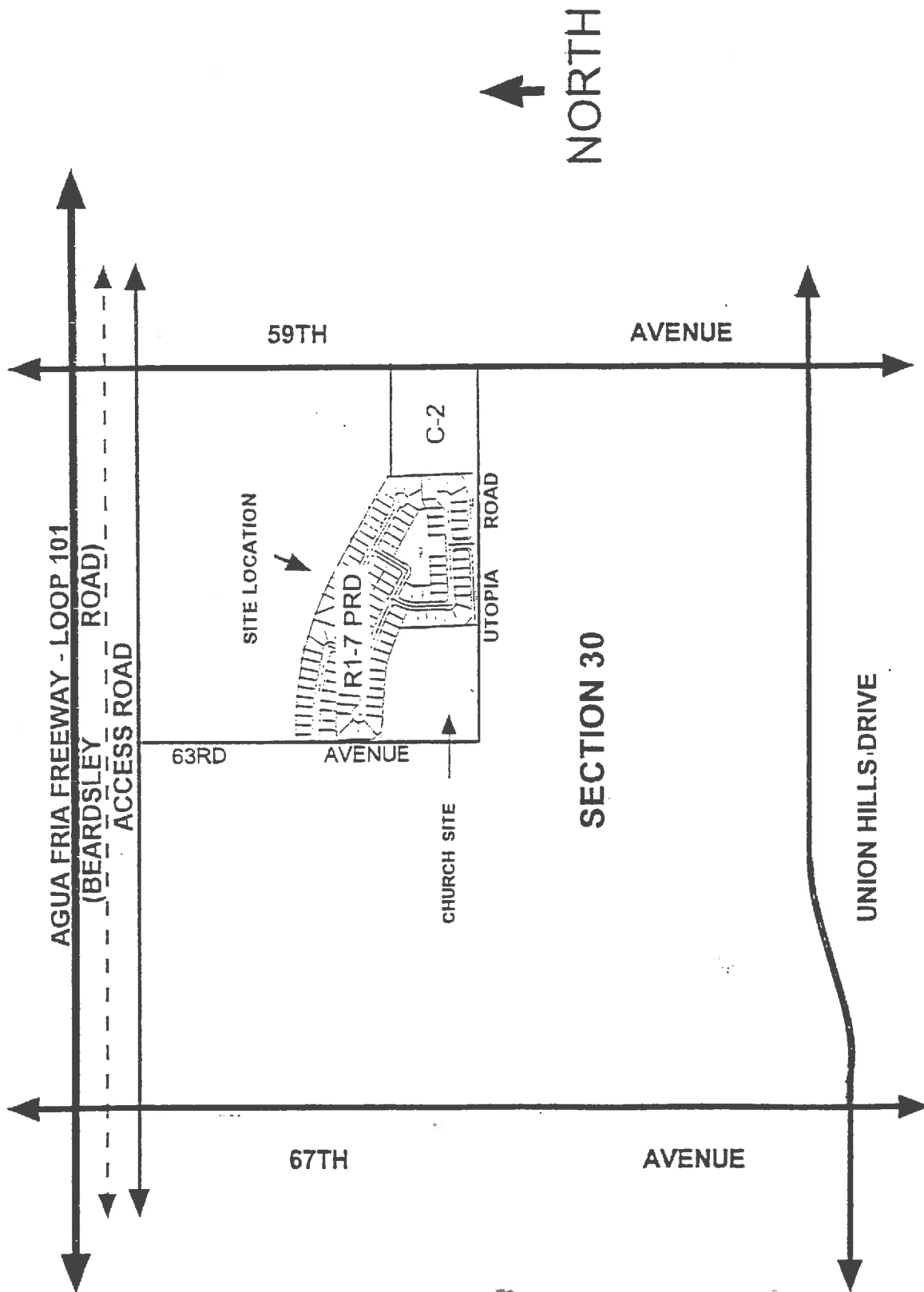
HIGHLAND POINT

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GENERAL PLAN AMENDMENT



LOCATION MAP
HIGHLAND AND POINT AT ARROWHEAD RANCH

NE CORNER OF 63RD STREET AND UTOPIA
 By HAMILTON DEVELOPMENT

HIGHLAND POINT AT ARROWHEAD RANCH GENERAL PLAN AMENDMENT

GP-96-05

Intent

The purpose of this proposal is to request an amendment to the Glendale General Plan for the proposed Highland Point at Arrowhead Ranch Planned Residential Development. The following proposed amendment requests the revision from Multi-Family 8-12, Business Park and Mixed Use to 3.5 to 5.0 dwelling units per acre and (GC) General Commercial. This is a significant reduction in density (for this central portion of Section 30) over the Arrowhead Ranch Specific Plan.

Impacts and Benefits of Amendment to City

The Arrowhead Ranch Specific Plan allows for up to 773 to 813 housing units within the amendment area. The proposed amendment reduces that figure to a possible 158 units, an overall decrease of up to 692 units or 80%. This reduction of residential housing units will reduce impact on City infrastructure and services including water and sewer capacity and effluent production.

Impacts Upon Surrounding Area

The proposed General Plan amendment positively impacts the City of Glendale and surrounding areas by reducing the overall density and land use intensity of the

area which will benefit the entire community. By eliminating portions of the multi-family (8-12 units) and MX categories adjacent to 63rd Avenue and replacing with the 3.5-5 du/ac residential density, the plan provides contiguous density housing with the existing homes to the West and South. The proposed amendment and land use patterns proposed are a definite benefit to the surrounding areas due to the more appropriate transitions between existing and proposed land uses. The amendment implements the goals and guidelines of the City of Glendale.

Roadways and Landscaping

In its final form, 63rd Avenue and Utopia Road will have a 12' wide landscaped median and 20' of landscaped open space on either side. Continental Homes will provide the roadway for 63rd Avenue and Utopia Road including the median and landscaping for the median and the West and the South landscape tracts. The remaining road improvements for 63rd Avenue and Utopia where it abuts the subject property and the Stephens Parcels and the East and the North landscape tracts will be installed when the subject parcel and the Stephens Parcels are developed.

HIGHLAND POINT GENERAL PLAN AMENDMENT

LAND USE COMPARISON

LAND USE	AREA		YIELD		DIFFERENTIAL	
	ARROWHEAD RANCH SPECIFIC PLAN	HIGHLAND POINT	ARROWHEAD RANCH SPECIFIC PLAN	HIGHLAND POINT	ACRES	UNITS
Single Family 3.5 - 5.0 du/ac	- 0 -	31.65 ac.	- 0 -	121	31.65	121
Single Family 8.0 - 12.0 du/ac	10 AC. +/-	- 0 -	80 - 120	- 0 -	[10.00]	[80 - 120]
Business Park BP	15 AC. +/-	- 0 -	- 0 -	- 0 -	[15.00]	- 0 -
Mixed Use MX	16.5 AC. +/-	- 0 -	693	- 0 -	[16.50]	[693]
GC - General Commercial	0 ac. +/-	10 AC. +/-	- 0 -	- 0 -	10.00	- 0 -
TOTALS	41.65 ac. +/-	41.65 AC. +/-	773 - 813	121	2 - [3]	[652 - 692]

[] INDICATES NET DECREASE

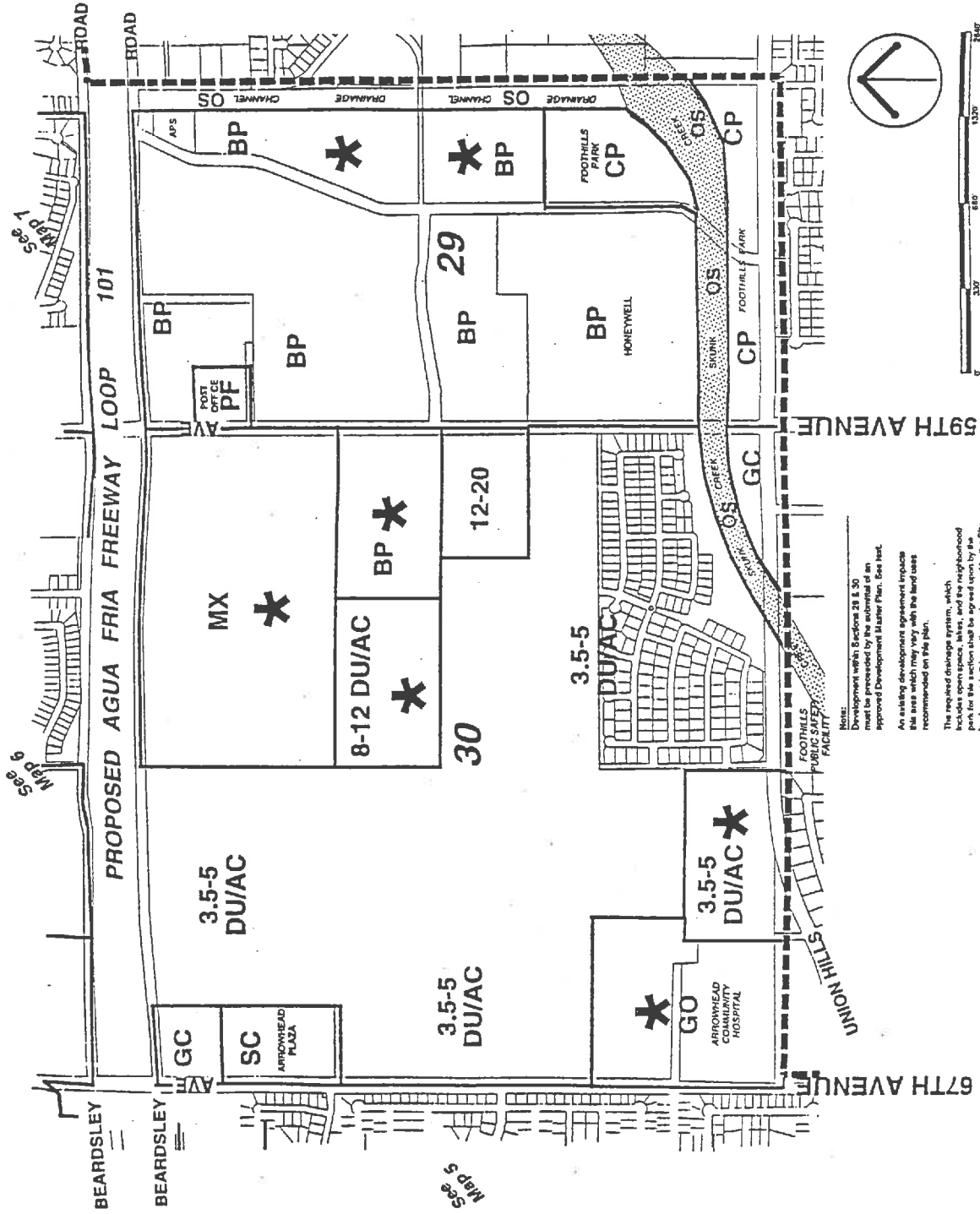
LEGEND

1-J	Single Family Residential Single-Family Detached
B-20	Multi-Family Residential Single-Family Detached
OS	Open Space
BP	Business Park
GO	General Office
LO	Limited Office
SC	Shopping Center
GC	General Commercial
ES	Elementary School
NP	Neighborhood Park
CP	Community Park
CCRU	Golf Course Related Uses
PF	Public Facility
EHD	Existing Housing Development
MX	Mixed Use
	Lagoon
	City Limits
	Arrowhead Boundary
	Properties where plan is inconsistent with current zoning



