

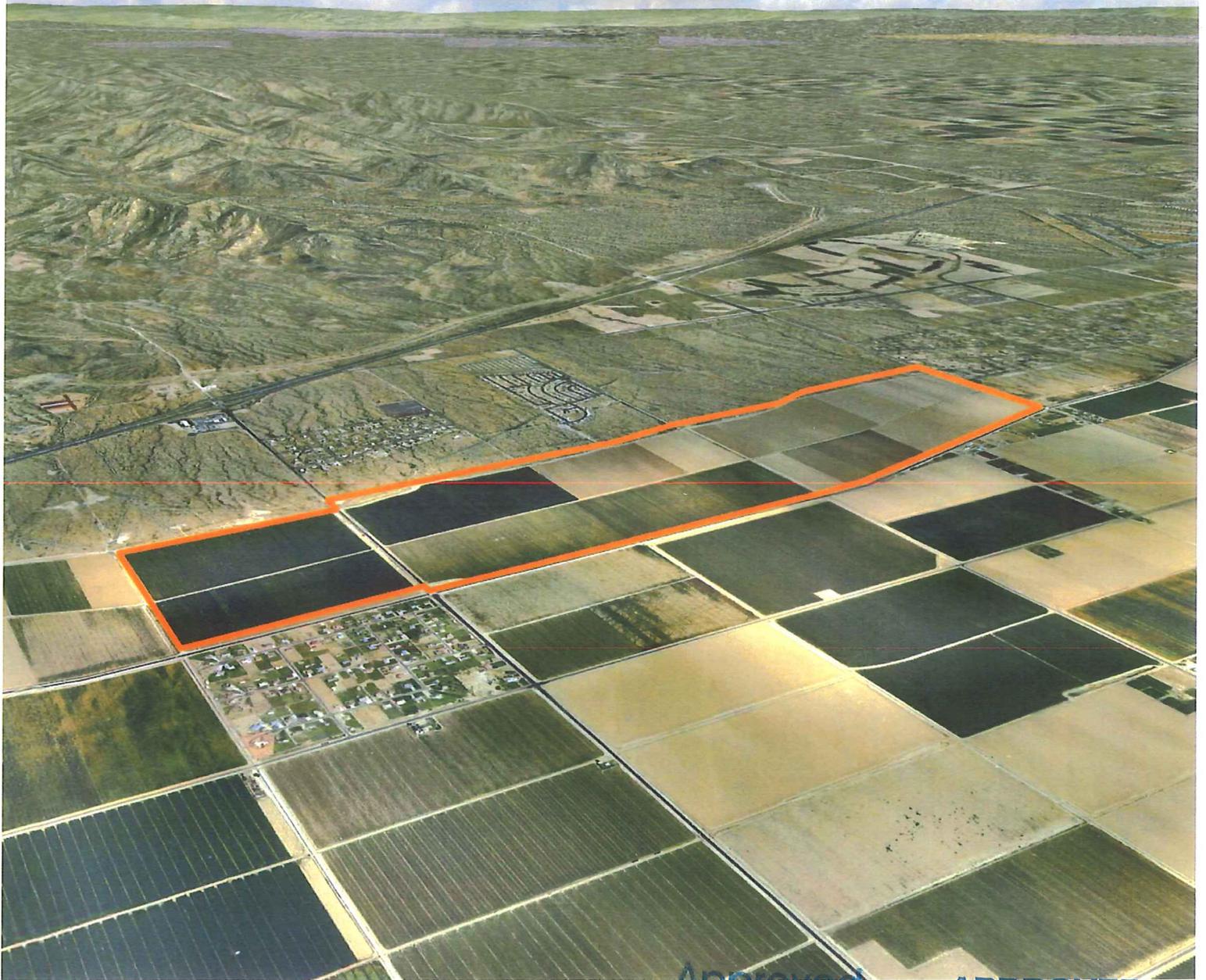
# COMMUNITY MASTER PLAN FOR MONTE VERDE

BUCKEYE, ARIZONA

December 30, 2004

Rev. June 24, 2005

Rev. October 12, 2005



Approved

APPROVED

JUN 21 2005

OCT 12 2005

Town of Buckeye  
Planning and Zoning

TOWN OF BUCKEYE  
PLANNING AND DEVELOPMENT

# Community Master Plan for Monte Verde

Town of Buckeye, Arizona

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**APPROVED**

**OCT 12 2005**

TOWN OF BUCKEYE  
PLANNING AND DEVELOPMENT

**Approved**

**JUN 21 2010**

Town of Buckeye  
Planning and Zoning

10/12/05

# Monte Verde - CMP Application

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# Monte Verde Community Master Plan

## 1. PURPOSE OF REQUEST

The intent of this application is to successfully obtain approval for approximately 860.075 gross acres (852.88 net acres) currently in agricultural production and bounded by the West Park project on the west, a power line easement on the north, Watson Road on the east and an R.I.D. canal to the south. This Community Master Plan (CMP) Overlay responds to the existing and future needs of the community by providing new residential units, commercial uses and a high school site. This application and related narrative is presented to fulfill the objectives and requirements of the Town of Buckeye for a Community Master Plan for the subject property.

The proposed use of this site is consistent with the existing long-range land use plan for the Town of Buckeye as stated in the Buckeye General Plan approved by the voters and amended by the Town Council. The General Plan designates the site as Planned Community Land Use District which “is designed to accommodate all land uses approved as part of a Community Master Plan, where specific uses, public services, densities and design criteria have been identified and adopted”.

*Reference Exhibit A – Town of Buckeye General Plan Land Use Map*

## 2. PROJECT SUMMARY

### 2.1 Location

Monte Verde is an approximately 860 acre (gross) parcel of agricultural land located in Sections 19, 20 and 21, Township 1 North, Range 3 West, Town of Buckeye, Maricopa County, Arizona bounded on the west by the West Park project, power line easement to the north, Watson Road on the east and to the south by an RID canal. North of the site is the Sun Dance development. Undeveloped farmland is to the east and south of the site.

*Reference Exhibit B – Vicinity Map*

### 2.2 Characteristics

The site is approximately 2.5 miles from east to west and .5 miles from north to south. It is bisected from north to south by Miller and the future alignment of Apache Road. Watson Road forms the East boundary of the property. The future alignment of Lower Buckeye Road defines the north edge. There is direct access to Interstate 10 from both Miller and Watson Road.

The site is in agricultural use and is generally flat, sloping gently to the south. Surface runoff occasionally ponds along the slightly elevated alignment of the RID canal at the south edge of the property.

Planned residential development is being planned or under construction on the west and north sides, with existing single family to the northeast. Commercial is planned for the corner of Watson Road and Yuma, about one mile north of the site.

### 2.3 Relationship to Town Policies & Plans

#### a. Relationship with the General Plan:

The General Plan has been amended to bring the entire property into the Planned Community category; therefore, the project has been designed to be consistent with the intent of this land use district.

#### b. Relationship to the Land Use District:

Zoning has been changed to bring the entire property into the Planned Community District. This Community Master Plan is intended to meet the intent of this zoning district and provide for the orderly implementation of a comprehensively planned and designed community.

#### c. Relationship with the Town of Buckeye Development Code:

This CMP follows procedures and standards set forth by the Town of Buckeye Development Code. Some modifications to this code have been requested, consistent with CMP provisions of the Code. All provisions of the code shall apply unless specifically modified herein.

#### d.. Development Agreement:

The master plan is part of a Development Agreement between the Town of Buckeye and Shea Homes, developer.

## **3. PROPOSED LAND USES**

### 3.1 Project Description

The zoning for this Community Master Plan (CMP) is Planned Community District. The project is to consist of single-family residences, various types of "mixed use" residential, a high school site, and commercial uses. Open space parks and a trail system are included within the residential areas. The project consists of 3 major neighborhoods that are separated by major roadways and defined open space linkages and parks. The combination of location, access, and surrounding development creates a need and opportunities for quality housing, commercial services, and a high school - for both existing and future residents of Buckeye.

## 3.2 Residential Housing Development

**Single Family Housing:** The site will be developed at gross density of 2.9 du/ac. Net density (less arterials and collectors) is 3.3 DU/ac. A variety of housing opportunities will be available with four basic lot sizes. The lot sizes will range between typical areas of 5,750 s.f. and 12,150 s.f.

**Mixed Use Housing:** Within the mixed use category, a variety of residential housing types are anticipated, including single family detached residential in a “mixed use” format, attached single-family (such as townhomes), and multi-family residential.

**Residential Community Character:** This application is for the Community Master Plan and site-specific ordinance/stipulations for future site development and construction. At this time it does not include specific housing details such as styles, material, and size, which may change with market fluctuations. Additionally, all builder(s) have not been selected at this time. Preliminary Design Guidelines have been prepared and are included in Exhibit F.5. These project guidelines were developed to guide each individual builder in a shared direction. This will allow the builder(s) to use the architectural style/s they have developed, which will contribute to the overall design diversity of the community.

These guidelines and the subsequent CC&R's are developed to guide all project visioning in a shared direction. All builders will be encouraged to offer as much variety in home design and building materials as possible. A minimum of three (3) floor plans, each with a minimum of three (3) varied front elevations will be used for each parcel throughout the Monte Verde project to provide a variety of housing alternatives and increase visual interest. The overall community character of Monte Verde will be a blending of Italian hillside elements with contemporary design using natural materials. It will be the goal of this project to create a unique identity while remaining compatible with the fabric of the surrounding community. These preliminary guidelines will be the basis of future CC&R's that will be utilized to guide, create and maintain a high-quality development that fits well with the visions and desires of the Town of Buckeye.

Monte Verde is envisioned to consist of distinct neighborhoods and architectural styles that evoke characteristics of the region. The architectural character of the project will lean towards simple, yet detailed design elements. It is expected that major building materials will include concrete tile and parapet roofs, earthen paint tones and other compatible materials. Durability and ease of maintenance are a priority.

*Reference Exhibit C – Community Master Plan*

## 3.3 Trails, Open Space, Parks and Recreation System

Monte Verde has been designed with open space and recreation opportunities in mind. The plan is organized around several key components.

- a. High School Site: The 55-acre high school at the middle of the project offers the community access to recreation facilities in off-school hours. A conservative 35% of this site is assumed for this purpose, or 19.25-acres.
- b. Drainage/trails: Along the south edge of the community, an open space area is needed for storage of regional run-off. This area will be dry a vast majority of the time and does provide a linear element that can be used as a trail system along the entire south edge, adjacent to the RID canal. Ideally, the RID will become part of the Town trail system so that this community can become a part of this greater system.
- c. Neighborhood Space: Within each major neighborhood area of the plan, there are open space areas that 1) provide visual focal points for the residential areas, 2) provide open space and recreational areas for adjacent residential areas, 3) provide storm water retention areas, that can be used for recreational purposes, and 4) provide linear corridors for trails and visual connectors between neighborhoods and the trail system on the south.
- d. Drainage ways flowing from north to south along Miller and Watson Roads will provide visual relief through enhanced landscaped setbacks.

Total open space is planned as follows:

Master Plan / Subdivision* Open Space	104.8 Ac
High School Site (Useable portion)	19.25 Ac
<b>Total</b>	<b>124.0 Ac</b>

\*Subdivision Open Space is open area that is may not be shown on the CMP plan, but will be provided as a part of development of individual parcels.

Open space is at least 15% of net site area, less commercial parcels.

- Reference Exhibit O.1 - Master Landscape Plan*
- Reference Exhibit O.2 - Master Trails Plan*
- Reference Exhibit O.3 - Typical Arterial Street*
- Reference Exhibit O.4 - Collector Road at Primary Entrance*
- Reference Exhibit O.5 - Watson Road Streetscape*
- Reference Exhibit O.6 - Primary Entry Monument Plan View*
- Reference Exhibit O.7 - Primary Entry Monument Elevation Views*
- Reference Exhibit O.8 - Wall Concepts*
- Reference Exhibit O.9 - Typical Open Space Plan View*
- Reference Exhibit O.10 - Typical Open Space Perspective*
- Reference Exhibit O.11 - Materials and Amenities*
- Reference Exhibit O.12 - Secondary Entry Monument*

### 3.4 Commercial Development

The 860 acre site will include three commercial parcels, totaling over 35-acres and proposed as Local Business zone and located at the corners of arterial street

intersections. The amount of residences for Monte Verde would not likely support the 35+ acres commercial parcels proposed and would rely on outside traffic.

### 3.5 Mixed Use

A variety of uses can occur within the Mixed Use category, from commercial to a range of medium density housing types. For calculation of overall dwelling count an average density of 8 DU/ac has been allocated to Mixed Use; however, the range of density may be from 6 to 18 DU/ac.

### 3.6 Signage

Signage for all land uses within Monte Verde shall meet Town of Buckeye Ordinances, codes, and guidelines. Signage shall be in accordance with Buckeye Regulations; however, a master sign plan will be prepared for the project that will regulate signage throughout Monte Verde.

## **4. COMPREHENSIVE OPEN SPACE AND AMENITY PLAN**

### 4.1 Master Landscape Plan/ Open Space

The Monte Verde project open space has been designed to enhance the quality of life for the residents as well as the surrounding community. The well-planned neighborhoods were designed around the open spaces to ensure that recreational and leisure activities be accessible.

