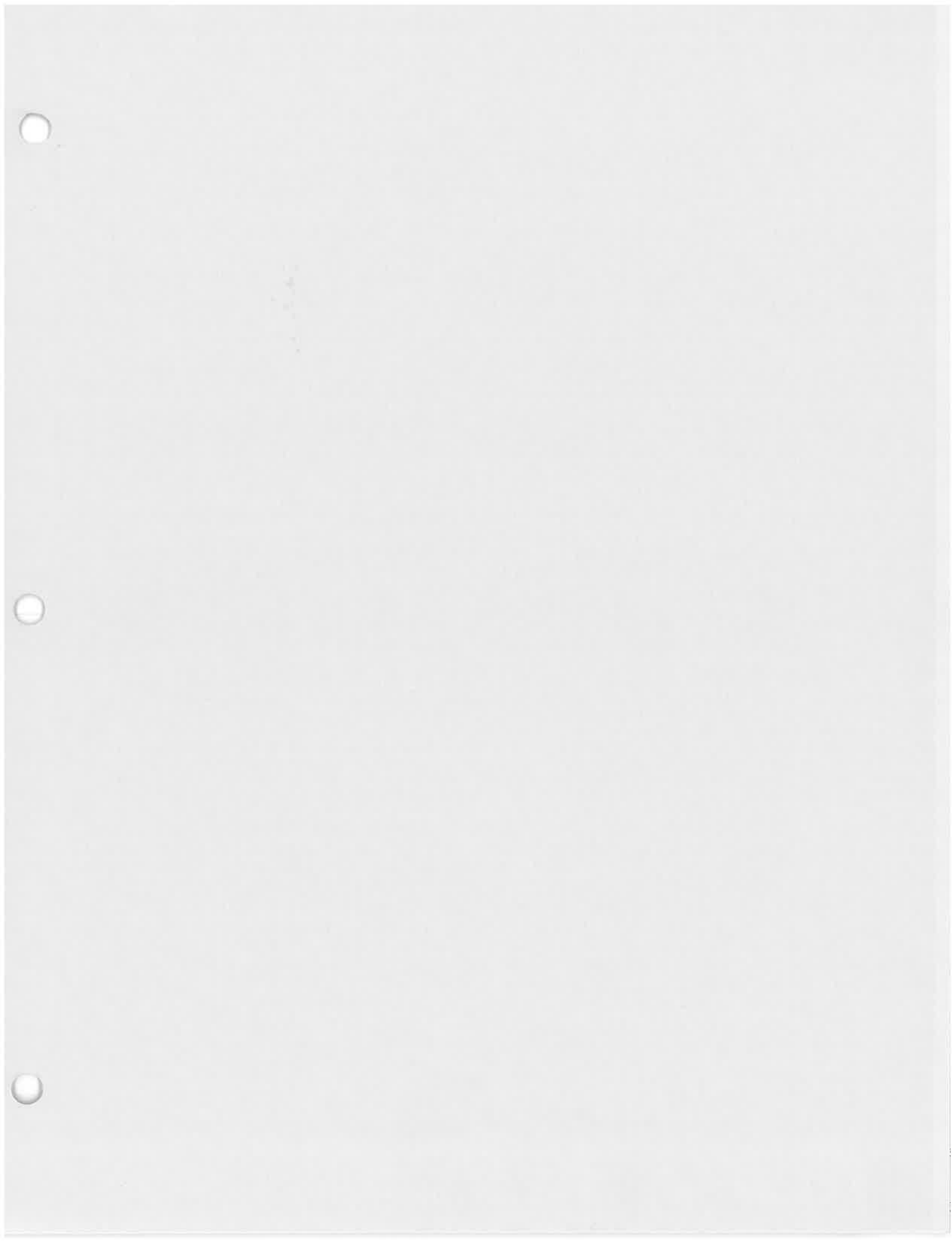




# THE HIGHLANDS AT ARROWHEAD RANCH

## GENERAL PLAN AMENDMENT

AND

## PRD ZONING REQUEST

A GENERAL PLAN AMENDMENT AND REZONING REQUEST TO  
ACCOMPANY GENERAL PLAN AMENDMENT APPLICATION #GP-94-11 AND  
REZONING APPLICATION #Z-94-36  
6600 WEST UTOPIA ROAD

FILE COPY

June 28, 1995

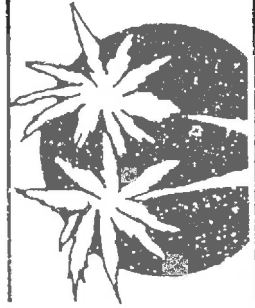
Prepared by:

Continental Homes  
7001 N. Scottsdale Rd., Ste. 2050  
Phoenix, AZ 85250  
(602) 483-0006

Coe & Van Loo Consultants, Inc.  
4550 N. 12th St.  
Phoenix, AZ 85014  
(602) 264-6831

7/25/96

BY CITY COUNCIL,  
SUBJECT TO 12 STPS.



Prepared for:

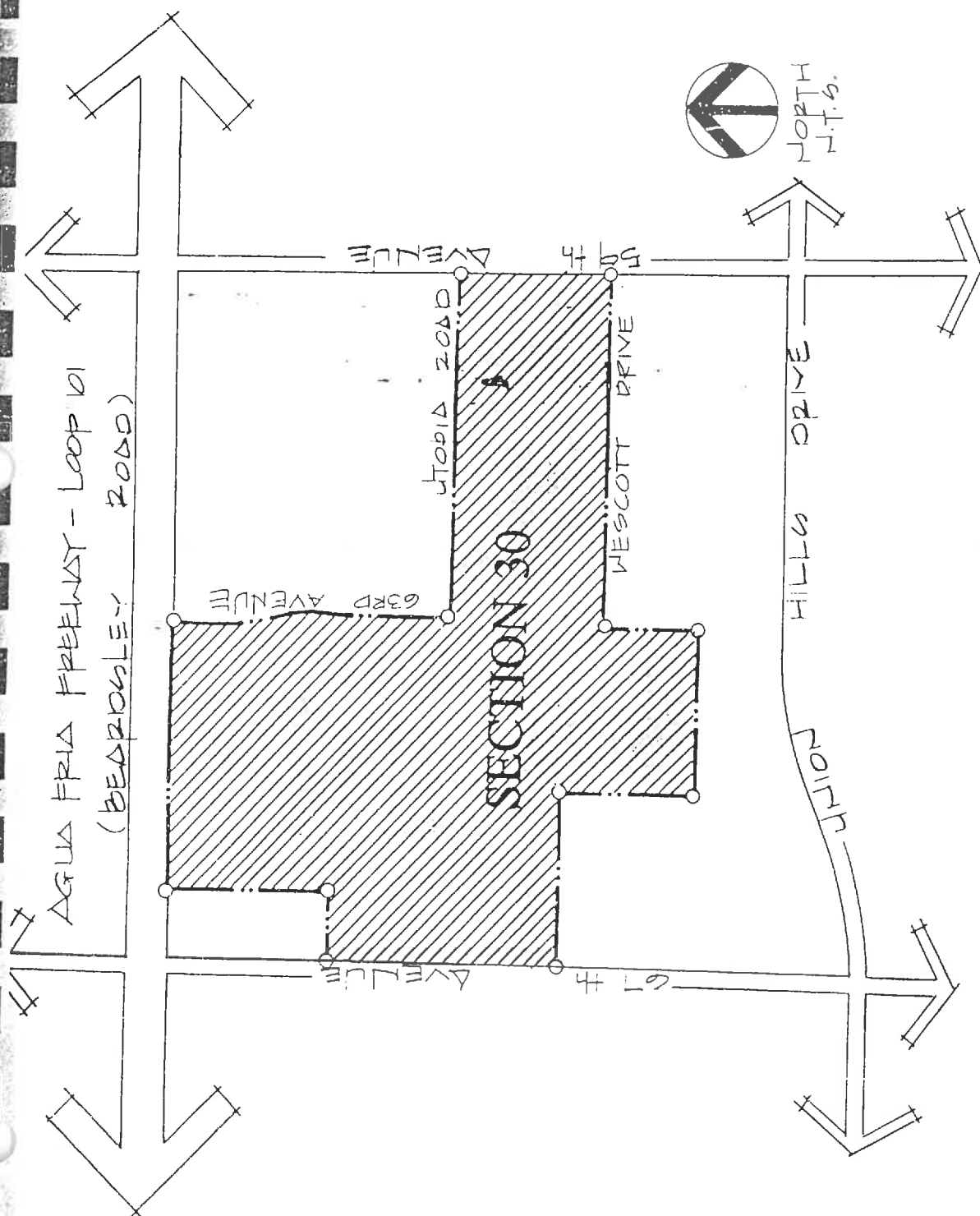
City of Glendale Planning Department  
5850 W. Glendale Ave.  
Glendale, AZ 85301  
(602) 435-4169

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# GENERAL PLAN · AMENDMENT



LOCATION MAP

**THE HIGHLANDS AT ARROWHEAD RANCH**

6600 WEST UTOPIA ROAD

By Continental Homes



Z-94-36

## THE HIGHLANDS AT ARROWHEAD RANCH GENERAL PLAN AMENDMENT

### Intent

The purpose of this proposal is to request an amendment to the Glendale General Plan for the proposed Highlands at Arrowhead Ranch Planned Residential Development. The current General Plan for the area calls for a Town Center/Regional Center (TC/RC) development. This proposal reflects the changes envisioned by the City in the recent construction of the Arrowhead Towne Center located at the northeast corner of 83rd Avenue and Bell Road. The following proposed amendment requests the revision from TC/RC to Single Family Residential and Multi-Family Residential with 3.5 to 5.0 dwelling units per acre and 20.0 dwelling units per acre, respectively. This is a significant reduction in density (for this western portion of Section 30) over the most recent specific plan proposed.

The existing land use designation of Town Center/Regional Center is no longer viable or appropriate at this location. The North Valley Specific Area Plan (71st to 83rd Avenues, Bell Road to Union Hills Drive) has been implemented with the construction of the Arrowhead Towne Center, which is now open, less than three miles from this site.

Regional shopping centers generally serve a geographic area within a ten mile radius and adopted land use standards show a need of .6 acres of regional shopping per 1,000 population. Based on those standards, the existing General Plan land use of "Town Center/Regional Center" for this parcel is no longer appropriate.

### Conformance to Glendale Character Areas Guidelines

The proposed General Plan Amendment is located at the center of the Foothills Character Area. Following are a few of the Foothills development guidelines which are specifically addressed by the proposed amendment:

- *Place emphasis on high-quality residential dwelling units.*

Continental Homes is proposing high quality residential product lines to be built at the Highlands. These homes will include defined entryways, enclosed two- and three-car garages, tile roofs and covered patios as a standard feature.

Continental Homes has been one of the leading homebuilders in Arizona for over 12 years, and is noted for the product value, service reputation and homebuilding integrity.

- *Acquire and develop additional community and neighborhood parks to provide active and passive public recreational opportunities for area residents.*

Consistent with the General Plan and Foothills Area guidelines, the plan has provided a neighborhood park which will be improved up-front as the development begins. Over 39 acres of open space will also be improved, greatly enhancing the recreational opportunities within the Highlands.

#### General Plan/Arrowhead Ranch Specific Plan Comparison

The Amended Specific Plan for Arrowhead Ranch supersedes the Glendale General Plan. Therefore, the comparison of the proposed amendment should be with the amended Specific Plan for Arrowhead Ranch. The following exhibits illustrate the existing General Plan, the Land Use Plan for Arrowhead Ranch (Amended Specific Plan) and this proposed General Plan amendment.

A comparison of the land uses between the Arrowhead Ranch Amended Specific Plan and the proposed amendment indicate an overall reduction in residential dwelling units as illustrated in Chart #3. The proposed amendment eliminates

approximately 130-370 multi-family residential units and increases the 3.5 - 5.0 du/ac single-family residential units by 492-612 lots. The amendment has eliminated the Business Park, Mixed Use and 8-12 du/ac residential category. The overall total yield as proposed has been reduced by 78-718 units.

As required by the General Plan as well as the Arrowhead Ranch Specific Plan, the plan provides for a neighborhood park at the center of Section 30. In addition, the plan provides over 31 acres of additional open space areas with two lakes as visual and recreational amenities.

The re-planning of Arrowhead Ranch spearheaded by the City of Glendale has taken great strides in providing a format for forward progress. This proposal therefore follows the City's lead in its on-going efforts. See the Arrowhead Ranch Proposed Land Use Exhibit included with this document. However, we have proposed that the originally planned 12-20 du/ac multi-family site be shifted to the east of our site adjacent to 59th Avenue to buffer the Business Park designation along our east boundary and to reduce the acreage of multi-family. This will resolve the concern held by the existing residents west of 67th Avenue by creating continuous single family density on the east side of 67th Avenue. The

proposed density of 3.5 - 5.0 du/ac is consistent with existing densities west of 67th Avenue. Consistent with the Arrowhead Ranch Amended Specific Plan, we have located a neighborhood park with lakes and open space at the center of the section.

#### Impacts and Benefits of Amendment to City

The Arrowhead Ranch Specific Plan allows for up to 1340 housing units within the amendment area. The proposed amendment reduces that figure to a possible of 1122 units, an overall decrease of up to 718 units or 40%. This reduction of residential housing units will reduce impacts 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 and creating a park and open space system which will benefit the entire community. By eliminating the multi-family category adjacent to 67th 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. This is desirous

of the Arrowhead Ranch Phase I residents west of 67th Avenue. The proposed amendment relocates the multi-family to the east boundary; thereby creating a transitional buffer between the single family housing and the Business Park to the east of 59th Avenue. The southeast corner of 63rd Avenue and Beardsley still carries the designation of Town Center - Regional Center which the City will change to Mixed Use. Under any scenario, however, we have provided an adequate buffer by the provision of 63rd Avenue and Utopia Road as the edge of our site. In its final form, 63rd Avenue and Utopia Roads will have a 12' wide landscaped median and 20' of landscaped open space on either side. Where 63rd Avenue and Utopia Road abuts the Stephens Parcel, Continental will provide two lanes of interim roadway and the west and south landscape tracts. The median, remaining road improvements, east and north landscape tracts will be installed when the Stephens Parcel develops. Continental Homes will pay the City of Glendale half of the cost of median construction and landscape costs in lieu of construction.

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.

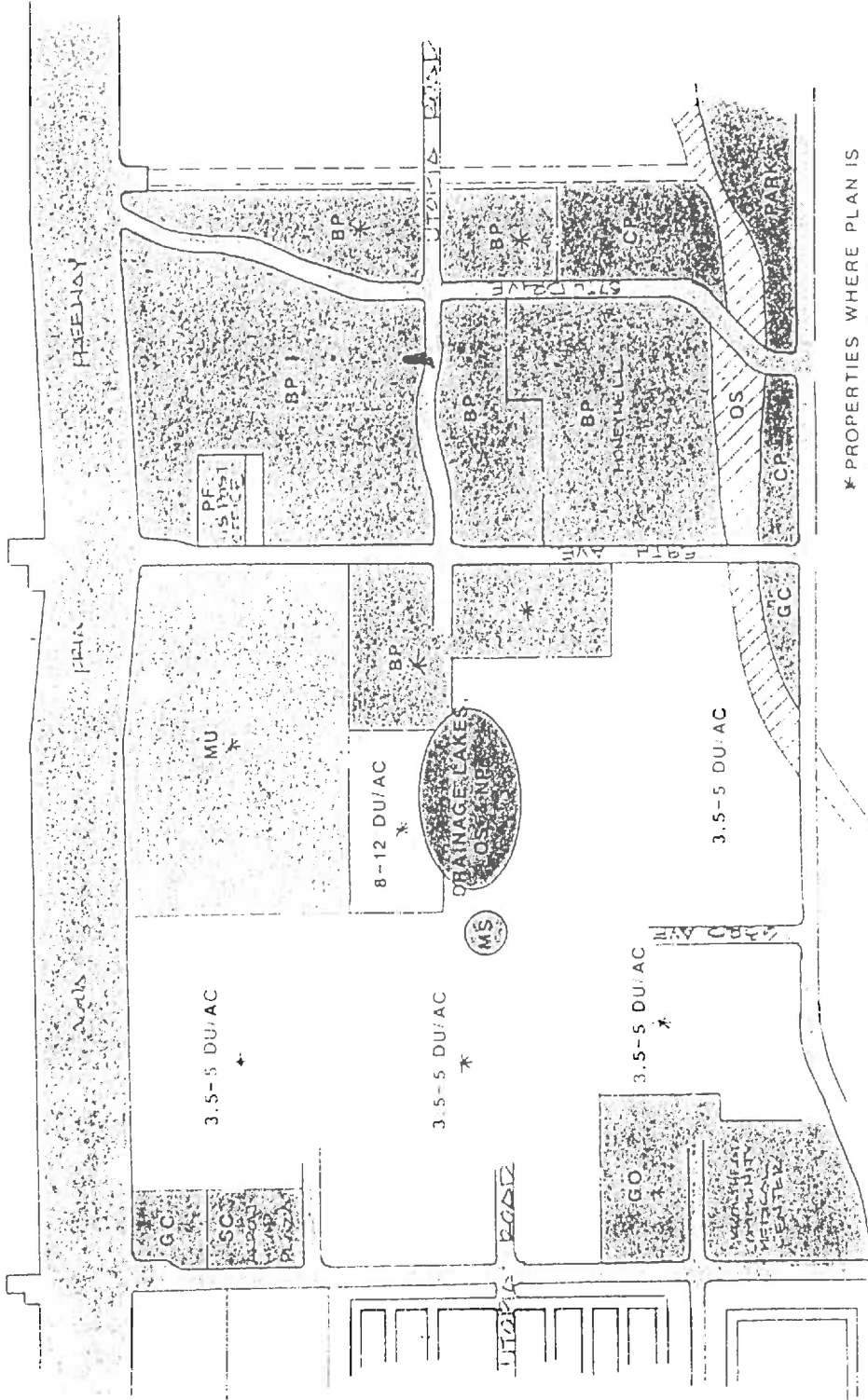
GP-94-11  
CHART #3  
THE HIGHLANDS AT ARROWHEAD RANCH GENERAL PLAN AMENDMENT  
LAND USE COMPARISON

| Land Use                        | Area                                     |                  | Yield                                    |                  | Differential |           |
|---------------------------------|------------------------------------------|------------------|------------------------------------------|------------------|--------------|-----------|
|                                 | Arrowhead Ranch<br>Amended Specific Plan | The<br>Highlands | Arrowhead Ranch<br>Amended Specific Plan | The<br>Highlands | Acres        | Units     |
| Single Family<br>3.5-5.0 du/ac  | 80 ac. ±                                 | 247 ac.          | 280-400                                  | 892              | 167          | 492-612   |
| Multi-family<br>12.0-20.0 du/ac | 30 ac. ±                                 | 11.5 ac.         | 360-600                                  | 230              | [18.5]       | [130-370] |
| Single Family<br>8.0-12.0 du/ac | 70 ac. ±                                 | -0-              | 560-840                                  | -0-              | [70]         | [560-840] |
| Business Park                   | 20 ac. ±                                 | -0-              | -0-                                      | -0-              | [20]         | --        |
| Mixed Use                       | 60 ac. ±                                 | -0-              | -0-                                      | -0-              | [60]         | -0-       |
| Neighborhood<br>Park            | 5 - 8 ac ±                               | 7.5 ac.          | -0-                                      | -0-              | -0-          | -0-       |
| TOTALS                          | 202- ac ±                                | 266 ac           | 1200-1840                                | 1,122            | 1 -[2]       | [78-718]  |

[ ] indicates net decrease

# LEGEND

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| 1-8<br>DU/AC   | SINGLE FAMILY<br>RESIDENTIAL (DWELLING<br>UNITS PER GROSS ACRE) |
| 18-20<br>DU/AC | MULTI-FAMILY RESIDENTIAL<br>(DWELLING UNITS PER<br>GROSS ACRE)  |
| BP             | BUSINESS PARK                                                   |
| GC             | GENERAL COMMERCIAL                                              |
| GO             | GENERAL OFFICE                                                  |
| SC             | SHOPPING CENTER                                                 |
| CP             | COMMUNITY PARK                                                  |
| PF             | PUBLIC FACILITY                                                 |
| NP             | NEIGHBORHOOD PARK                                               |
| MU             | MIXED USE                                                       |
| MS             | MIDDLE SCHOOL                                                   |
|                | OPEN SPACE                                                      |



\* PROPERTIES WHERE PLAN IS  
INCONSISTENT WITH CURRENT ZONING.



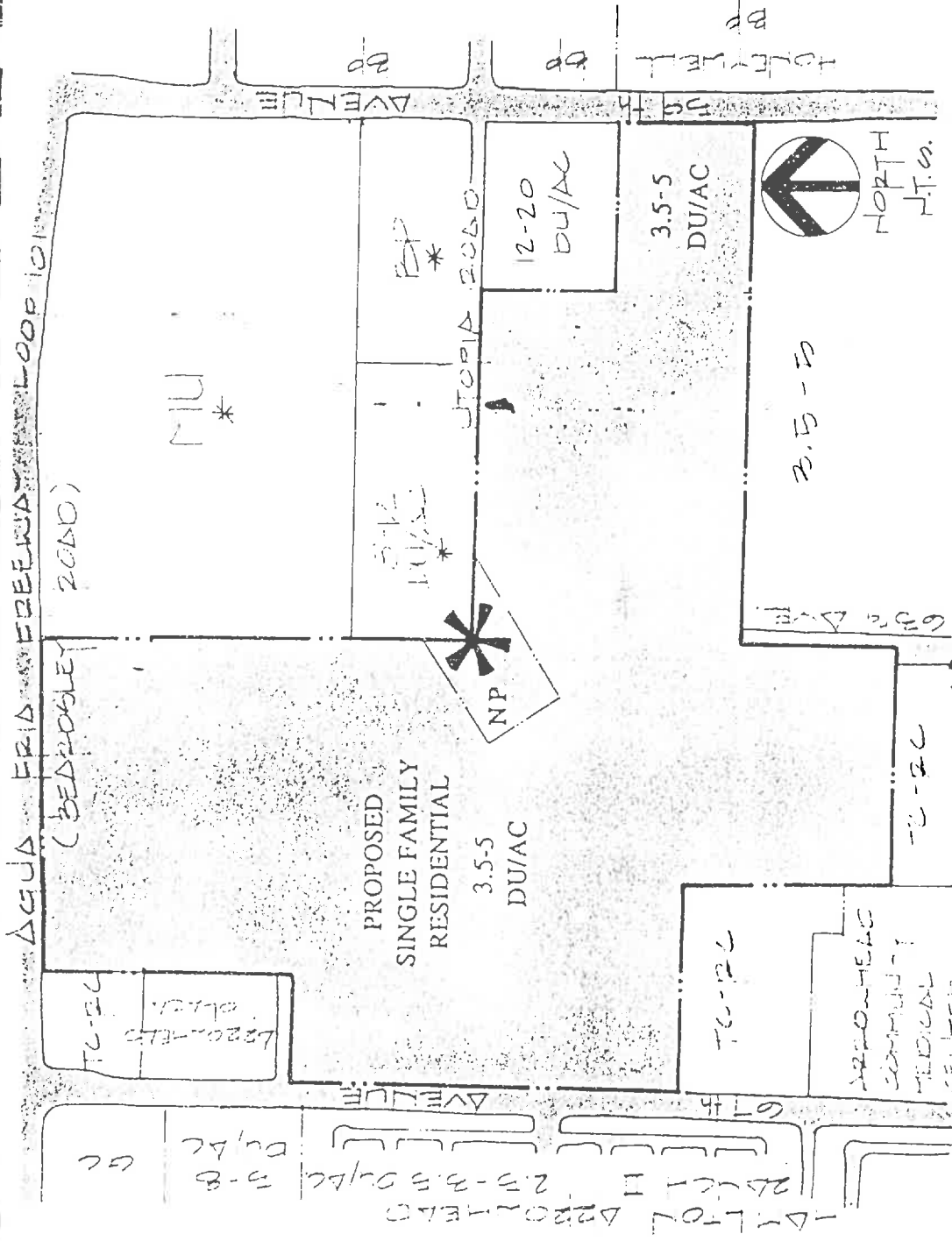
## ARROWHEAD RANCH AMENDED PROPOSED LAND USE SPECIFIC PLAN THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By: Commercial Home

# LEGEND

3.5-5  
SINGLE  
FAMILY  
RESIDENTIAL



The required drainage system which includes open space, lakes, and the neighborhood park for this section shall be agreed upon by the landowners in this section and approved by the city

PROPOSED GENERAL  
PLAN AMENDMENT

## THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes





# PROPOSED PRD PLAN

Z-94-36

## THE HIGHLANDS AT ARROWHEAD RANCH

### Intent and Philosophy

The Highlands at Arrowhead Ranch is a 266-acre proposed single-family and multi-family residential community located north of Union Hills Drive and east of 67th Avenue. The site is part of the Arrowhead Ranch master planned community and is currently zoned for General Commercial. This PRD is being submitted as a formal request to 1) amend the Glendale General Plan from Town Center/Regional Center to Single Family Residential (3.5 - 5.0 du/ac) and multi-family residential (20 du/ac), and 2) rezone the site from C-2 General Commercial to R1-7 PRD (single residence, Planned Residential Development) and R-4, (Multiple Residence).