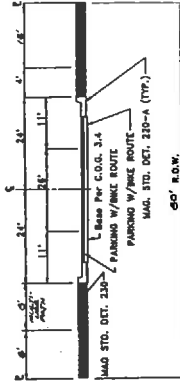
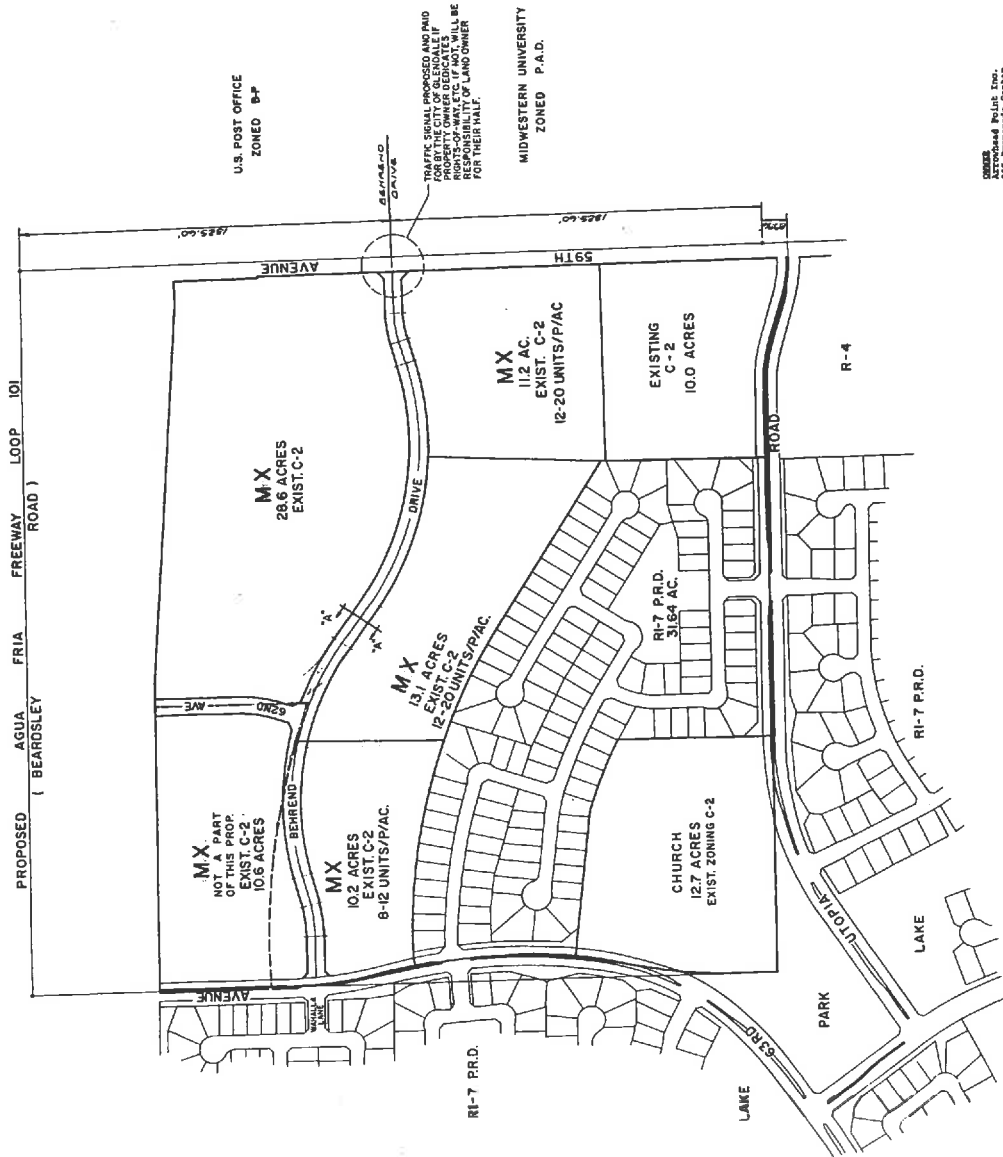
The Parks Neighborhood

Map 8

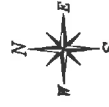


May 7, 1993

Parent Location	Area (acres)	Number of Dwelling Units	Commercial Area (sq ft)	Golfers (per day)	Area of Lakes (sq ft)	Area of Turf (acres)
PRWC East Acre	10.8		118,432	3,355	.5	1.1
PRWC West Acre	28.8		311,664	8,819	1.6	3.0
PRWC Main Acre and Property	10.0		108,800	3,072	.8	1.0
PRWC East Acre and Property	10.2	122	16,421	1.4	2.8	4.8
South of Airport, West of 60th Ave	13.1	262	48,974	2.7	4.8	2.8
West of 60th Ave and Railroad	11.2	234	38,707	2.3	4.8	2.8
Regional Park	13.1	121	26,757	1.7	3.5	3.5
	64.6	226	526,246	176,429	10.7	21.4



SECTION "A" - "A"



NE 1/4, SECTION 30

 HCE	CLOSE ENGINEERING, INC. ENGINEERS AND SURVEYORS 3915 NORTH JENSEN AVE., ANTONIA 68018 TEL. (402) 925-4850		Division - 14 Job - 10-10-76 39150301
	DEVELOPMENT MASTER PLAN ARROWHEAD RANCH		SH I OF I
GLENDALE		ARIZONA	

DEVELOPER
Hamilton Development, Inc.,
28922 North 33rd Street
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Phone: (602) 588-7844
Mr. Bob Hamilton

ARROWHEAD POINT INC.
385 Promenade Centre
Richardsen, Texas 78080
Phone: (214) 231-8141
Mr. Paul Stephens

DMP 96-01

PROPOSED PRD PLAN



HIGHLAND POINT

Intent and Philosophy

Highland Point is a 31.65 acre proposed single-family residential community located north of Union Hills Drive and west of 59th Avenue. The site is part of the Arrowhead Ranch master planned community and is currently zoned for C-2 General Commercial. The PRD is being submitted as a formal request to 1) amend the Arrowhead ranch Specific Single family 8-12 Du/Ac, Business Park and part of the Mix Use to Single Family Residential (3.5-5.0 du/ac) and C-2, and 2) rezone the 31.65 acre site from C-2 General Commercial to R1-7 PRD (single residence, Planned Residential Development).

The proposed plan has been designed to allow development of the "Stephens" parcel north of Utopia Road and east of 63rd Avenue. The two collector roads were held to the common boundary as much as possible to allow flexibility of access to this future parcel. Continental Homes will build the street on both Utopia Road and 63rd Avenue where these roads share this common boundary.

Subdivision Design

Continental Homes has carefully considered the street scape in the design of this neighborhood. The collector streets (63rd Avenue and Utopia Road) have been purposefully designed in a discontinuous fashion as requested by the City Traffic Engineering Department to interrupt east/west cut through traffic which will benefit existing development within Arrowhead Ranch to the east and west. The streets were designed to funnel traffic from the local streets to the collectors and then ultimately to the adjacent arterials. The design of the local vehicular circulation system discourages non-neighborhood traffic through the communities by the use of varied roadway patterns including curvilinear streets, cul-de-sacs, and non-continuous streets. Many of the proposed roadways ring the lineal open space to maximize the lots backing along the amenity. Extensive open space is proposed at the major entry to the development at the corner of Utopia Road and 67th Avenue which creates a dramatic entry to the community.

Landscape Character

A very appealing street scene is proposed for the collector street system. A 12' wide continuous median combined with a 20' open space on each side of the collectors will be provided. There will be sidewalks on both sides that will meander through a very lush landscape. Turf will be used extensively outside of the sidewalk and will not be allowed within public right-of-way.

The open space system will also make extensive use of turf to create a very friendly park-like atmosphere. Availability of effluent water makes this extensive use of turf possible. The huge expanse of open space at the entry and at the intersection of the collectors will create a unique sense of place that will establish an appealing character for the Highlands and Highland Point residents.

Grading and Drainage

The grading and drainage concept for this project consists of grading the parcel and streets to drain toward sump areas in the open space provided within the development. The open space areas are designed as a retention basin and recreation area which will serve the project.

The streets will be designed per City of Glendale criteria to convey drainage to the outfall areas. When the street drainage criterion is exceeded, storm drain systems will be designed to carry drainage to the retention basins. However, retention areas were strategically located to alleviate as much storm drain as possible. All drainage

facilities will be designed per City of Glendale criteria.

Potable Water

The City of Glendale's water mains in 63 Avenue and Utopia Road will provide direct service to this site. There are existing 18", 36" and 42" transmission lines in 59th Avenue, Beardsley Road and Union Hills Drive, respectively. A combination of 6" and 8" lines will be constructed within this development to meet domestic and fire demands.

Reclaimed Water (Effluent)

As part of the implementation of the Arrowhead Ranch Effluent Resuse and Storage System, the effluent distribution line will be extended into Section 30 in conjunction with this project by Continental Homes. The distribution line will be constructed on the south side of Beardsley Road between 63rd Avenue and 67th Avenue. It will then be extended south in 63rd Avenue and Utopia Road. All landscape within the lineal open space, right-of-way, median, neighborhood park and **Highland Point Tracts A-E** will be watered with reclaimed water. This policy is consistent with other portions of Arrowhead Ranch and the original concept conceived in 1981. **Hamilton Development will request a partial in-lieu payment to the City of Glendale for Highland Point's unused portion of the effluent requirement.**

ARROWHEAD RANCH EFFLUENT REUSE AND STORAGE SYSTEM

REQUIREMENTS FOR THE

ARROWHEAD RANCH SECTION 30 DEVELOPMENT MASTER PLAN

May 7, 1996

Parcel Location	Area (acres)	Number of Dwelling Units	Commercial Area (sq ft)	Gallons Per Day	Area of Lakes Req'd (acres)	Area of Turf Req'd (acres)
SEC 63rd Ave and Freeway	10.8		115,434	9,235	.6	1.1
SWC 59th Ave and Freeway	28.6		311,454	24,916	1.5	3.0
NWC 59th Ave and Utopia	10.0		108,900	8,712	.5	1.0
SEC 63rd Ave and Behrend	10.2	122		19,421	1.4	2.8
South of Behrend, West of 59th Ave	13.1	262		45,274	2.7	5.4
SWC 59th Ave and Behrend	11.2	224		38,707	2.3	4.6
Highland Point	31.6	121		29,137	1.7	3.5

Sewer

The City of Glendale's 30" sewer trunk line in 67th Avenue will be used to serve this development. A combination of primarily 8" and possibly 10" sewer lines will be constructed to provide service to all of the lots. Lines may need to be up sized to account for the undeveloped area north of Utopia Road and west of 59th Avenue. An existing 21" trunk line in 59th Avenue serves the areas east of 59th Avenue.