*Reference Exhibit O.1 – Master Landscape Plan*

*Reference Exhibit O.2 – Master Trails Plan*

*Reference Exhibit O.3 – Typical Arterial Street*

*Reference Exhibit O.4 – Collector Road at Primary Entrance*

*Reference Exhibit O.5 – Watson Road Streetscape*

*Reference Exhibit O.6 – Primary Entry Monument Plan View*

*Reference Exhibit O.7 – Primary Entry Monument Elevation View*

*Reference Exhibit O.8 – Wall Concepts*

*Reference Exhibit O.9 – Typical Open Space Plan View*

*Reference Exhibit O.10 – Typical Open Space Perspective*

*Reference Exhibit O.11 – Materials and Amenities*

*Reference Exhibit O.12 – Secondary Entry Monument*

## **5. RELATIONSHIP TO SURROUNDING PROPERTIES**

### 5.1 Existing Land Use

The site is currently undeveloped and in agricultural production.

## 5.2 Existing Zoning

Monte Verde is currently zoned as Planned Community which is designed to accommodate all land uses approved as part of a Community Master Plan, where specific uses, public services, densities, and design criteria have been identified and adopted. Permitted uses include crop production, Residential facility, and single family dwelling.

*Reference Exhibit B – Vicinity Map*

## 5.3 Existing Topography

Historically used as farmland and graded for flood irrigation, the site is relatively flat and drains from the north in a southerly direction with approximately a 20 foot change in elevation.

*Reference Exhibit C – Boundary and Topographic Data*

## 5.4 Adjacent Land Use

Some of the land uses surrounding Monte Verde are:

- North of the Site: Sundance CMP that is separated by the electrical easement.
- South of the Site: Undeveloped farmland separated by the RID canal
- West of the Site: Proposed West Park (under construction)
- East of the Site: Undeveloped farmland

*Reference Exhibit A – Town of Buckeye General Plan*

*Reference Exhibit B – Vicinity Map*

## 5.5 Existing Flood Conditions

The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) panel number 04013C2040F, dated July 19, 2001 (Reference 5) and panel number 04013C2045G, dated July 29, 2001 (Reference 6) indicates the subject site fall within Zone “X” and Zone “AH”.

Zone “X” is defined by FEMA as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Zone “AH” is defined by FEMA as areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown but no flood hazard factors are determined.

*Reference Exhibit J – Flood Plain Map*

## 5.6 On-Site Storm Water Retention

The retention basins will be designed with a maximum side slope of 4 to 1 and with a maximum depth of 3 ft and retain the 100-year, 2-hour storm. A maximum depth of 4 ft will be allowed for the compensatory retention basin in areas where both the on-site and off-site flows are retained. They will also be designed to drain in 36 hours. Dry wells will be added to retention basins that do not drain in 36 hours. Commercial and school parcels will be self retaining.

## **6. LOCATION AND ACCESSIBILITY**

### 6.1 Location

*Reference Exhibit B – Vicinity Map*

*Reference Exhibit C – Boundary and Topo Data*

### 6.2 Vehicular Access

**Interstate 10:** Monte Verde is approximately 1.25-miles south of Interstate 10 which provides direct access to the Phoenix metropolitan area.

**Arterial Streets:** Two north-south arterial streets – Watson Road and Miller Road – provide direct access to I-10 on the north. Apache Road, near the center of the site will link to Yuma Road on the north and Broadway on the south. Lower Buckeye Road will be constructed at the north edge of the site and will provide east-west linkages.

*Reference Exhibit B – Vicinity Map*

### 6.3 Proposed On-Site Roadway Infrastructure

Buckeye intends to have standard rights-of-ways throughout the site on the arterial, collectors and local streets. All primary project access roads (collectors and arterials) in the Monte Verde project will be public roadways. Construction methods and techniques of all streets within the subject property shall be built in accordance with Town of Buckeye Subdivision Regulations. The following classifications and roadways are planned.

Street	Classification	Right-of-Way
Miller Road	Arterial	130 ft.
Watson Road	Arterial	65 ft. (half-street)
Apache Road	Arterial	110 ft.
Lower Buckeye Road	Arterial	110 ft.(half west of Miller)
Collectors	Collector	70 ft
Locals	Local	50 ft

Arterial roadway improvements include half-street improvements. An internal collector roadway system is also planned for this project which will serve the entire project. The collector system will link each internal neighborhood, school site, and park sites within the project with the arterial roadways. The proposed collector and local street cross sections are also shown in Exhibit I.

While construction methods and techniques of all roadways within Monte Verde are to be built to Town of Buckeye standards, the arterial and collector roads have been enhanced with additional landscape buffers. These buffers are provided, in some cases, to include flood control, drainage or retention elements and structures and public utility easements (PUE).

*Reference Exhibit I – Roadway Location and Classification*

## **7. TIMING OF DEVELOPMENT**

### 7.1 Project Phasing

This site will be developed in three phases. It is anticipated that roadway and infrastructure engineering, processing, and construction will commence immediately following acceptance of the rezoning, review, acceptance and recordation of all required plats and construction documents. Development is estimated to begin the second quarter of 2005. All phases will each include a commercial parcel that will likely be developed after residential construction is complete. Phase II includes the school site.

*Reference Exhibit H – Preliminary Phasing Plan*

## **8. PUBLIC UTILITIES AND SERVICES**

### 8.1 Potable Water

A Water Master Plan (WMP) for the Monte Verde development was prepared by CVL and is attached in Appendix A of this report. The WMP calculates anticipated water demands, constructs a water distribution system model, and discusses water supply options available to the development.

Monte Verde is situated in the Valencia Water Company water service area. The water flow rates and distribution system layouts were developed in accordance with Valencia Water Company standards. The anticipated maximum daily and hourly day demands

for the Monte Verde development are 1,812 gallons per minute (gpm) and 3,524 gpm, respectively using the current Land Use Plan. Fire Flow demands are 4,315 gpm, based on the Town of Buckeye requirements. Four (4) wells will be required to meet build out demands and two (2) 1.4 MG storage tanks will be necessary to provide adequate storage capacity.

The Monte Verde potable water system was modeled as a stand-alone water system with its own supply and distribution system. However, existing water mains in arterial and collector streets will be extended by Valencia Water to the Monte Verde development property lines to facilitate service to the development and assure an interconnection with the regional water system.

Groundwater in Valencia Water's CC&N may be of poor quality and of insufficient quantity, therefore, the following water supply options were investigated: well water supply augmentation from offsite service area wells or transmission of excess water from the Sun Valley Ranch development located near Roosevelt and Bruner Road.

The first offsite option is to purchase excess water from the wells drilled by the "Well Group". This water can be used to supplement the initial phases of the Monte Verde development. The locations of the wells drilled by the "Well Group" are selected based on historic production rates and better water quality. Well head treatment is anticipated for any well drilled within the Valencia Water CC&N.

The second offsite supply option is for Monte Verde to participate in the Valencia Water offsite water improvements. Once operational, the water from the offsite wells will be conveyed via a transmission line from the Sun Valley Ranch development to Miller Road north of the RID canal and blended with available water from the onsite wells. The water quality of the offsite wells meets all state and federal drinking water requirements and may eliminate the need for well head arsenic treatment.

Potential water treatment technologies have also been presented.

*Reference Exhibit A – Town of Buckeye General Plan*

## 8.2 Wastewater/Sanitary Sewer Service

A Wastewater Master Plan (WWMP) for the Monte Verde development was prepared by CVL and provide under separate cover. The WWMP provides an analysis of the wastewater service requirements for the property. A conceptual sewer system is developed and the anticipated build out flows routed to offsite sewer connections.

Monte Verde is within the Town of Buckeye sewer service area. The wastewater flow rates and collection system were developed in accordance with the Town of Buckeye's engineering standards. Based on the current Land Use Plan, the anticipated average day and peak day flow rates generated by Monte Verde development are 1.14 mgd and 2.86 mgd, respectively.

The Monte Verde property is within the approved service area for the existing Town of Buckeye WWTP per the Maricopa Association of Governments (MAG) 208 Water Quality Management Plan. The proposed wastewater collection system will discharge to trunk sewers on Miller Road, Apache Road, and Watson Road and thence to the existing Town of Buckeye WWTP. Expansion of the existing facility will be necessary to accommodate increased flow rates resulting from the project, and thus an amendment to the MAG 208 plan will be necessary

### 8.3 Solid Waste Handling

The site will be serviced by the Town of Buckeye.

### 8.4 Electrical Service

Service to the property will be provided by Arizona Public Service.

### 8.5 Natural Gas

Southwest Gas Corporation has been contacted and we are awaiting a "Will Serve" letter from them for this project.

### 8.6 Telephone

This property and others in this area are currently serviced by Qwest Communications. As this area develops, new service lines will be provided by Qwest.

### 8.7 Cable TV

The site will be served by Cox Communications.

### 8.8 Fire Protection and Emergency Services

Fire and emergency services will be provided by the Town of Buckeye.

### 8.9 Law Enforcement

Services will be provided by the Town of Buckeye.

### 8.10 Schools

After discussion with Buckeye Elementary School District #33 and Buckeye Union High School District, a 55-acre parcel will be dedicated for a high school site within the project. Currently, the Buckeye Elementary School District #33 has several schools planned in the area in projects that surround Monte Verde. In conjunction with Buckeye

Union High School District, this site has been identified as the best location for a high school that can be fed by the surrounding elementary schools.

The Buckeye Union High School District has notified us that the School Facilities Board has approved the funding for construction and staffing of the high school site proposed to be in the Monte Verde Community Master Plan.

## **9. MAINTENANCE OF STREETS AND COMMON AREAS**

### **9.1 Streets**

Construction methods and techniques of all streets within the subject property shall be in accordance with Town of Buckeye Subdivision Regulations. All streets will be constructed, installed, and maintained by the developer until the final inspection and acceptance by the Town. At that time of dedication with final plat, acceptance by the Town of Buckeye, the maintenance of those roads will transfer to the Town of Buckeye. The Monte Verde Homeowner's Association will maintain the landscaping in the arterial and collector right-of-ways.

### **9.2 Common Areas**

There will be a variety of common areas within this development ranging from open space to be used for recreation areas, mini parks within the parcels, open space and trail corridors adjacent to the collector roads and through neighborhoods and neighborhood parks. Open space and landscape tracts within the residential component will be owned and maintained by the Monte Verde Homeowner's Association.

## **10. CITIZEN REVIEW PROCESS**

An informational meeting was held on October 13, 2004 at 6:00 pm. A copy of the "Notice of Information Meeting" is Exhibit L.

For the neighborhood meeting, notification was sent by mail to property owners within 300 feet of the project. A large billboard type sign was installed on Miller and Watson Streets. Once the Community Master Plan is ready to forward to the Development Board, an informational meeting will be held to inform the public.

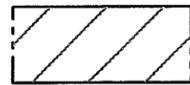
## **11. CONCLUSION**

Monte Verde is a community that expresses quality and diversity of uses while providing compatibility with existing and proposed development in the area. This community is poised to meet current and future needs of the surrounding community and they will be an asset and compliment to the area.

We look forward to detailed design of the community so that we can demonstrate our continuing commitment to quality. The enclosed plan meets the requirement for a Community Master Plan that allows the developer enough flexibility to allow the creation of a community that can respond to market conditions over time.

We are pleased to present Monte Verde to you. We respectfully request your review and look forward to working with you on creating a community that will be an asset to the Town of Buckeye.

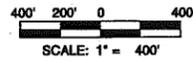
**Monte Verde Development Team**  
**Shea Homes**  
**Coe & Van Loo Consultants, Inc.**  
**Earl, Curley & Legard**