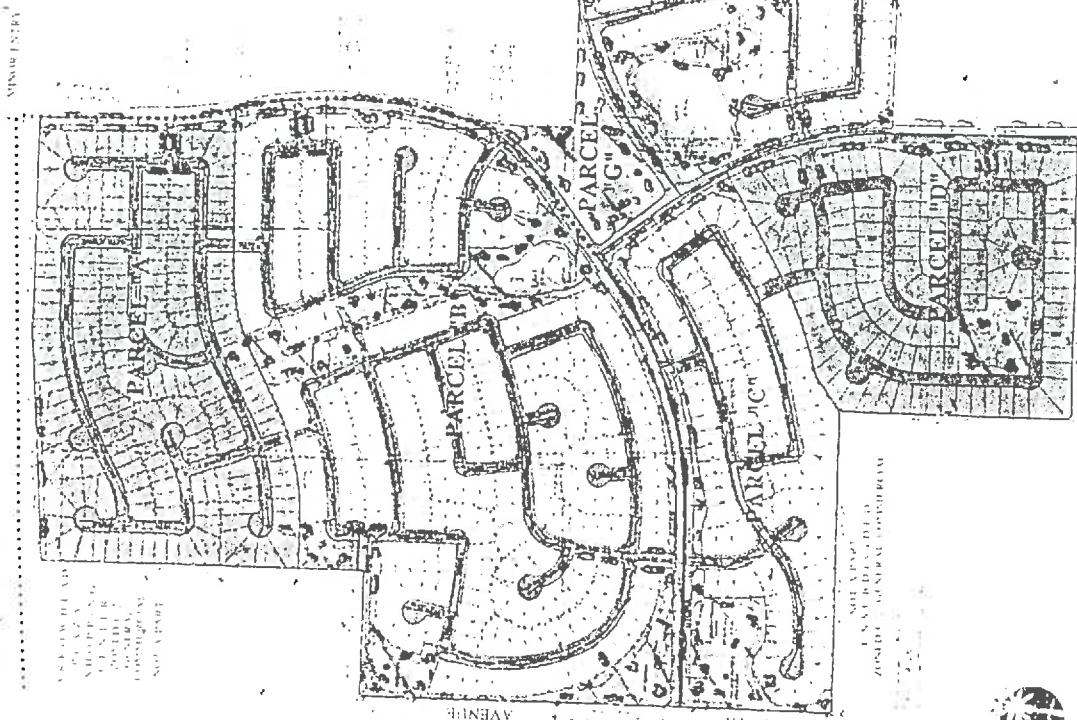
Continental Homes is proposing a high quality land use plan with focus on a centrally located neighborhood park of 7.5 acres and a lineal open space system. Over thirty-nine acres of open space is proposed in addition to the neighborhood park which will be landscaped as inviting recreation space and pedestrian corridors. Abundant reclaimed (effluent) water available from the Arrowhead Ranch Water Reclamation Facility will allow a lush landscape theme including two large lakes and a significant amount of turf.

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. Our proposal will build a half street on both Utopia Road and 63rd Avenue where these roads share this common boundary. A full improvement width will be constructed where these collectors are fully within the proposed site.

### Subdivision Design

The streetscape has been carefully considered in the design of this neighborhood. The collector roads (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-

AGUA BEAUTIFUL  
 TRAFFIC  
 100' WIDE ROAD



# THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD  
 BY Continental Homes  
 GLENDALE, ARIZONA

**SITE DATA**

| PARCEL | EXISTING ZONING | PROPOSED ZONING | AREA (AC) | YIELD    | MINIMUM LOT SIZE |
|--------|-----------------|-----------------|-----------|----------|------------------|
| A      | R-1             | R-1             | 1.24      | 180 LOTS | 48' x 110'       |
| B      | R-1             | R-1             | 90        | 270 LOTS | 34' x 110'       |
| C      | R-1             | R-1             | 10        | 90 LOTS  | 34' x 110'       |
| D      | R-1             | R-1             | 122       | 366 LOTS | 34' x 110'       |
| E      | R-1             | R-1             | 107       | 321 LOTS | 34' x 110'       |
| F      | R-1             | R-1             | 247       | 741 LOTS | 34' x 110'       |
| G      | R-1             | R-1             | 115       | 345 LOTS | 34' x 110'       |
| H      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| I      | R-1             | R-1             | 266       | 798 LOTS | 34' x 110'       |
| J      | R-1             | R-1             | 41        | 123 LOTS | 34' x 110'       |
| K      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| L      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| M      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| N      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| O      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| P      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| Q      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| R      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| S      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| T      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| U      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| V      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| W      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| X      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| Y      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |
| Z      | R-1             | R-1             | 75        | 225 LOTS | 34' x 110'       |

1. ALL UTILITIES (EXISTING OR PROPOSED) WITHIN OR CONTIGUOUS TO THIS SITE WILL BE UNDERGROUND.  
 2. ALL UTILITY DEVICES (VALVES, BACKFLOW PREVENTERS, ETC.) WILL BE PAINTED TO MATCH BUILDING AND EXPOSED FROM PUBLIC VIEW.  
 3. ALL LANDSCAPING (WITH THE EXCEPTION OF PARCELS "G" AND "H") SHALL BE MAINTAINED BY THE APPROVED RANCH PHASE IV HOMEOWNERS ASSOCIATION.

7/25/96  
 BY CITY COUNCIL,  
 SUBJECT TO 12 STEPS.

**LEGEND**  
 ..... INDICATES 4' WIDE SIDEWALK/BIKEWAY CONCRETE PATH  
 (S) INDICATES PEDESTRIAN SIDEWALK  
 .... INDICATES EFFICIENT FLOW LINE

**NOTES:**  
 1. ALL UTILITIES (EXISTING OR PROPOSED) WITHIN OR CONTIGUOUS TO THIS SITE WILL BE UNDERGROUND.  
 2. ALL UTILITY DEVICES (VALVES, BACKFLOW PREVENTERS, ETC.) WILL BE PAINTED TO MATCH BUILDING AND EXPOSED FROM PUBLIC VIEW.  
 3. ALL LANDSCAPING (WITH THE EXCEPTION OF PARCELS "G" AND "H") SHALL BE MAINTAINED BY THE APPROVED RANCH PHASE IV HOMEOWNERS ASSOCIATION.



**CVL**  
 CVL #9-0120-01  
 Z-94-36  
 PRD PLAN  
 DATE: 7-25-96  
 REV: DATE 6-28-95

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. In addition, a neighborhood park is located at the intersection of the interior collector roads which maximizes the visual impact of this important amenity. Adjacent to the park are two proposed lakes surrounded by open space areas for passive recreation. This park will be the focal point and central activity core of the community.

Retention/open space areas were strategically located to maximize their visual impact to the overall community as well as providing an amenity to adjacent lots. View walls will be utilized when lots back onto open space areas to further enhance the open feel of the community.

The Deer Valley Unified School District has expressed an interest in purchasing approximately 30 acres at the southwest corner of this development in the area designated as Parcel D. This land would be used to accommodate a planned

middle school. Continental is currently working with the District to achieve a site plan design for this site.

### Neighborhood Park Design

The neighborhood park will provide both active and passive recreational opportunities for all the residents within easy walking distance from their homes. All amenities within the park will be family oriented, including a basketball court, sand volleyball court, playground and two ramadas with picnic tables and barbecues. The large open turf area will be available for unstructured field activities while the playground, sand volleyball court, benches, ramadas, picnic tables, and barbecues will provide opportunities for family and group picnics. The landscape design concept shall include the use of shade trees, shrubs, ground cover and turf areas for passive recreation. The children's play area will be separated into two areas to better serve the abilities and needs of pre-school children and older children. Shaded seating will be provided close to these play areas to allow parental supervision and interaction.

Continental Homes shall improve and dedicate to the City of Glendale the 2.2 acres of open space/retention as well

**CHART #1**  
**THE HIGHLANDS AT ARROWHEAD RANCH**  
**LAND USE SUMMARY CHART**

| PARCEL   | EXISTING ZONING | PROPOSED ZONING | AREA (AC) | YIELD      | DU/AC | MINIMUM LOT SIZE |
|----------|-----------------|-----------------|-----------|------------|-------|------------------|
| "A"      | C-2             | R1-7 P.R.D.     | ± 38      | 180 LOTS   | 4.8   | 50' X 110'       |
| "B"      | C-2             | R1-7 P.R.D.     | ± 80      | 271 LOTS   | 3.4   | 60' X 110'       |
| "C"      | C-2             | R1-7 P.R.D.     | ± 30      | 98 LOTS    | 3.3   | 60' X 110'       |
| "D"      | C-2             | R1-7 P.R.D.     | ± 32      | 115 LOTS   | 3.6   | 60' X 110'       |
| "E"      | C-2             | R1-7 P.R.D.     | ± 67      | 207 LOTS   | 3.1   | 70' X 110'       |
| SUBTOTAL |                 |                 | 247       | 871 LOTS   | 3.6   | --               |
| "F"      | C-2             | R-4             | ± 11.5    | 230 UNITS  | 20    | --               |
| "G"      | C-2             | R1-7 P.R.D.     | ± 7.5     | --         | --    | --               |
| TOTAL    |                 |                 | ± 266     | 1,101 LOTS | 4.1   | --               |

± 31.5 ACRES OPEN SPACE

± 39.0 ACRES OPEN SPACE W/NEIGHBORHOOD PARK

\* AREAS ARE GROSS TO CENTERLINES OF ADJACENT STREETS EXCEPT FOR DEDICATED R.O.W.'S ON 59TH & 67TH AVENUES

to the the City.

### Landscape Character

A very appealing street scene is proposed for the collector road 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 and also allows for the creation of the proposed lakes. 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' residents.

### Grading and Drainage

The grading and drainage concept for this project

Areas in the open space provided through the design process.

The open space areas are designed as retention basin and recreation areas which will serve the entire project. The basins were designed to retain the 100-year, 2-hour storm, and the ultimate outfall will be to 67th Avenue. The ponding depths for the retention basins will not exceed three feet and will drain through a series of drywells. The two lakes in the project also will provide retention by providing one foot of freeboard over the lake area. By creatively designing these basins, including the use of varied side slopes ranging from 4:1 to 8:1, varied use of plant massing and the use of curvilinear pathways, the open areas will result in very pleasant spaces inviting use by the residents of Highland Ranch.

Offsite flows produced by the existing orchards to the northeast will be conveyed through the street system. In the future when the offsite parcel is developed, the 100-year offsite flows will be mitigated.

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 12" water mains in 59th Avenue and 67th Avenue 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 Reuse and Storage System, the effluent distribution line will be extended into Section 30 in conjunction with this project. 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, and neighborhood park will be watered is policy is consistent with other

portions of Arrowhead Ranch and the original concept conceived in 1981.

A water balance was prepared using available turf area, landscaped area and lake storage. Evaporation and consumption rates were based on data received from the City of Glendale and prepared by Dibble & Associates on June 12, 1992. The following criteria was used to prepare the water balance:

|                                                  |      |
|--------------------------------------------------|------|
| Turf, acres                                      | 24.4 |
| Landscaped, acres                                | 10.6 |
| Lake surface, acres                              | 4.0  |
| Lake storage<br>(assuming 3 ac.ft. elev. change) | 12.0 |
| No. units, each                                  | 871  |
| Persons/unit, each                               | 2.3  |
| Wastewater demand, gpcd                          | 80   |

Using the above criteria, a water balance was prepared (see Chart #2). The water balance indicates an excess of effluent during winter months, and a deficit during the summer months. A specific proposal has been forwarded to the City regarding disposal of additional effluent water that we are unable to accommodate on site in the form of a \$520,000 in lieu of payment.

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 upsized 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.

#### Housing Product

The quality intended by Continental Homes for this project is illustrated throughout the PRD Plan proposal. The landscape, hardscape, signage package and generous open space will all complement the proposed homes. The residential elevations and floor plans proposed for the Highlands are illustrated in the Product section of this document. Defined entryways, enclosed two- and three-car garages, exterior

elevations with painted roof lines, tall, thin chimneys, and architectural projections all combine to create an aesthetically pleasing street scene. The use of concrete tile roofs and frame construction with full stucco finish will demonstrate a high quality neighborhood. A range of complementary colors will be offered for the roof tile and stucco exteriors that will be reflected throughout the neighborhood in the signage, walls and other amenities. Each product will offer specific choices of roof tile and stucco exterior that will create diversity within each neighborhood yet complement the overall.

The following design details will apply to all homes constructed within the Highlands at Arrowhead Ranch:

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

Side entry garages are encouraged.

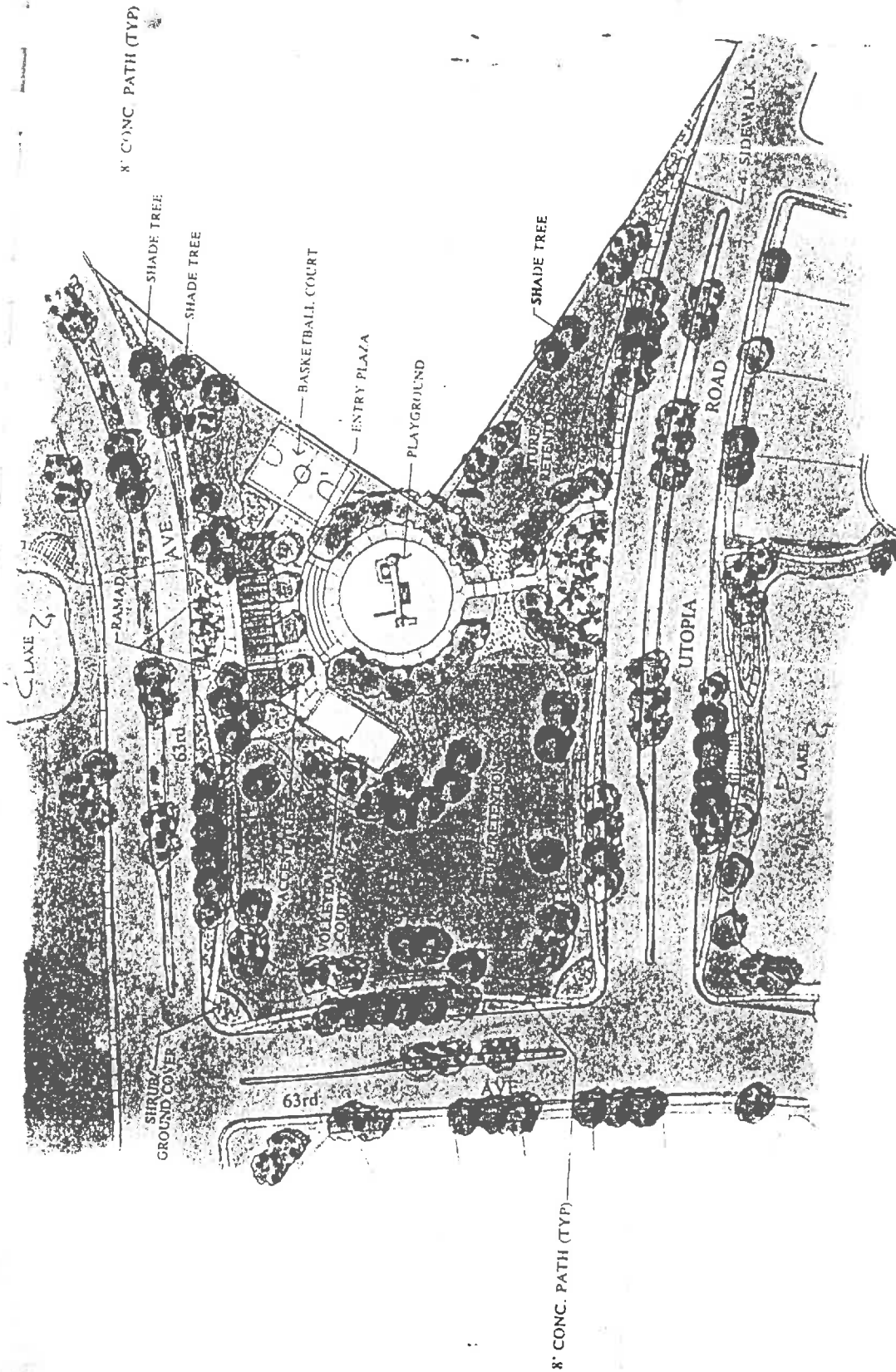
- All homes shall have patio covers as a standard feature to enhance the use of rear yards and promote energy efficiency.
- Patio cover columns shall be boxed and finished with stucco.
- All patio covers shall consist of a tile roof or parapet wall where houses back on collectors, arterials and open space.

Product sizes range from 1230 square feet to over 3100 square feet of livable area. This full range of product will provide the first-time buyer, empty-nester and move-up buyer opportunities to live in the Highlands. These high quality homes will include many energy saving features including dual pane windows, high efficiency heat pumps and water saving plumbing fixtures. The Highlands at Arrowhead Ranch will be served by Arizona Public Service.

#### Arrowhead Ranch Phase IV Homeowners Association

Coventry Homes is in the process of establishing the Arrowhead Ranch Phase IV Homeowners Association within Section 30. Continental Homes will work with Coventry on annexing this project into that master association. The

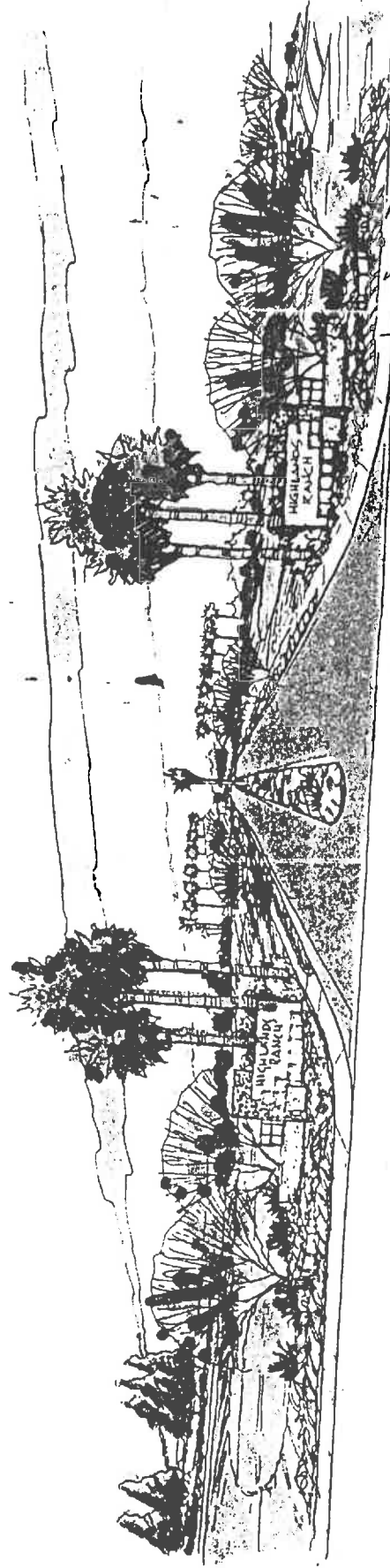
Arrowhead Ranch Phase IV Homeowners Association will enforce deed restrictions and will maintain entry features, signage, perimeter theme walls, lake system, and all landscaping within rights-of-way, medians, tracts and the linear open space.