Development Phasing

The main infrastructure of the Highlands at Arrowhead Ranch is proposed to be developed in one phase with sub-phasing to accommodate individual parcels as well as model home construction. Highland Point will be developed as a single phase.

Housing Product

The following design details will apply to all homes constructed within Highland Point.

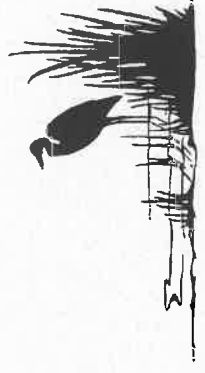
- * Finished building materials shall be applied to all exterior sides of buildings and structures. Permitted finishes included various stucco finishes such as lace, sand, smooth silica sand, etc.
- * Tile roof is required.
- * Windows shall generally consist of anodized aluminum or painted frames.
- * Front Porches are encouraged.
- * Ground mounted mechanical equipment.

- * Window popouts will be provided on all second story windows adjacent to collector and arterial streets.
- * Two or three car garages will be provided. Garage doors shall be sectional and windows encouraged. Side entry garages are encouraged.
- * All homes shall have patio covers as a standard feature to enhance the use of rear yards and promote energy efficiency.
- * All patio covers shall consist of a tile roof or parapet wall on all houses.
- * All patio cover columns shall be boxed and include a stucco finish.

Arrowhead Ranch Phase IV Homeowners Association

Coventry Homes has it's own Homeowners association and does not want to participate in establishing the Arrowhead Ranch Phase IV Homeowners Association within Section 30. Continental Homes is in the process of establishing The Highlands at Arrowhead Ranch Homeowners Association and has given the approval to Hamilton Development for the annexation of Highland Point into their master association. The The Highlands at Arrowhead Ranch Homeowners Association will enforce deed restrictions and will maintain entry features, signage, perimeter theme walls, lake system and all landscaping within rights-of-way, medians, tracts and the linear open space.

RELATIONSHIP TO SURROUNDING PROPERTIES



RELATIONSHIP TO ADJACENT PROPERTIES

PARCEL 1. CATHOLIC CHURCH PARCEL (South and West Abutting Highland Point)

The Catholic Church owns approximately 12 acres. It is my understanding the church has asked Continental Homes to complete their one-half of the street improvements for Utopia Road and 63rd Ave. It is my understanding that plans for construction of the church or related facilities have not been finalized.

PARCELS 2 & 3. THE HIGHLANDS AT ARROWHEAD RANCH (South of Utopia Road and West of 63rd Avenue)

Continental Homes is currently developing their project The Highlands at Arrowhead Ranch. The Highlands at Arrowhead Ranch is approximately 266 acres and will have over 1000 detached units of single family homes. Hamilton Development Inc. is currently in negotiations with Continental Homes to develop Highland Point's portion of Utopia Road and 63rd Avenue.

PARCEL 4. TOWNHOUSE PARCEL (The NW 10 Acres to the North of Highland Point)

Sterling Homes is currently in negotiations with Paul Stephens and has talked the City of Glendale about the ten acres abutting 63rd Avenue on the Northern

Boundary of Highland Point. They are preparing applications for rezoning and plat approval for a townhouse subdivision having a density of 8 - 12 units per acre.

PARCEL 5. 12 - 20 (The North Boundary of Highland Point East of the Proposed Sterling Townhouse Project)

Paul Stephens has indicated the plans for this parcel consist of developing luxury apartments with a density of 12 - 20 units per acre as shown on the development master plan. At the present time he has no buyer for the parcel and no applications have been made to the City of Glendale.

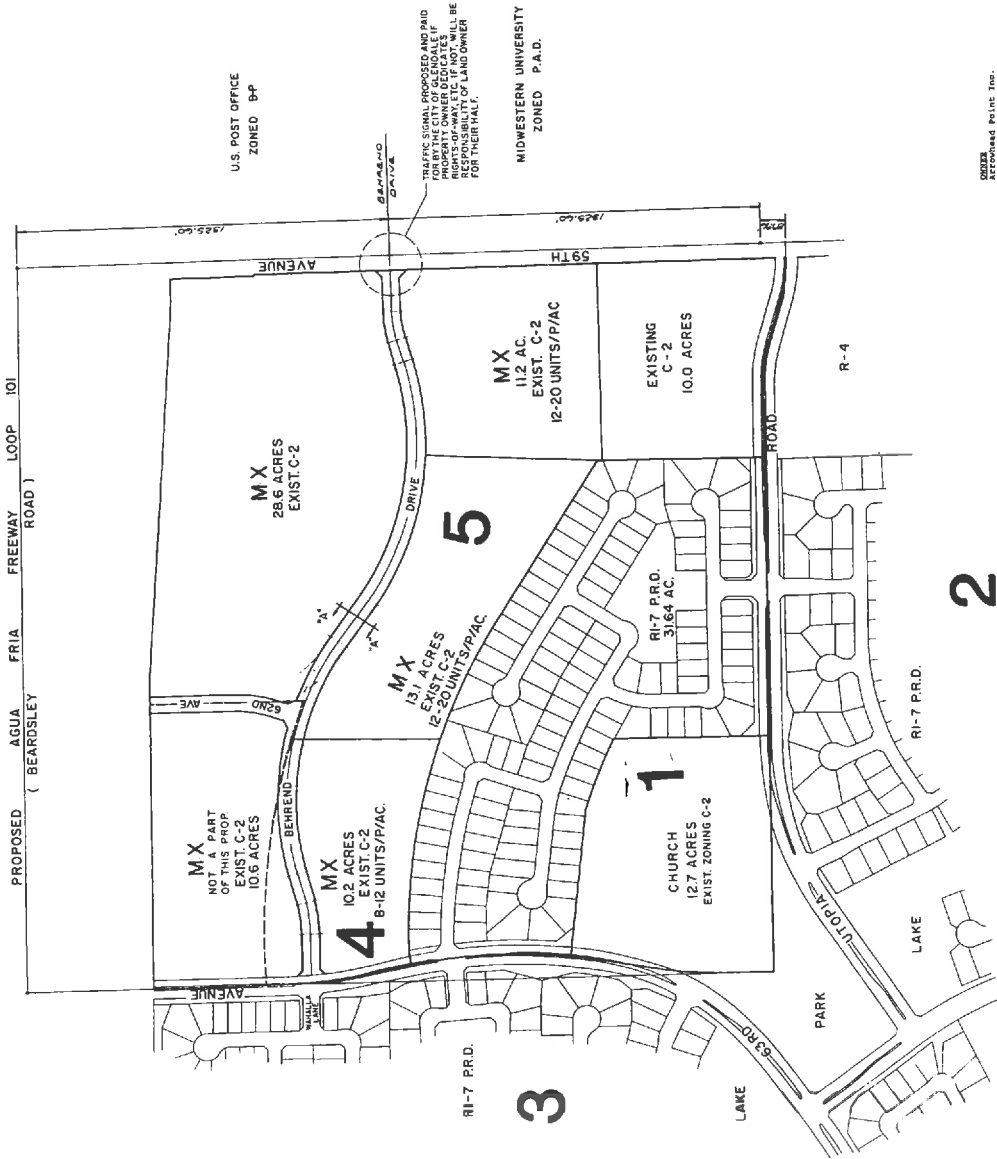
PARCEL 6. C - 2 (The East Boundary of Highland Point abutting Utopia Road)

The Property is currently zoned C -2. Paul Stephens intends to develop this property as it is presently zoned. He indicates the uses would be commercial in nature possibly having some type of office use. No Applications have been made to the City of Glendale.

**SEE NEXT PAGE FOR A PLAN SHOWING
NUMBERED PARCELS.**

**ARROWHEAD RANCH EFFLUENT REUSE AND STORAGE SYSTEM
REQUIREMENTS FOR THE
ARROWHEAD RANCH SECTION 30 DEVELOPMENT MASTER PLAN**
May 7, 1986

Parcel Location	Area (Acres)	Number of Dwelling Units	Commercial Area (sq ft)	Gallons Per Day	Area of Lakes (Net) (Acres)	Area of Turf (Net) (Acres)
SEC 30A Ave and FRIA	10.8	115,634	9,235	8	1.1	
SEC 30B Ave and FRIA	28.6	311,654	24,918	15	3.5	
SEC 30C Ave and FRIA	10.0	108,600	8,712	5	1.0	
SEC 30D Ave and FRIA	10.2	123	19,421	14	2.8	
SEC 30E Ave and FRIA	15.1	262	43,374	27	6.4	
SEC 30F Ave and FRIA	11.2	224	38,107	23	4.8	
SEC 30G Ave and FRIA	31.8	121	29,137	17	3.8	
TOTALS	116.5	779	635,786	173,602	10.7	21.4



NE 1/4, SECTION 30

	H.C. CROUSE ENGINEERING, INC. ENGINEERS AND SURVEYORS 3815 NORTH 32ND STREET PHOENIX, ARIZONA 85018 TEL. (602) 955-4800		Version: 1.0 Date: 5/7/86 No. 10 960301
	DEVELOPMENT MASTER PLAN ARROWHEAD RANCH		SH 1 OF 1

ORDER:
 Arrowhead Ranch, Inc.
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 Phoenix, Arizona 85018
 Mr. Rob Hamilton
 Mr. Rob Hamilton

EXPLANATION:
 Hamilton Development, Inc.
 1000 North 32nd Street
 Phoenix, Arizona 85018
 Mr. Rob Hamilton
 Mr. Rob Hamilton

OMP 96-01

11A

DEVELOPMENT STANDARDS

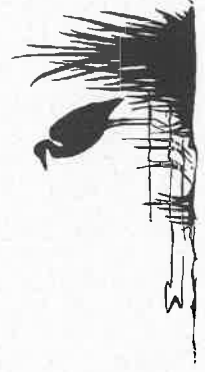


Z-96-09

HIGHLAND POINT 6100 WEST UTOPIA ROAD DEVELOPMENT STANDARDS SINGLE FAMILY 60' x 110' LOTS

- a) Lot area. There shall be not less than sixty-six hundred (6,600) square feet of lot area per each residence unit. The typical lot shall be sixty (60) feet in width and one hundred ten (110) feet in depth.
- b) Lot coverage. The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five (45) percent of the total lot area.
- c) Front yard. There shall be a front yard having a depth that will vary from eighteen (18) feet to twenty-one (21) feet from the face of the garage door to the property line. Wherever possible, and in most cases, adjacent lots shall not have the same setback.
- d) Side yards.
1. On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width, and the other not less than five (5) feet in width. The fireplace, bay window or entertainment center option may encroach two and one-half (2 ½) feet into the 10 foot side yard only.
2. On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. The fireplace, bay window or entertainment center option may encroach two and one-half (2 ½) feet into the 10 foot side yard only.
- e) Rear yard. There shall be a rear yard having of depth of not less than twenty (20) feet.
- f) Height. No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed fifteen (15) feet. All other setbacks for accessory buildings shall be per the R1-7 standards.
- g) Perimeter wall. An Eight (8) foot high masonry wall shall be constructed adjacent to lots that back onto C - 2 zoned parcels. (6 - 8, 28 - 45, 67 - 78, 96 - 107 and 110 - 115).
An application for a variance will be filed for some of these lots which would allow a 6' masonry fence.