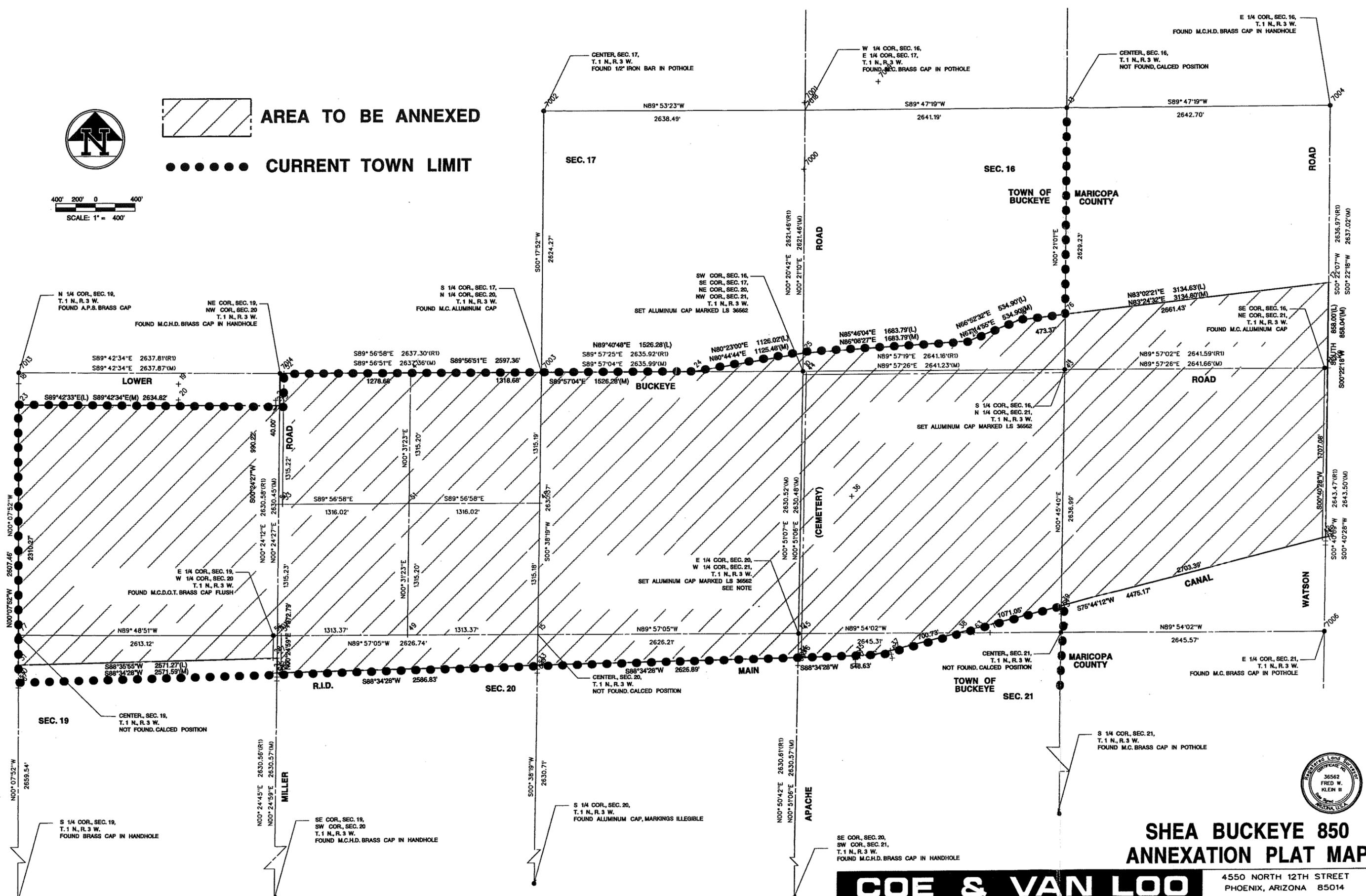
AREA TO BE ANNEXED



CURRENT TOWN LIMIT



SCALE: 1" = 400'



# SHEA BUCKEYE 850 ANNEXATION PLAT MAP

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

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

# SHEA BUCKEYE 850 ANNEXATION PLAT MAP

## LEGAL DESCRIPTION

Parcel No. 1:

That part of the Southwest Quarter lying North of the Roosevelt Irrigation District Main Canal, Section 21, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona; and

That part of the Northwest Quarter lying North of the Roosevelt Irrigation District Main Canal, Section 21, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Parcel No. 2:

That part of the Northeast Quarter, lying North of the Roosevelt Irrigation District Main Canal, Section 21, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Parcel No. 3:

The Northeast Quarter of Section 20, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian Maricopa County, Arizona.

Parcel No. 4:

The Southeast Quarter lying North of the Roosevelt Irrigation District Main Canal, the Southwest Quarter lying North of the Roosevelt Irrigation District Main Canal, and the Southwest Quarter of the Northwest Quarter, all in Section 20, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Parcel No., 5:

The North Half of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Parcel No. 6:

The Northeast Quarter of Section 19, lying South of the ditch that runs East to West, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except a parcel of land situated in a portion of the Northeast Quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 19, monumented by a brass cap, from which the Northeast Corner of said Section 19, monumented by a brass cap in a handhole bears as a base of bearings South 89 degrees 42 minutes 33 seconds East, a distance of 2637.67 feet;

Thence South 00 degrees 06 minutes 00 seconds East, along the Westerly line of the Northeast Quarter of said Section 19, a distance of 110.02 feet to the true point of beginning;

Thence South 89 degrees 42 minutes 33 seconds East, along a line parallel with and 110.01 feet Southerly of the Northerly line of the Northeast Quarter of said Section 19, a distance of 1616.69 feet;

Thence South 00 degrees 24 minutes 09 seconds West, a distance of 160.00 feet;

Thence South 89 degrees 42 minutes 33 seconds East, along a line parallel with and 270.01 feet Southerly of the Northerly line of the Northeast Quarter of said Section 19, a distance of 979.95 feet;

Thence South 00 degrees 24 minutes 09 seconds West, along a line parallel with and 40.00 feet Westerly of the Easterly line of the Northeast Quarter of said Section 19, a distance of 55.00 feet;

Thence North 89 degrees 42 minutes 33 seconds West, along a line parallel with and 325.01 feet Southerly of the Northerly line of the Northeast Quarter of said Section 19, distance of 2594.63 feet to a point lying on the Westerly line of the Northeast Quarter of said Section 19, distance of 2594.63 feet to a point lying on the Westerly line of the Northeast Quarter of said Section 19;

Thence North 00 degrees 08 minutes 00 seconds West, along said Westerly line a distance of 215.01 feet to the true point of beginning; and

Except all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in patent to said land.

## LEGAL DESCRIPTION

Parcel No. 7:

That part of the Southeast Quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North of the Northerly right-of-way of the Roosevelt Irrigation District Main Canal;

Except a parcel of land situate in a portion of the Southeast Quarter of Section 19, Township 1 North, Range 3 West 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 19, from which the Southeast Corner of said Section 19, bears South 00 degrees 24 minutes 26 seconds West, a distance of 2630.05 feet;

Thence South 00 degrees 24 minutes 26 seconds West along the Easterly line of the Southeast Quarter of said Section 19, a distance of 225.03 feet;

Thence North 89 degrees 35 minutes 34 seconds West, a distance of 40.00 feet to the true point of beginning;

Thence South 00 degrees 24 minutes 26 seconds West along a line parallel with and 40.00 feet Westerly of the Easterly line of the Southeast Quarter of said Section 19, a distance of 150.07 feet;

Thence South 88 degrees 35 minutes 55 seconds West along the Northerly right-of-way line of the Roosevelt Irrigation District Canal, a distance of 2569.85 feet;

Thence North 00 degrees 08 minutes 02 seconds West, along the Westerly line of the Southeast Quarter of said Section 19, a distance of 150.04 feet;

Thence North 88 degrees 35 minutes 55 seconds East, along a line parallel with and 150.00 feet Northerly of the Northerly right-of-way of the Roosevelt Irrigation District Canal, a distance of 2571.27 feet to the true point of beginning.

Parcel No. 8:

A portion of land situated in Sections 16 and 17 of Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona (using as a baseline, the East line of said Section with an assumed bearing of North), described as follows:

## LEGAL DESCRIPTION

Beginning at the Southeast Corner of said Section 16;

Thence South 89 degrees 34 minutes 56 seconds West along the South line of said Section 16, 2641.57 feet to the South Quarter Corner of said Section 16;

Thence continuing along said South line of Section 16, South 89 degrees 35 minutes 26 seconds West, 2641.13 feet to the Southwest Corner of Section 16 and common to the Southeast Corner of said Section 17;

Thence along the South line of said Section 17, South 89 degrees 40 minutes 48 seconds West, 1110.13 feet to a point from which the South Quarter Corner of said Section 17 bears South 89 degrees 40 minutes 48 seconds West, 1526.28 feet;

Thence North 80 degrees 23 minutes 00 seconds East, 1126.02 feet to a point on the West line of said Section 16 and the East line of said Section 17, from which the West Quarter Corner of said Section 16 and the East Quarter Corner of said Section 17 bears North 00 degrees 01 minutes 13 seconds West, 2439.51 feet;

Thence North 85 degrees 46 minutes 04 seconds East, 1683.79 feet to a point;

Thence North 66 degrees 52 minutes 32 seconds East, 534.00 feet to a point;

Thence North 83 degrees 02 minutes 21 seconds East, 3134.63 feet to a point on the East line of said Section 16, from which the East Quarter Corner of said Section 16 bears North (assumed bearing), 1778.98 feet;

Thence South along said East line of Section 16, 858.00 feet to the point of beginning.

Containing 860.075 Acres, more or less.

WE HEREBY CERTIFY THAT THIS IS AN  
ACCURATE PLAT OF TERRITORY ANNEXED  
BY THE TOWN OF BUCKEYE, ARIZONA  
BY ORDINANCE NO. \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