TOP  
100-4  
100-4

NEIGHBORHOOD PARK CONCEPT  
**THE HIGHLANDS AT ARROWHEAD RANCH**  
 6600 WEST UTOPIA ROAD

By Continental Homes

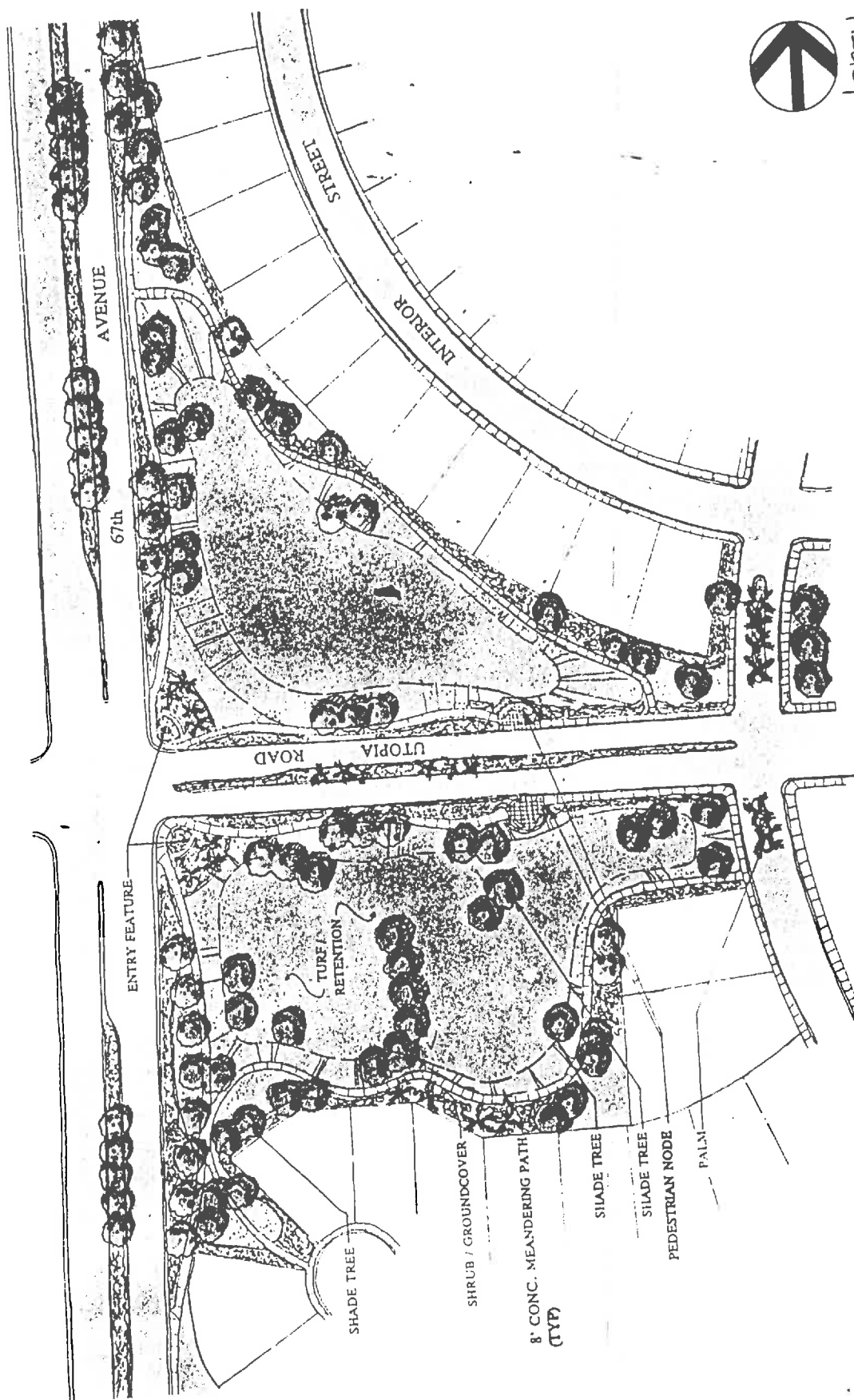


H.T.S

Perspective

MAJOR ENTRY CONCEPT @ 67TH & UTOPIA ROADS  
**THE HIGHLANDS AT ARROWHEAD RANCH**  
 6600 WEST UTOPIA ROAD

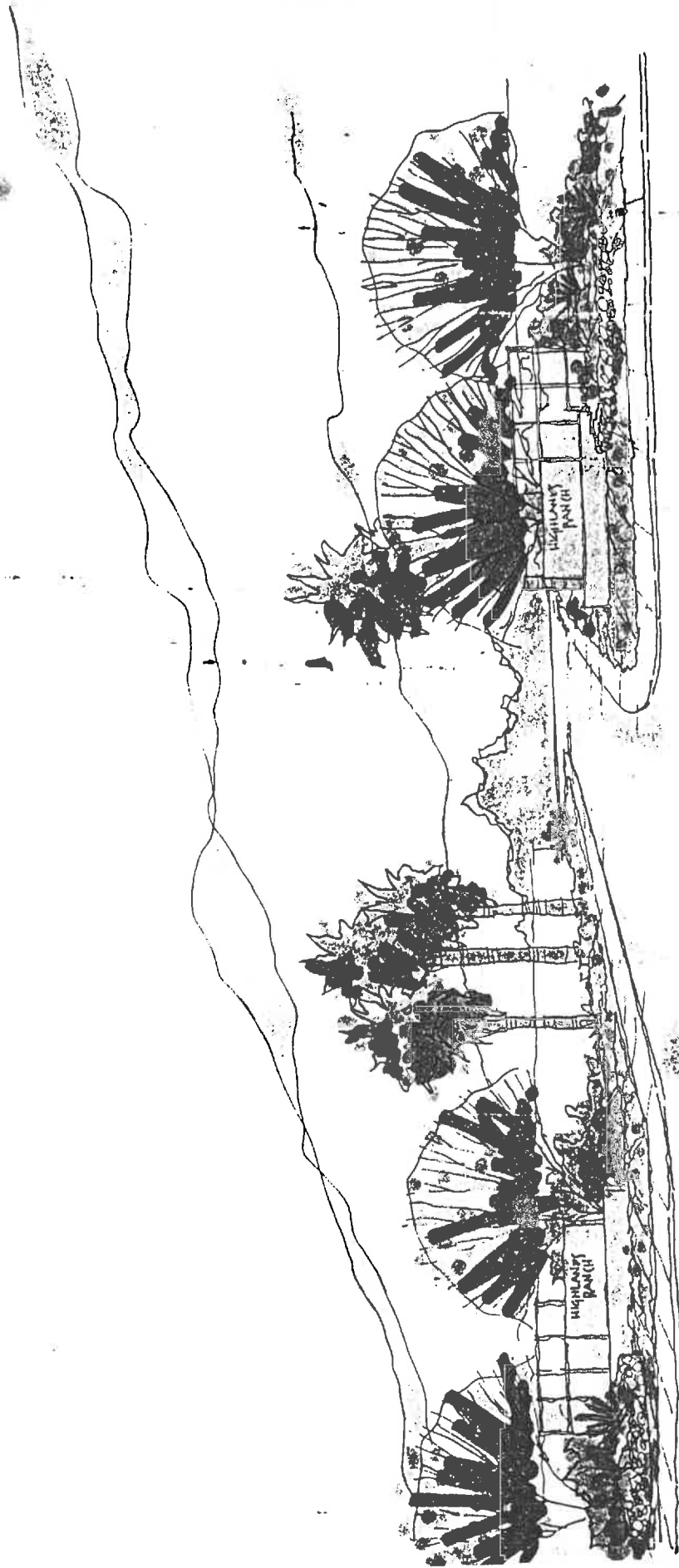
By Continental Homes



# MAJOR ENTRY LANDSCAPE THEME THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes



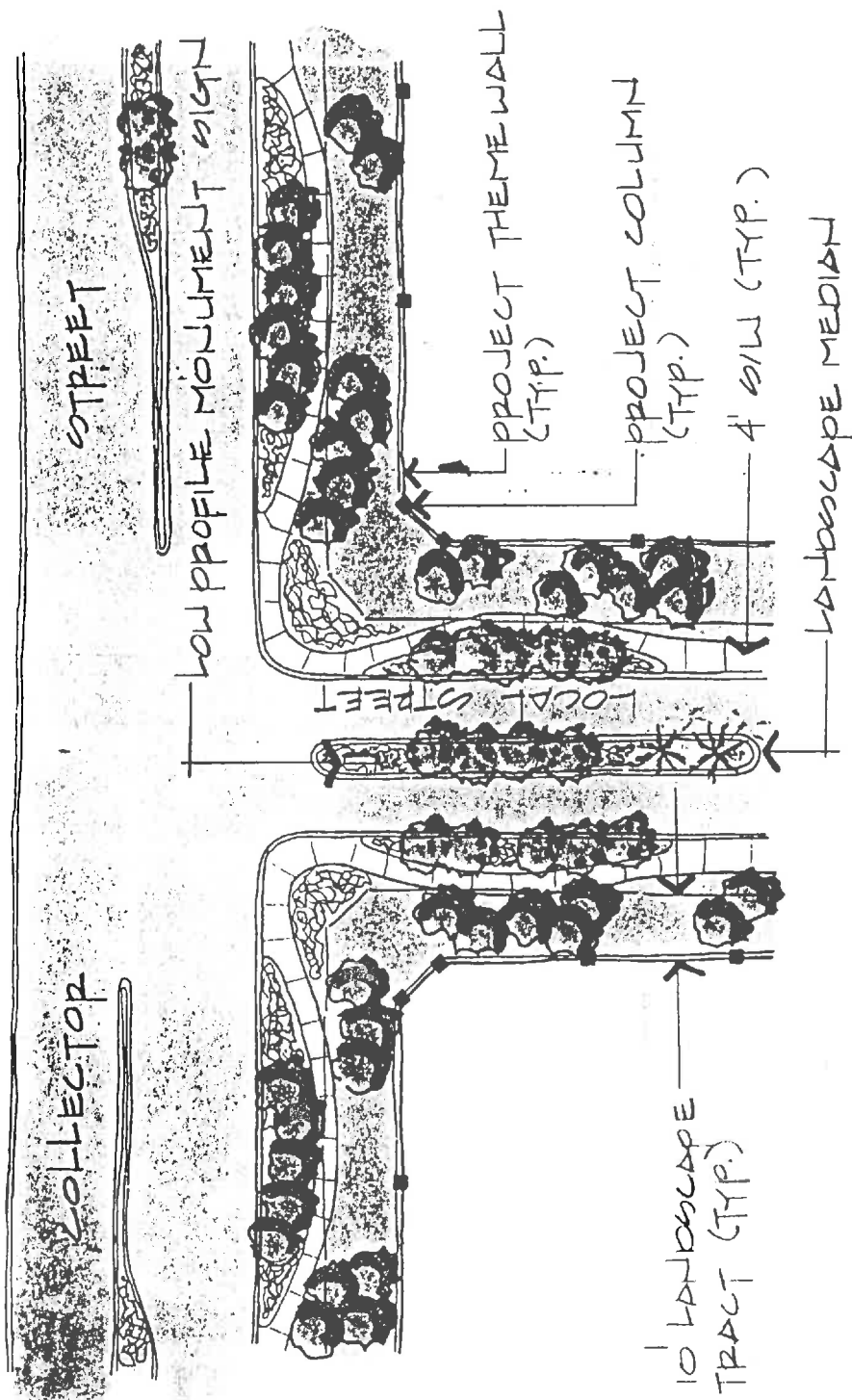
PERIODIC

MINOR ENTRY CONCEPT @ BEARDSLEY ROAD & 63RD AVE.

## THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes



PLAN VIEW  
SUBDIVISION ENTRY

# THE HIGHLANDS AT ARROWHEAD RANCH

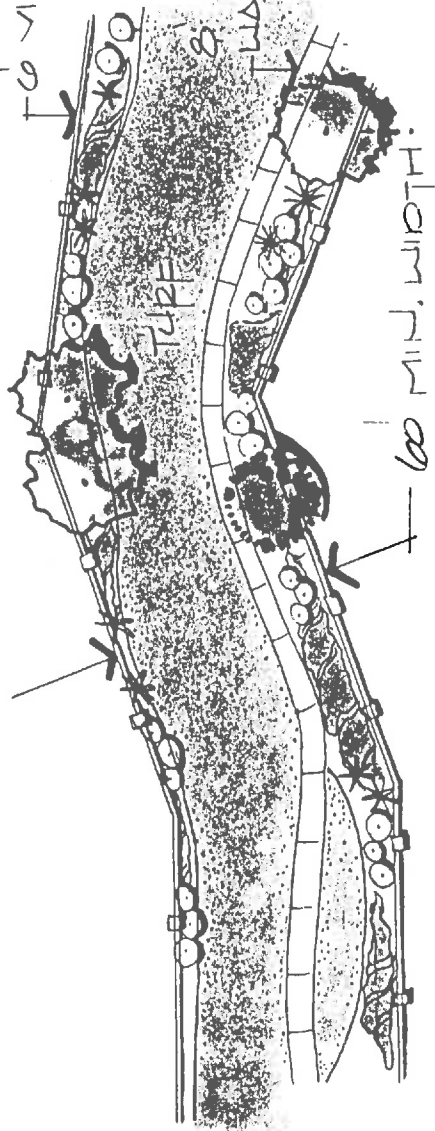
6600 WEST UTOPIA ROAD

By Continental Homes



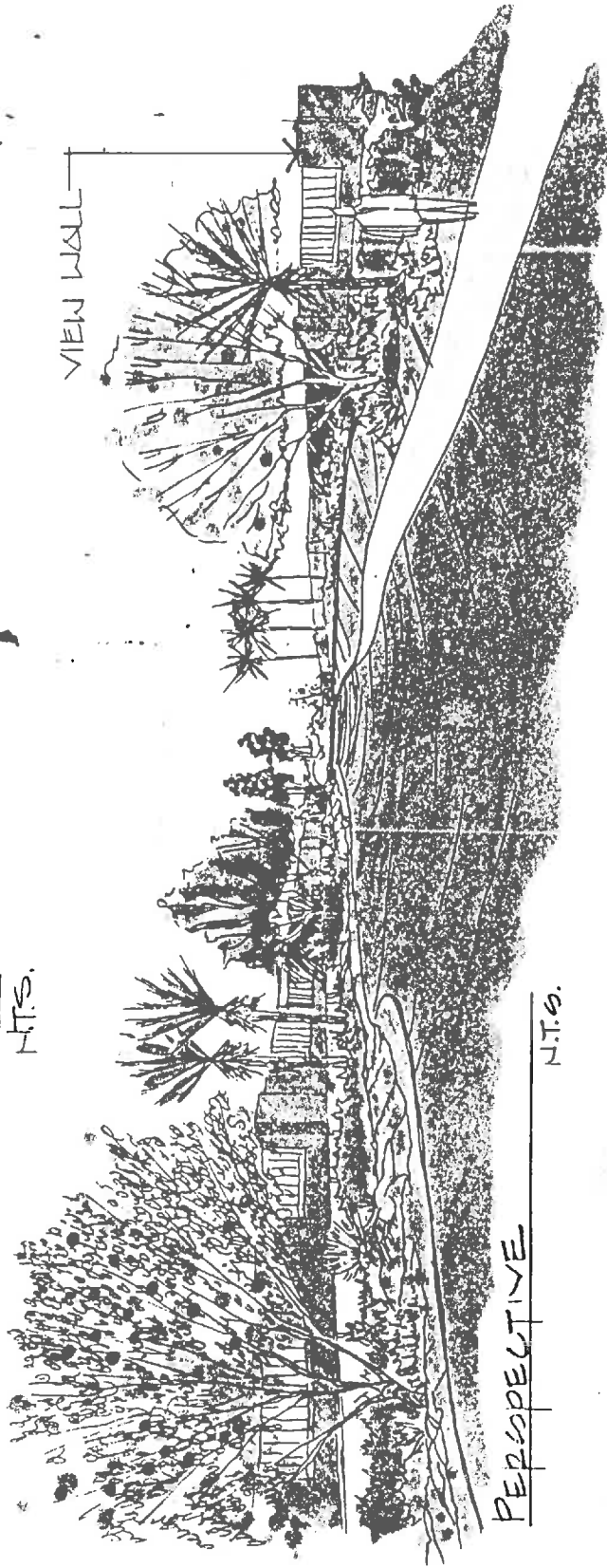
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TO VIEW WALL (TYP.)



PLAN

N.T.S.



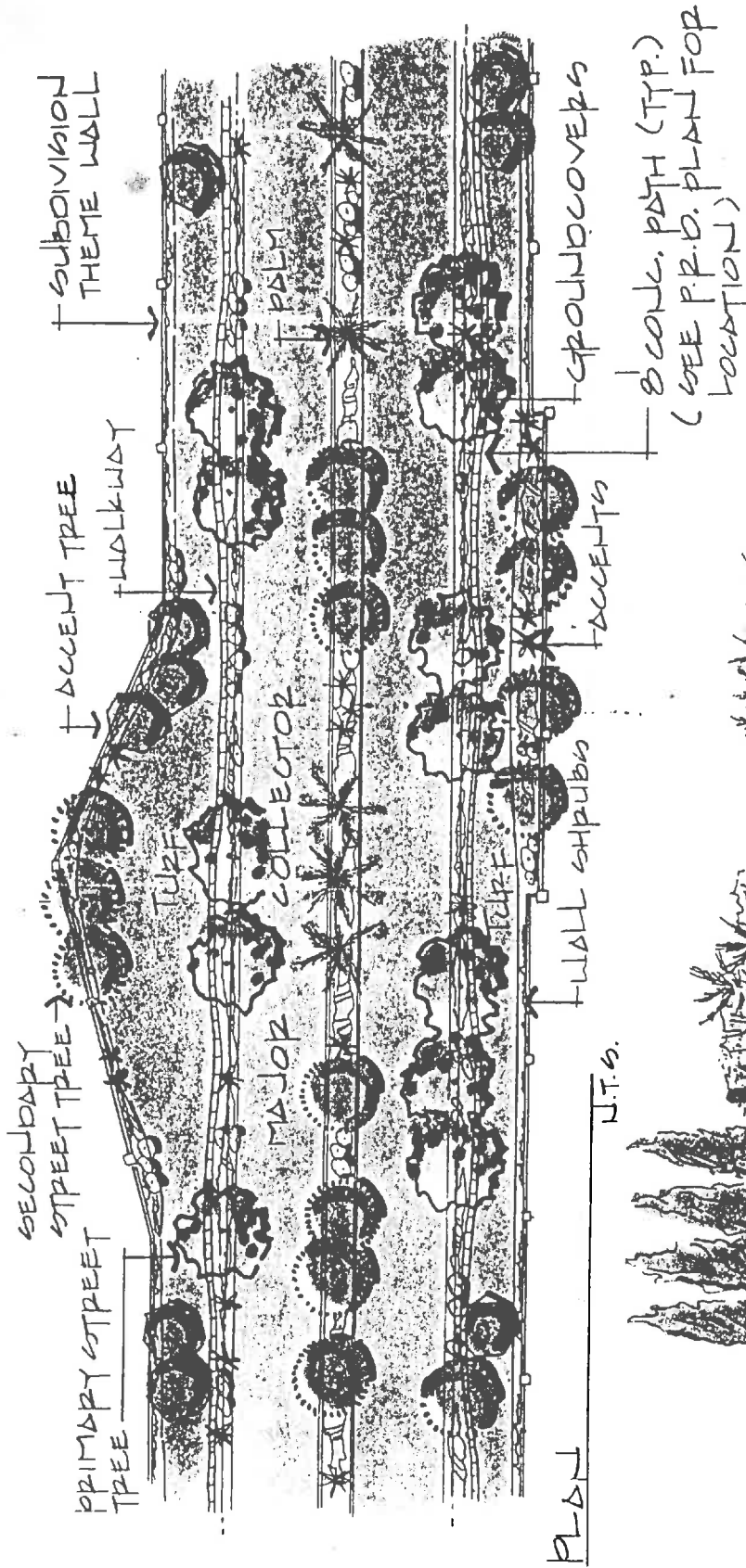
PERSPECTIVE

N.T.S.

# LINEAL OPEN SPACE CONCEPT THE HIGHLANDS AT ARROWHEAD RANCH

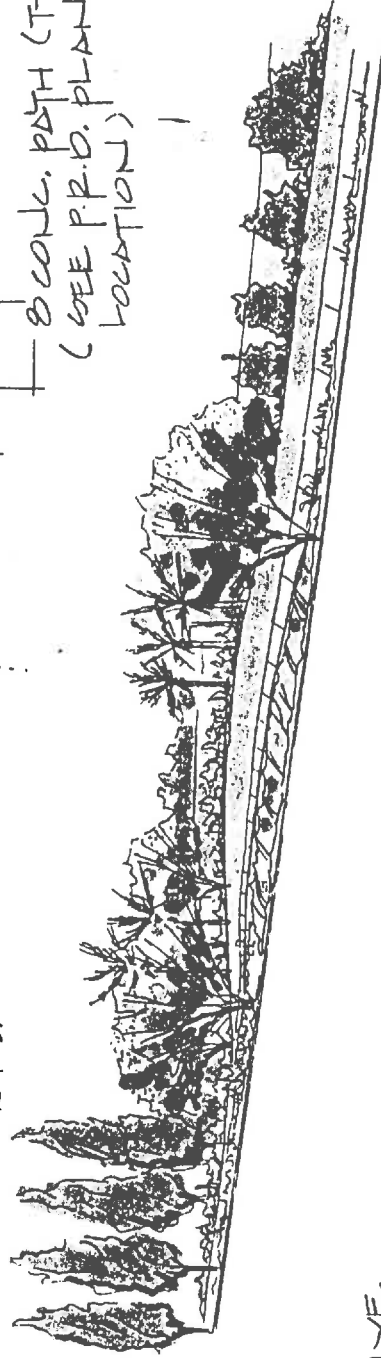
6600 WEST UTOPIA ROAD

By Continental Homes



PLAN

J.T.S.



Perspective

J.T.S.

MAJOR COLLECTOR  
LANDSCAPE CONCEPT

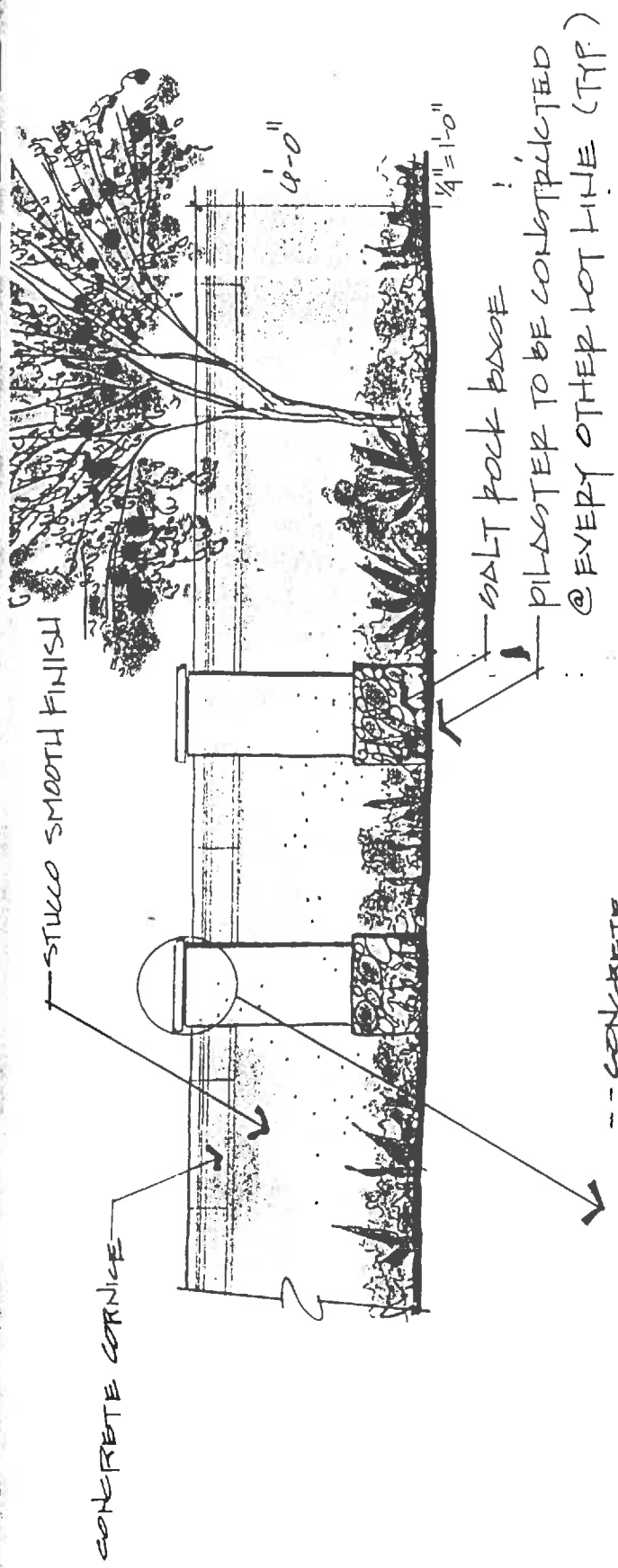
THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

# THE HIGHLANDS AT ARROWHEAD RANCH PROPOSED PLANT LIST

| Botanical Name                                                                                                                         | Common Name | Botanical Name                                                                                                                                                                                                                                            | Common Name |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Primary Street Trees</b><br>Brachychiton Populneus<br>Dahlbergia Sissoo<br>Ulmus Parvifolia<br>Pinus Brutia Eldarica<br>Quercus sp. |             | <b>Shrubs</b><br>Nerium sp.<br>Ruellia sp.<br>Rosa Banksia<br>Lantana sp.<br>Leucophyllum sp.<br>Jasminum sp.<br>Hibiscus sp.<br>Feijoa Sellowiana<br>Caesalpinia Pulcherrima<br>Bougainvillea sp.<br>Cordia sp.<br>Thevetia Peruviana<br>Punica Granatum |             |
| <b>Secondary Street Trees</b><br>Phoenix Dactylifera<br>Geijera Parviflora<br>Fraxinus Uhdei<br>Eucalyptus Microtheca                  |             | Oleander<br>Ruellia<br>Banksia Rose<br>Lantana<br>Texas Ranger<br>Yellow Jasmine<br>Hibiscus<br>Feijoa<br>Red Bird of Paradise<br>Bougainvillea<br>Texas Olive<br>Yellow Oleander<br>Pomegranite                                                          |             |
| <b>Accent Trees</b><br>Citrus<br>Platanus Acerifolia<br>Prunus Caroliniana<br>Seminus Terebinthifolius                                 |             | <b>Wall Shrubs</b><br>Tecomaria Capensis<br>Punica Granatum<br>Pyracantha sp.<br>Photinia sp.<br>Feija Sellowiana<br>Citrus sp.<br>Bougainvillea sp.                                                                                                      |             |
| <b>Groundcovers</b><br>Lantana sp.<br>Baccharis "Centennial"<br>Carissa sp.<br>Lonicera sp.<br>Acacia Redolens                         |             | Cape Honeysuckle<br>Pomegranite<br>Pyracantha<br>Photinia<br>Pineapple Guava<br>Citrus<br>Bougainvillea                                                                                                                                                   |             |

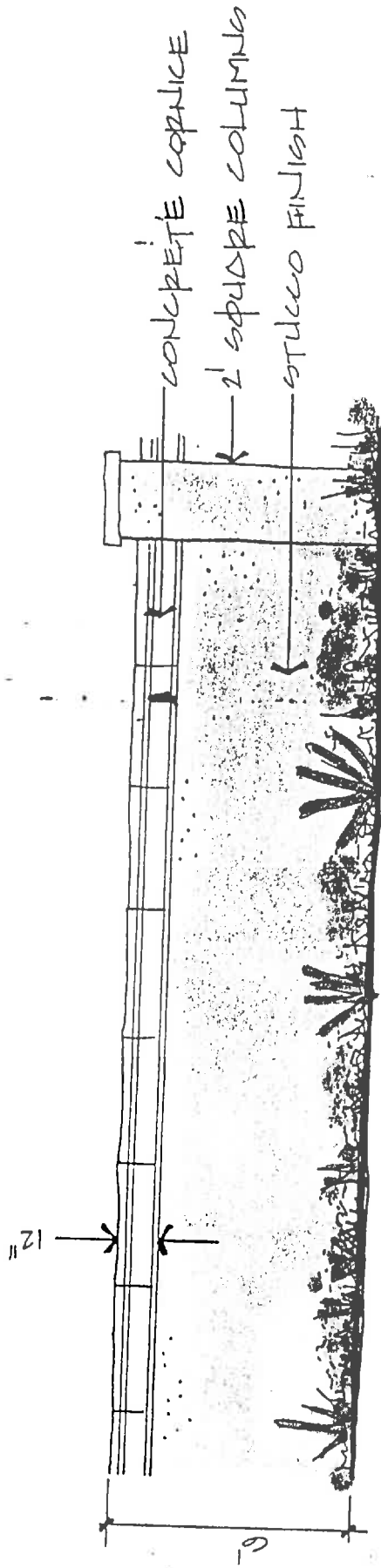


59th AVENUE,  
67th AVENUE &  
UTOPIA ROAD  
WALL CONCEPT

# THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

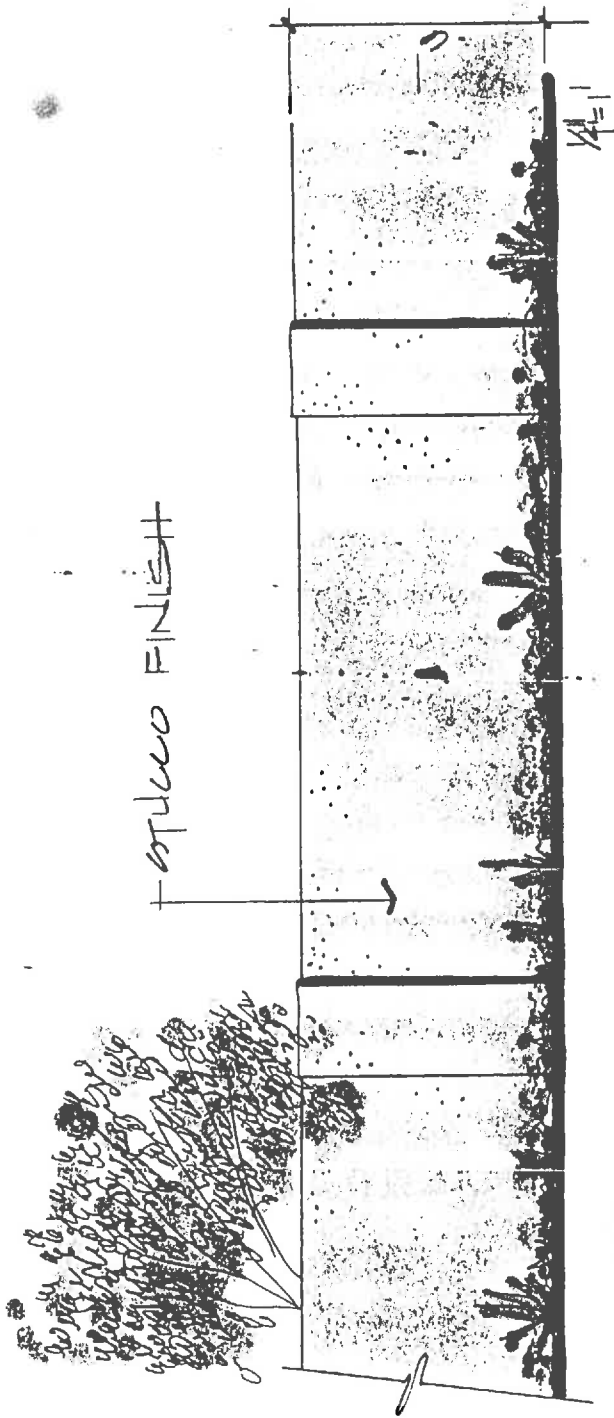


63rd AVENUE &  
BEARDSLEY ROAD  
WALL CONCEPT

**THE HIGHLANDS AT ARROWHEAD RANCH**

6600 WEST UTOPIA ROAD

By Continental Homes



WESCOTT DRIVE  
WALL CONCEPT

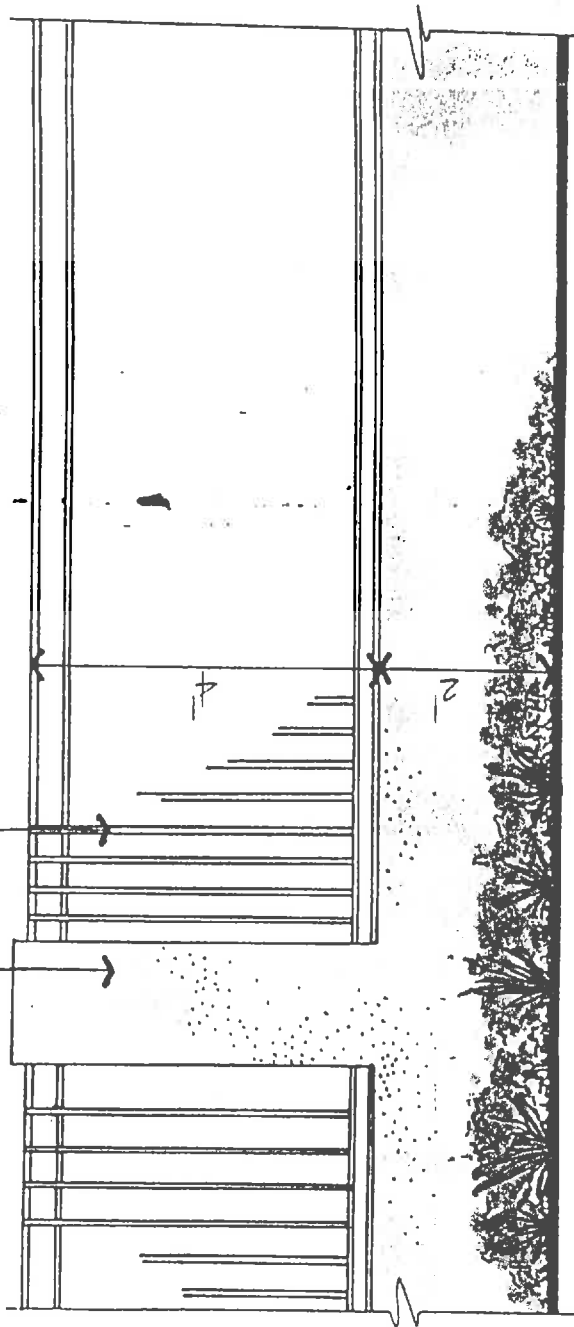
# THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes