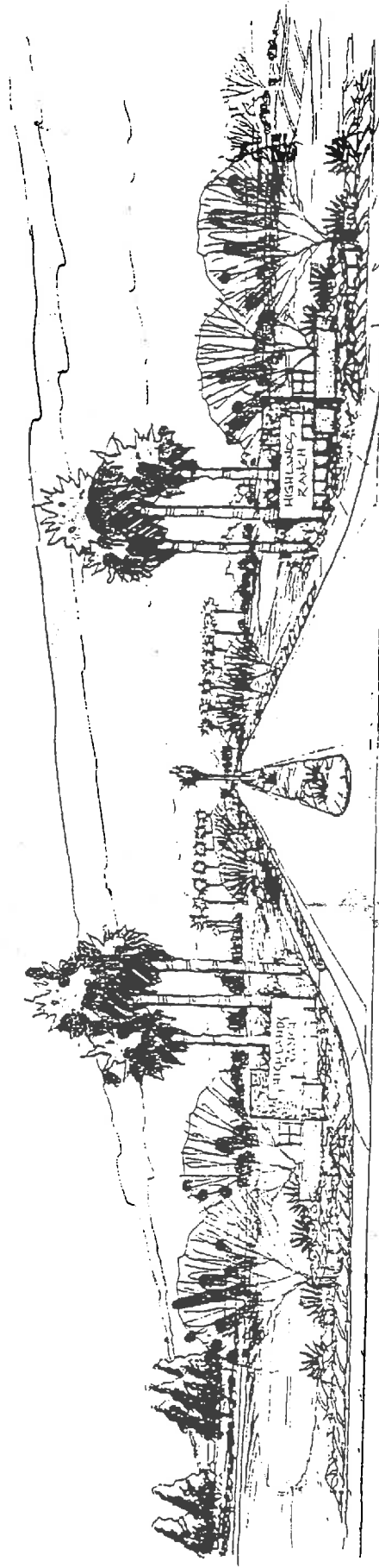
THE HIGHLANDS AT ARROWHEAD RANCH EXHIBITS



HIGHLAND POINT 63RD. AVENUE & UTOPIA

EXPLANATION OF EXHIBITS

The proposed Highland Point subdivision is located at the Northeast corner of 63rd Avenue and Utopia Road and is immediately adjacent to The Highlands at Arrowhead Ranch along it's South and West boundaries. Continental Homes, the developer of The Highlands at Arrowhead Ranch, as a condition of a Partitioning Agreement is developing their portion of the boundary streets and will undertake the responsibility of installing the full width boundary roadways and all related underground utilities including the entry features and landscaping, the medians median landscaping and the West side landscaping along 63rd Avenue and the South side landscaping along Utopia Road. The Exhibits included under this section depict the quality, style and type of improvements Continental Homes will install for these roadway and related improvements. Highland Point Subdivision abuts both of these streets, therefore it is only appropriate to include Continental Homes Exhibit's in this Application for a General Plan Amendment, Rezoning Application and Final Plat application.



H.T.S

Perspective

MAJOR ENTRY CONCEPT @ 67TH & UTOPIA ROADS

THE HIGHLANDS AT ARROWHEAD RANCH

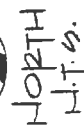
6600 WEST UTOPIA ROAD

By Continental Homes

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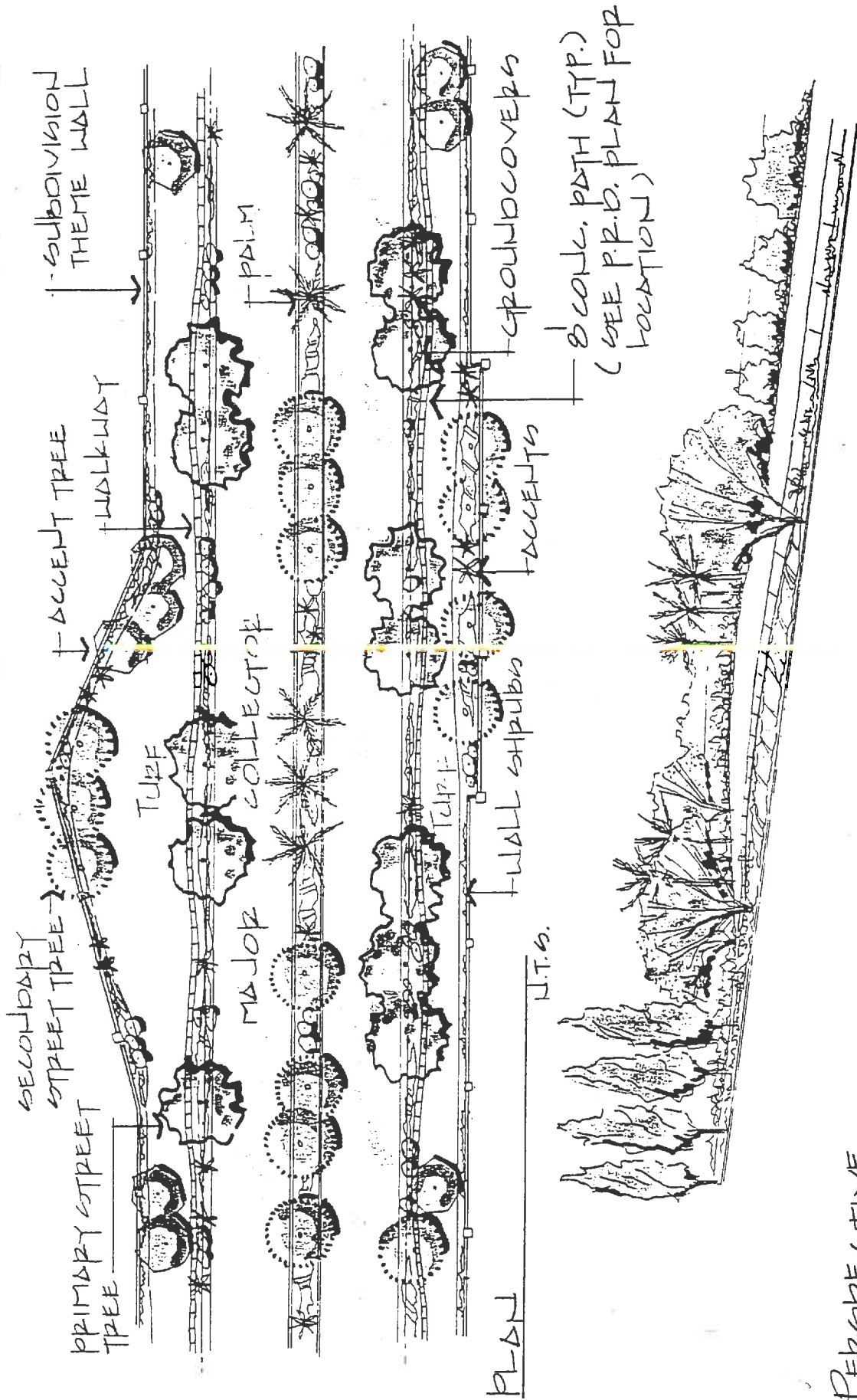
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Z-94-36



Z-94-36

By Continental Homes



Perspective

U.T.S.

MAJOR COLLECTOR
LANDSCAPE CONCEPT

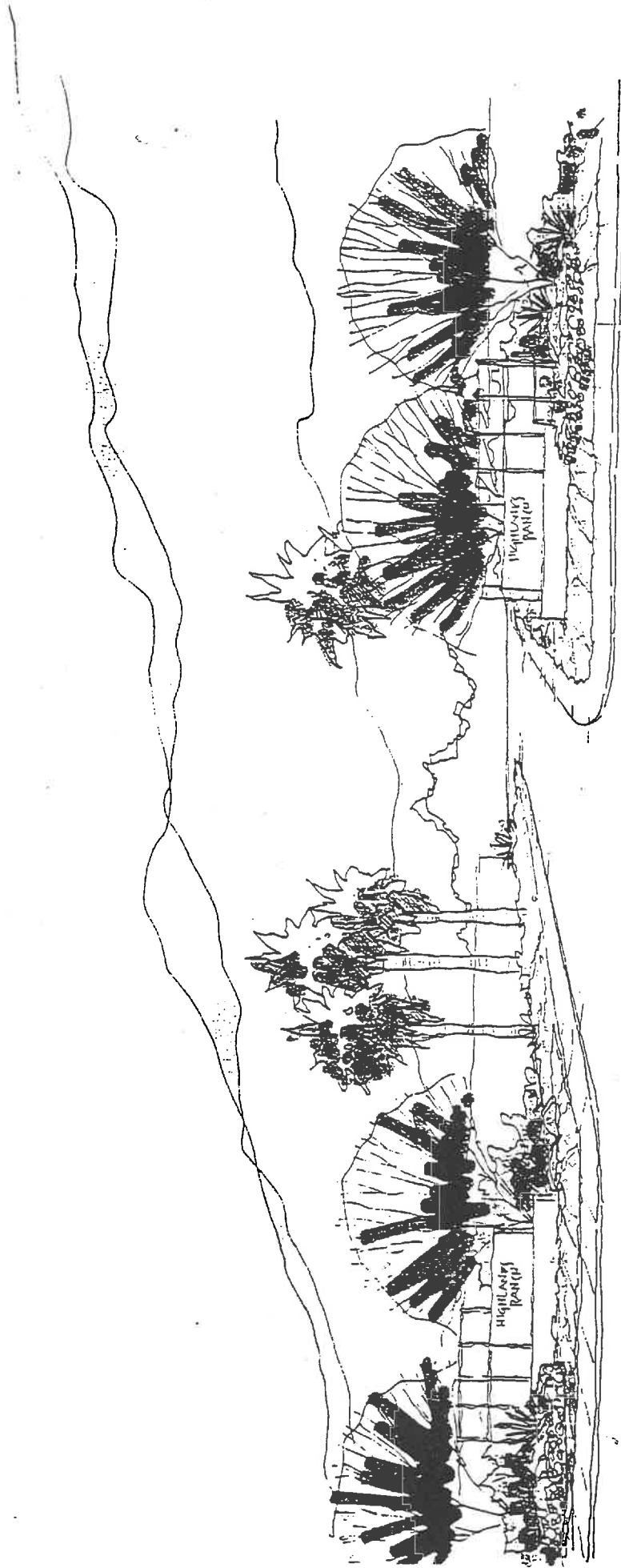
THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

CXL

Z-94-36



PERPECTIVE

MINOR ENTRY CONCEPT @ BEARDSLEY ROAD & 63RD AVE.

THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

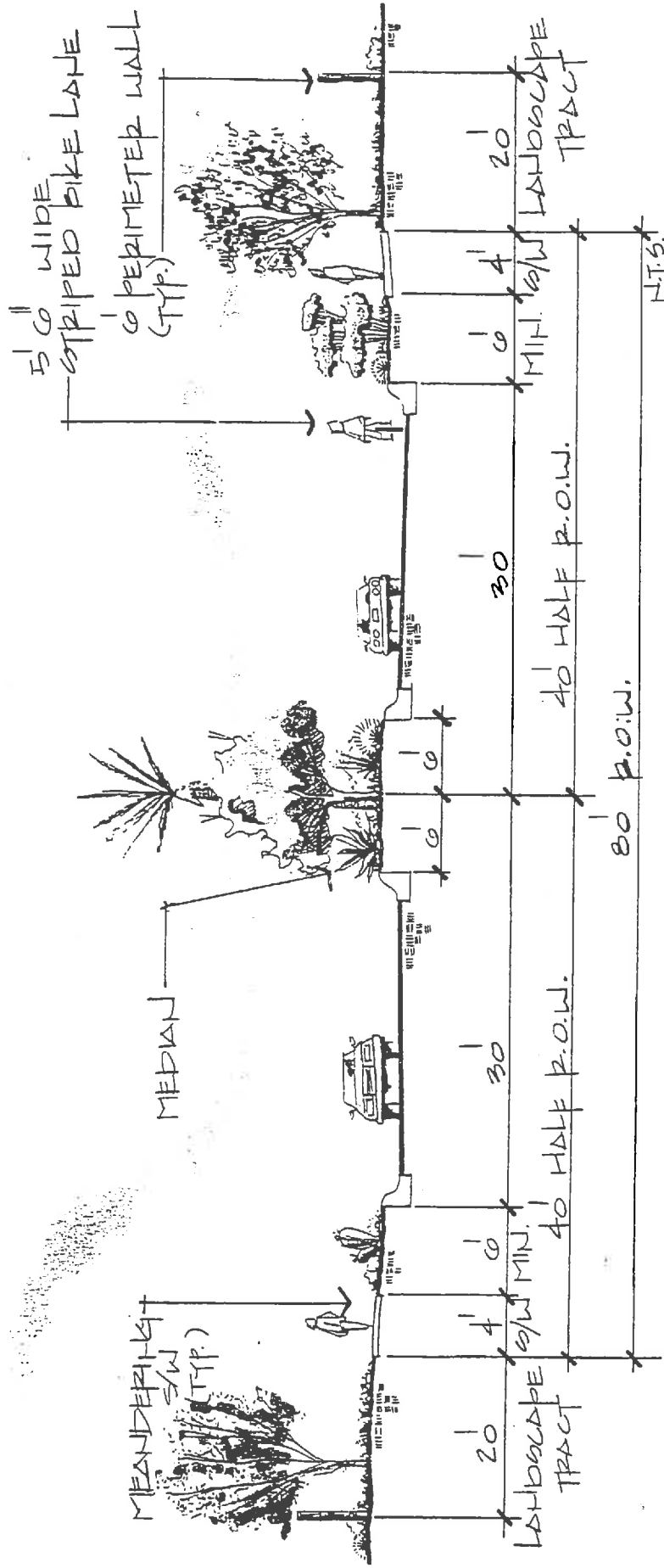
By Continental Homes

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CORP. 1994

Z-94-36

THE HIGHLANDS AT ARROWHEAD RANCH PROPOSED PLANT LIST

Botanical Name	Common Name	Botanical Name	Common Name
Primary Street Trees		Shrubs	
Brachychiton Populneus	Bottle Tree	Nerium sp.	Oleander
Dahlbergia Sissoo	Sissoo Tree	Ruellia sp.	Ruellia
Ulmus Parvifolia	Chinese Elm	Rosa Banksia	Banksia Rose
Pinus Brutia Eldarica	Mondel Pine	Lantana sp.	Lantana
Quercus sp.	Oak	Leucophyllum sp.	Texas Ranger
		Jasminum sp.	Yellow Jasmine
		Hibiscus sp.	Hibiscus
Secondary Street Trees		Feijoa Sellowiana	Feijoa
Phoenix Dactylifera	Date Palm	Caesalpinia Pulcherrima	Red Bird of Paradise
Geijera Parviflora	Australian Willow	Bougainvillea sp.	Bougainvillea
Fraxinus Uhdei	Shamel Ash	Cordia sp.	Texas Olive
Eucalyptus Microtheca	Flooded Boc	Thenitia Peruviana	Yellow Oleander
		Punica Granatum	Pomegranite
Accent Trees		Wall Shrubs	
Citrus	Citrus	Tecomaria Capensis	Cape Honeysuckle
Platanus Acerifolia	London Plane	Punica Granatum	Pomegranite
Prunus Caroliniana	Mock Orange	Pyracantha sp.	Pyracantha
Seminus Terebinthifolius	Brazilian Pepper	Photinia sp.	Photinia
		Feija Sellowiana	Pineapple Guava
Groundcovers		Citrus sp.	Citrus
Lantana sp.	Lantana	Bougainvillea sp.	Bougainvillea
Baccharis "Centennial"	"Centennial" Baccharis		
Carissa sp.	Natal Plum		
Lonicera sp.	Honeysuckle		
Acacia Redolens	Prostrate Acacia		



* PORTIONS OF UTOPIA TO BE HALF STREET ONLY
 ** MEDIAN TO BE BUILT IN FUTURE.

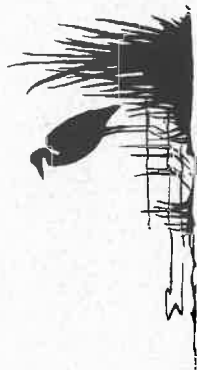
ROADWAY CROSS SECTION
 MAJOR COLLECTOR
 (UTOPIA ROAD & 63RD AVENUE)
 THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

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HIGHLAND POINT EXHIBITS

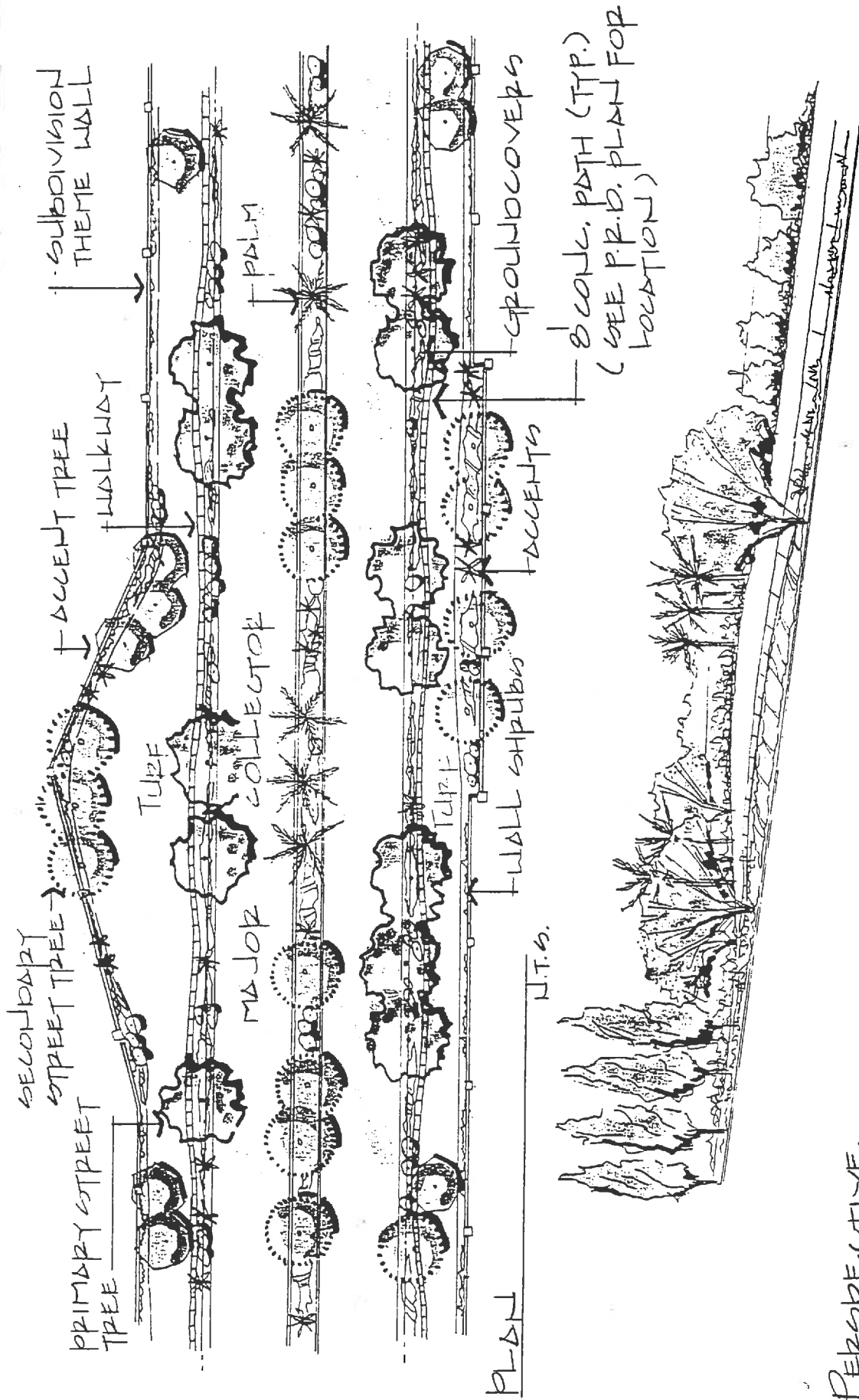


HIGHLAND POINT 63RD. AVENUE & UTOPIA

EXPLANATION OF EXHIBITS

The proposed Highland Point subdivision is located at the Northeast corner of 63rd Avenue and Utopia Road and is immediately adjacent to The Highlands at Arrowhead Ranch along it's South and West boundaries. Continental Homes, the developer of The Highlands at Arrowhead Ranch, as a condition of a Partitioning Agreement is developing their portion of the boundary streets and will undertake the responsibility of installing the full width boundary roadways and all related underground utilities including the entry features and landscaping, the medians median landscaping and the West side landscaping along 63rd Avenue and the South side landscaping along Utopia Road. The Exhibits included under this section depict the quality, style and type of improvements Continental Homes will install for these roadway and related improvements. Highland Point Subdivision abuts both of these streets, therefore it is only appropriate to include Continental Homes Exhibit's in this Application for a General Plan Amendment, Rezoning Application and Final Plat application.

It is the desire of the Applicant to have Highland Point, the Subdivision which is the subject of these applications, be in complete harmony with The Highlands at Arrowhead Ranch. Therefore it is the intention to develop Highland Point under the same guidelines as adopted by The Highlands at Arrowhead Ranch. As a result of this decision we have included as, a part of our application, The Highlands at Arrowhead Ranch Exhibit's as they relate to Street Landscaping and Design, Open Space Landscape Concepts and Boundary Wall Concepts.