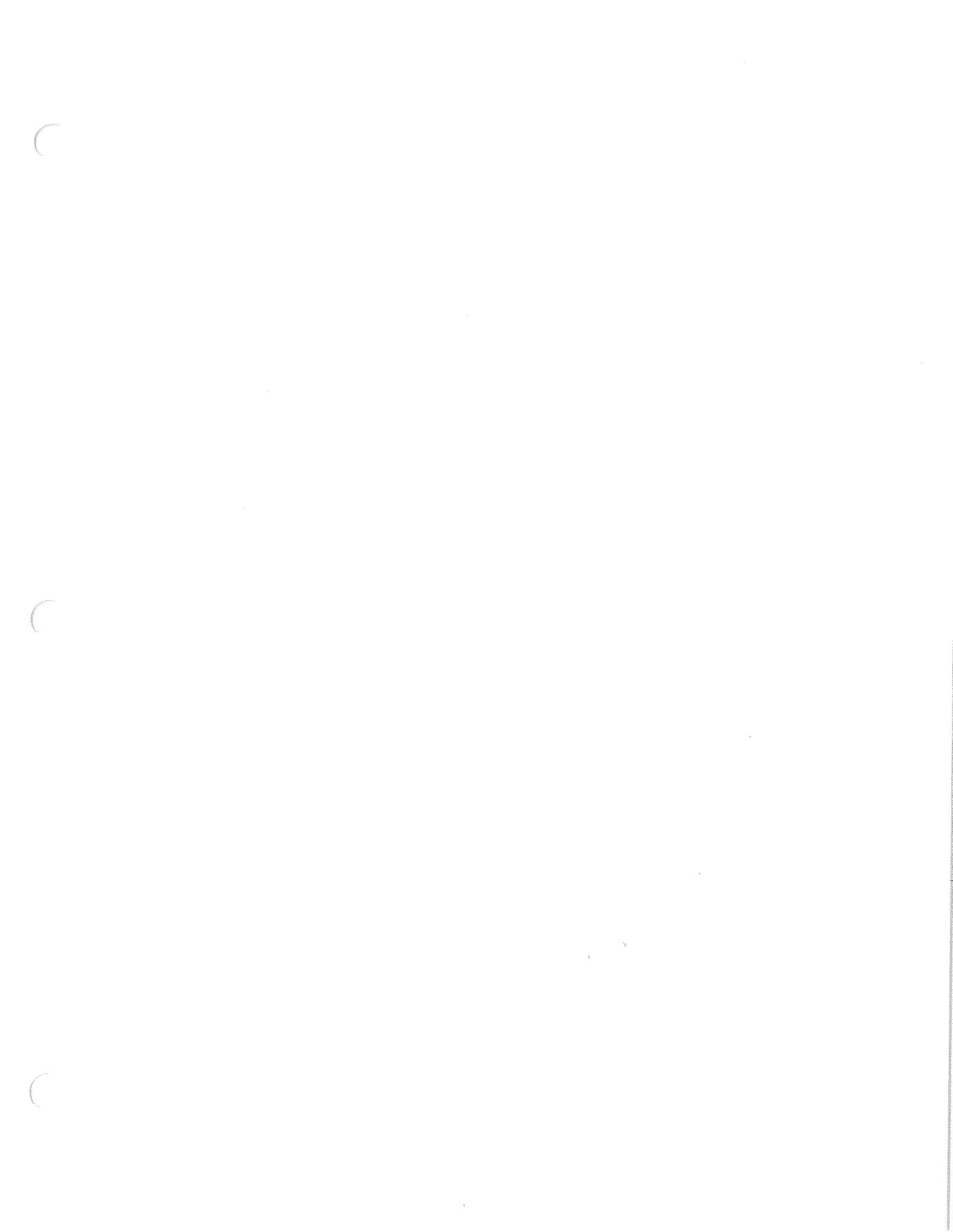
CLERK \_\_\_\_\_ DATE \_\_\_\_\_



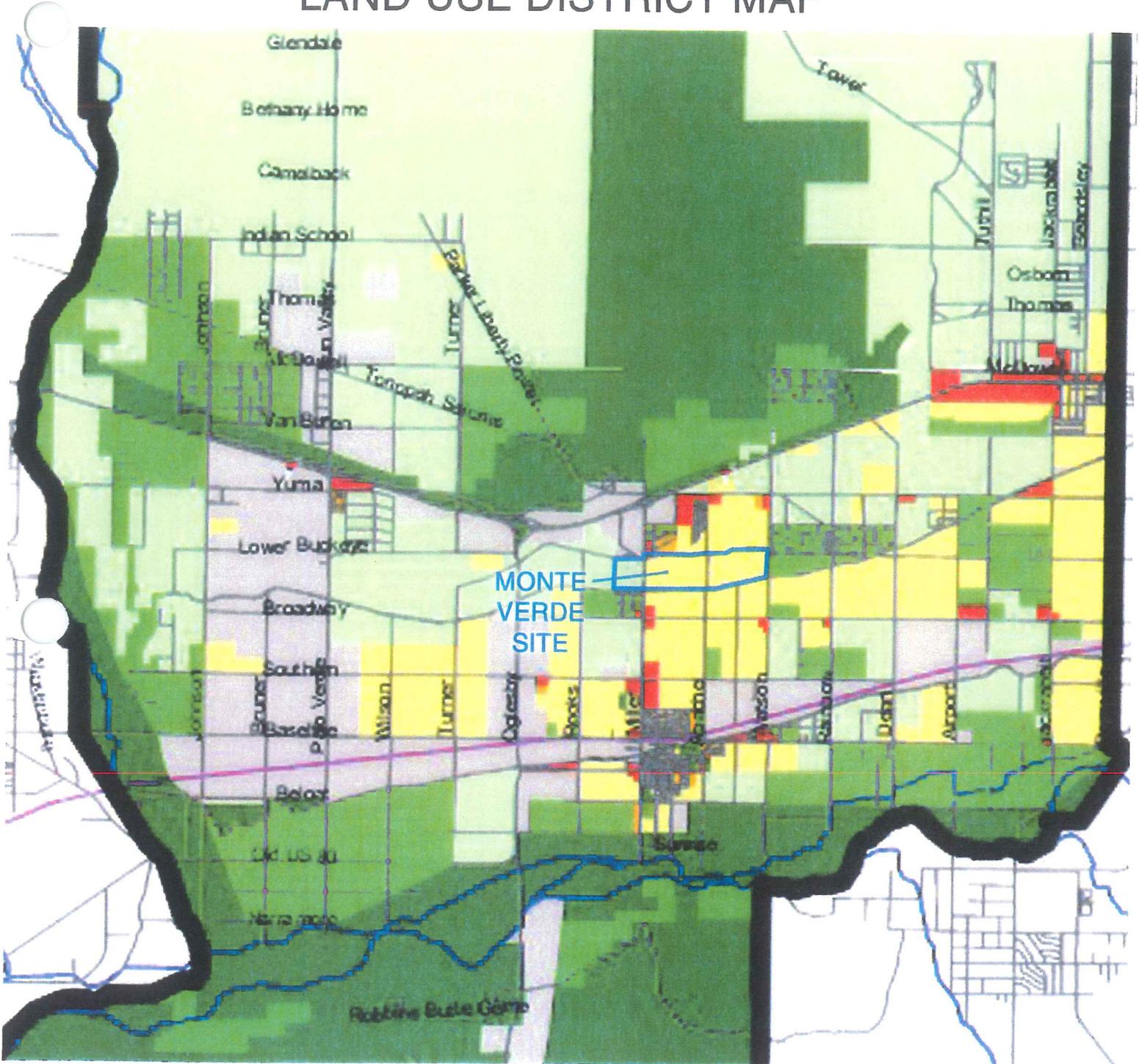
## SHEA BUCKEYE 850 ANNEXATION PLAT MAP

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

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



# TOWN OF BUCKEYE LAND USE DISTRICT MAP



## LAND USE DISTRICTS

- RURAL RESIDENTIAL
- PLANNED RESIDENTIAL
- MIXED RESIDENTIAL
- PLANNED COMMUNITY
- COMMERCIAL CENTER
- GENERAL COMMERCE
- SPECIAL USE

- PLANNING AREA
- MAJOR STREETS
- RAILROAD
- MAJOR WASHES



EXHIBIT A





# VICINITY MAP

Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



6 May 2010

N:\040024\Graphics\PL\exhibit\040024 - C - Vicinity.indd **CVL**  
COE & VAN LOO

Exhibit B

# Monte Verde

VICINITY  
MAP



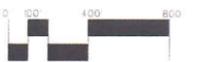
FOR REFERENCE ONLY

*aw*  
6-21-2010



**CVL**

**SheaHomes**  
Caring since 1881

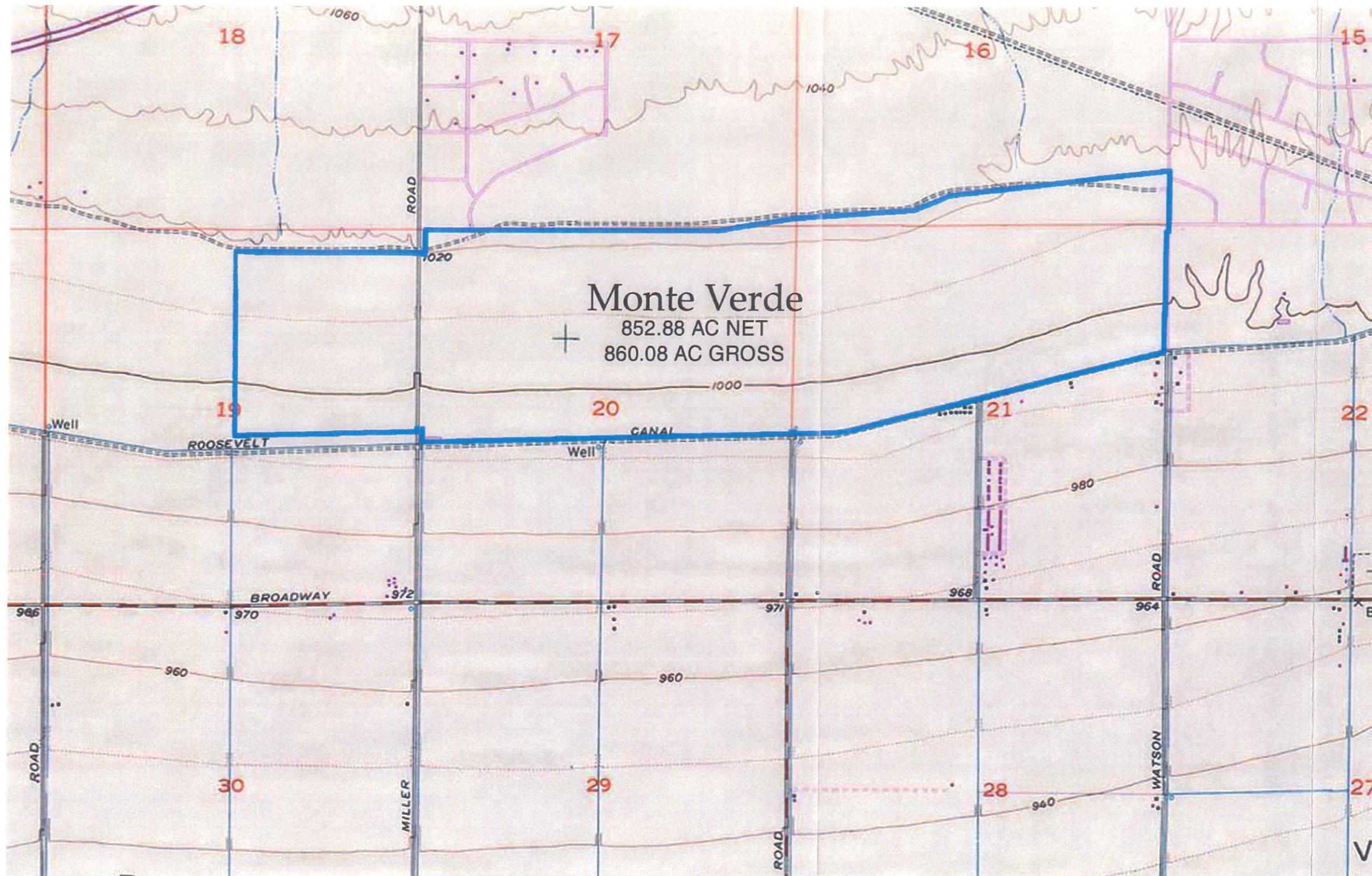


SCALE: 1" = 400'  
DATE: 9-21-04  
EXHIBIT B



# Monte Verde

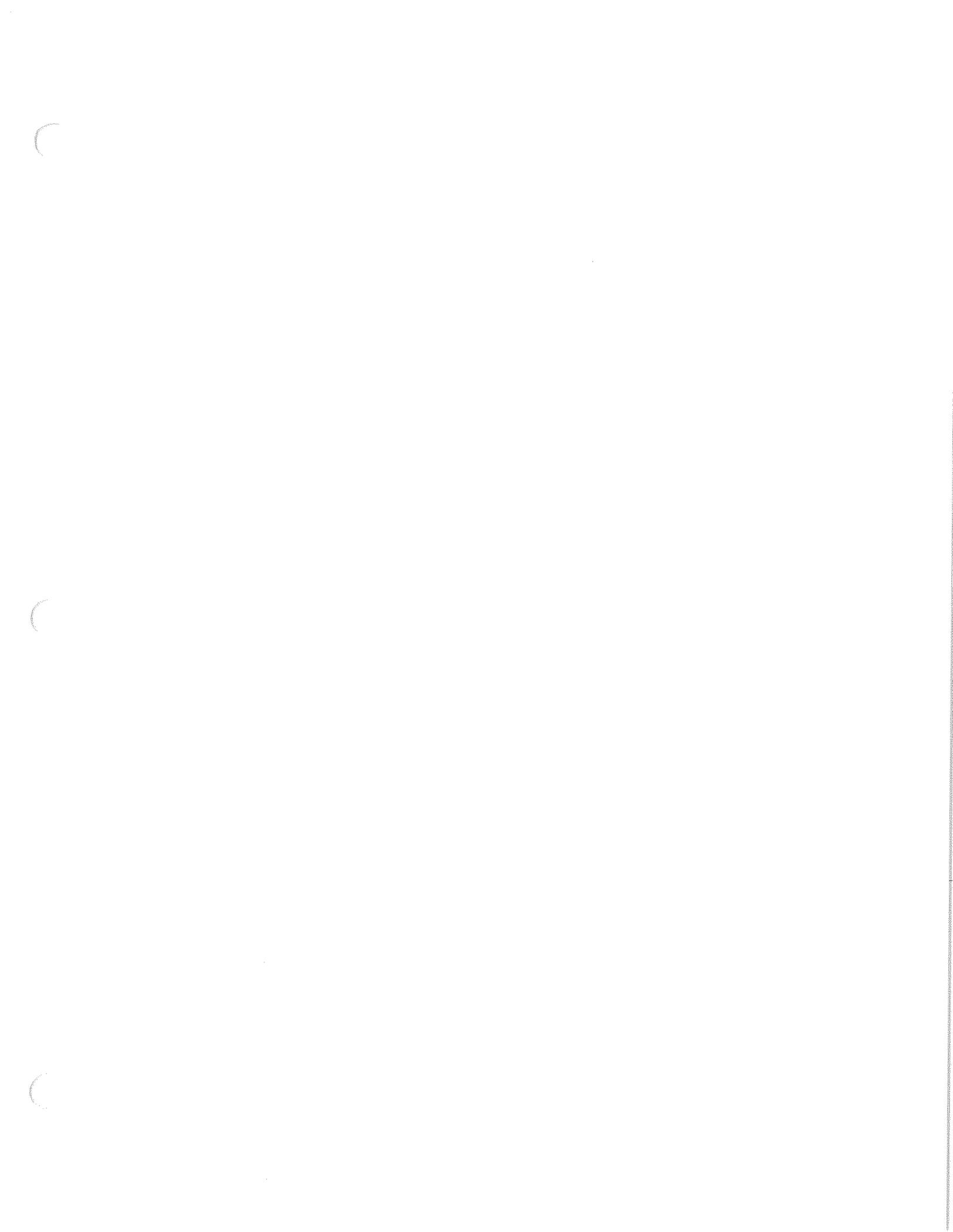
BOUNDARY  
AND  
TOPO DATA



**CVL**

**SheaHomes**  
Caring since 1881

0 100 200 400 600  
SCALE: 1" = 400'  
DATE: 9-21-04  
EXHIBIT C

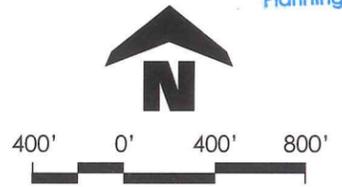


# COMMUNITY MASTER PLAN

Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



PARCEL TABULATION				
PARCEL	NETACREAGE	LOT TYPE	UNITS	DENSITY
1.1	7.3	COMMERCIAL	-	-
1.2	20.2	58'x125'	79	3.9
1.3	26.3	63'x125'	92	3.5
1.4	30.4	70'x125'	83	2.7
1.5	29.4	58'x125'	135	4.6
1.6	25.0	50'x125'	98	3.9
1.7	35.4	63'x125'	115	3.2
1.8	15.0	ELEM. SCHOOL	-	-
1.9	23.1	50'x125'	106	4.6
1.10	23.6	53'x120'	99	4.2
1.11	31.0	MIXED-USE	280	9.0
1.12	55.0	HIGH SCHOOL	-	-
1.13	4.0	COMMERCIAL	-	-
2.1	15.1	COMMERCIAL	-	-
2.2	28.3	63'x125'	99	3.5
2.3	34.9	70'x125'	105	3.0
2.4	32.5	58'x125'	127	3.9
2.5	24.3	53'x120'	102	4.2
3.1	25.2	53'x120'	106	4.2
3.2	29.0	70'x125'	87	3.0
3.3	24.3	50'x125'	112	4.6
3.4	26.5	58'x125'	103	3.9
3.5	26.8	70'x125'	101	3.8
3.6	44.6	MIXED-USE	357	8.0
3.7	24.3	63'x125'	85	3.5
3.8	26.6	58'x125'	104	3.9
3.9	15.4	COMMERCIAL	-	-
WATER	4.0	WATER STORAGE	-	-
TOTAL	707.5	-	2,575	-