— end of column

— VIEW FENCE



SCALE: 1/2" = 1'0"

6' VIEW WALL

THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

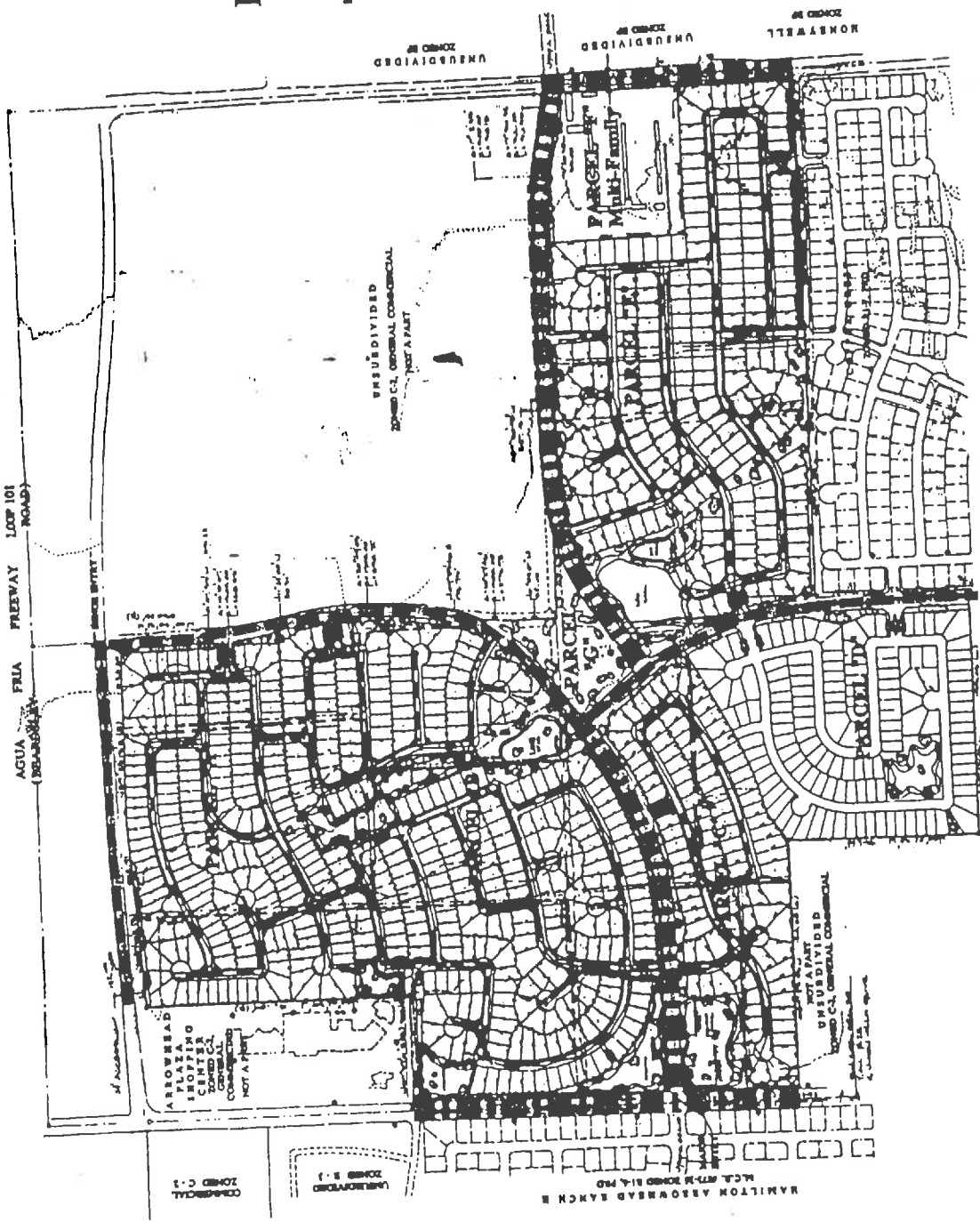
By Continental Homes

28

ML

Z-94-36

00401428

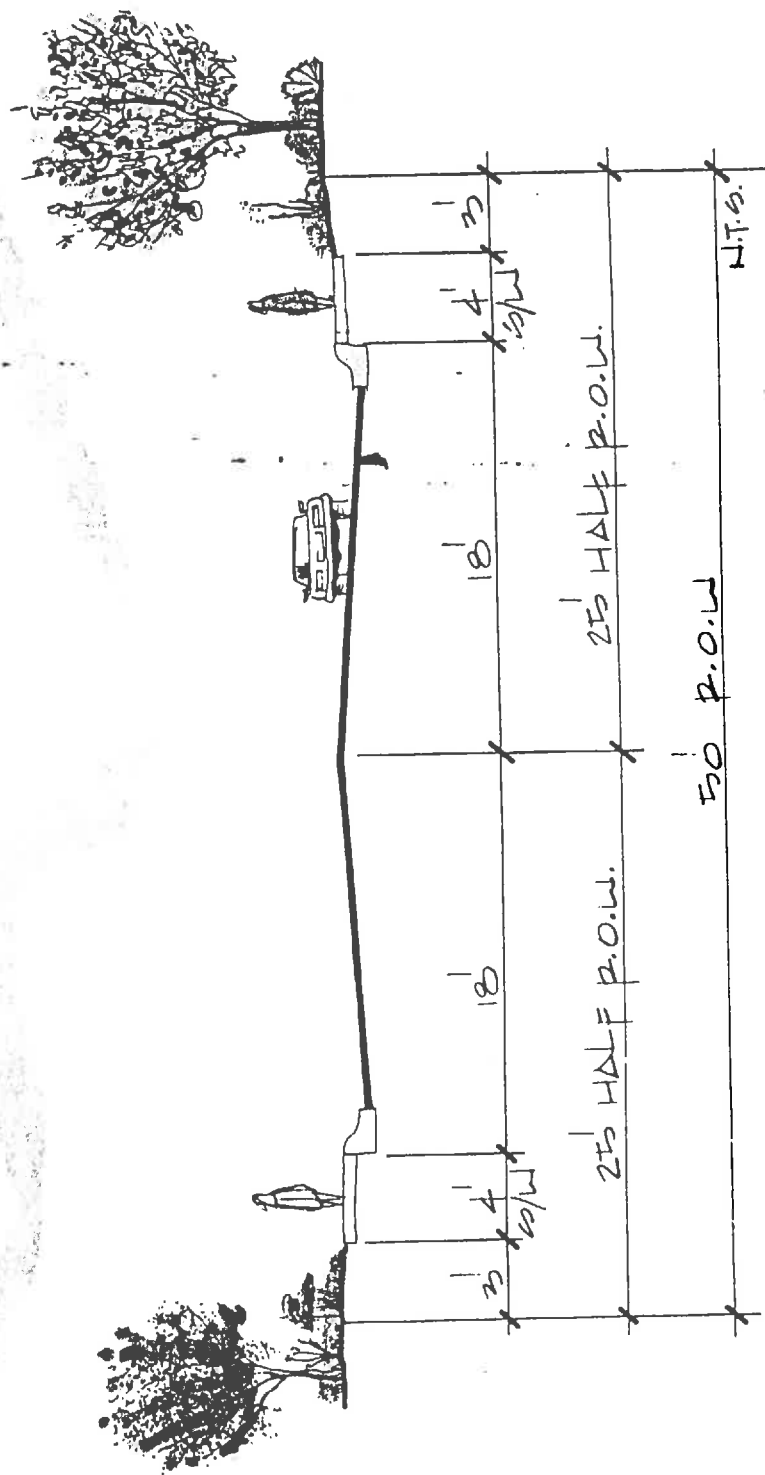


29

**By Continental Homes**

Z-94-36



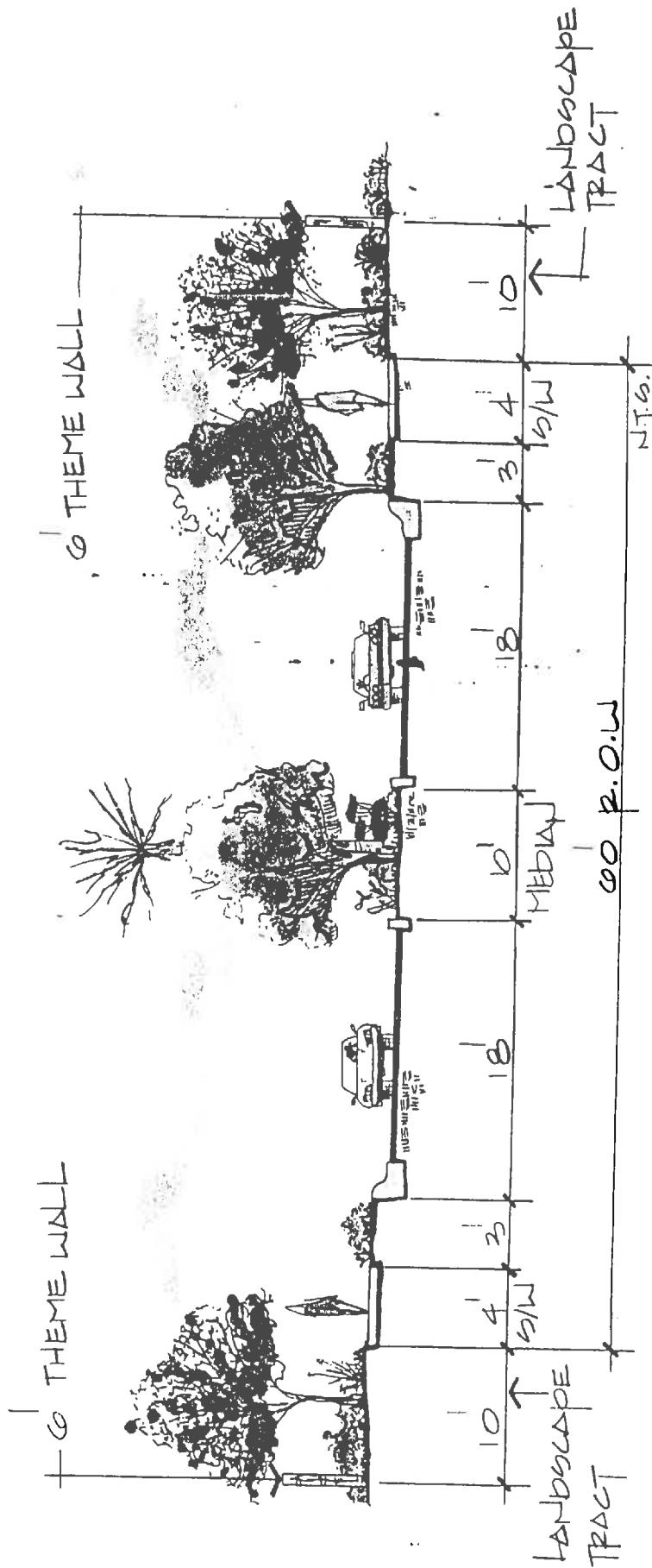


ROADWAY CROSS SECTION  
INTERIOR STREET

THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes



# ROADWAY CROSS SECTION SUBDIVISION ENTRY

## THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

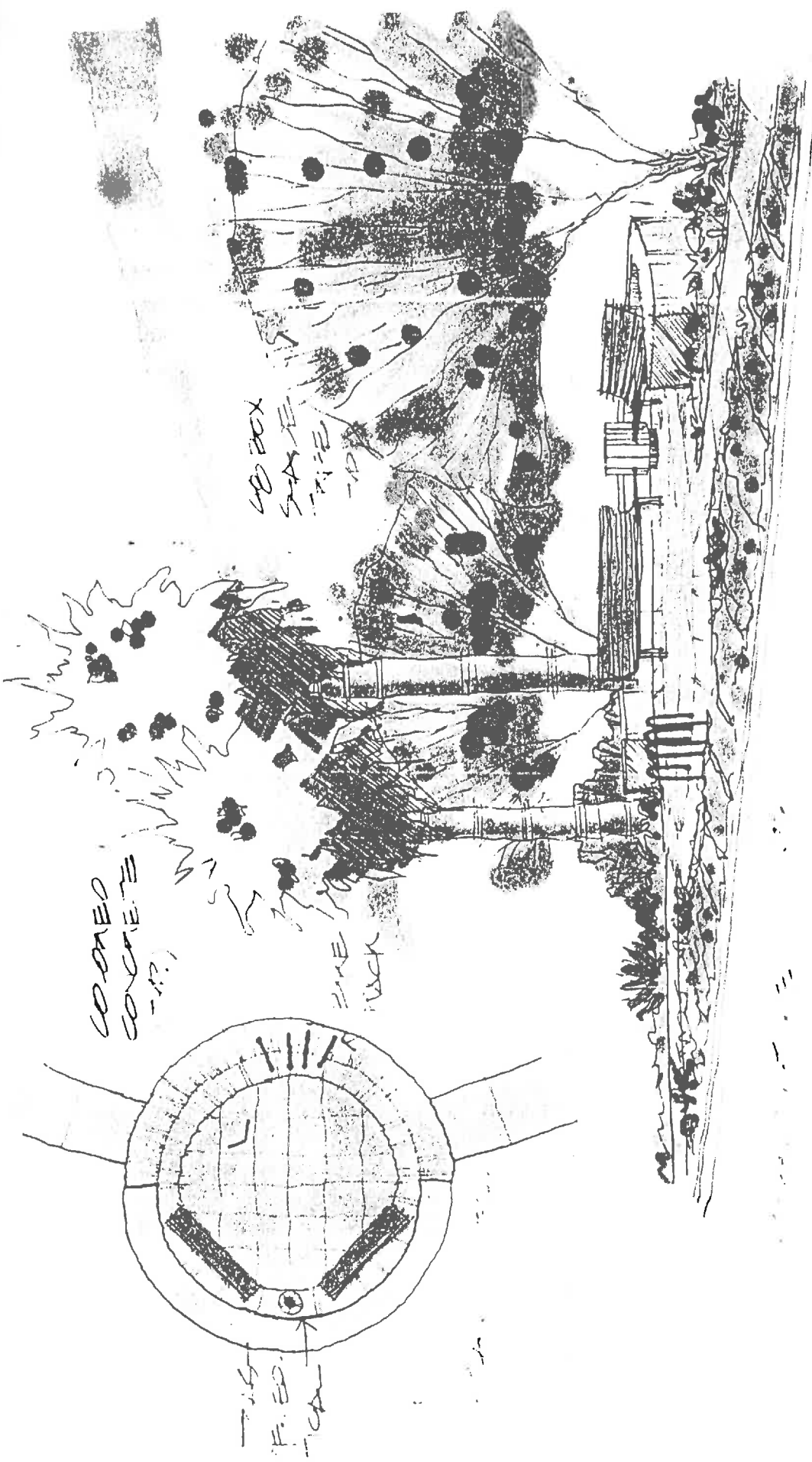
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32

CA

Z-94-36

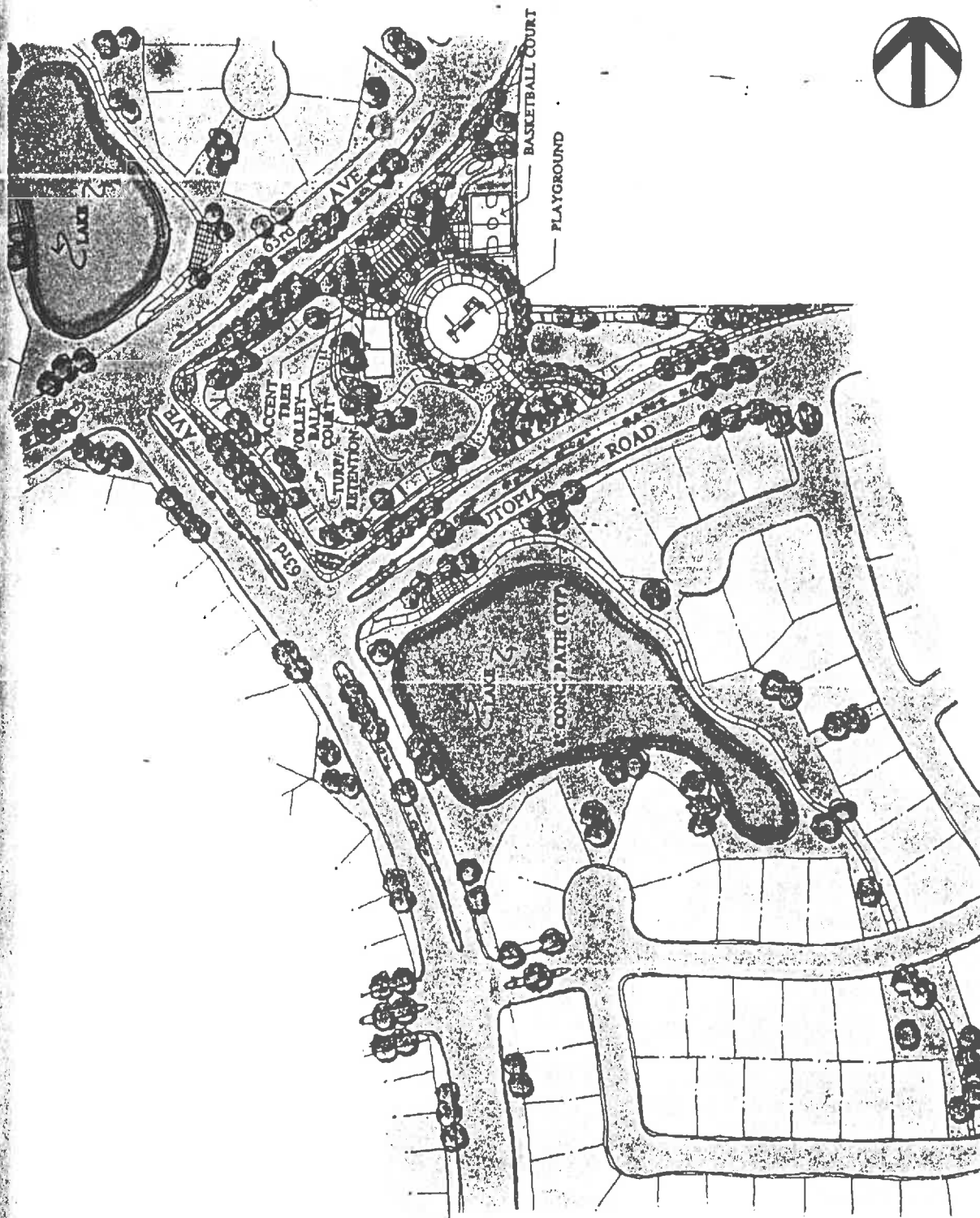
00401432



PEDESTRIAN NODE EXHIBIT  
 THE HIGHLANDS AT ARROWHEAD RANCH

6600 WEST UTOPIA ROAD

By Continental Homes



OPEN SPACE/LAKE CONCEPT  
**THE HIGHLANDS AT ARROWHEAD RANCH**

6600 WEST UTOPIA ROAD

By Continental Homes

LOP-TH  
 H.T.S.



Z-94-36

October 26, 1994

WITH THE FOLLOWING EXCEPTION  
LEGAL DESCRIPTION  
ARROWHEAD  
21.545 ACRE MULTI-FAMILY PARCEL

That part of Section 30, Township 4 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 30;

Thence South  $01^{\circ}23'10''$  East, along the East line of the Southeast Quarter of said Section 30, a distance of 89.96 feet;

Thence South  $88^{\circ}36'50''$  West, a distance of 55.00 feet to a point on a line which is parallel with and 55.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 30, said point being on the Westerly right-of-way line of "59th Avenue" and the True Point of Beginning;

Thence South  $01^{\circ}23'10''$  East, along said Westerly right-of-way line, a distance of 1,234.17 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 30;

Thence South  $89^{\circ}37'55''$  West, along said North line, a distance of 725.11 feet;

Thence North  $01^{\circ}23'10''$  West, a distance of 1,321.16 feet;

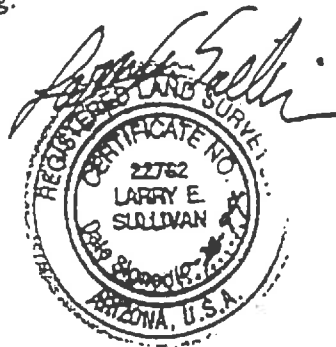
Thence North  $89^{\circ}20'48''$  East, a distance of 275.90 feet to the beginning of a tangent curve of 500.00 foot radius, concave Southwesterly;

Thence Southeasterly, along said curve, through a central angle of  $17^{\circ}12'35''$ , a distance of 150.18 feet;

Thence South  $73^{\circ}26'38''$  East, a distance of 155.00 feet to the beginning of a tangent curve of 500.00 foot radius, concave Northeasterly;

Thence Southeasterly, along said curve, through a central angle of  $17^{\circ}56'32''$ , a distance of 156.58 feet to the True Point of Beginning.

Containing 21.545 Acres more or less.



Q:\940170\ADMIN\170-0101.LWP5

CVL

00401443

THE HIGHLANDS AT ARROWHEAD RANCH  
6600 W. UTOPIA ROAD  
DEVELOPMENT STANDARDS  
SINGLE FAMILY  
70' x 110'

7/25/96  
APPROVED PLAN  
COMMUNITY DEVELOPMENT

CITY OF GLENDALE  
BY CITY COUNCIL, SUBJECT  
TO 12 STOPS.

(a) Lot area. There shall be not less than seventy-seven hundred (7,700) square feet of lot area per each residence unit. The typical lot shall be seventy (70) 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 back of sidewalk. 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 and bay window option may encroach two and one-half (2½) 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 and bay window option may encroach two and one-half (2½) feet into the 10 foot side yard only.

(e) Rear yard. There shall be a rear yard having a 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.

THE HIGHLANDS AT ARROWHEAD RANCH  
6600 W. UTOPIA ROAD  
DEVELOPMENT STANDARDS  
SINGLE FAMILY  
60' x 110'

7/25/90  
APPROVED PLAN  
COMMUNITY DEVELOPMENT  
CITY OF GLENDALE  
BY CITY COUNCIL, SUBJECT  
TO 12 STIPS.

(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 back of sidewalk. Wherever possible, and in most cases, adjacent lots shall not have the same setback.

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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 and bay window option may encroach two and one-half (2½) feet into the 10 foot side yard only.

(e) Rear yard. There shall be a rear yard having a 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.

THE HIGHLANDS AT ARROWHEAD RANCH  
6600 W. UTOPIA ROAD  
DEVELOPMENT STANDARDS  
SINGLE FAMILY  
50' x 110'

7/25/90  
APPROVED PLAN  
COMMUNITY DEVELOPMENT

CITY OF GLENDALE  
BY CITY COUNCIL, SUBJECT  
TO 12 STPS.

(a) Lot area. There shall be not less than fifty-five hundred (5,500) square feet of lot area per each residence unit. The typical lot shall be fifty (50) 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-six (46%) 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 back of sidewalk. 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 and bay window option may encroach two and one-half (2½) feet into the 10 foot side yard only.

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 and bay window option may encroach two and one-half (2½) feet into the 10 foot side yard only.

(e) Rear yard. There shall be a rear yard having a 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.

**CHART #4**  
**THE HIGHLANDS AT ARROWHEAD RANCH RESIDENTIAL DEVELOPMENT STANDARDS**

| Parcel    | Category                     | Min. Lot Area (S.F.) | Min. Lot Dimensions | Minimum Yard Setbacks |      |                 |               | Max. Building Height | Max. Lot Coverage |
|-----------|------------------------------|----------------------|---------------------|-----------------------|------|-----------------|---------------|----------------------|-------------------|
|           |                              |                      |                     | Front                 | Rear | Side (interior) | Side (corner) |                      |                   |
| "A"       | Single Family<br>3.5-5 du/ac | 5,500                | 50' x 110'          | *18-21                | 20   | 5' & 10'        | 10'           | **2 stories or 30'   | 46%               |
| "B" & "C" | Single Family<br>3.5-5 du/ac | 6,600                | 60' x 110'          | *18-21                | 20   | 5' & 10'        | 10'           | **2 stories or 30'   | 45%               |
| "D"       | Single Family<br>3.5-5 du/ac | 7,700                | 70' x 110'          | *18-21                | 20   | 5' & 10'        | 10'           | **2 stories or 30'   | 45%               |

\* Shall vary 18' to 21' from face of garage door to back of sidewalk.