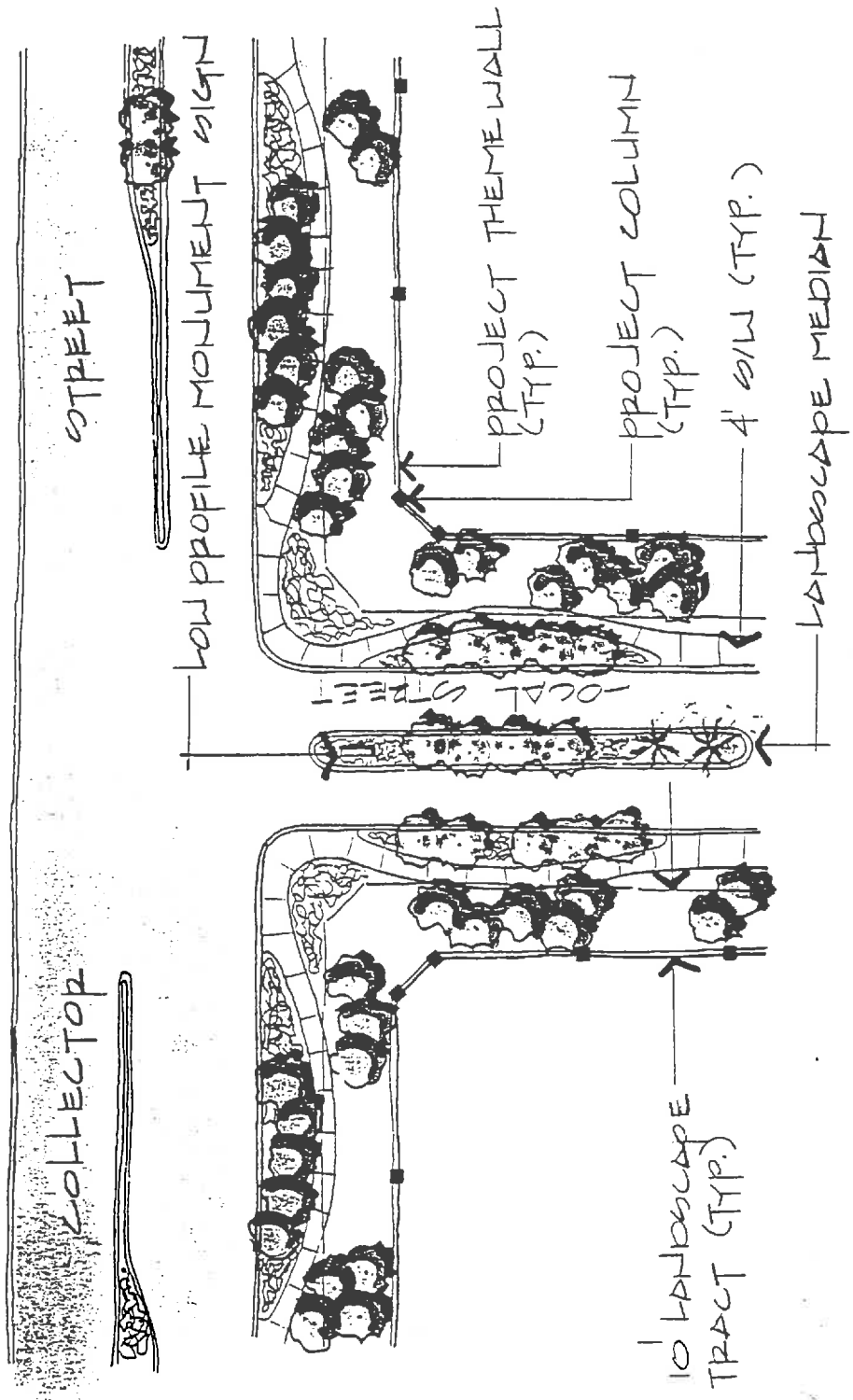
MAJOR COLLECTOR
LANDSCAPE CONCEPT

THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

CXL
COR. 1 1/4" = 1' 0"

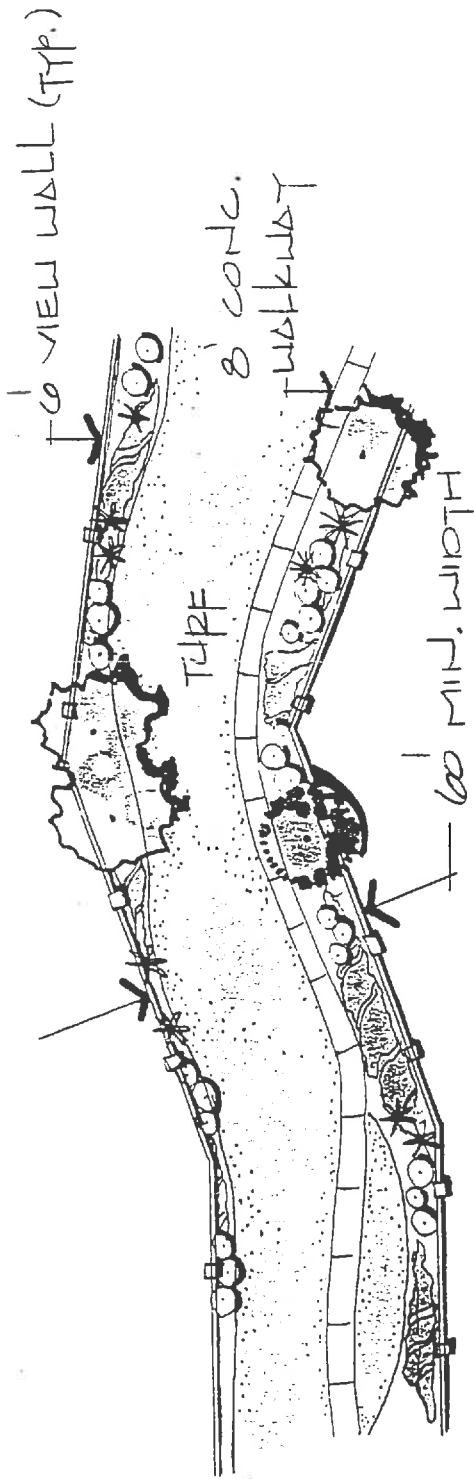


PLAN VIEW
 SUBDIVISION ENTRY
THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

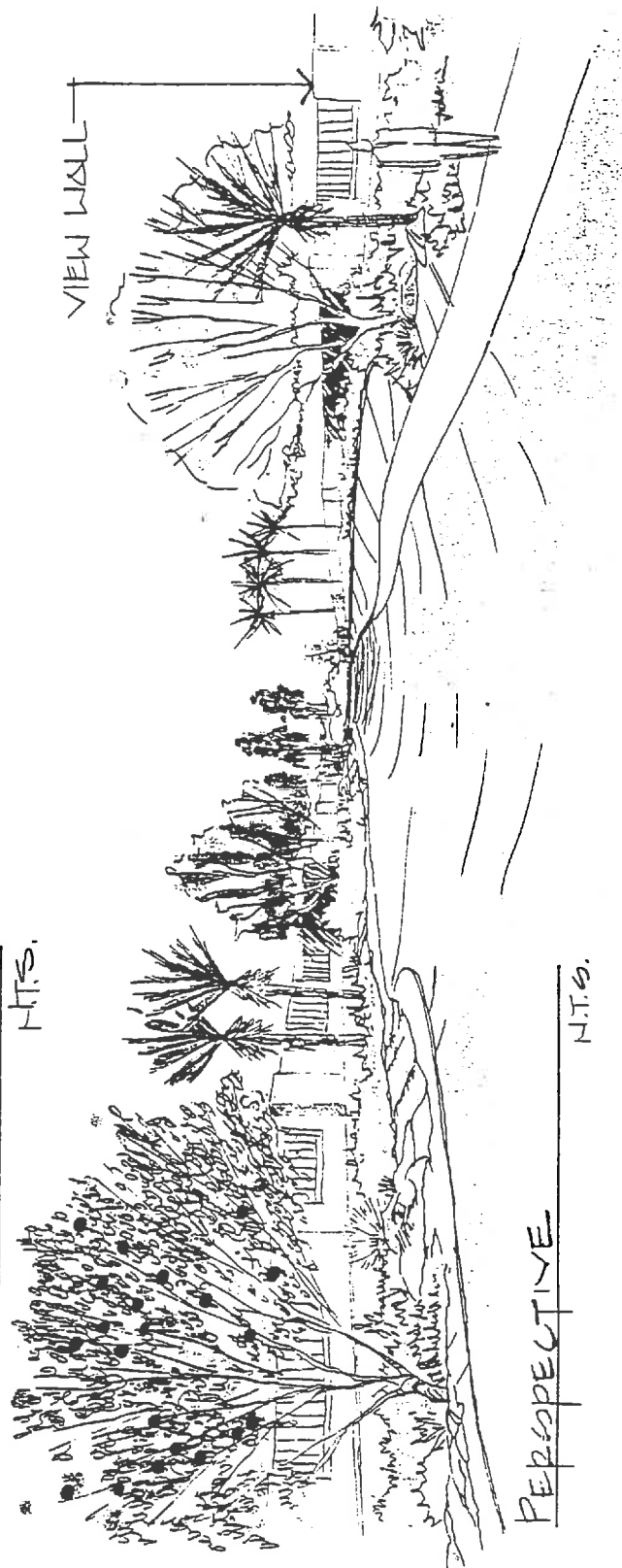
By Continental Homes





PLAN

HTS.



PERSPECTIVE

HTS.

LINEAL OPEN SPACE CONCEPT THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