LAND USE TABULATION		
USE	ACREAGE	UNITS
SINGLE-FAMILY	516.1	1,938
COMMERCIAL	41.8	-
MIXED-USE	75.6	637
SCHOOL	70.0	-
OPEN SPACE *	104.1	-
WATER	4.0	-
RIGHT-OF-WAY	48.5	-
TOTAL	860.1	2,575

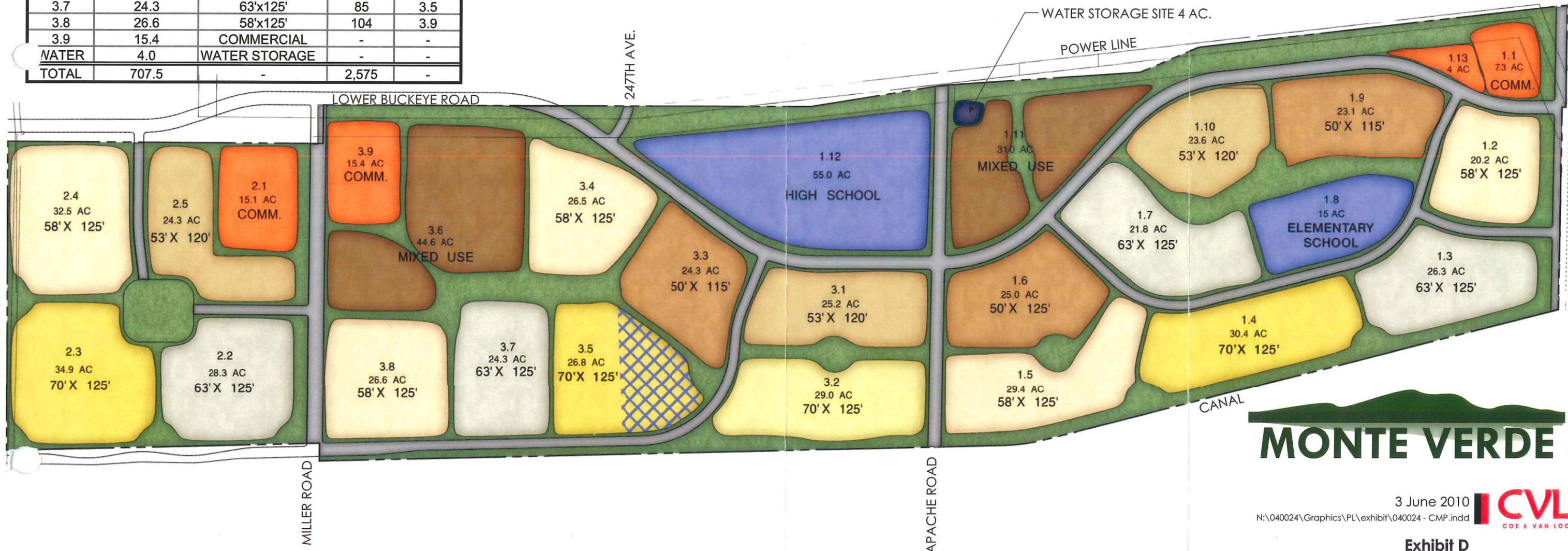
\*OPEN SPACE + 25.25AC OF SCHOOL SITES = 15% OF NET SITE (LESS COMMERCIAL)

LOT TABULATION		
LOT TYPE	UNITS	PERCENTAGE
50'x125'	316	12.3%
53'x120'	307	11.9%
58'x125'	548	21.3%
63'x125'	391	15.2%
70'x125'	376	14.6%
MIXED-USE	637	24.7%
TOTAL	2,575	100%

NET DENSITY 3.3 DU/AC  
GROSS DENSITY 2.9 DU/AC

## LEGEND

-  50X115
-  53X120
-  58X125
-  63X125
-  70X125
-  POTENTIAL SCHOOL SITE
-  SCHOOL SITE
-  COMMERCIAL
-  MIXED USE



# MONTE VERDE

# Monte Verde COMMUNITY MASTER PLAN

FOR REFERENCE ONLY

6.21.2010

WATSON ROAD

USE	Acreage	Du
COMMERCIAL	37.8	
MIXED USE	79.6	637
SINGLE FAMILY	531.1	1,938
HIGH SCHOOL	55.0	
OPEN SPACE	* 104.1	
WATER	4.0	
ROADS	48.5	
<b>TOTAL</b>	<b>860.1</b>	<b>2,575</b>

\* OPEN SPACE + 19.25 AC OF SCHOOL SITE =  
15% OF NET SITE (LESS COMMERCIAL)

Parcel	Area	Lot Type	DU/ac	DU
1.1	7.3	Commercial		
1.2	20.2	58	3.9	79
1.3	26.3	63	3.5	92
1.4	30.4	90	2.4	73
1.5	29.4	58	4.6	135
1.6	25.0	50	3.9	98
1.7	21.8	63	3.5	76
1.8	28.6	70	3.0	86
1.9	23.1	50	4.6	106
1.10	23.6	53	4.2	99
1.11	35.0	Mixed Use	8.0	280
1.12	55.0	High School		
2.1	15.1	Commercial		
2.2	28.3	63	3.5	99
2.3	34.9	70	3.0	105
2.4	32.5	58	3.9	127
2.5	24.3	53	4.2	102
3.1	25.2	53	4.2	106
3.2	29.0	70	3.0	87
3.3	24.3	50	4.6	112
3.4	26.5	58	3.9	103
3.5	26.8	90	2.4	64
3.6	44.6	Mixed Use	8.0	357
3.7	24.3	63	3.5	85
3.8	26.6	58	3.9	104
3.9	15.4	Commercial		
Water	4.0			

Lot Type	Du	%
Mixed Use	637	24.7%
50'	316	12.3%
53'	307	11.9%
58'	548	21.3%
63'	352	13.7%
70'	278	10.8%
90'	137	5.3%
<b>Total</b>	<b>2,575</b>	<b>100.0%</b>

NET DENSITY 3.3 DU/AC  
GROSS DENSITY 2.9 DU/AC



WATER STORAGE SITE 4 AC.

POWER LINE

LOWER BUCKEYE ROAD

247th AVE.

MILLER ROAD

APACHE ROAD

CANAL



SCALE: 1" = 400'

DATE: 10-12-05

EXHIBIT D

NOTE: DWELLING UNITS AND PARCEL AREAS ARE SUBJECT TO VERIFICATION AT PLATTING

E

## Monte Verde Preliminary Land Use Data Summary

Land Use Designation	Net Acres
Single Family Detached Residential	531.1
Commercial	41.8
Mixed Use	75.6
Open Space*	104.1
Public Facilities (High School/Water Campus)	59.0
Roads (Arterials & Collectors)	48.5
Gross Site Area	860.1 AC

\*Open space includes both master plan open space and subdivision open space (Areas within parcels). 35% of high school site and 40% of elementary school site are available for open space recreation uses. Overall, the open space is a minimum of 15% of site area (Less Commercial).

Density Calculations	Acres	# Lots	Density DU/ac
Gross Site	860.1	2,575	2.9
Net Site*	773.8	2,575	3.3

\*Net site area excludes arterial and collector streets

Specific parcel densities, lot sizes and areas may change during Final Platting, but the total number of dwellings will not be exceeded.

**Approved**

JUN 21 2010

Town of Buckeye  
Planning and Zoning

**Exhibit E**

## Monte Verde Preliminary Land Use Data Summary

Land Use Designation	Net Acres
Single Family Detached Residential	531.1
Commercial	37.8
Mixed Use	79.6
Open Space*	104.1
Public Facilities (High School/Water Campus)	59.0
Roads (Arterials & Collectors)	48.5
Gross Site Area	860.1 AC

\*Open space includes both master plan open space and subdivision open space (Areas within parcels). 35% of high school site is available for open space recreation uses. Overall, the open space is a minimum of 15% of site area (Less Commercial).

Density Calculations	Acres	# Lots	Density DU/ac
Gross Site	860.1	2,575	2.9
Net Site*	773.8	2,575	3.3

\*Net site area excludes arterial and collector streets

Specific parcel densities, lot sizes and areas may change during Final Platting, but the total number of dwellings will not be exceeded.

FOR REFERENCE ONLY

6.21.2010  
*(Signature)*

**Exhibit E**

F

## MONTE VERDE Single Family Development Standards

Lot Type	A	B	C	D	E	F
Typical Lot	50' x 115'	53' x 120'	58' x 125'	63' x 125'	70' x 125"	90' x 135'
% Distribution*	30% max		+25%	+18%	20% min	
Typical Area	5,750 sf	6,360 sf	7,250 sf	7,875 sf	8,750 sf	12,150 sf
Min. Width	50'	53'	58'	63'	70'	90'
Min. Depth	110'	115'	120'	120'	120'	130'
**Bldg.Setbacks						
Front	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage
Side	5/8'	5/8'	5/8"	5/8'	5/8'	5/8'
***Street Side	13'	13'	13'	13'	13'	13'
Rear	15'	20'	20'	20'	20'	20'
Rear Adjacent to Arterial	20'	20'	25'	25'	25'	25'
Min. Distance between Houses	13'	13'	13'	13'	13'	13'
Max. Height	30'	30'	30'	30'	30'	30'
Bldg. Coverage	55%	55%	50%	50%	50%	50%

\*Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a CMP amendment. Lot distribution % are total of all dwellings, including mixed use residential. Percentages are approximate targets unless noted maximum or minimum.

\*\*Fireplaces, bay windows, or pop-outs may encroach 2.5' into front, side and rear yard setbacks, so long as 5' clear side yard is maintained

\*\*\*Does not apply if landscape tract used (8' min).

**Exhibit F.1**

## MONTE VERDE Mixed Use Development Standards

			CLUSTER	ZERO LOTS
			TYPE	Z - LOTS
Minimum subdivision size			1 acre	N/A
Min. Lot Area - Square footage			1,000	2,730
Min. Lot Width - Interior Lot		(2)	20'	35'
Min. Lot Depth			60'	70'
Maximum Building Height			30'	30'
Minimum Yard Setbacks				
	Front - Public Street	(1)	15'	10'
	Front - Private Street		8'	8'
	Front/Rear to Face of Garage Door - Public St.		18'	18'
	Front/Rear to Face of Garage Door - Private St.		4'	N/A
	Rear		3'	5'
	Sides	(5)	0'	0'/5'
	Sides - Aggregate		10'	10'
Minimum Distance Between Buildings		(6)(7)	10'	10'
Landscape Tracts				
	Collector Street		10'	10'
	Arterial Street		20'	20'
25% of the Mixed Use development areas will be dedicated toward landscaped open space				
<b>Notes:</b>				
1. May be reduced for Auto-courts and Landscaped tracts/easements provided the distance to the back-of-curb is maintained.				
2. In certain cases, flag lots may be designed. The number of flag lots created will be less than ½% in a single plat submittal. Flag lots shall be addressed during the preliminary plat process.				
3. Patio Covers may encroach up to 3' from the rear property line.				
4. Non-structural architectural features such as fireplaces, bay windows and pop-outs may encroach not more than 2' into the sideyard setback, provided a 5' minimum setback is maintained.				
5. Where a side yard setback is provided, it must be a minimum of 5'				
6. Minimum separation of bldgs on same lot for Cluster Type is 10'.				
7. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.				
8. Subject to Site Plan review and approval by City.				

**Exhibit F.2**

## **MONTE VERDE Commercial Development Standards**

<b>Standard</b>	
Front Setback	20'
Interior Side Setback	0'
Street Side Setback	20'
Rear Setback	15'
Minimum Bldg Separation	20'
Max. Bldg. Height	45'
Max. Lot Coverage	50%
Min. Lot Width	100'

**Exhibit F.3**

# MONTE VERDE

## Permitted Uses

### Residential Permitted Uses

1. Single Family Detached Residential
2. Medium Density Residential: (4-8 DU/ac): Single Family Attached, Detached, Cluster
3. Religious facilities and appurtenant uses
4. Schools, public and private
5. Parks, public and private; Open Space, trails, drainage ways, retention areas, landscape tracts
6. Home occupations subject to:
  - no signage
  - number of employees are restricted to one non-family member or permanent resident in addition to principal occupant
  - no heavy machinery or outdoor storage
  - no direct sales
7. Guest houses
8. Temporary uses including sales/marketing facilities, model homes, construction trailers and related accessory uses
9. Public utility buildings and facilities, such as wells, water reservoirs, electric substations.
10. Accessory Uses: subordinate uses of a building or site when use is clearly incidental to the use of the principal building

### Commercial Permitted Uses

1. Automobile, boat or recreational vehicle sales, rental and storage
2. Automobile, boat or recreational vehicle repair (outside storage of parts and vehicles is not permitted)
3. Banks and other financial institutions
4. Bowling Alley
5. Clinic/health care facility
6. Club, private or public
7. Contractors storage yard (Temporary use only, less than 6 months)
8. Convenience stores and uses, including drive-in uses
9. Day care centers
10. Gas Station/Vehicle repair/Convenience store/Car Wash
11. Greenhouse
12. Home improvement centers
13. Hospitals
14. Hotels/motels
15. Scientific and business research, development and testing facilities