\*\* Accessory buildings shall not exceed 15 feet. All other setbacks for accessory buildings shall be per the R1-7 standards.

**NOTES:**

The fireplace and bay window option may encroach a maximum of 2.5 feet into the 10' sideyard on both the interior and corner lot.

**THE HIGHLANDS AT ARROWHEAD RANCH**  
**CONTINENTAL PRODUCT SUMMARY**  
**(70' X 110')**

| Livable Sq. Ft.                                |       |             |              | Non-livable Sq. Ft. |             |                | Building Envelope |                        |                        |
|------------------------------------------------|-------|-------------|--------------|---------------------|-------------|----------------|-------------------|------------------------|------------------------|
| Plan                                           | BR/BA | First Floor | Second Floor | Total               | Garage      | Cov'd<br>Patio | Cov'd<br>Entry    | W x D                  | W/Cov'd<br>Patio       |
| 1642                                           | 4/2   | 1818        |              | 1818                | 467<br>*587 | 224/104        | 91                | 46' x 59'<br>52' x 59' | 46' x 67'<br>52' x 67' |
| 2642                                           | 4/2   | 2054        |              | ***2054             | 668         | 204/159        | 143               | 55' x 68'              | -                      |
| 2644                                           | 4/2   | 2165        |              | 2165                | 703         | 312            | 125               | 55' x 70'              | -                      |
| 2645                                           | 4/2   | 2272        |              | 2272                | 670         | 278            | 77                | 55' x 70'              | -                      |
| 2647                                           | 5/3   | 1375        | 1205         | 2580                | 684         | 220            | 142               | 52' x 64'              | -                      |
| 2647                                           | 5/3   | 1375        | 1205         | **3104              | 684         | 220            | 142               | 52' x 64'              | -                      |
| 2648                                           | 4/3   | 1382        | 1267         | 2649                | 679         | 110/189        | 189               | 51' x 58'              | 51' x 66'              |
| 6442                                           | 4/2   | 2240        |              | 2240                | 608         | 274            | 97                | 55' x 65'              | -                      |
| 6449                                           | 5/3   | 1823        | 1691         | 3514                | 653         | 207            | 90                | 55' x 65'              | -                      |
| * 3-car garage                                 |       |             |              |                     |             |                |                   |                        |                        |
| ** Basement adds 524 sq. ft.                   |       |             |              |                     |             |                |                   |                        |                        |
| *** +16 sq. ft. w/bay window at master bedroom |       |             |              |                     |             |                |                   |                        |                        |

\* 3-car garage

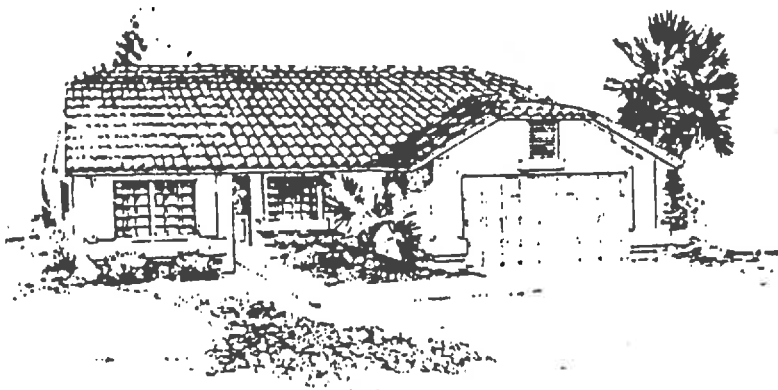
\*\* Basement adds 524 sq. ft.

\*\*\* + 16 sq. ft. w/bay window at master bedroom

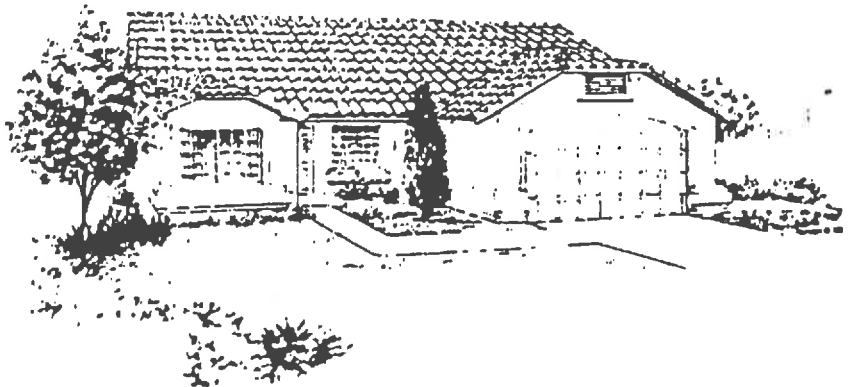
# Continental

Welcome Home

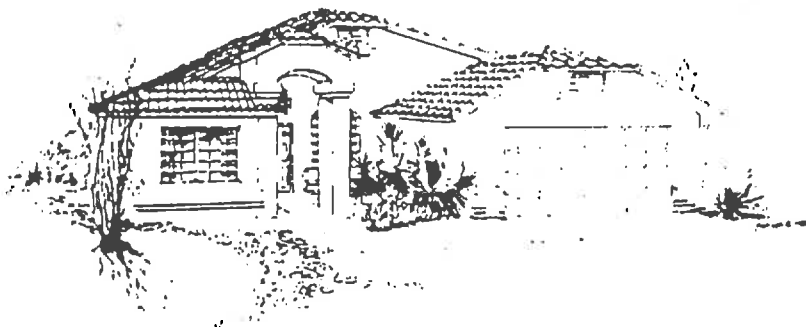
Plan



Elevation A



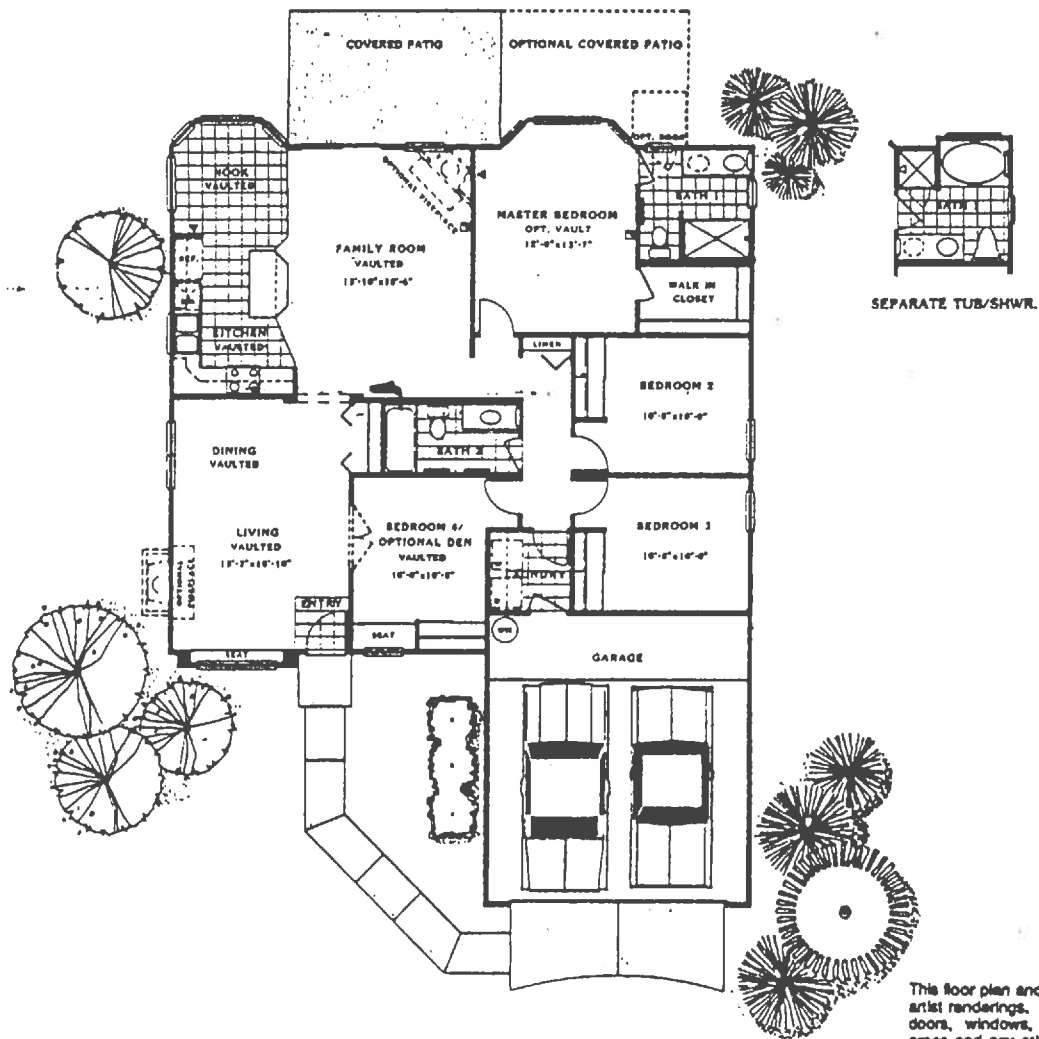
Elevation B



Elevation C

# CHEYENNE

## PLAN 842



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

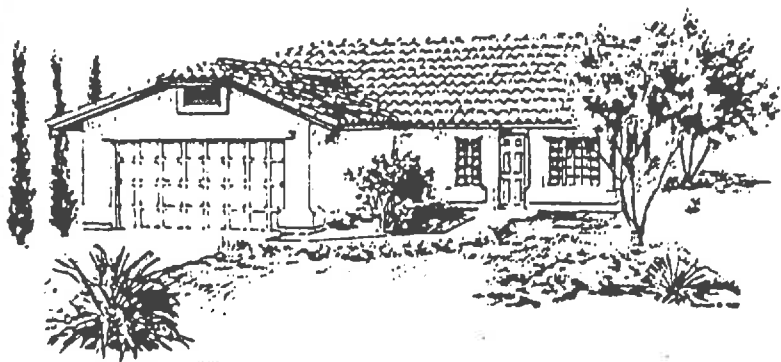
Welcome Home



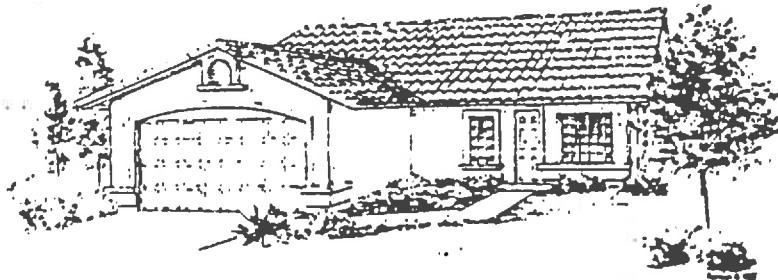
# Continental

Welcome Home

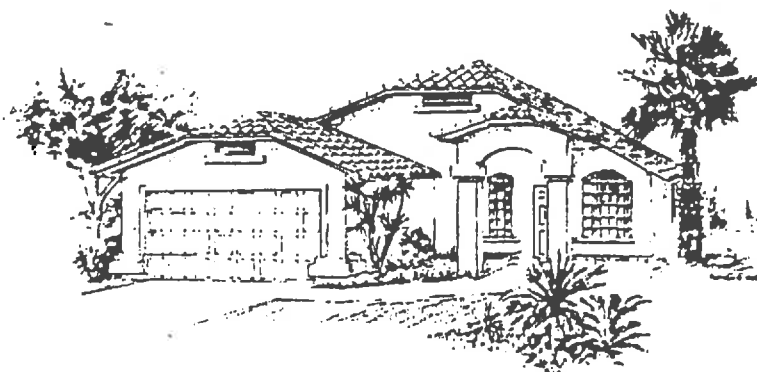
Plan 243



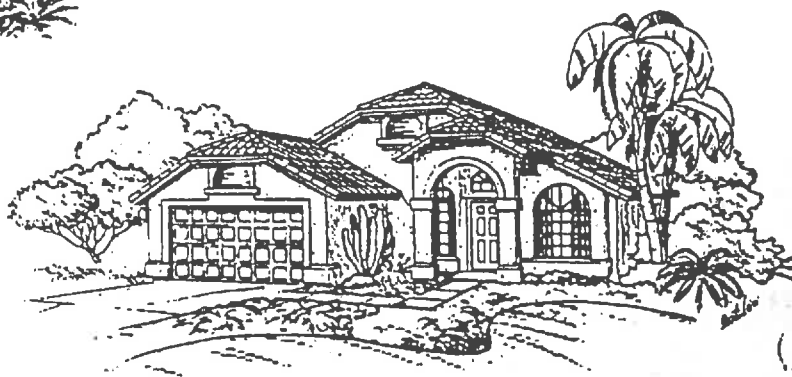
Elevation A



Elevation B



Elevation C



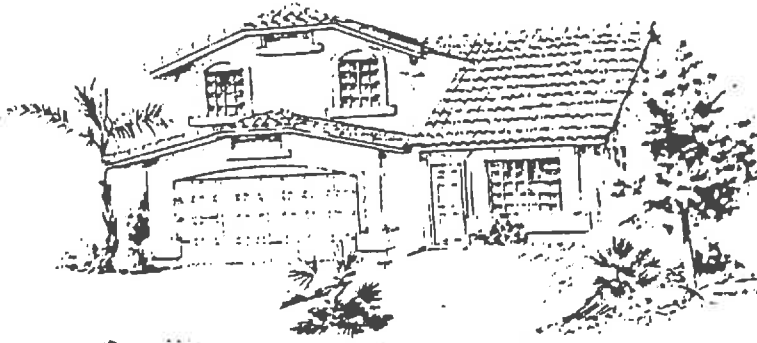
Elevation D



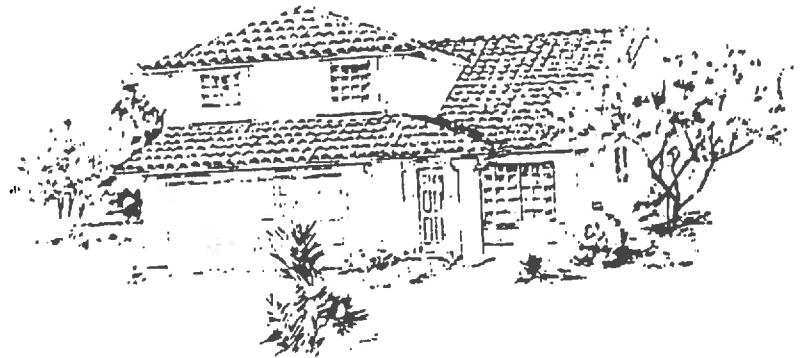
# Continental

Welcome Home

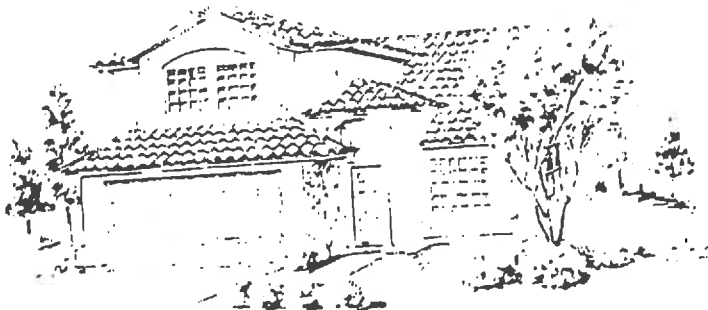
PLAN



Elevation A



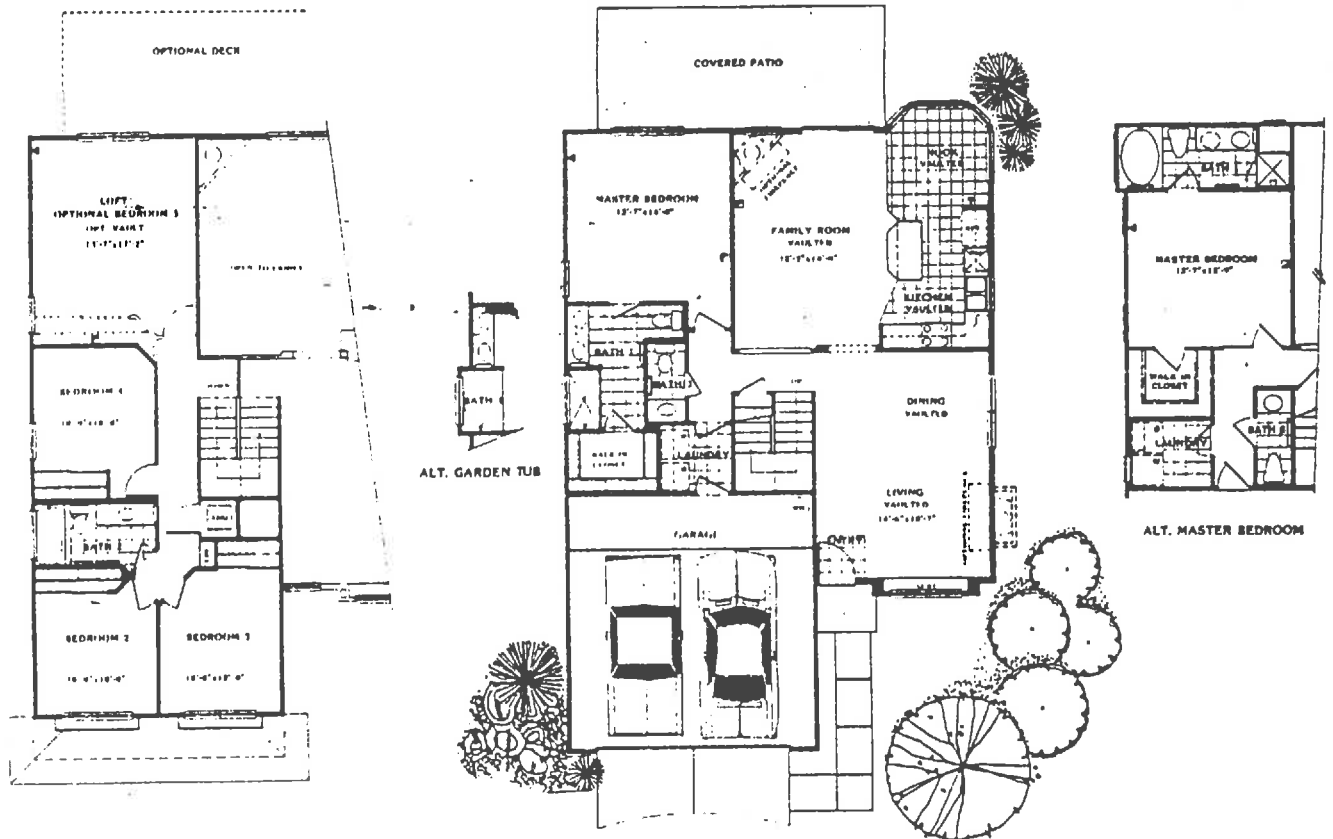
Elevation B



Elevation C

# SILVERADO

## PLAN 849X



This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

PRELIMINARY SUBJECT TO CHANGE

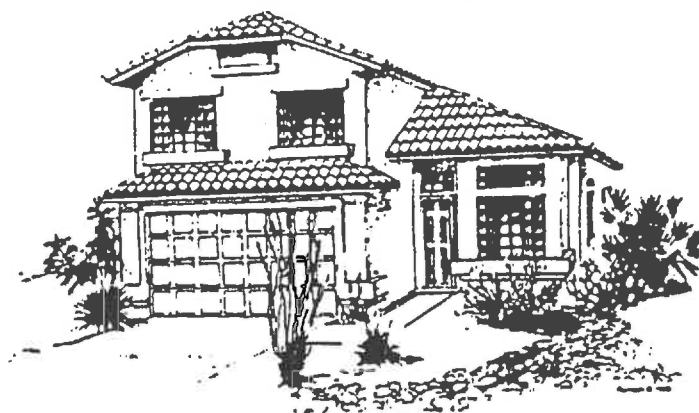
Continental  
Welcome Home

00401455

# Continental

Welcome Home

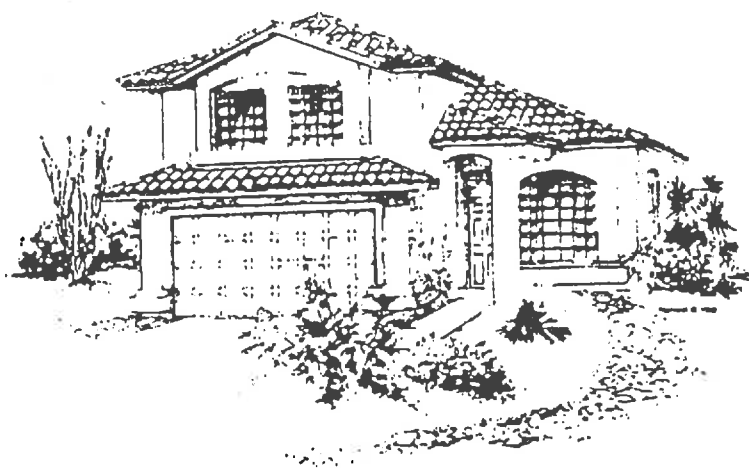
PLAN C



Elevation A



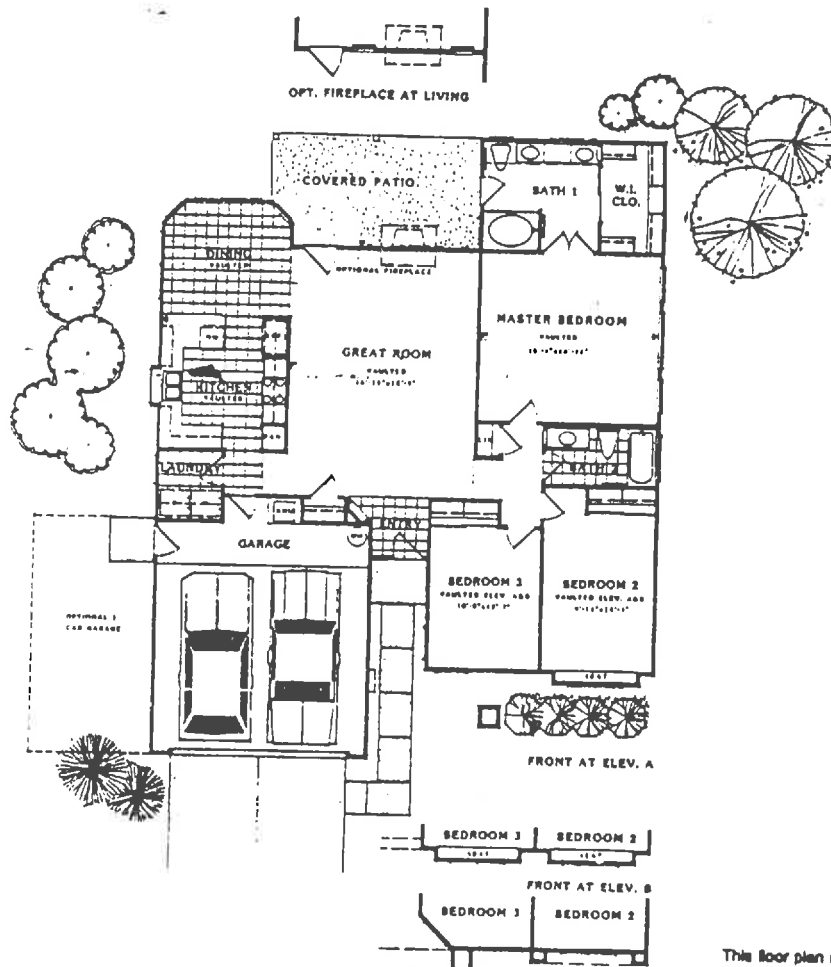
Elevation B



Elevation C

# EL DORADO

## PLAN 1631



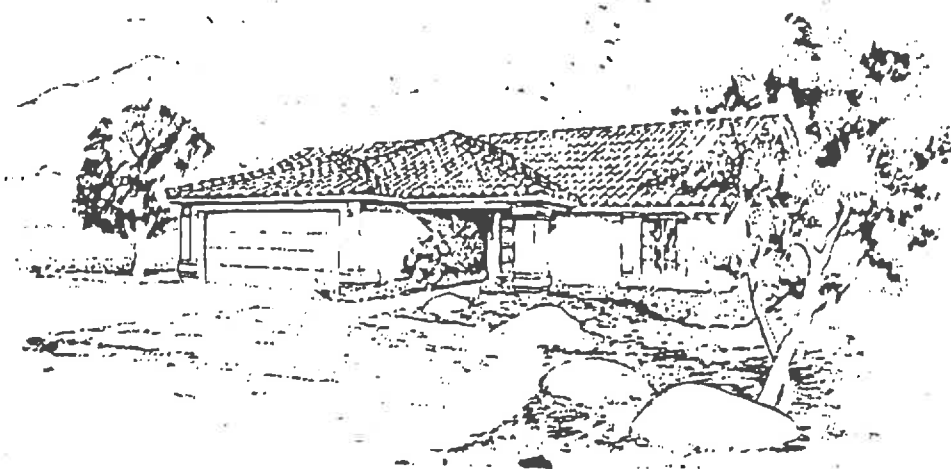
This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