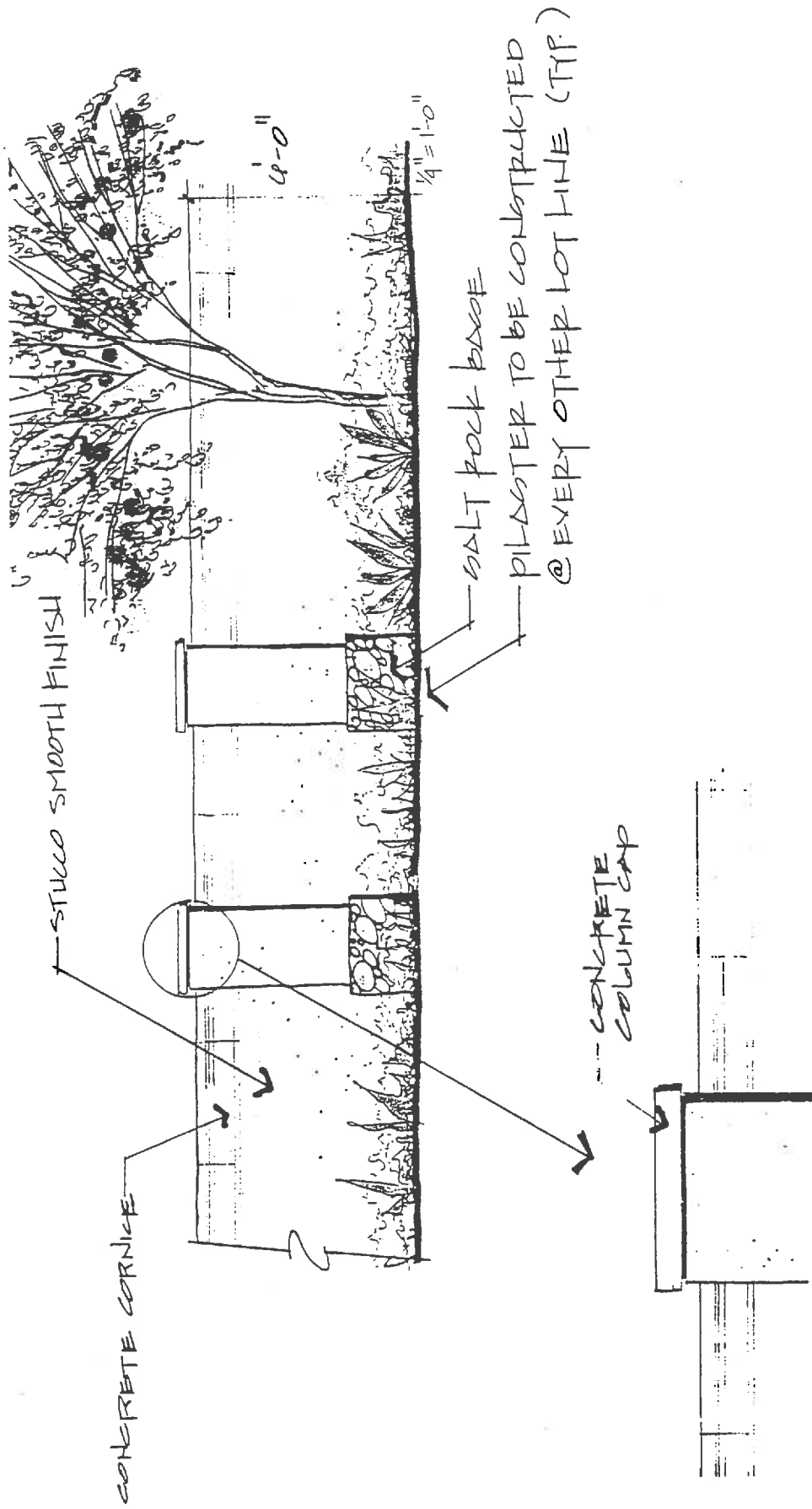
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THE HIGHLANDS AT ARROWHEAD RANCH PROPOSED PLANT LIST

Botanical Name	Common Name	Botanical Name	Common Name
Primary Street Trees		Shrubs	
Brachychiton Populneus	Bottle Tree	Nerium sp.	Oleander
Dahlbergia Sissoo	Sissoo Tree	Ruellia sp.	Ruellia
Ulmus Parvifolia	Chinese Elm	Rosa Banksia	Banksia Rose
Pinus Brutia Eldarica	Mondel Pine	Lantana sp.	Lantana
Quercus sp.	Oak	Leucophyllum sp.	Texas Ranger
		Jasminum sp.	Yellow Jasmine
		Hibiscus sp.	Hibiscus
Secondary Street Trees		Feijoa Sellowiana	Feijoa
Phoenix Dactylifera	Date Palm	Caesalpinia Pulcherrima	Red Bird of Paradise
Geijera Parviflora	Australian Willow	Bougainvillea sp.	Bougainvillea
Fraxinus Uhdei	Shamel Ash	Cordia sp.	Texas Olive
Eucalyptus Microtheca	Flooded Boc	Thenitia Peruviana	Yellow Oleander
		Punica Granatum	Pomegranite
Accent Trees		Wall Shrubs	
Citrus	Citrus	Tecomaria Capensis	Cape Honeysuckle
Platanus Acerifolia	London Plane	Punica Granatum	Pomegranite
Prunus Caroliniana	Mock Orange	Pyracantha sp.	Pyracantha
Seminus Terebinthifolius	Brazilian Pepper	Photinia sp.	Photinia
		Feija Sellowiana	Pineapple Guava
Groundcovers		Citrus sp.	Citrus
Lantana sp.	Lantana	Bougainvillea sp.	Bougainvillea
Baccharis "Centennial"	"Centennial" Baccharis		
Carissa sp.	Natal Plum		
Lonicera sp.	Honeysuckle		
Acacia Redolens	Prostrate Acacia		



59th AVENUE,
67th AVENUE &
UTOPIA ROAD
WALL CONCEPT

THE HIGHLANDS AT ARROWHEAD RANCH

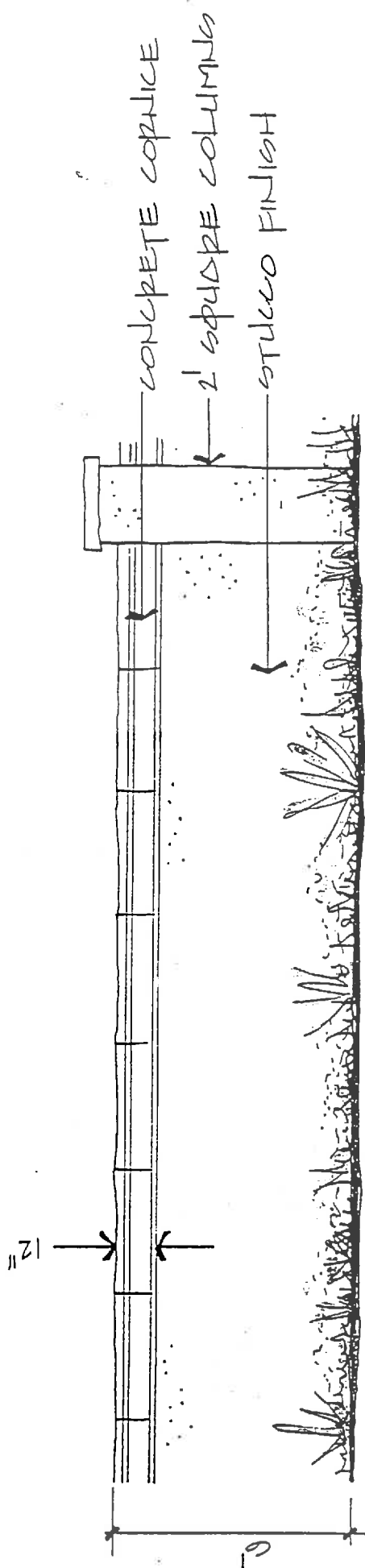
6600 WEST UTOPIA ROAD

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63rd AVENUE &
BEARDSLEY ROAD
WALL CONCEPT

THE HIGHLANDS AT ARROWHEAD RANCH

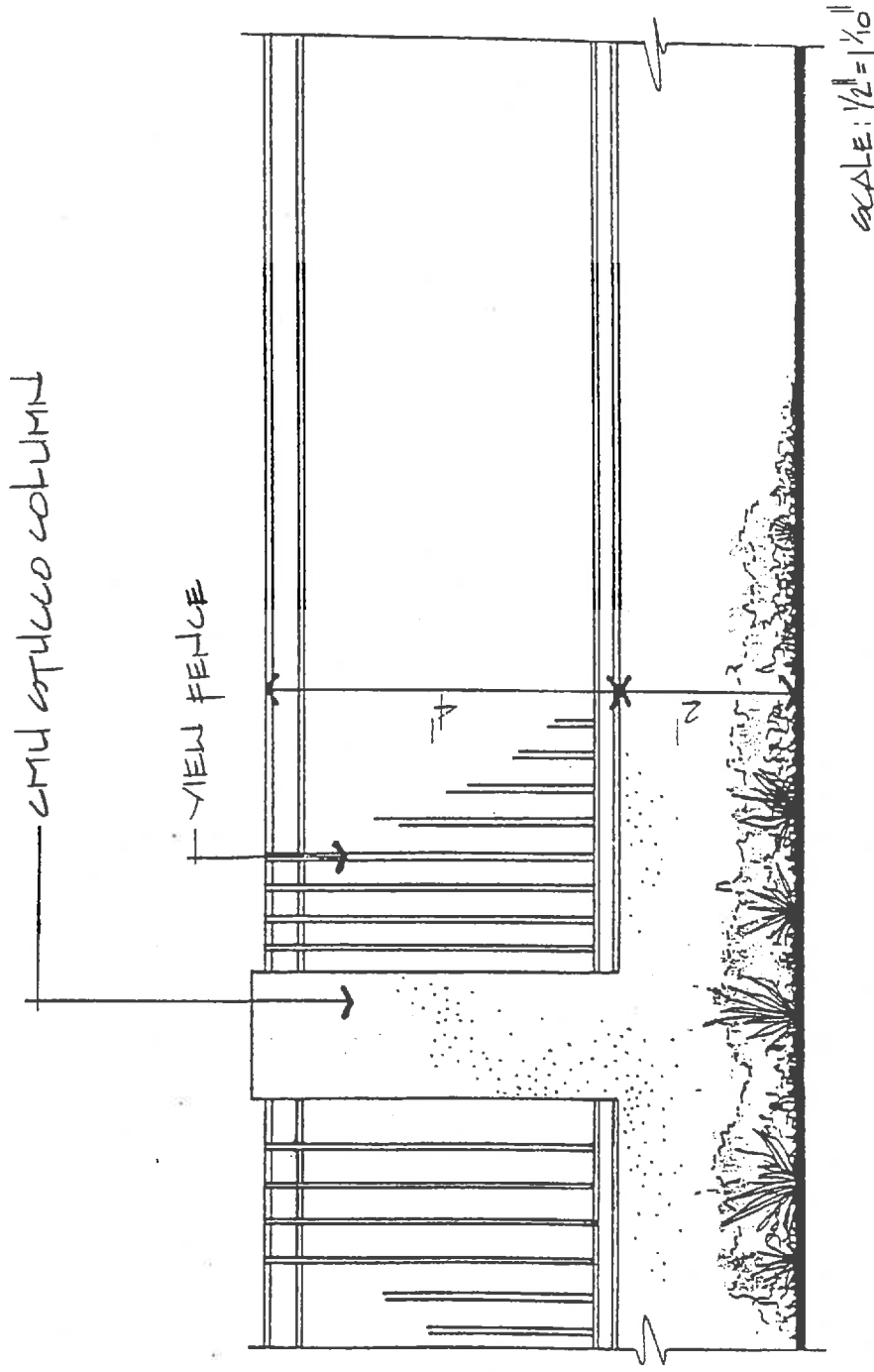
6600 WEST UTOPIA ROAD

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SCALE: 1/2" = 1'-0"