**Exhibit F.4**

# MONTE VERDE

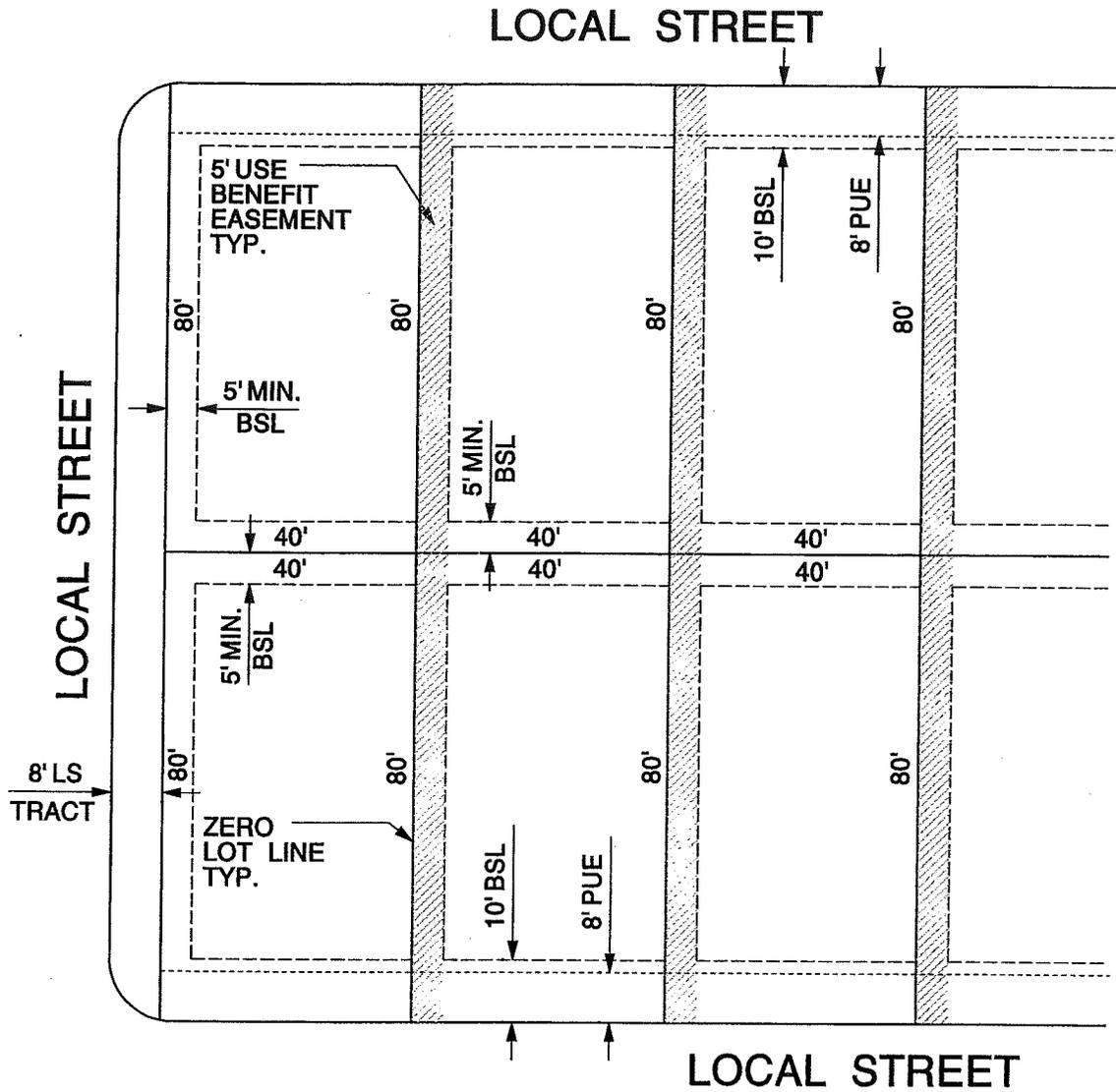
## Commercial Permitted Uses (Con't)

16. Liquor stores
17. Museum
18. Nursing homes
19. Places of public assembly
20. Places of worship
21. Professional, business and administrative offices
22. Restaurants and bars
23. Retail, general and convenience
24. Schools, public and private
25. Sports facilities
26. Sports, commercial/retail establishments
27. Veterinary clinic

Accessory Uses, subordinate and incidental to principal use and facilities

## Mixed Use Permitted Uses

- The mixed use designation will allow both Residential and Commercial uses on the same lot, while integrating both uses into one low scale design. Lots will be developed around a predominant residential theme, with no more than 20% of the Mixed Use district's site dedicated to commercial uses. All of the commercial uses will be designed to serve the needs of the local residents and be proportionate to the neighborhood scale and design of the residential community.



LOT AREA 3,200 S.F

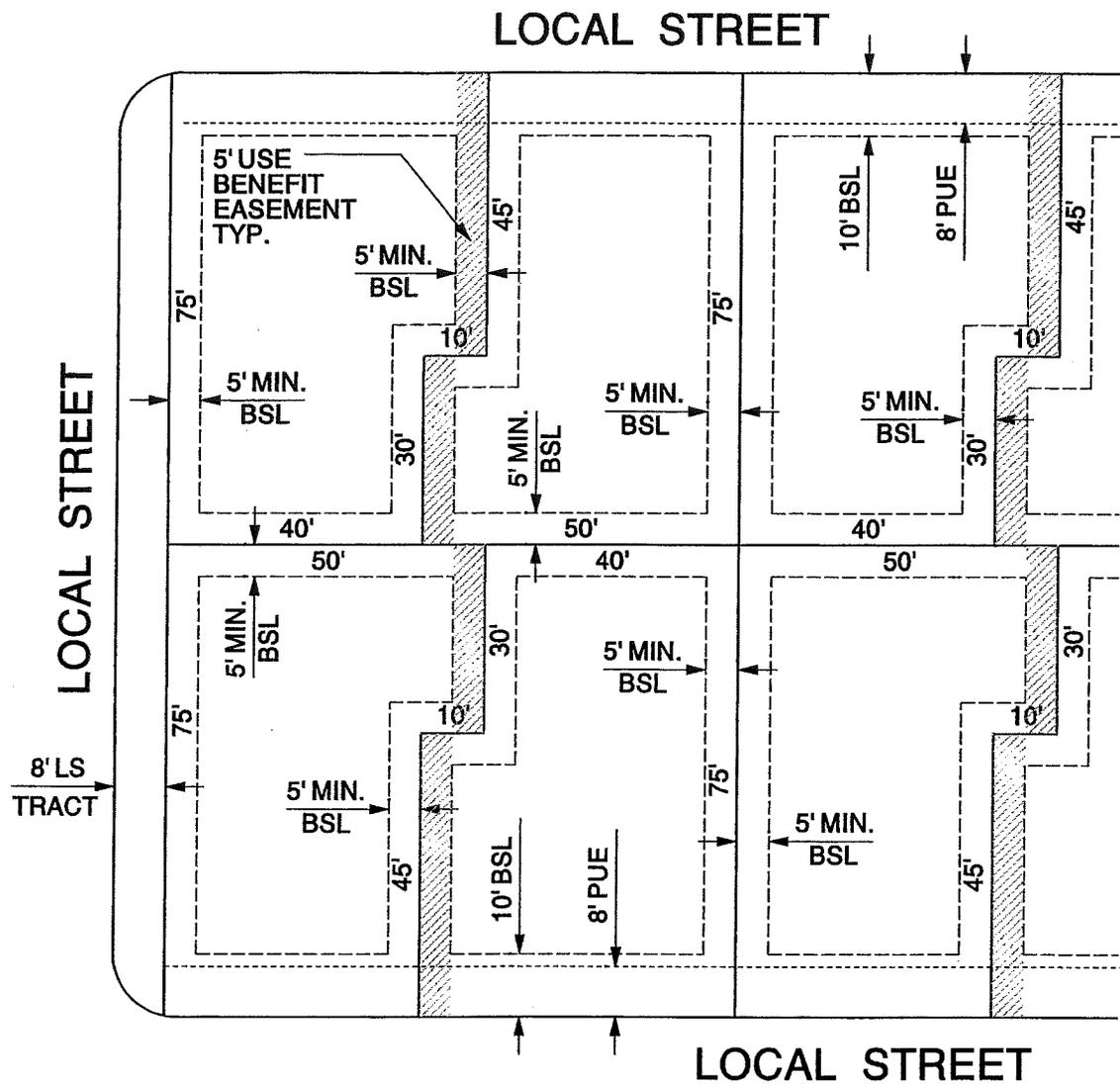
# TYPICAL EXAMPLE



SCALE: 1"=30' DATE: 5-14-04

# ZERO LOT LINE

DATE: May. 14, 2004  
 TIME: 07:25:32  
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LOT AREA 3,300 - 3,450 S.F

TYPICAL EXAMPLE

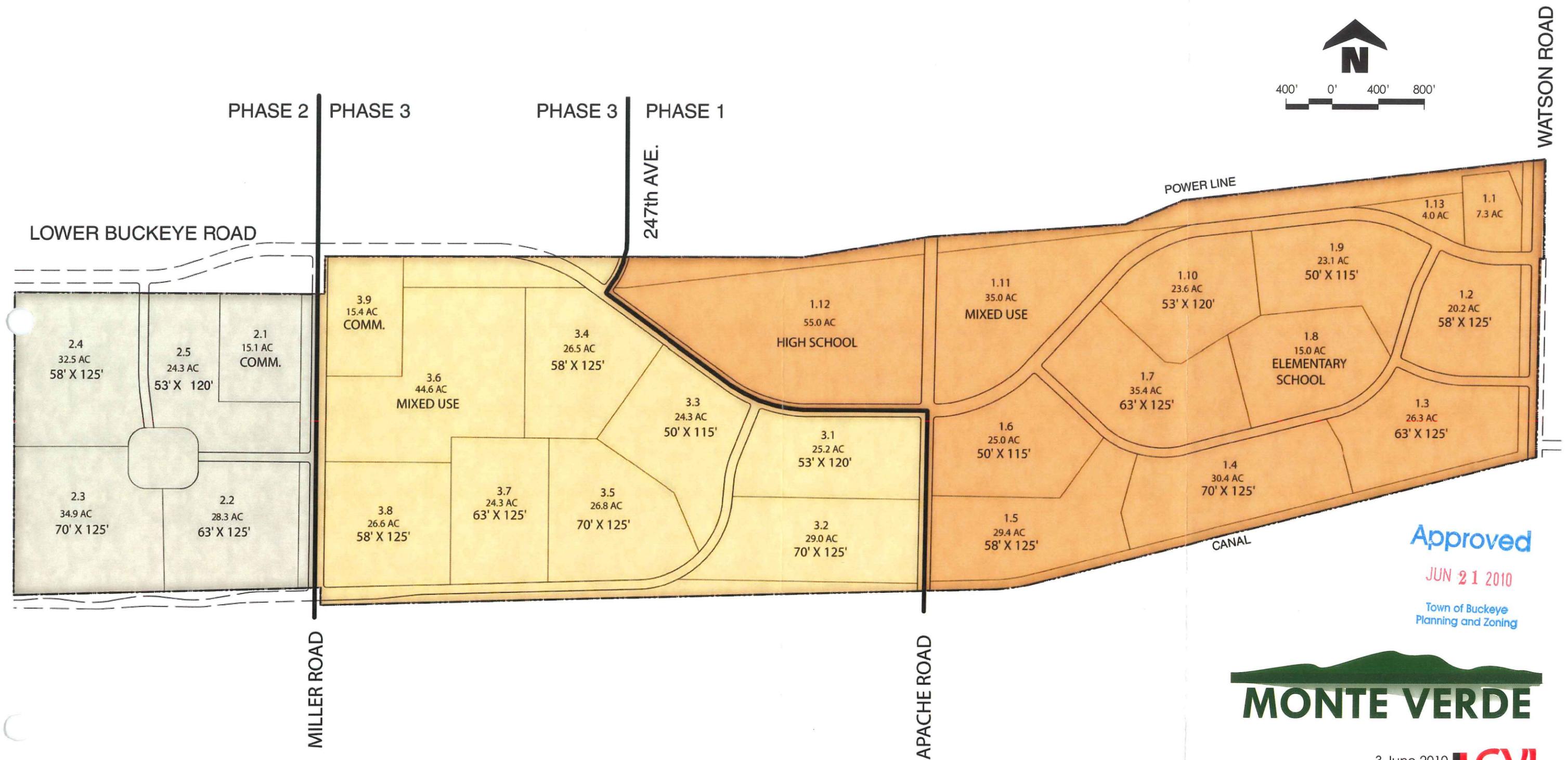
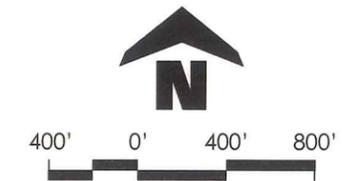