Continental  
Welcome Home

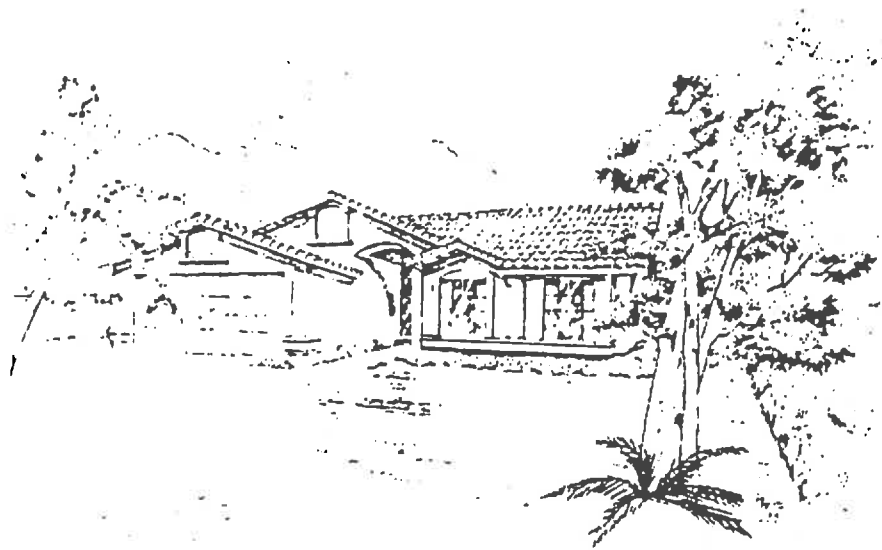
# Continental

Welcome Home

PLAN 14



Elevation A



Elevation B



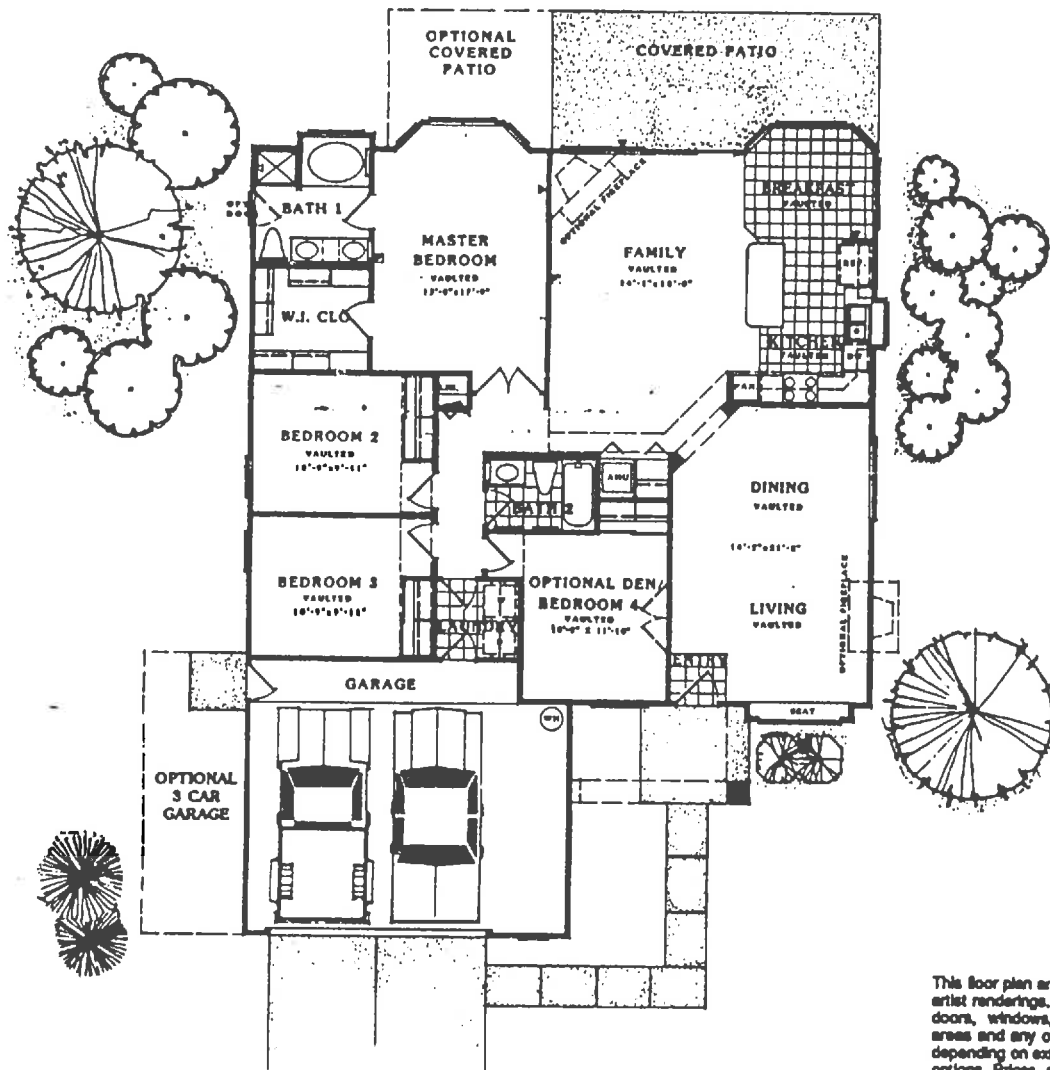
Elevation C

SHAVANO  
1M432

00401450

# STETSON

## PLAN 1642



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

Welcome Home

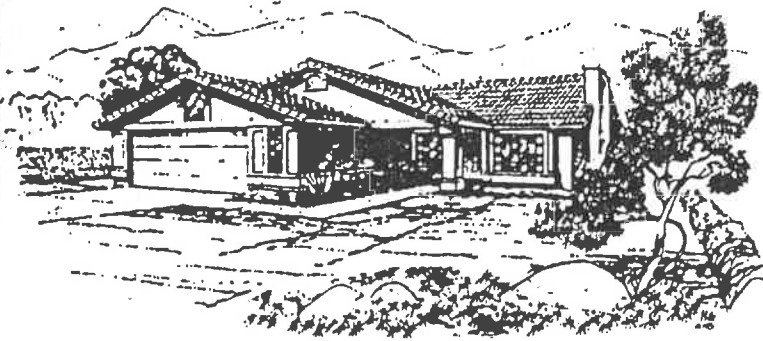


00401459

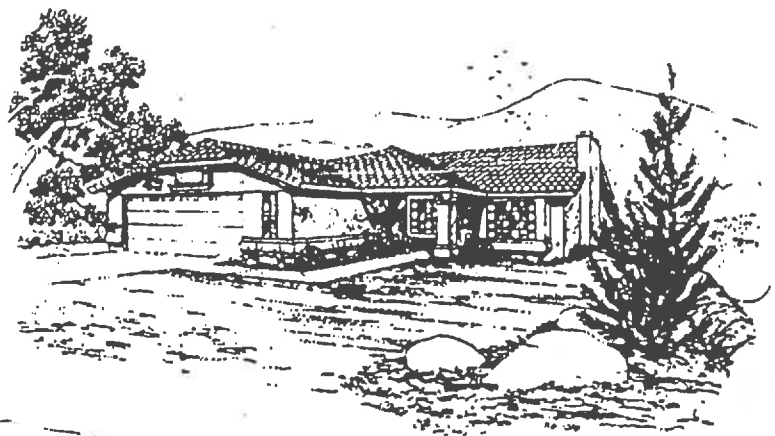
# Continental

Welcome Home

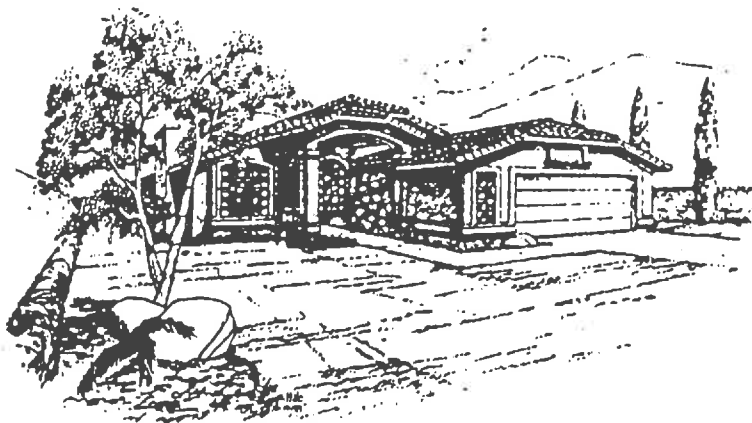
Plan 16



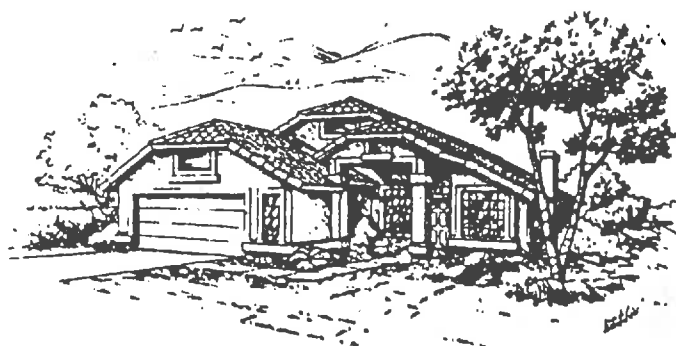
Elevation A



Elevation B



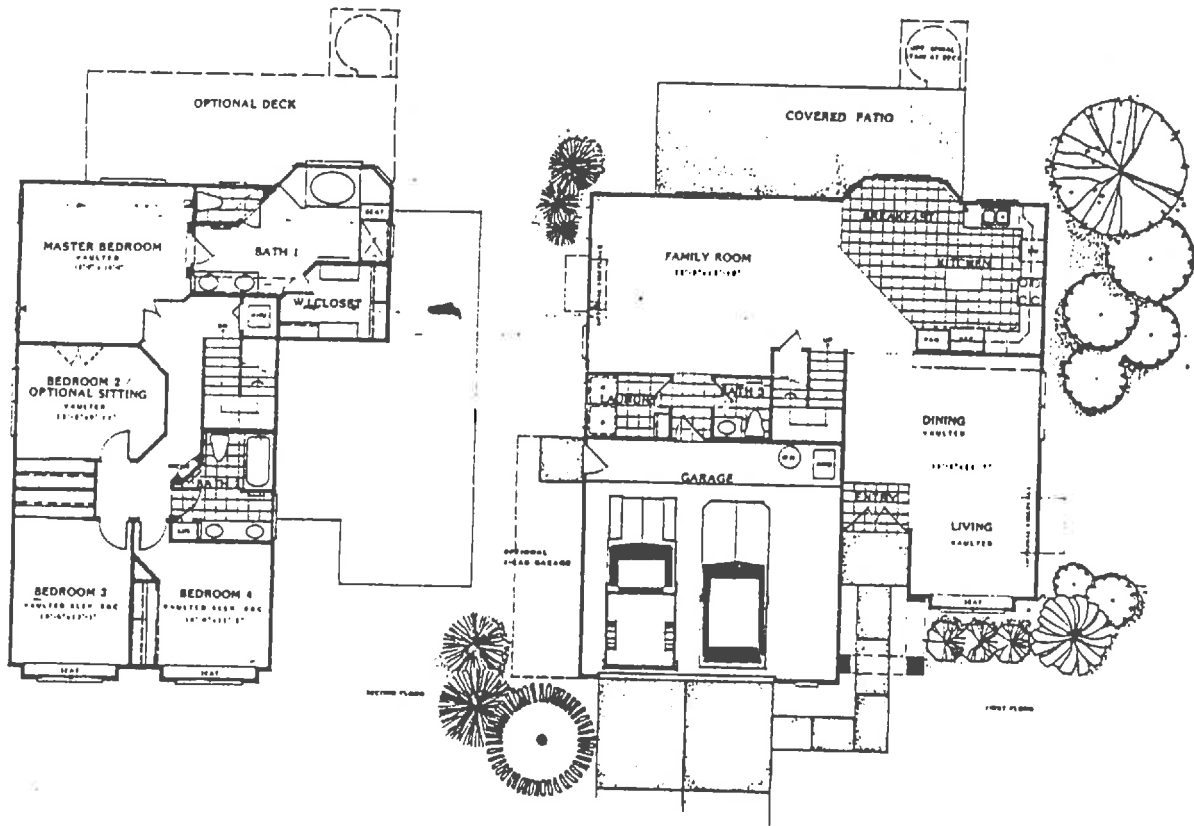
Elevation C



Elevation D

# DURANGO

## PLAN 1648



PLAN 1648

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

PRELIMINARY SUBJECT TO CHANGE

Continental  
Welcome Home

00401461

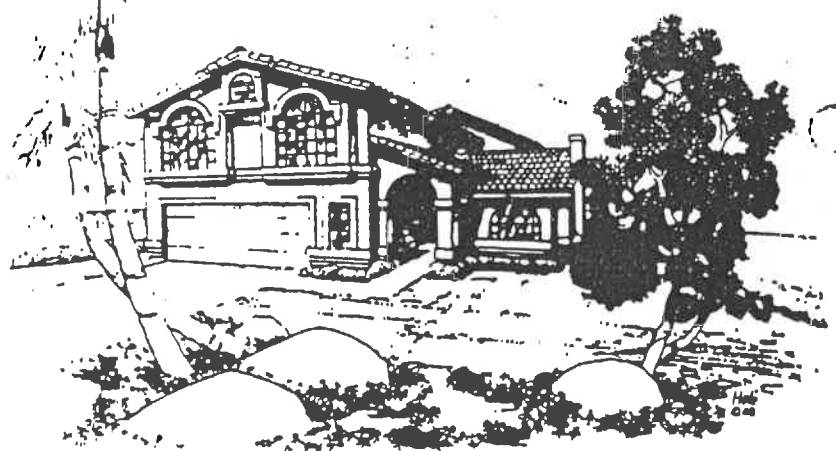
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Welcome Home

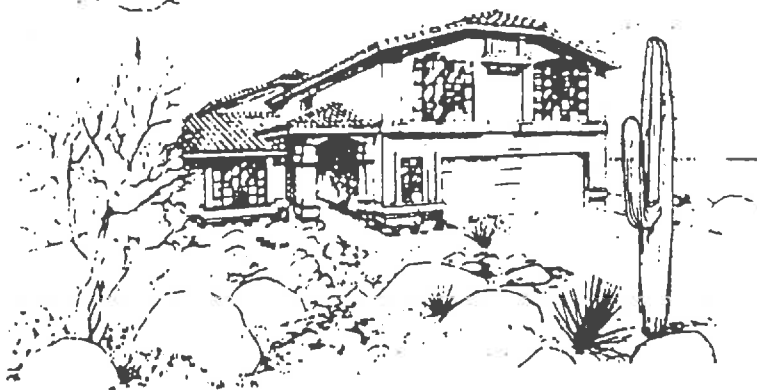
Plan 1649



Elevation A



Elevation B



Elevation C

SHAVANO  
SC7242

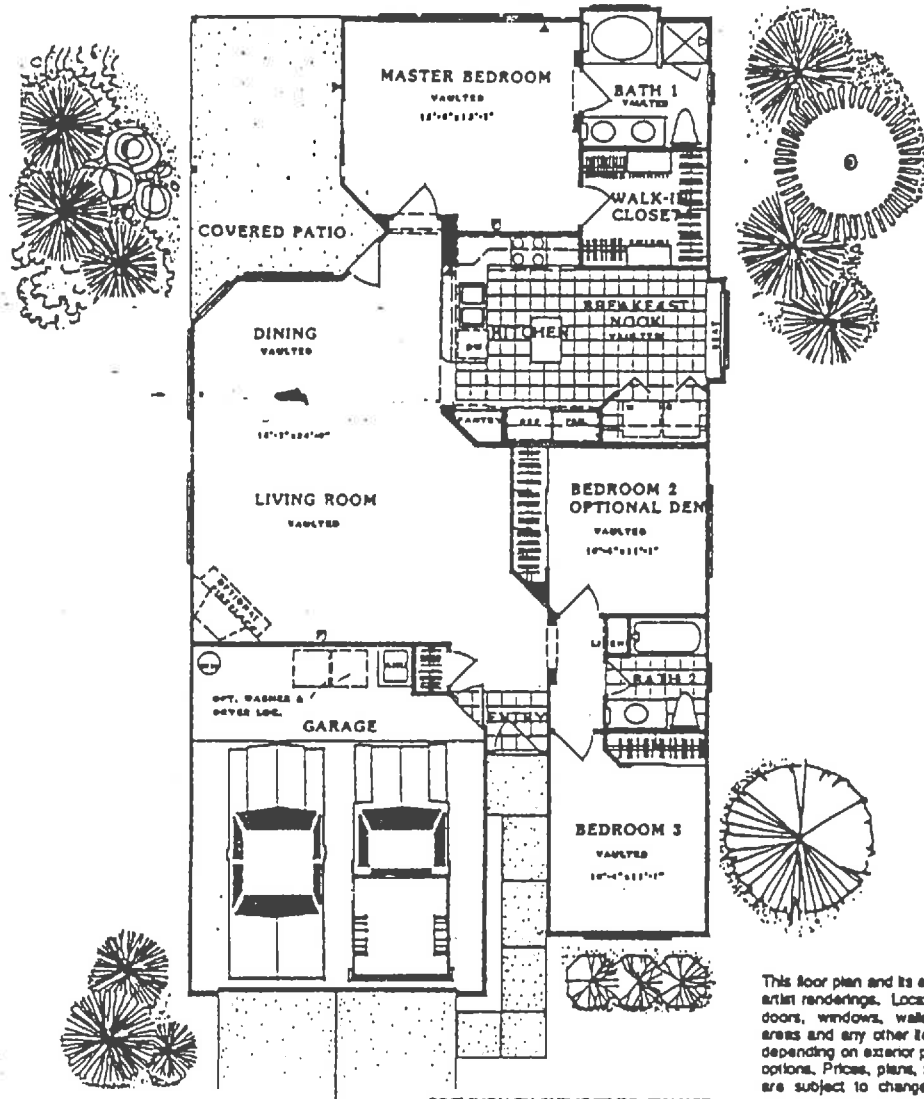
00401462

00401463

| Livable Sq. Ft.                     |       |             |              | Non-livable Sq. Ft. |        |                | Building Envelope |                        |                        |
|-------------------------------------|-------|-------------|--------------|---------------------|--------|----------------|-------------------|------------------------|------------------------|
| Plan                                | BR/BA | First Floor | Second Floor | Total               | Garage | Cov'd<br>Patio | Cov'd<br>Entry    | W x D                  | w/Cov'd<br>Patio       |
| 1030                                | 3/2   | 1322        |              | 1322                | 400    | 130            | 60                | 35' x 64'              | -                      |
| 1031                                | 3/2   | 1521        |              | 1521                | 446    | 200            | 28                | 35' x 65'              | -                      |
| 1032                                | 3/2   | 1662        |              | 1662                | 408    | 138            | 8                 | 35' x 65'              | -                      |
| 1034                                | 3/2   | 1514        |              | 1514                | 439    | 120            | 16                | 35' x 65'              | -                      |
| 1036                                | 3/2   | 1400        |              | 1400                | 429    | 131            | 39                | 35' x 62'              | -                      |
| 1039                                | 4/2½  | 1174        | 1298         | *2472               | 480    | 200            | 144               | 35' x 55'<br>37' x 55' | 35' x 65'<br>37' x 65' |
| 1042                                | 4/2   | 1960        |              | 1960                | 400    | 130            | 30                | 38' x 70'              | -                      |
| 1048                                | 4/2½  | 1038        | 1005         | 2043                | 462    | 120            | 16                | 35' x 46'              | 35' x 54'              |
| 1049                                | 5/3   | 1205        | 1164         | 2369                | 690    | 214            | 39                | 35' x 63'              | †                      |
| * Bay window + 12 s.f. w/bay window |       |             |              |                     |        |                |                   |                        |                        |