6' VIEW WALL
THE HIGHLANDS AT ARROWHEAD RANCH

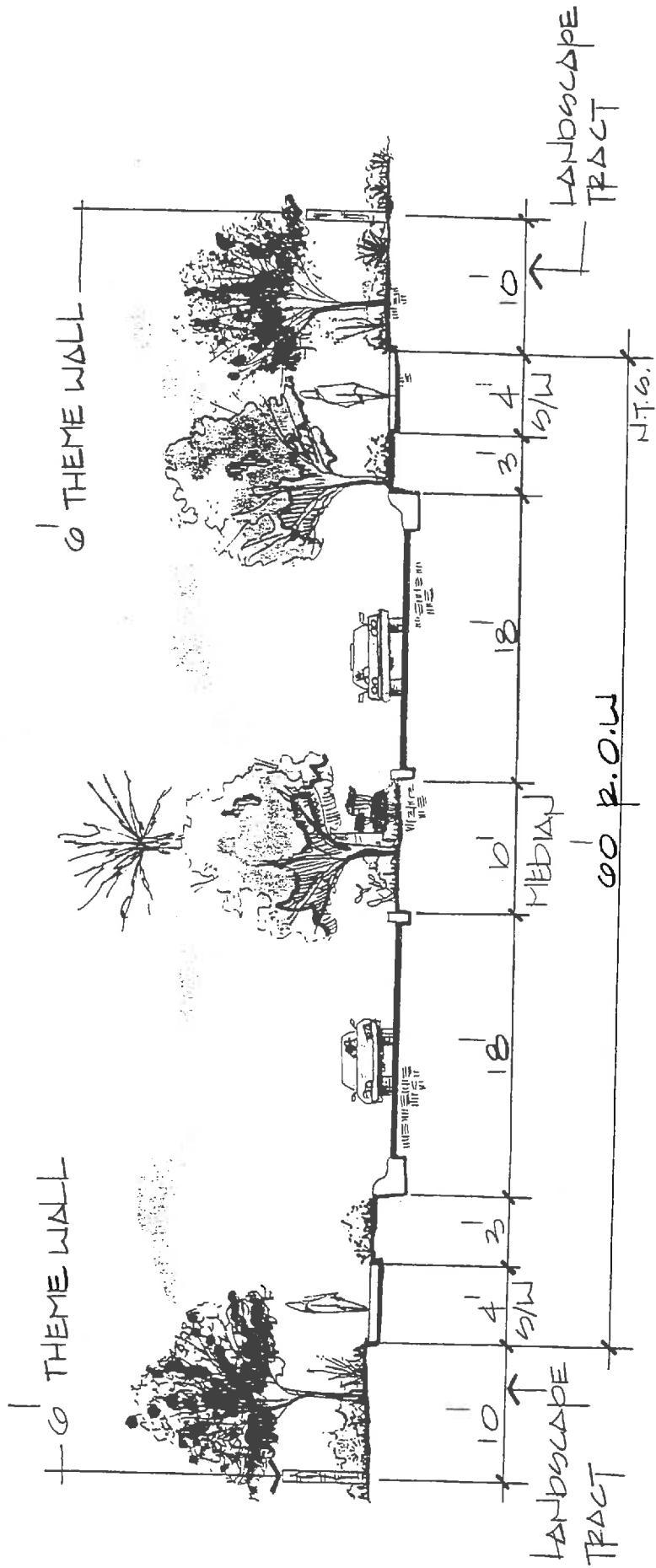
6600 WEST UTOPIA ROAD

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ROADWAY CROSS SECTION SUBDIVISION ENTRY

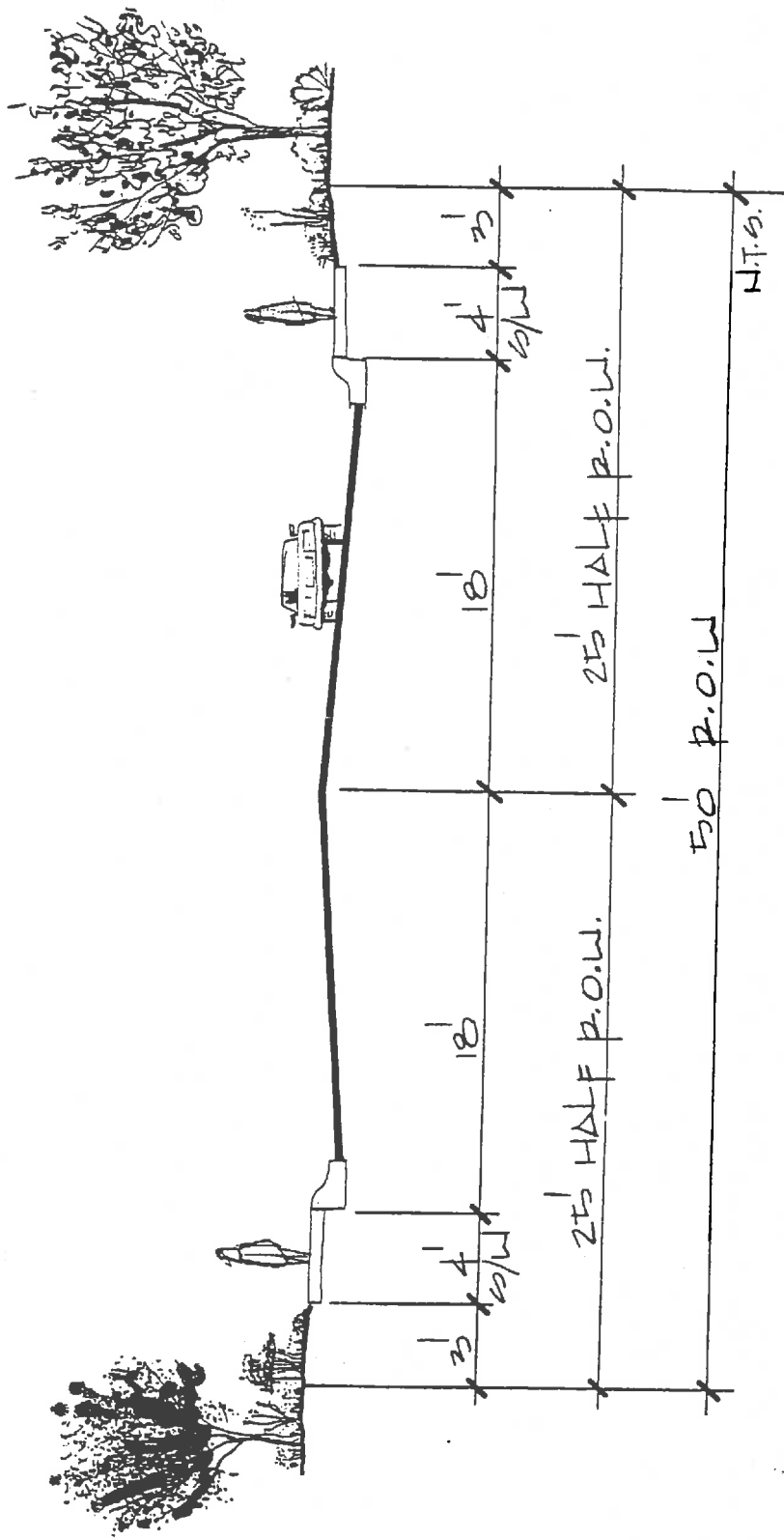
THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

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ROADWAY CROSS SECTION
INTERIOR STREET

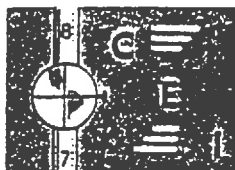
THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

LEGAL DESCRIPTION





CLOUSE ENGINEERING, INC.
ENGINEERS AND SURVEYORS

3815 NORTH 32ND STREET
TEL. 955-4690

PHOENIX, ARIZONA 85018
FAX 955-0797

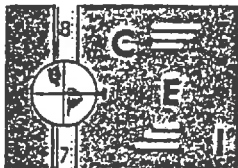
March 14, 1996
Job No. 960301

LEGAL DESCRIPTION

That portion of Section 30, T. 4 N., R. 2 E., G. & S. R. B. & M., County of Maricopa, State of Arizona, being more particularly described as follows:

Commencing at the E. $\frac{1}{4}$ corner of said Section 30; thence S. $01^{\circ} 23' 10''$ E. 89.96 feet along the East line of the S.E. $\frac{1}{4}$ of said Section 30; thence departing said East line S. $88^{\circ} 36' 50''$ W. 55.00 feet to the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 156.58 feet along said curve through a central angle of $17^{\circ} 56' 32''$; thence N. $73^{\circ} 26' 38''$ W. 155.00 feet to the beginning of a curve concave to the Southwest and having a radius of 500.00 feet; thence Westerly 150.18 feet along said curve through a central angle of $17^{\circ} 12' 34''$; thence South $89^{\circ} 20' 48''$ W. 268.10 feet to the point of beginning; thence continuing S. $89^{\circ} 20' 48''$ W. 1006.29 feet; thence N. $00^{\circ} 39' 12''$ W. 554.54 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 1530.00 feet and to which beginning a radial line bears N. $26^{\circ} 52' 17''$ E.; thence Westerly 275.48 feet along said curve through a central angle of $10^{\circ} 18' 59''$; thence N. $84^{\circ} 03' 04''$ W. 532.64 feet to the beginning of a non-tangent curve concave Westerly having a radius of 1900.00 feet and to which beginning a radial line bears S. $84^{\circ} 03' 04''$ E.; thence Northerly 571.60 feet along said curve through a central angle of $17^{\circ} 14' 13''$; thence on a non-tangent line N. $78^{\circ} 42' 43''$ E. 40.00 feet to the beginning of a non-tangent curve concave Southerly having a radius of 2100.00 feet and to which beginning a radial line bears N. $02^{\circ} 12' 49''$ W.; thence Easterly 1252.02 feet along said curve through a central angle of $34^{\circ} 09' 36''$; thence S. $58^{\circ} 03' 14''$ E. 690.78 feet; thence S. $00^{\circ} 39' 12''$ E. 594.71 feet to the point of beginning.

Note: Said parcel contains 1,378,275 square feet or 31.6408 acres or more.



CLOUSE ENGINEERING, INC.
ENGINEERS AND SURVEYORS

3815 NORTH 32ND STREET
TEL. 955-4690

PHOENIX, ARIZONA 85018
FAX 955-0797

March 18, 1996
Job No. 960301

LEGAL DESCRIPTION

C-2 ZONING

That portion of Section 30, T. 4 N., R. 2 E., G. & S. R. B. & M., County of Maricopa, State of Arizona, being more particularly described as follows:

Commencing at the E. $\frac{1}{4}$ corner of said Section 30; thence S. $01^{\circ} 23' 10''$ E. 89.96 feet along the East line of the S.E. $\frac{1}{4}$ of said Section 30; thence departing said East line S. $88^{\circ} 36' 50''$ W. 55.00 feet to the point of beginning and also the beginning of a curve concave Northerly having a radius of 500.00 feet; thence Westerly 156.58 feet along said curve through a central angle of $17^{\circ} 56' 32''$; thence N. $73^{\circ} 26' 38''$ W. 155.00 feet to the beginning of a curve concave to the Southwest and having a radius of 500.00 feet; thence Westerly 150.18 feet along said curve through a central angle of $17^{\circ} 12' 34''$; thence South $89^{\circ} 20' 48''$ W. 268.10 feet; thence N. $00^{\circ} 39' 12''$ W. 577.00 feet; thence N. $88^{\circ} 36' 46''$ E. 709.82 feet to a point 55.00 feet Westerly from the East line of the N.E. $\frac{1}{4}$ said Section 30; thence S. $01^{\circ} 23' 14''$ E. parallel to the said East line, a distance of 585.93 feet; thence S. $01^{\circ} 23' 10''$ E. parallel to and 55.00 feet Westerly from the East line of the S.E. $\frac{1}{4}$ said Section 30, a distance of 90.81 feet to the point of beginning.

Note: The above described parcel contains 435,601 square feet or 10.000 acres.