SCALE: 1"=30' DATE: 5-6-04

Z LOT



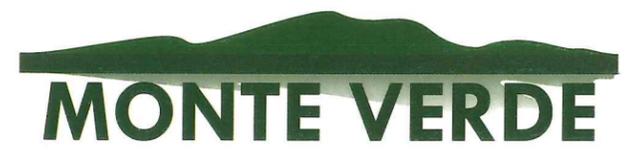
# PRELIMINARY PHASING PLAN



Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



3 June 2010



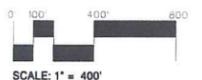
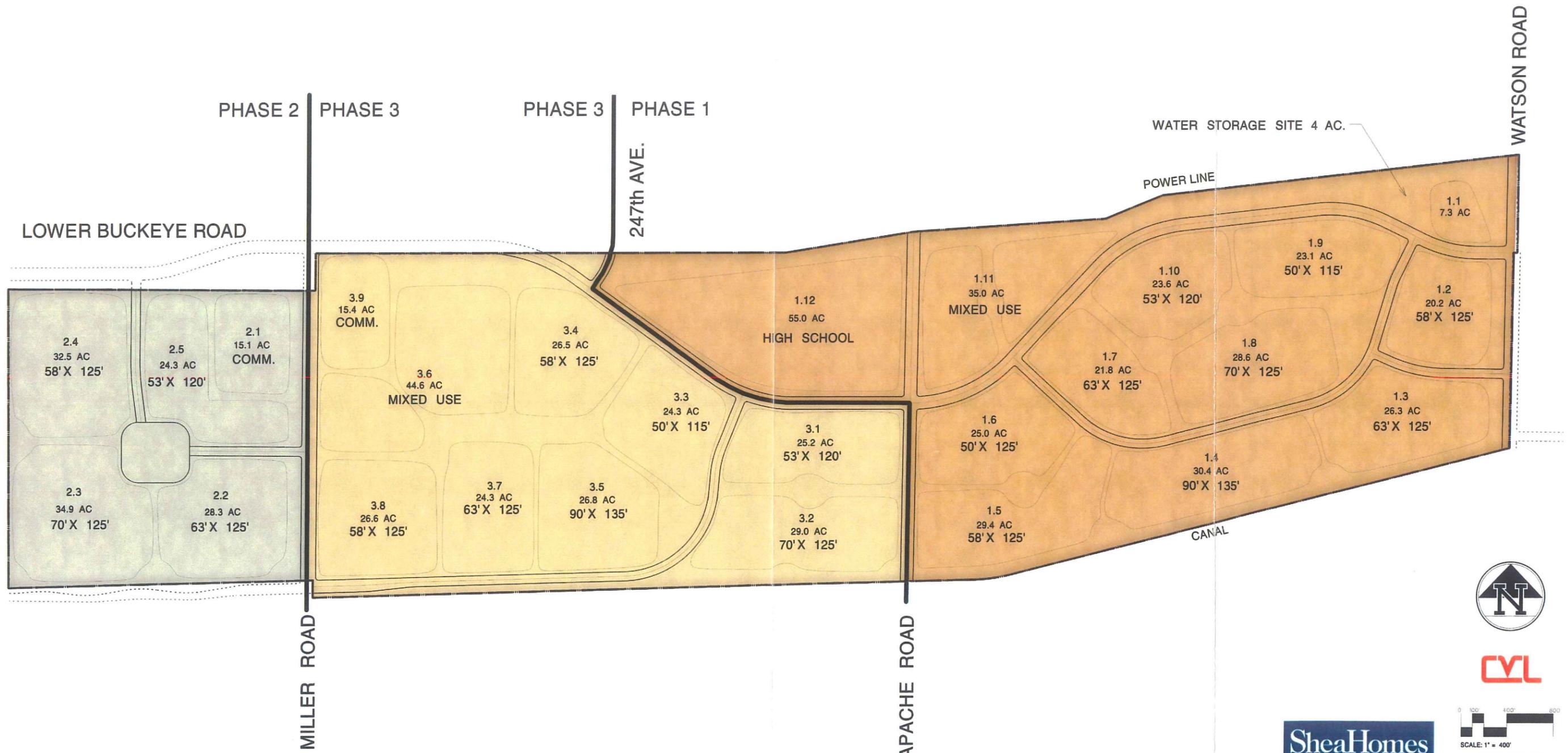
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Exhibit G

# Monte Verde

PRELIMINARY  
PHASING  
PLAN

FOR REFERENCE ONLY  
6.21.2010

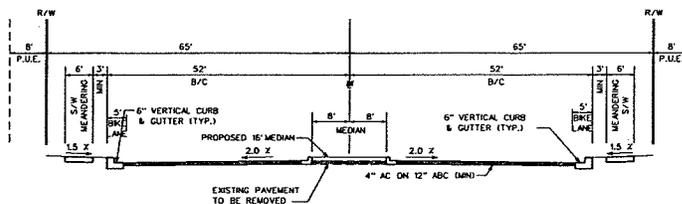
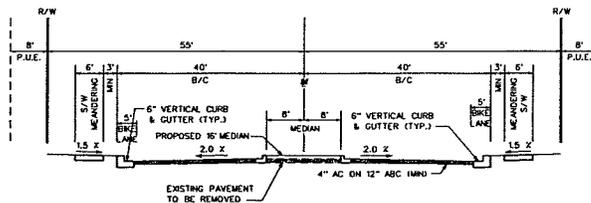
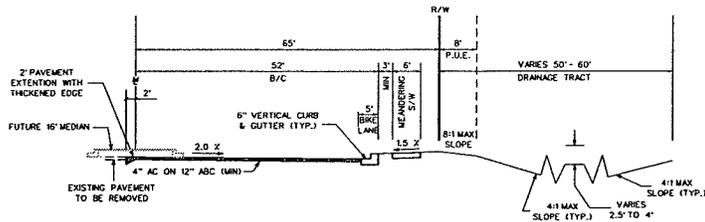
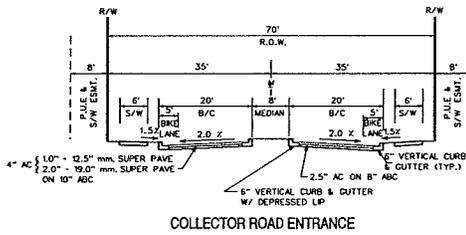
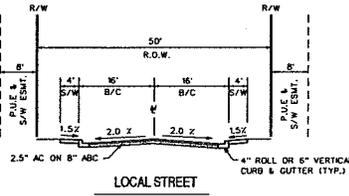
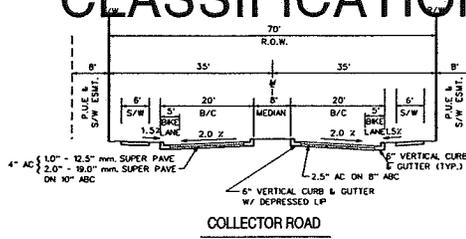


SCALE: 1" = 400'  
DATE: 10-20-05  
EXHIBIT G





# MONTE VERDE ROADWAY LOCATION AND CLASSIFICATION

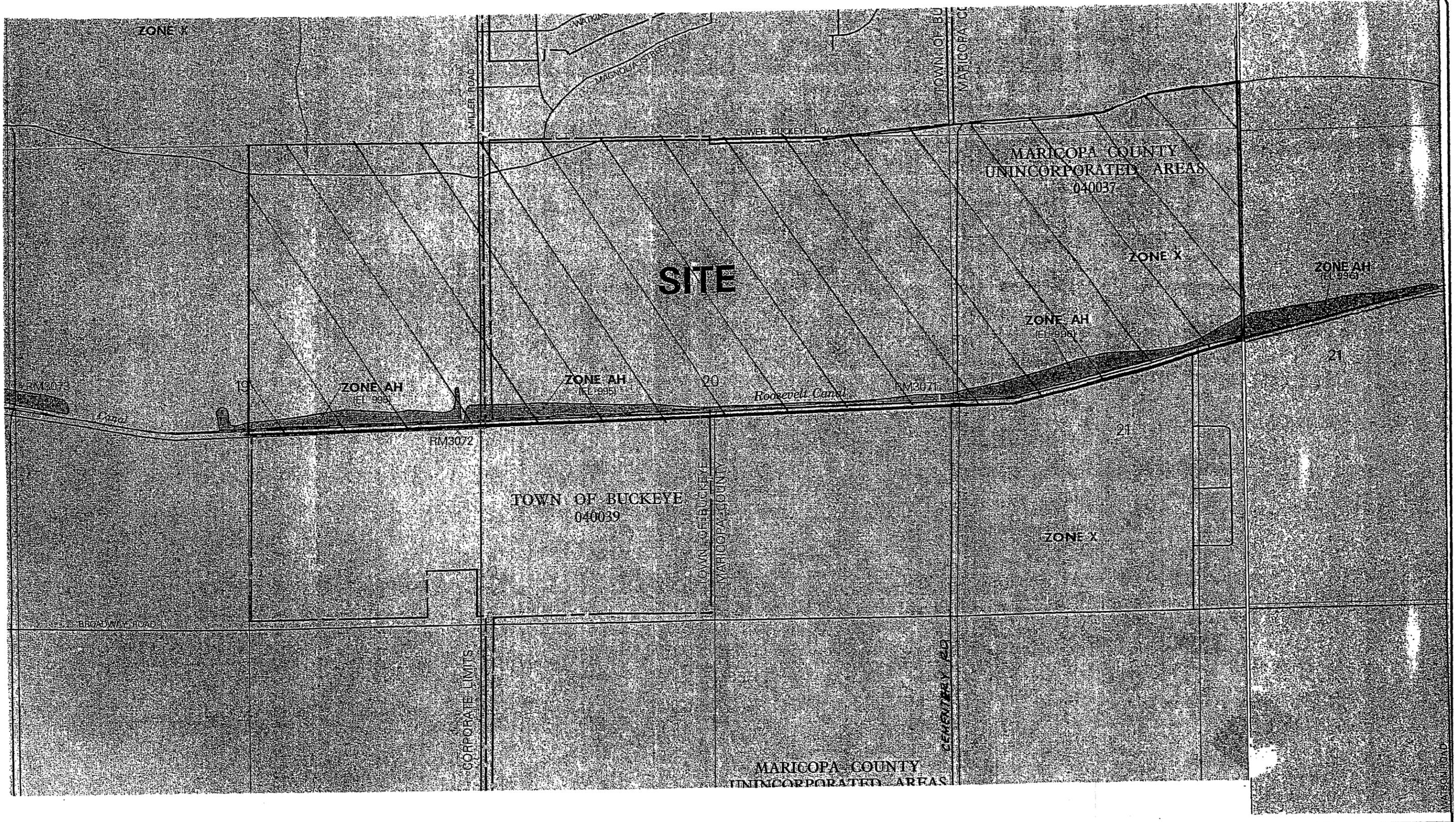


**Shea Homes**  
Caring since 1862

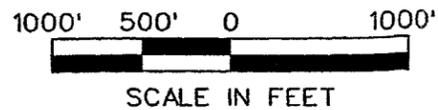
**CVL**

N.T.S.  
EXHIBIT H





MARICOPA COUNTY, ARIZONA  
 AND INCORPORATED AREAS  
 MAP NUMBER 04013C2040F REV. JULY 19, 2001  
 MAP NUMBER 04013C2045G REV. JULY 19, 2001



**FLOOD INSURANCE  
 RATE MAP**

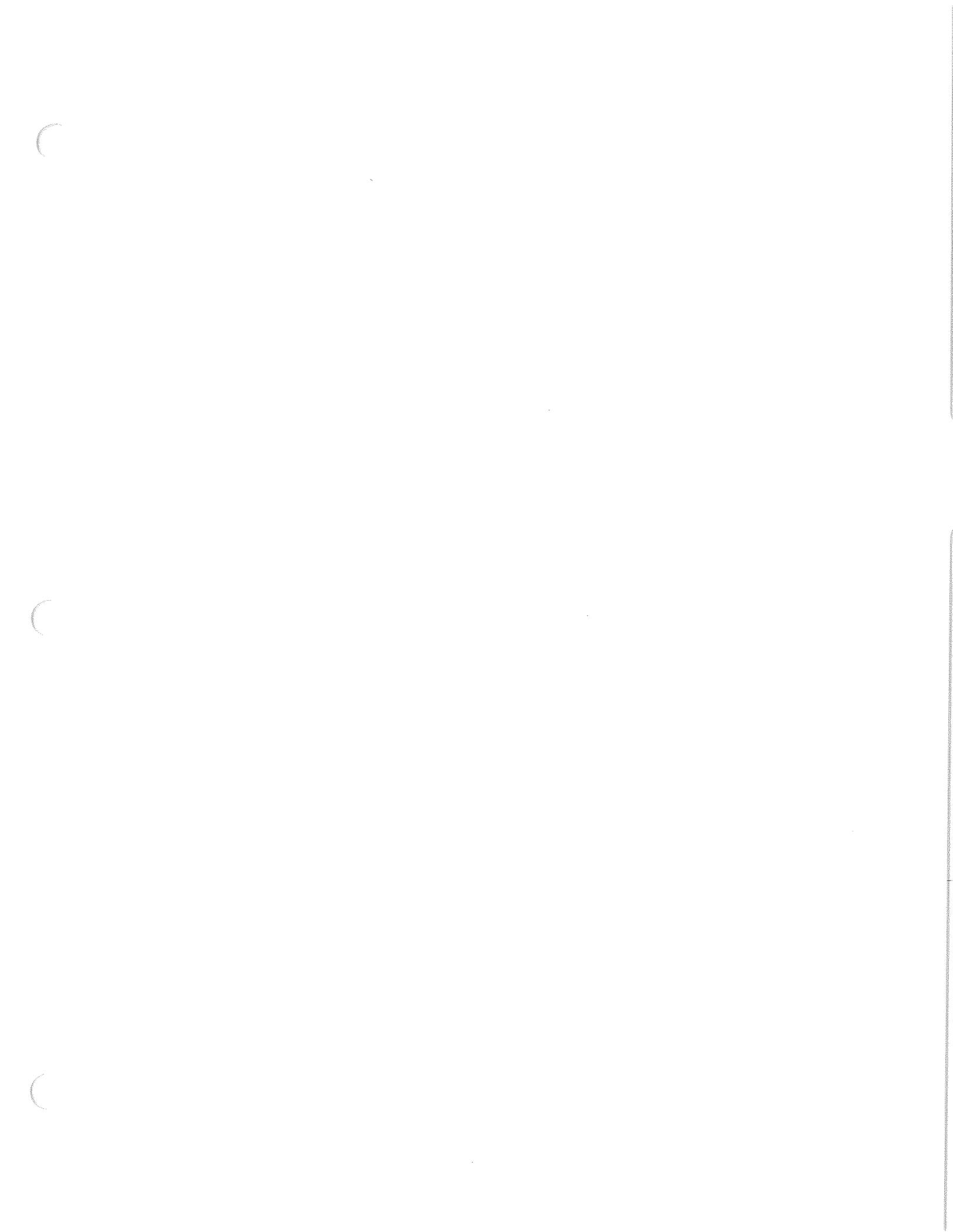
4550 NORTH 12TH STREET  
 PHOENIX, ARIZONA 85014  
 TELEPHONE (602) 264-6831