# CARLSBAD

## PLAN 1031



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

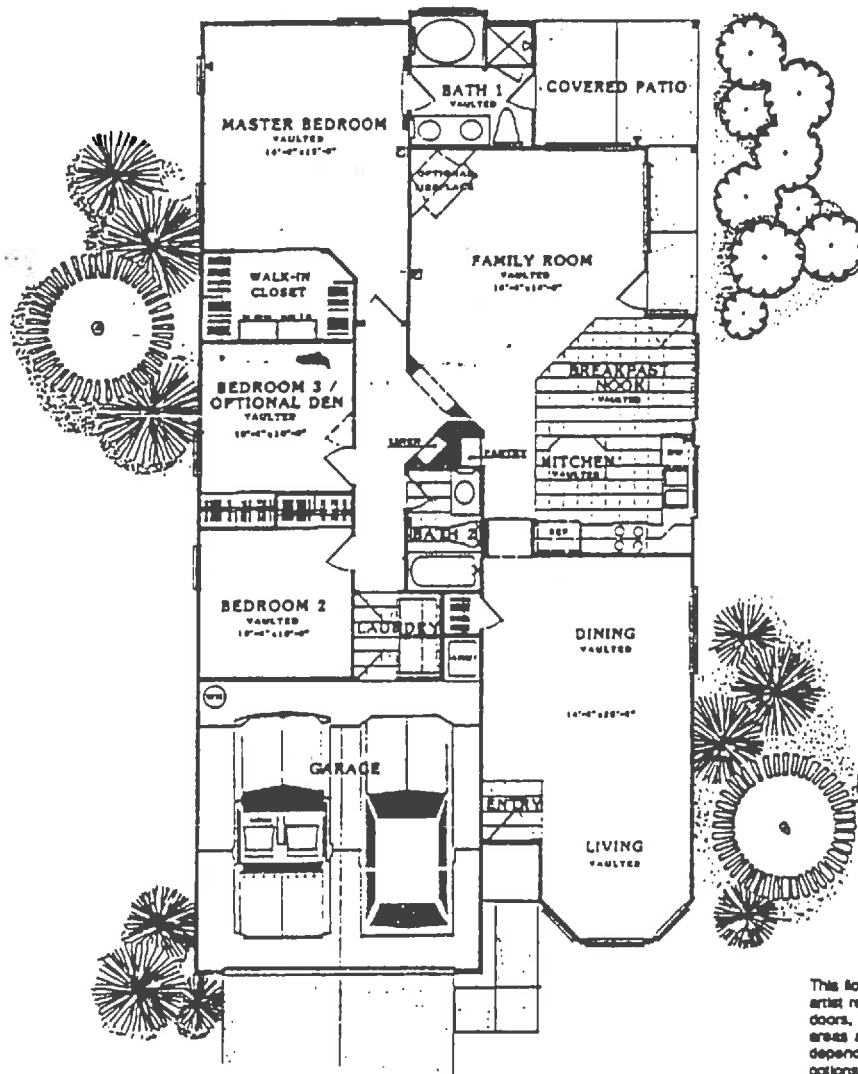
Welcome Home



8840 1964

# PAYSON

## PLAN 1032



This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

PRELIMINARY SUBJECT TO CHANGE

# Continental

Welcome Home

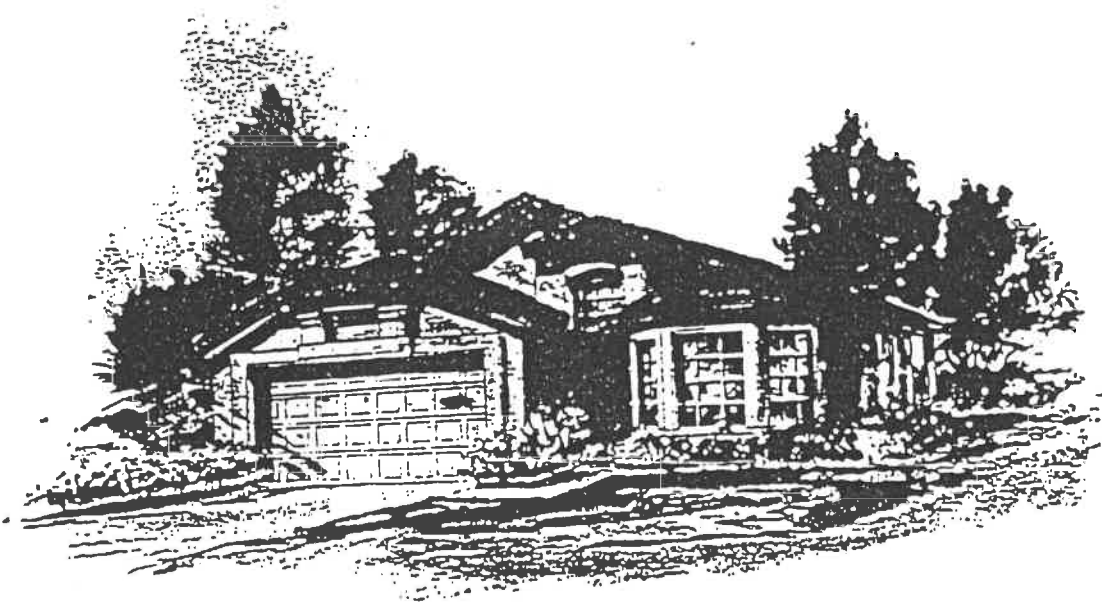


# Continental

Welcome Home

Plan 130

Elevation A



Elevation B

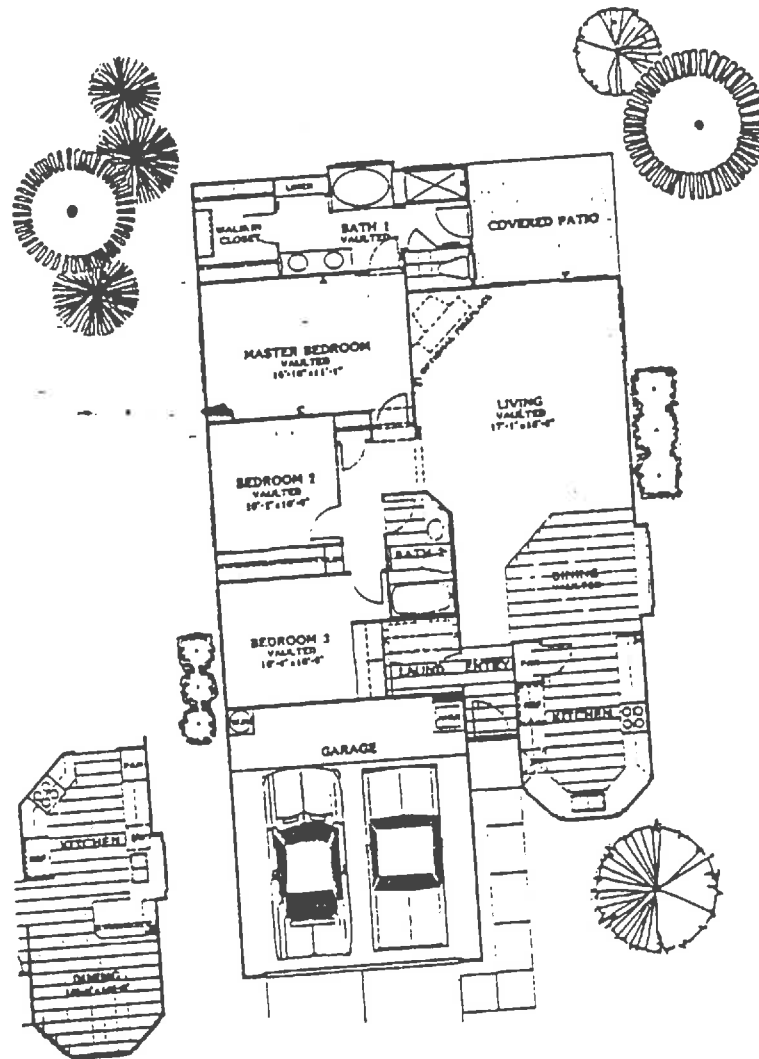


ARROWHEAD SHORES  
1M174

00401466

# SEDONA

## PLAN 1034



OPTIONAL KITCHEN PLAN

PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

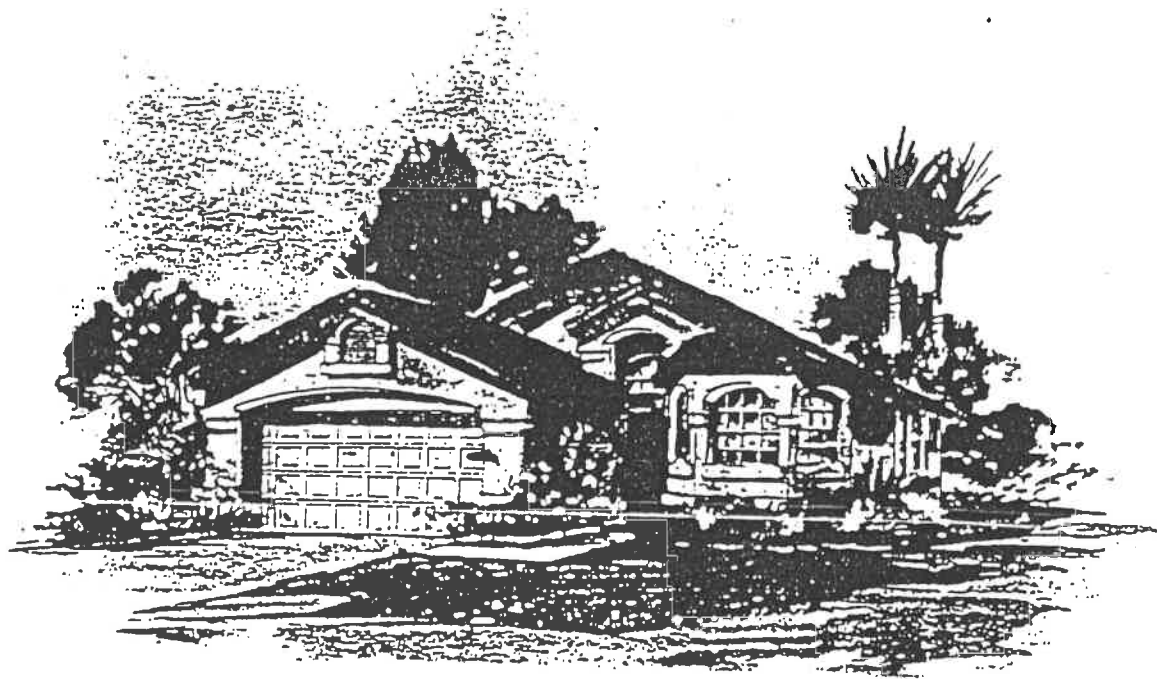
Welcome Home



# Continental

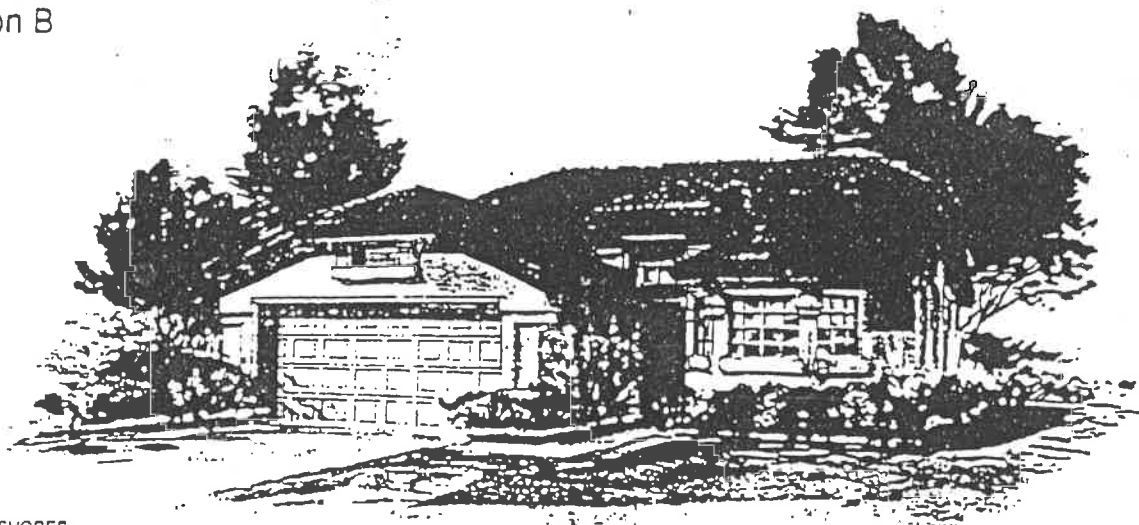
Welcome Home

Plan 1024



Elevation A

Elevation B

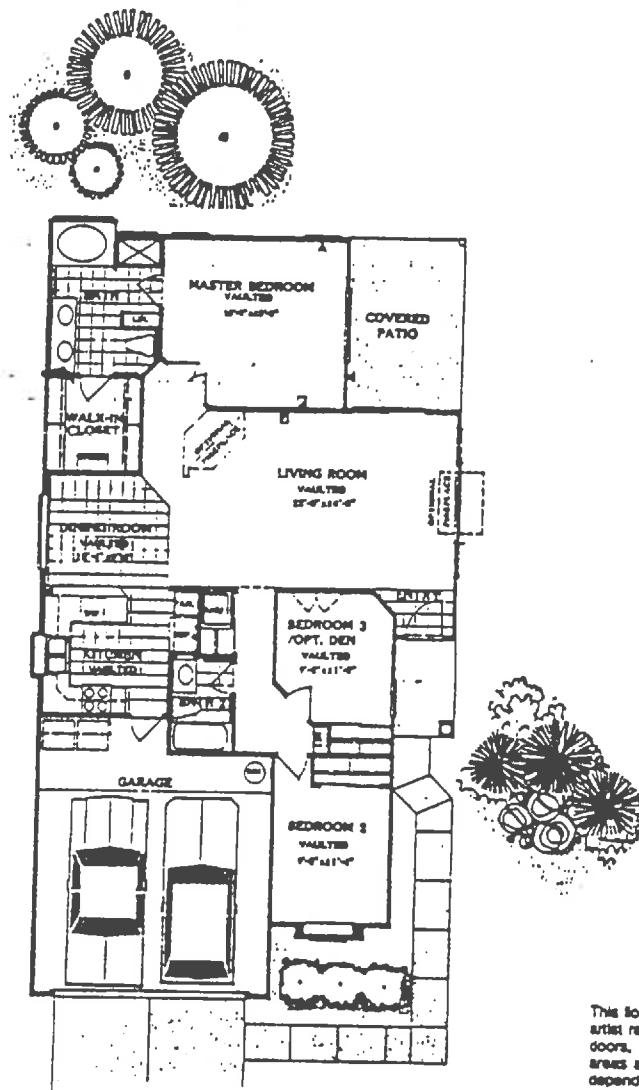


ARROWHEAD SHORES  
1M174

00401410

# JEROME

## PLAN 1036



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

Welcome Home

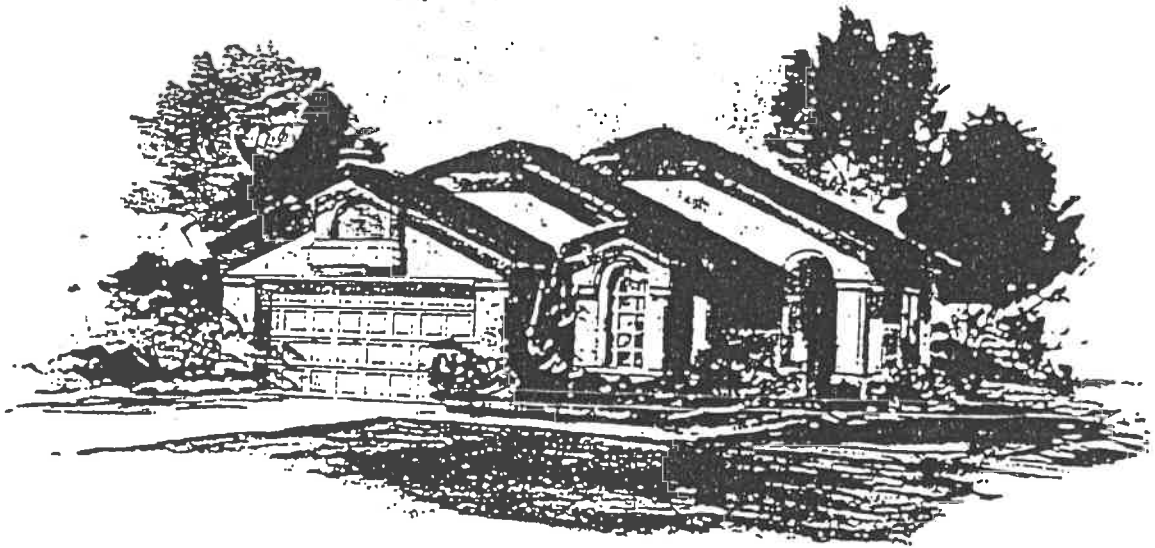


00401469

# Continental

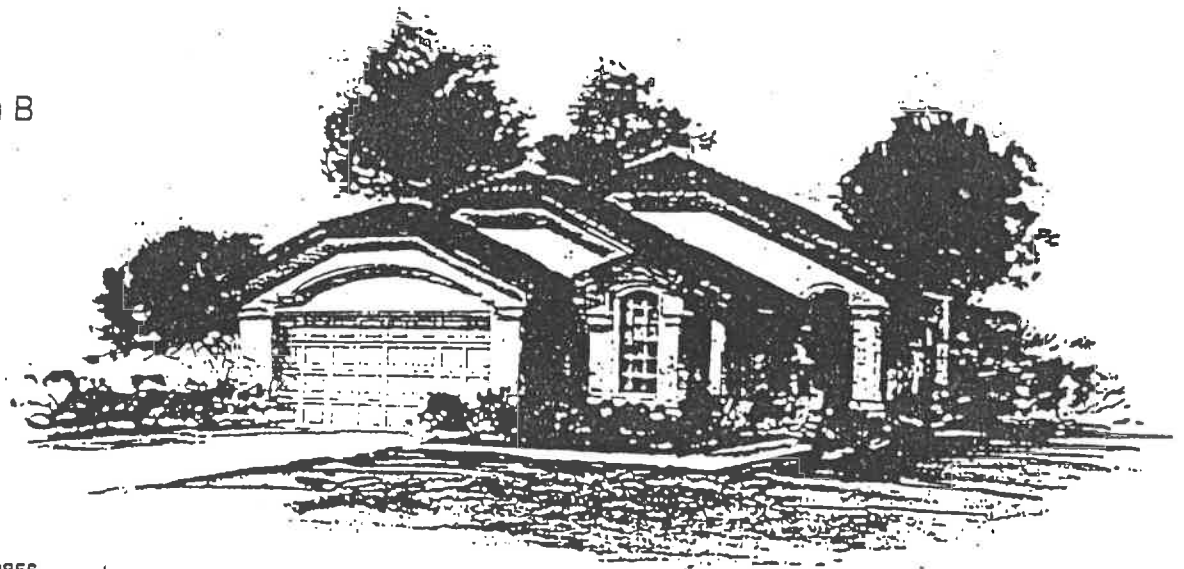
Welcome Home

Plan



Elevation

Elevation B

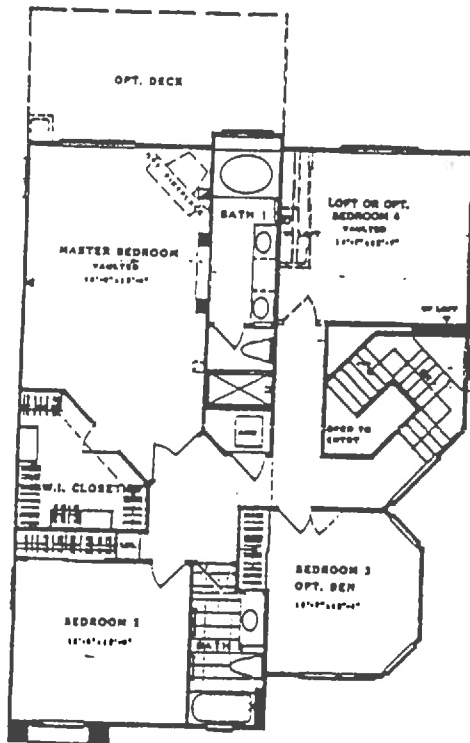


ARROWHEAD SHORES  
1M10293

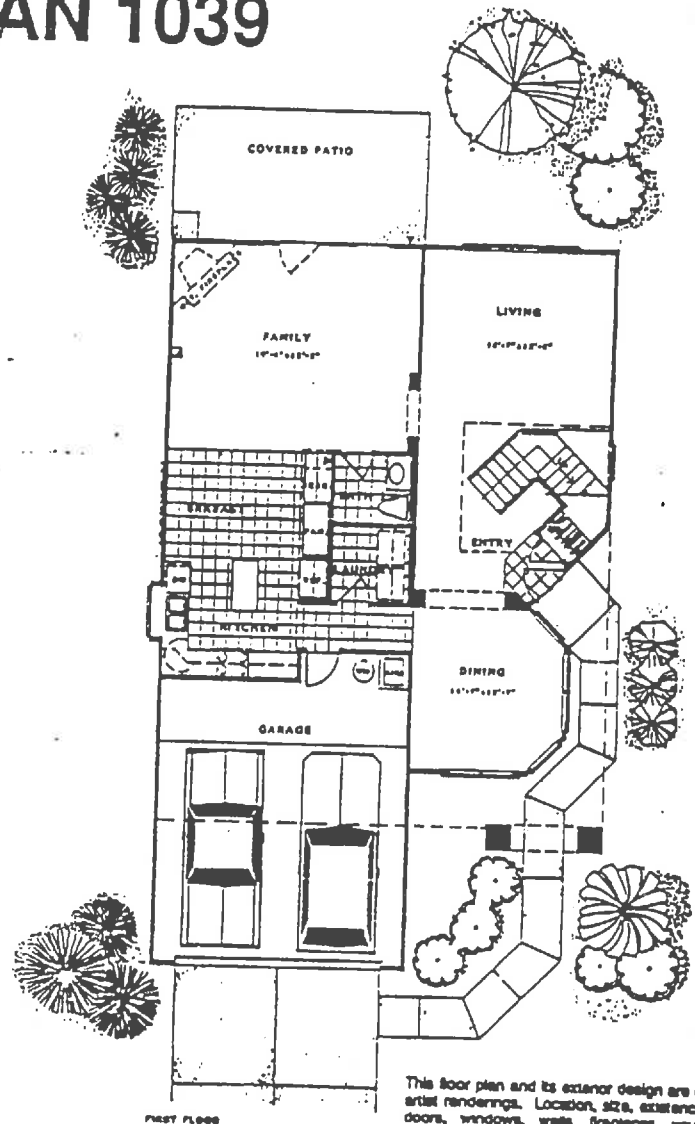
00401470

# CASA GRANDE

## PLAN 1039



SECOND FLOOR



FIRST FLOOR

PRELIMINARY SUBJECT TO CHANGE

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# Continental

Welcome Home

00401471

# Continental

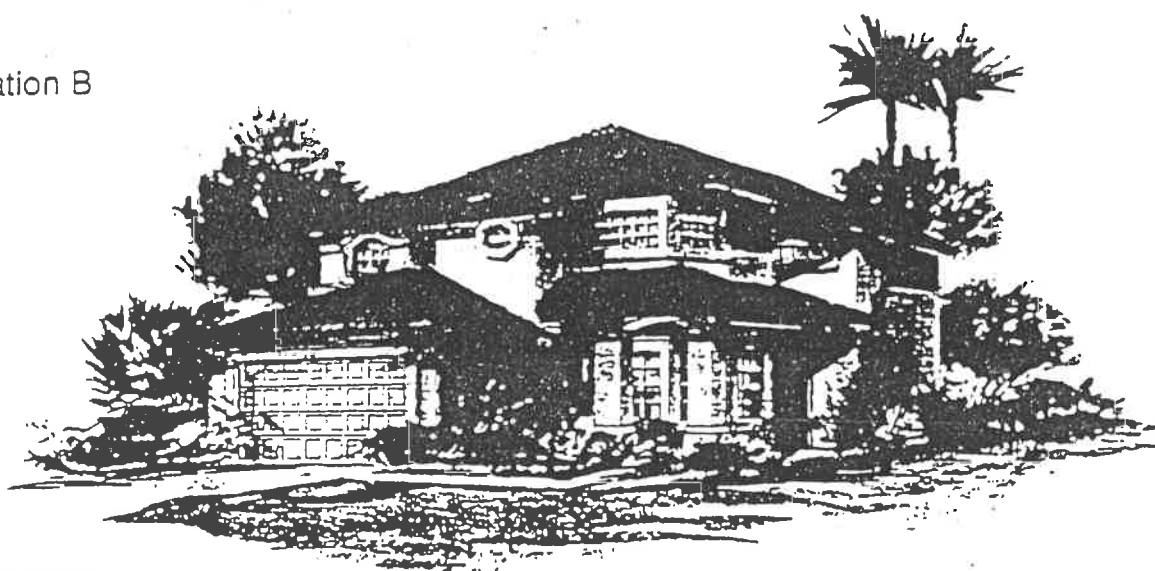
Welcome Home

Plan 1039



Elevation A

Elevation B

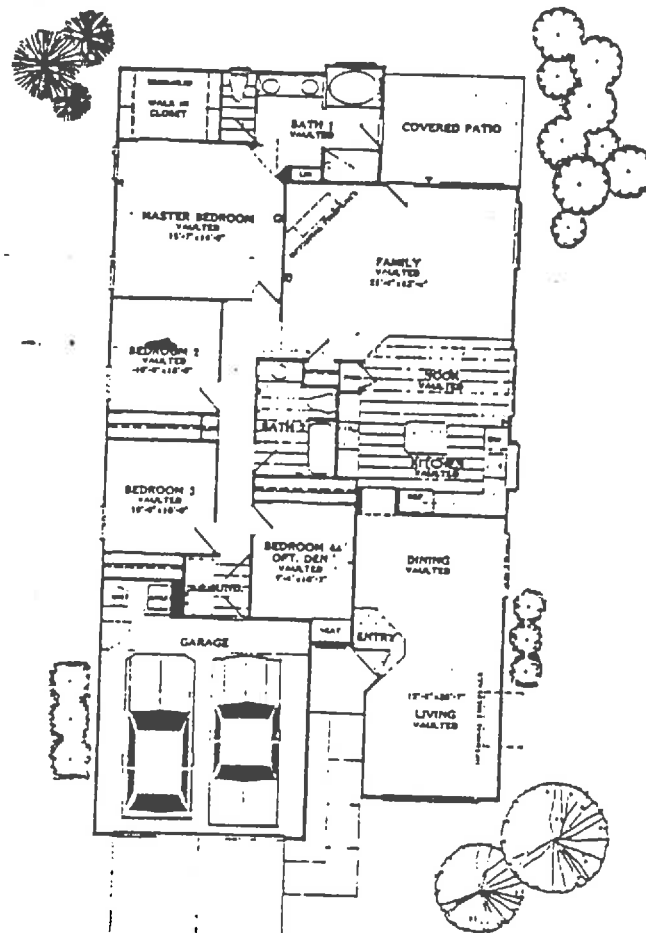


ARROWHEAD SHORES  
1M6113

00401472

# CAREFREE

## PLAN 1042



PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are artist renderings. Location, size, existence, doors, windows, walls, fireplaces, vault areas and any other item depicted may vary depending on exterior preference or choice options. Prices, plans, features and materials are subject to change without notice. Measurements are approximate.



# Continental

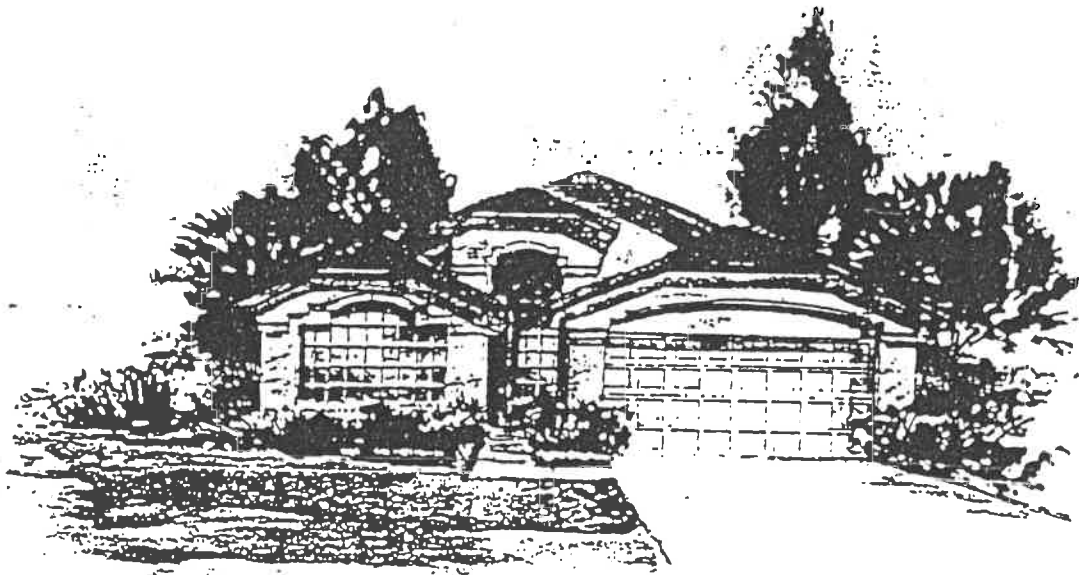
Welcome Home

00401473

# Continental

Welcome Home

Plan 104



Elevation A



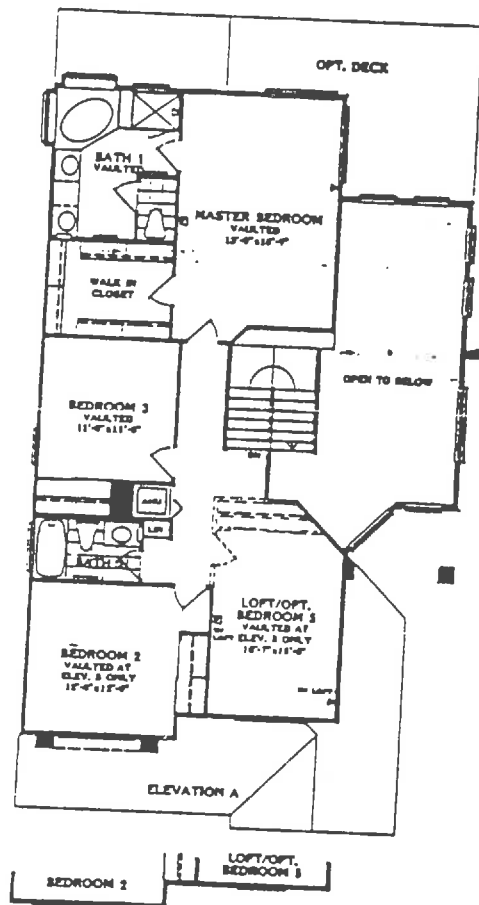
Elevation B

TIBURON • SS  
1M1284

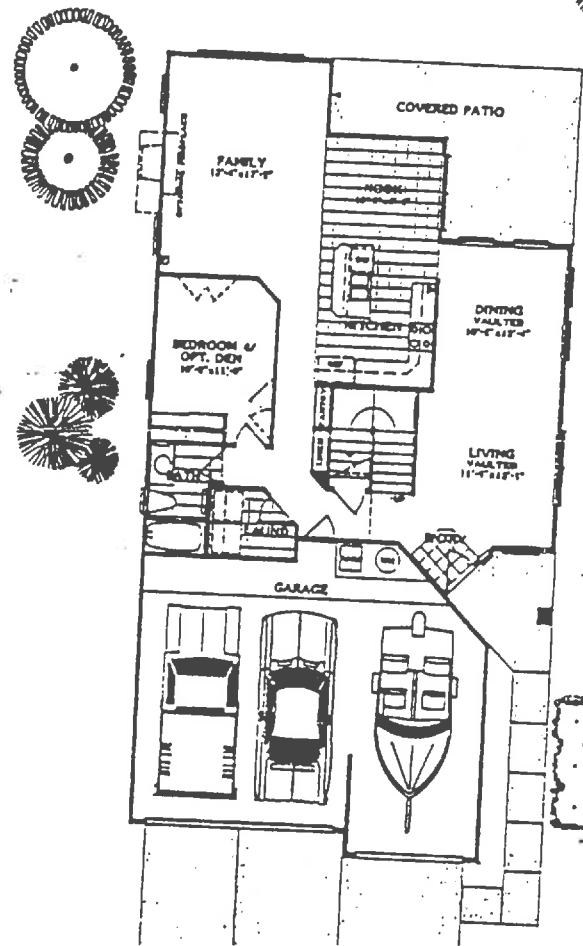
00401474

# BISBEE

## PLAN 1049



SECOND FLOOR



FIRST FLOOR

PRELIMINARY SUBJECT TO CHANGE

This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

# Continental

Welcome Home



00401475

# Continental

Welcome Home

Plan 1045



Elevation A



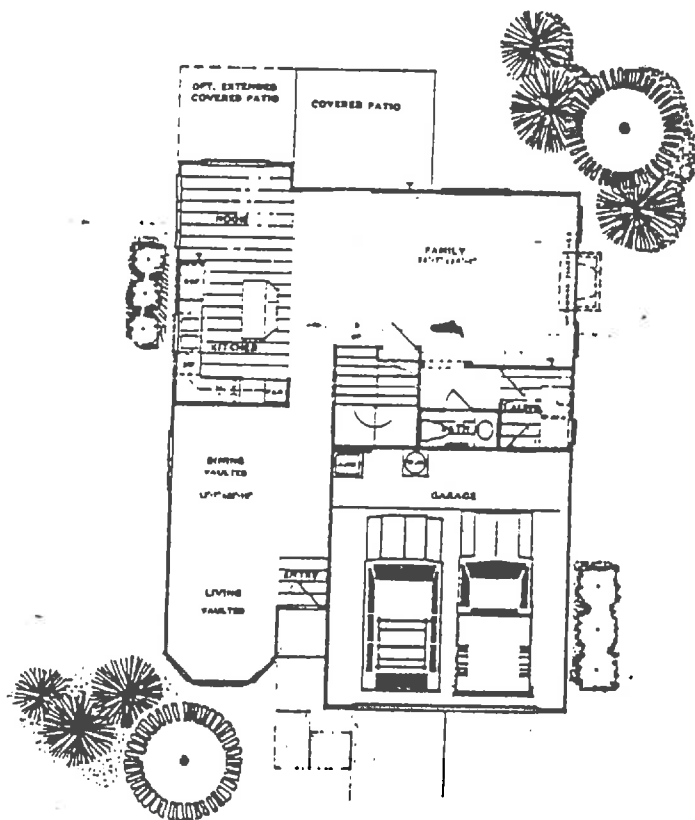
Elevation B

ARROWHEAD SHORES  
1M573

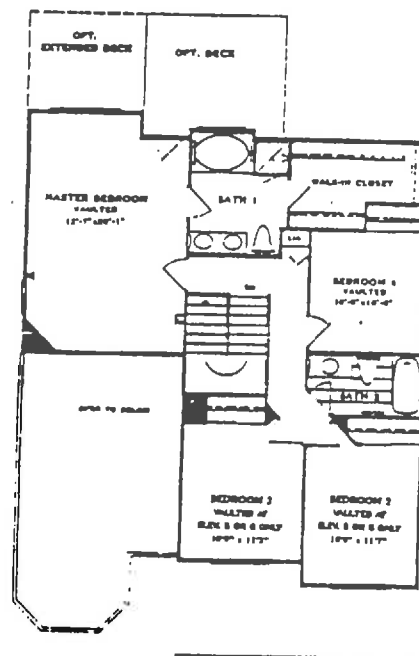
00401476

# PRESCOTT

## PLAN 1048



FIRST FLOOR



SECOND FLOOR

PRELIMINARY SUBJECT TO CHANGE

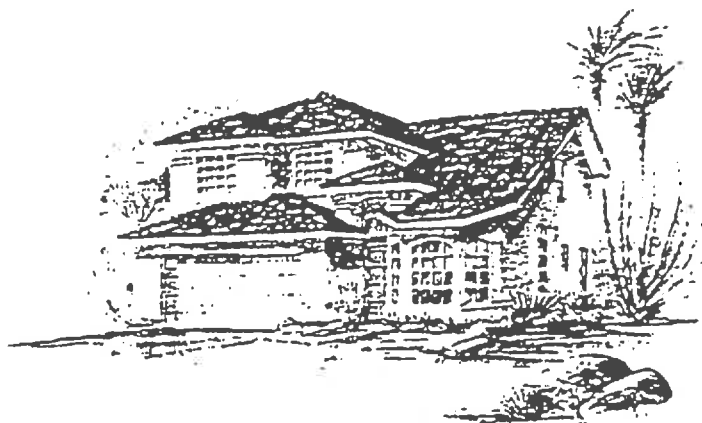
This floor plan and its exterior design are only artist renderings. Location, size, existence of doors, windows, walls, fireplaces, vaulted areas and any other item depicted may vary depending on exterior preference or choice of options. Prices, plans, features and materials are subject to change without notice. All measurements are approximate.

Continental  
Welcome Home

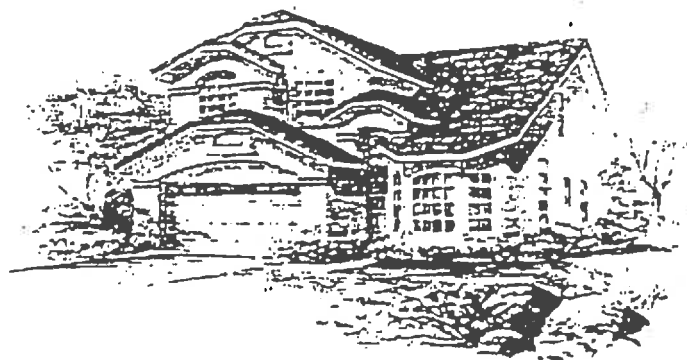
# Continental

Welcome Home

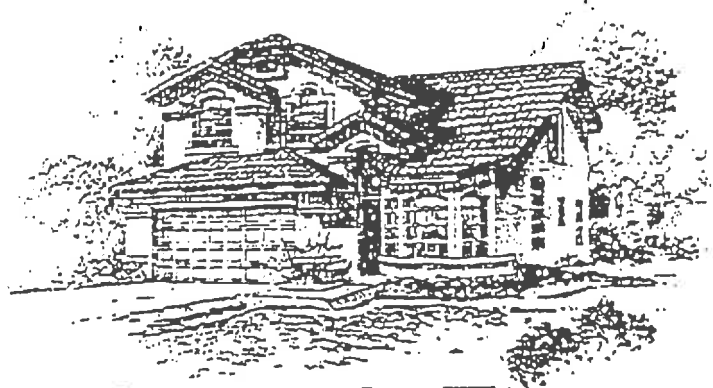
Plan 1048



Elevation A



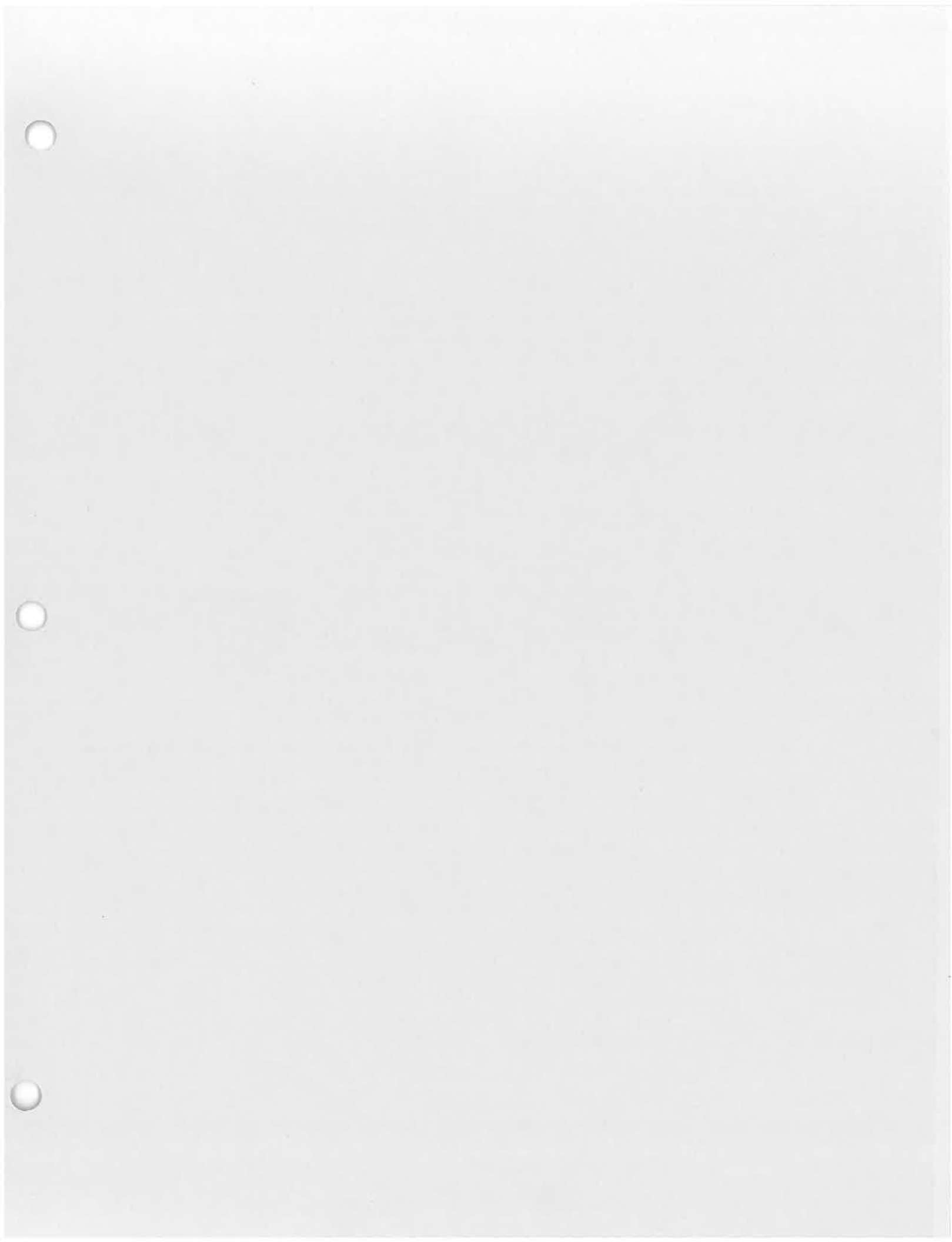
Elevation B



Elevation G

CORTEZ • SR  
3114

00401478



March 20, 1996

Continental Homes, Inc.  
7001 North Scottsdale Road, Suite 2050  
Scottsdale, Arizona 85253  
Post Office Box 60010  
Phoenix, Arizona 85082-0010  
(602) 483-0006

Mr. Jon Froke  
Senior Planner  
City of Glendale  
5850 West Glendale Ave.  
Glendale, Arizona 85301

Re: Highlands @ Arrowhead Ranch

Dear Jon:

Per our telephone conversation; all plans will comply with the following zoning stipulations:

- A. Window popouts on each second-story window on rear elevations.
- B. Patio covers shall include a tile roof or parapet wall.

We will use 2" X 6" foam popouts on second story windows on rear elevations which do not already have architectural treatment. All patio covers, which will be standard, will have stuccoed columns with stuccoed parapet walls.

If you should have any questions or need additional information, please call me at 483-0006.

Sincerely,

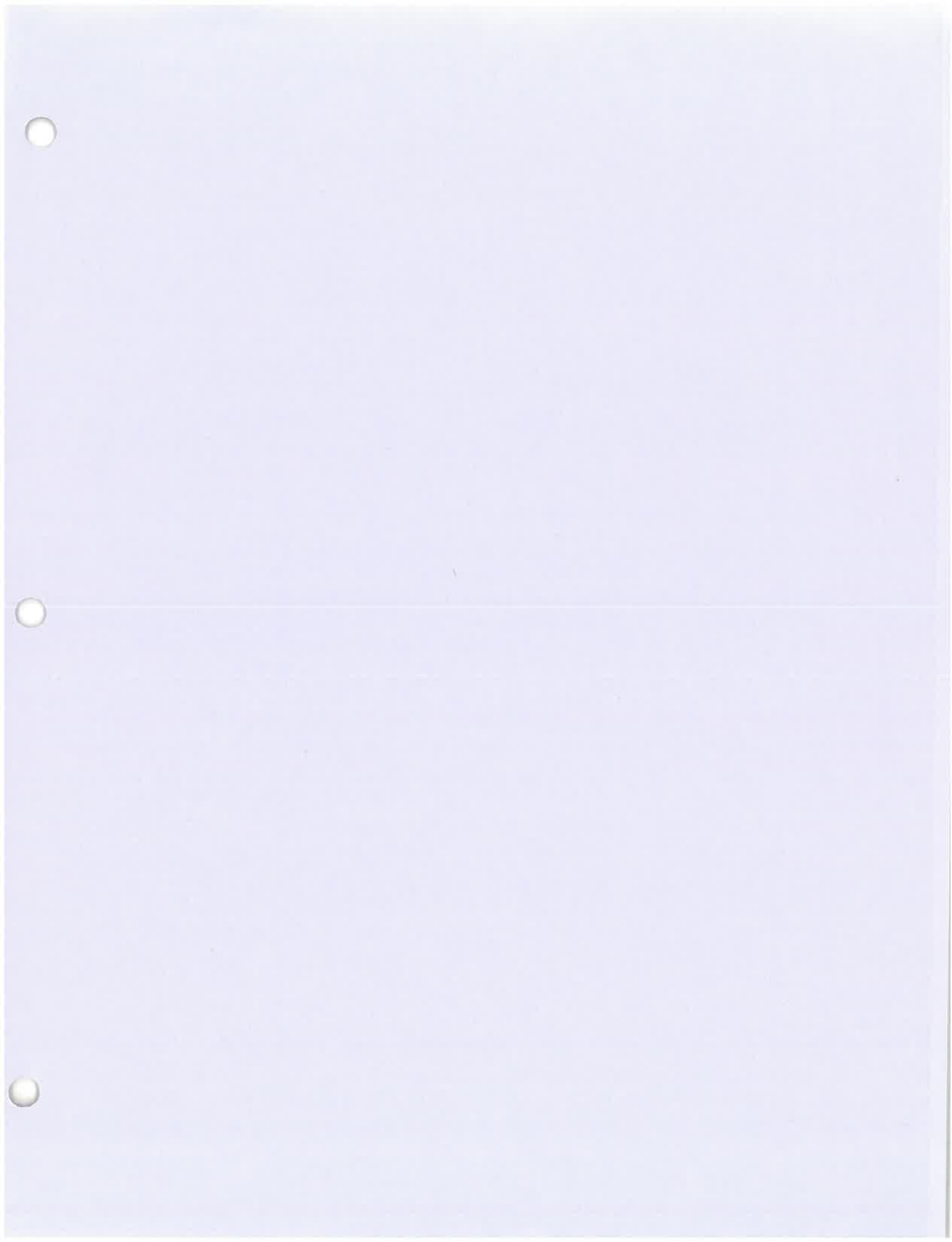
CONTINENTAL HOMES, INC.



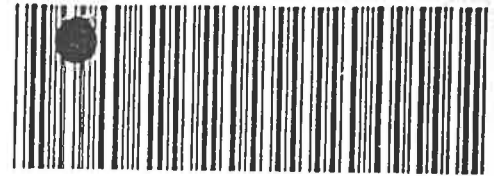
Steve Curtis  
Architectural Designer

SC/mlp

cc: Pam Wertz  
John Gitzen



Jon  
When recorded, mail to:  
City Clerk  
5850 W. Glendale Ave.  
Glendale, AZ 85301



OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
96-0158859 03/08/96 03:31

FRANK 3 OF 3

### WARRANTY DEED

For the consideration of Ten Dollars (\$10) and other valuable considerations, I or We, Thomas J. O'Brien, Bishop of the Roman Catholic Church of the Diocese of Phoenix, a corporation sole, as owner(s), do hereby convey to the City of Glendale, an Arizona municipal corporation, all rights, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See attached Exhibit "A"

And I, or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of Record, or as above set forth, if any.

Dated this 27<sup>th</sup> day of February, 1996.

Thomas J. O'Brien  
Thomas J. O'Brien  
Bishop of the Roman Catholic Church of the  
Diocese of Phoenix, a corporation sole

2/27/96

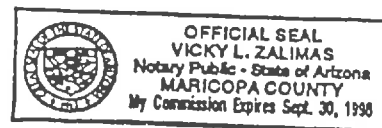
Exempt Pursuant to A.R.S. § 42-1614 (A)(3)

STATE OF ARIZONA     )  
                                      )ss  
County of Maricopa     )

This instrument was acknowledged before me this 27<sup>th</sup> day of February, 1996  
by THOMAS J. O'BRIEN

Vicky L. Zalimas  
Notary Public

My commission expires: 9/30/98



February 15, 1996

LEGAL DESCRIPTION FOR  
HIGHLANDS AT ARROWHEAD RANCH  
UTOPIA RIGHT-OF-WAY  
CHURCH PROPERTY

That part of the East Half of Section 30, Township 4 North, Range 2 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the East Quarter Corner of said Section 30;

Thence South  $01^{\circ}23'10''$  East, along the East line of the Southeast quarter of said Section 30, a distance of 34.85 feet;

Thence South  $88^{\circ}36'50''$  West, departing said East line, a distance of 65.00 feet to a point on the Westerly right-of-way line of "59th Avenue", as recorded in Book 13 of Road Maps, Page 67 and Docket 3312, Page 116, Maricopa County Records, said line being parallel with and 65.00 feet Westerly, as measured at right angles from the East line of the Southeast Quarter of said Section 30;

Thence South  $44^{\circ}42'14''$  West, departing said Westerly right-of-way line, a distance of 20.81 feet to a point on a 460.00 foot radius non-tangent curve, whose center bears North  $01^{\circ}43'41''$  East;

Thence Northwesterly, along said curve, through a central angle of  $14^{\circ}49'41''$ , a distance of 119.05 feet;

Thence North  $73^{\circ}26'38''$  West, a distance of 104.48 feet to a point on the East-West mid-section line of said Section 30;

Thence South  $89^{\circ}06'21''$  West, departing said East-West mid-section line, a distance of 208.03 feet;

Thence South  $89^{\circ}20'48''$  West, a distance of 1,274.37 feet to the True Point of Beginning;

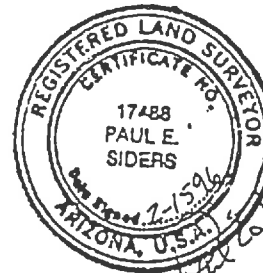
Thence continuing South  $89^{\circ}20'48''$  West, a distance of 332.41 feet to a point on a 1,040.00 foot radius non-tangent curve, whose center bears South  $16^{\circ}35'45''$  East;

Thence Northeasterly, along said curve, through a central angle of  $15^{\circ}56'33''$ , a distance of 289.38 feet;

Thence North  $89^{\circ}20'48''$  East, a distance of 46.75 feet;

Thence South  $00^{\circ}39'12''$  East, a distance of 40.00 feet to the True Point of Beginning.

Containing 0.218 Acres more or less.



# EXHIBIT TO ACCOMPANY LEGAL HIGHLANDS AT ARROWHEAD RANCH UTOPIA ROAD RIGHT-OF-WAY CHURCH PROPERTY

E. 1/2 SEC. 30  
T. 4N. R. 2E.

STEPHENS  
PROPERTY

UTOPIA ROAD

E. 1/4 COR.  
SEC. 30  
T. 4N. R. 2E.

SCALE: 1" = 300'



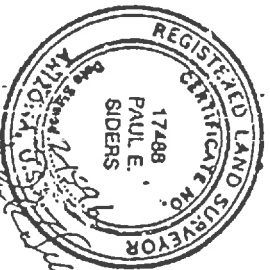
CHURCH  
PROPERTY

T.P.O.B.

PARCEL E

E. LINE  
SE. 1/4  
SEC. 30

59TH AVENUE



HIGHLANDS AT ARROWHEAD RANCH  
UTOPIA ROAD R.O.W.  
CHURCH PROPERTY

COE & VAN LOO  
4550 NORTH 12TH STREET  
DATE FEB. 15, 1998

450158858

00401403

960158859

+

950097\LAND\EHCH63RW.DGN

PLOT DATE: 2/15/96

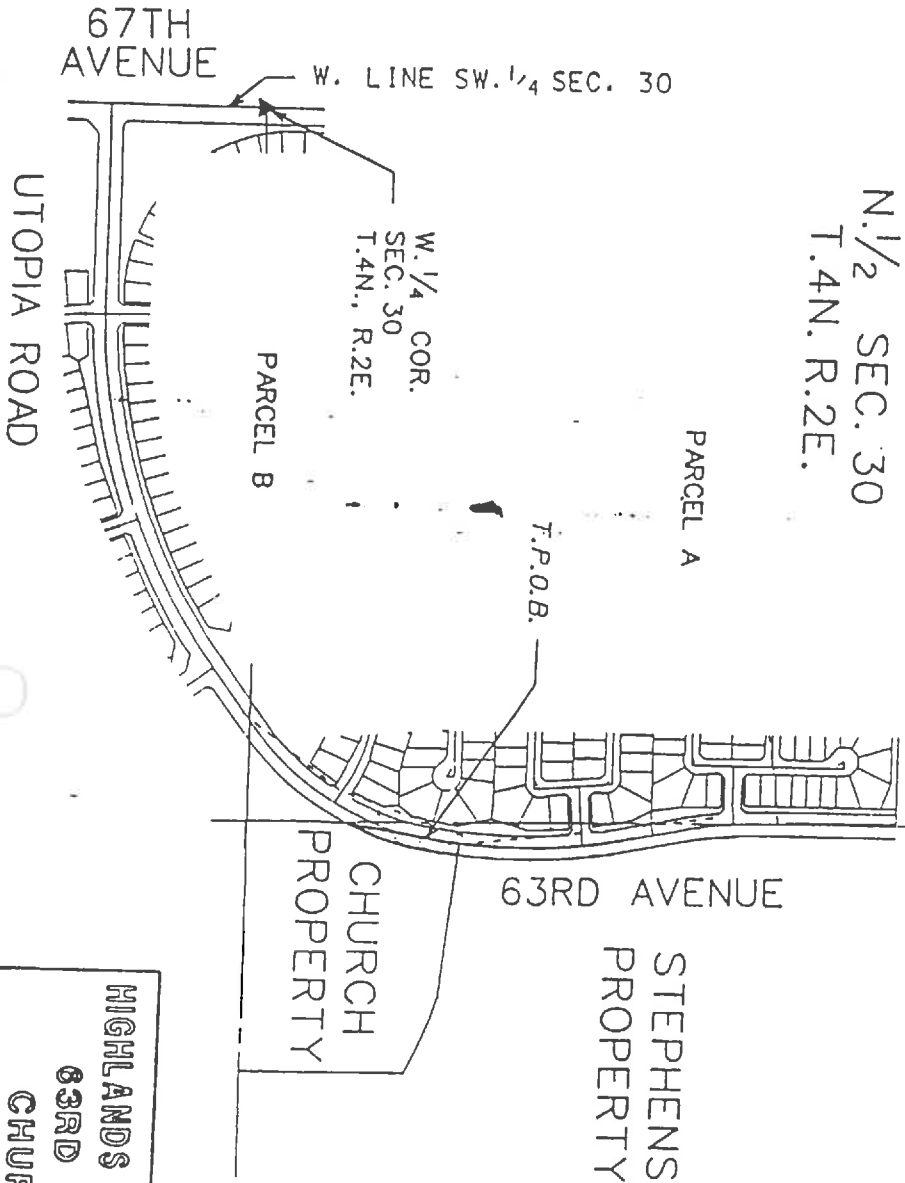


EXHIBIT TO ACCOMPANY LEGAL  
HIGHLANDS AT ARROWHEAD RANCH  
63RD AVENUE RIGHT-OF-WAY  
CHURCH PROPERTY

SCALE: 1" = 600'



HIGHLANDS AT ARROWHEAD RANCH  
63RD AVENUE R.O.W.  
CHURCH PROPERTY

00401484

## Arrowhead Ranch Effluent Reuse & Storage System

- distribution line

S. side of Beardsley 63<sup>rd</sup> to 67<sup>th</sup>  
to Utopia & 63<sup>rd</sup>

- Water land w/ reclaimed water

1981 = original concept

[1979 zone change  
- ~~Paloma~~ Talley / Jemolles

Use treated water to irrigate golf courses, green belts, & parks

1982 zoning Expired & City renegotiated

1982 Renegotiated

- ~~Talley~~ Paloma

- Paloma must pay the cost of effluent sold to them

- City construct \$10M improvements

1982<sup>2</sup> 10-yr extension

- Utility System Master Plan 1982 pg 27  
Use effluent for golf course, parks,  
& other green area irrigation.

1988 Amendment to the 1983 Agreement

13,641 unit density Cap

~~FAR 53~~ Section 30