**MONTE VERDE**

**COE & VAN LOO**  
 PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

JOB NO  
**040024-03**

**EXHIBIT I**



**LEGEND**

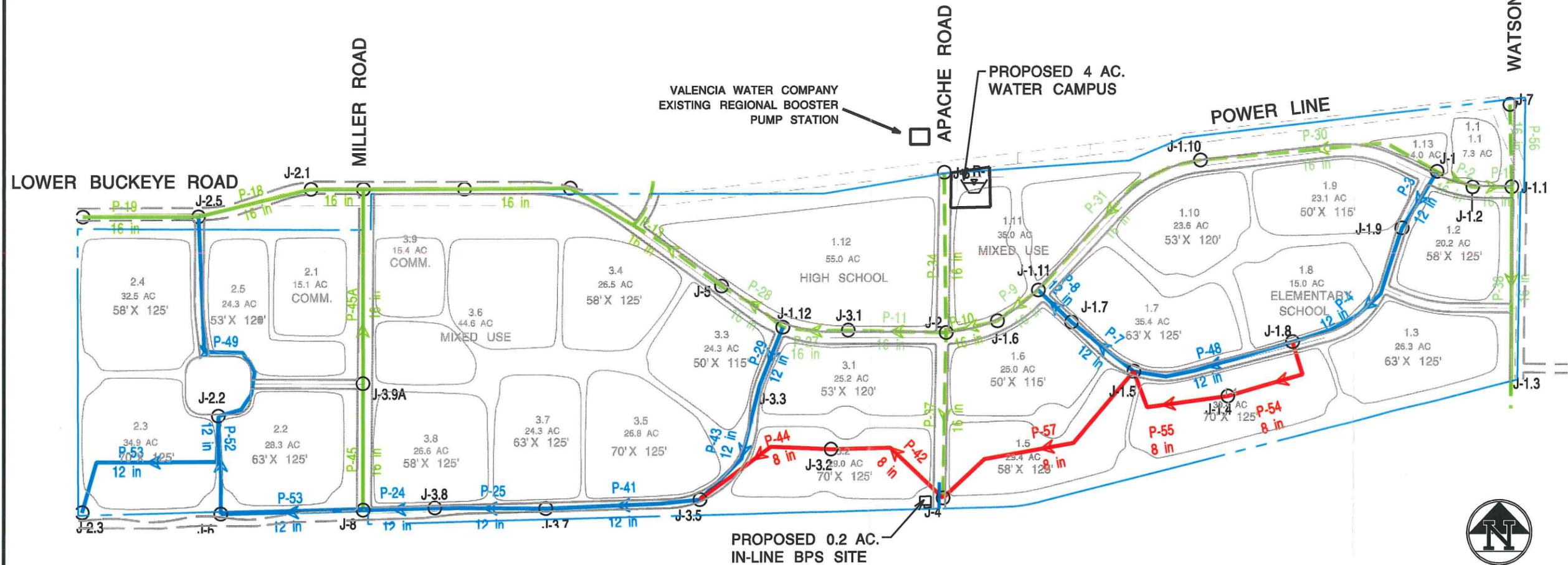
- J-1 NODE NUMBERS
- NODE
- 16 in LINE SIZE
- P-27 16" WATER LINES AND PIPE NUMBER
- P-29 12" WATER LINE AND PIPE NUMBER
- P-42 8" WATER LINE AND PIPE NUMBER
- SITE BOUNDARY
- 2.7 PARCEL NUMBER
- P-27 EXISTING 16" WATER LINES AND PIPE NUMBER
- P-29 EXISTING 12" WATER LINE AND PIPE NUMBER

NOTE: WATER LINES IN PARCELS NOT MODELED OR SHOWN

Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



MONTE VERDE

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

WATER DISTRIBUTION SYSTEM

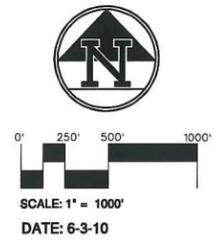
4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

JOB NO

1.01.0105222

FIGURE

1

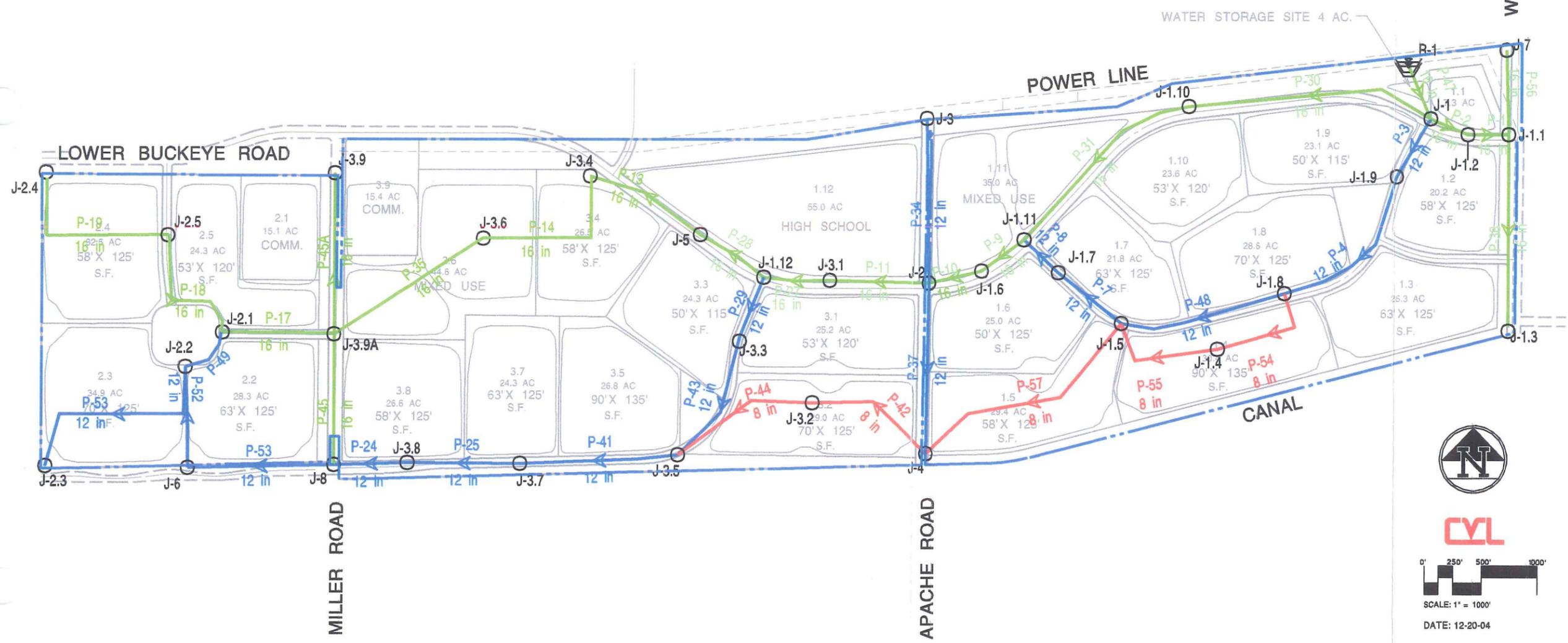


04/20/10 8:15:22 AM n:\10100222\Coe-Van-Loo\ref1.dwg  
 Author

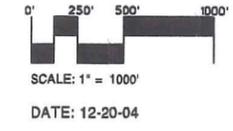
**LEGEND**

- J-1      NODE NUMBERS
- NODES
- 16 in      LINE SIZE
- P-27      16" WATER LINES AND PIPE NUMBER
- P-29      12" WATER LINES AND PIPE NUMBER
- P-42      8" WATER LINES AND PIPE NUMBER
- SITE BOUNDARY
- 2.7      PARCEL NUMBER

NOTE: WATER LINES IN PARCELS NOT MODELED OR SHOWN



FOR REFERENCE ONLY  
6-21-2004



MONTE VERDE

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

WATER DISTRIBUTION SYSTEM

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

JOB NO  
040024-03

FIGURE  
5



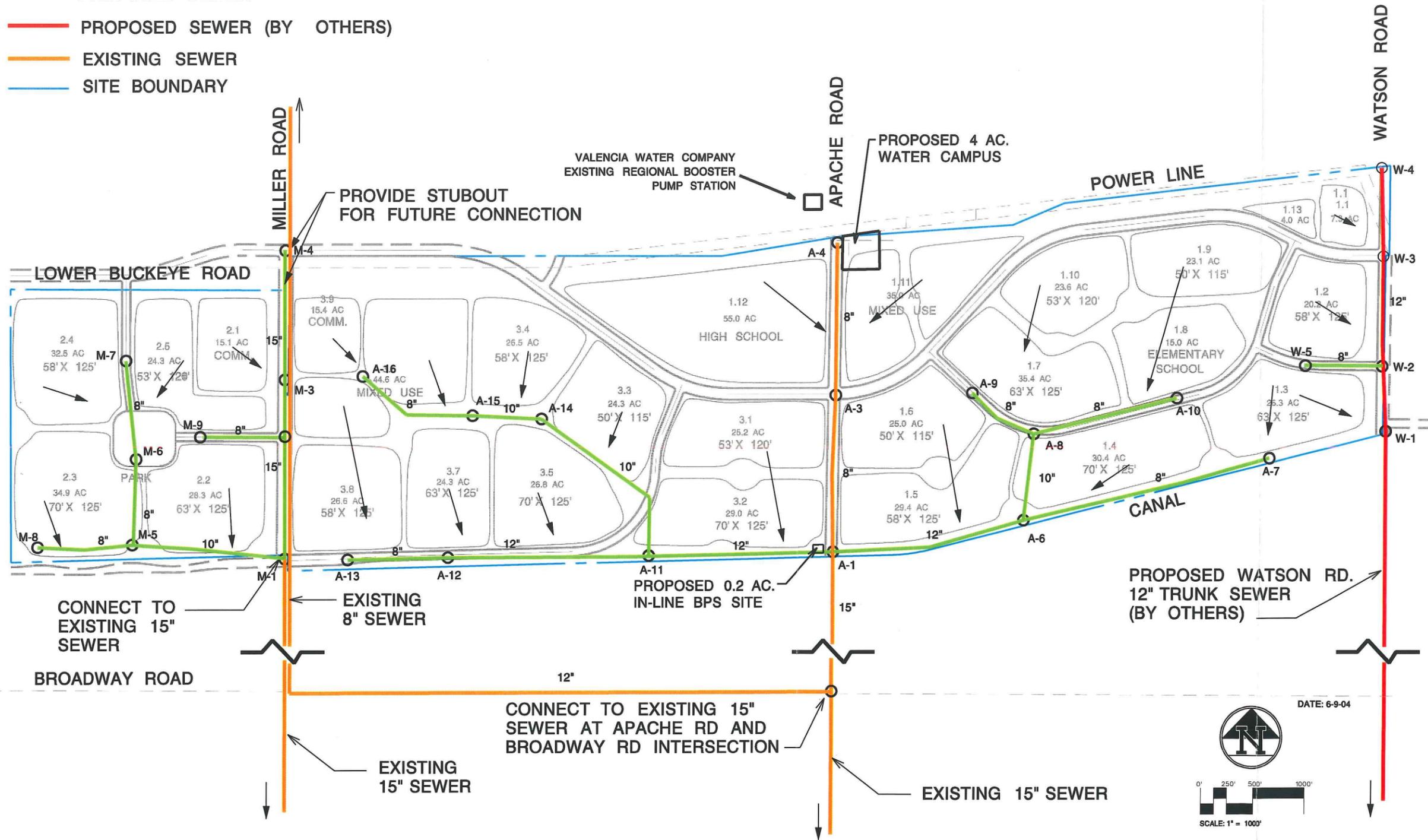
**LEGEND**

-  DIRECTION OF FLOW
- M-2 NODE ID
-  NODE
-  PROPOSED SEWER
-  PROPOSED SEWER (BY OTHERS)
-  EXISTING SEWER
-  SITE BOUNDARY

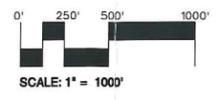
Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



DATE: 6-9-04



MONTE VERDE

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

WASTEWATER COLLECTION SYSTEM

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

JOB NO

1.01.0105222

FIGURE

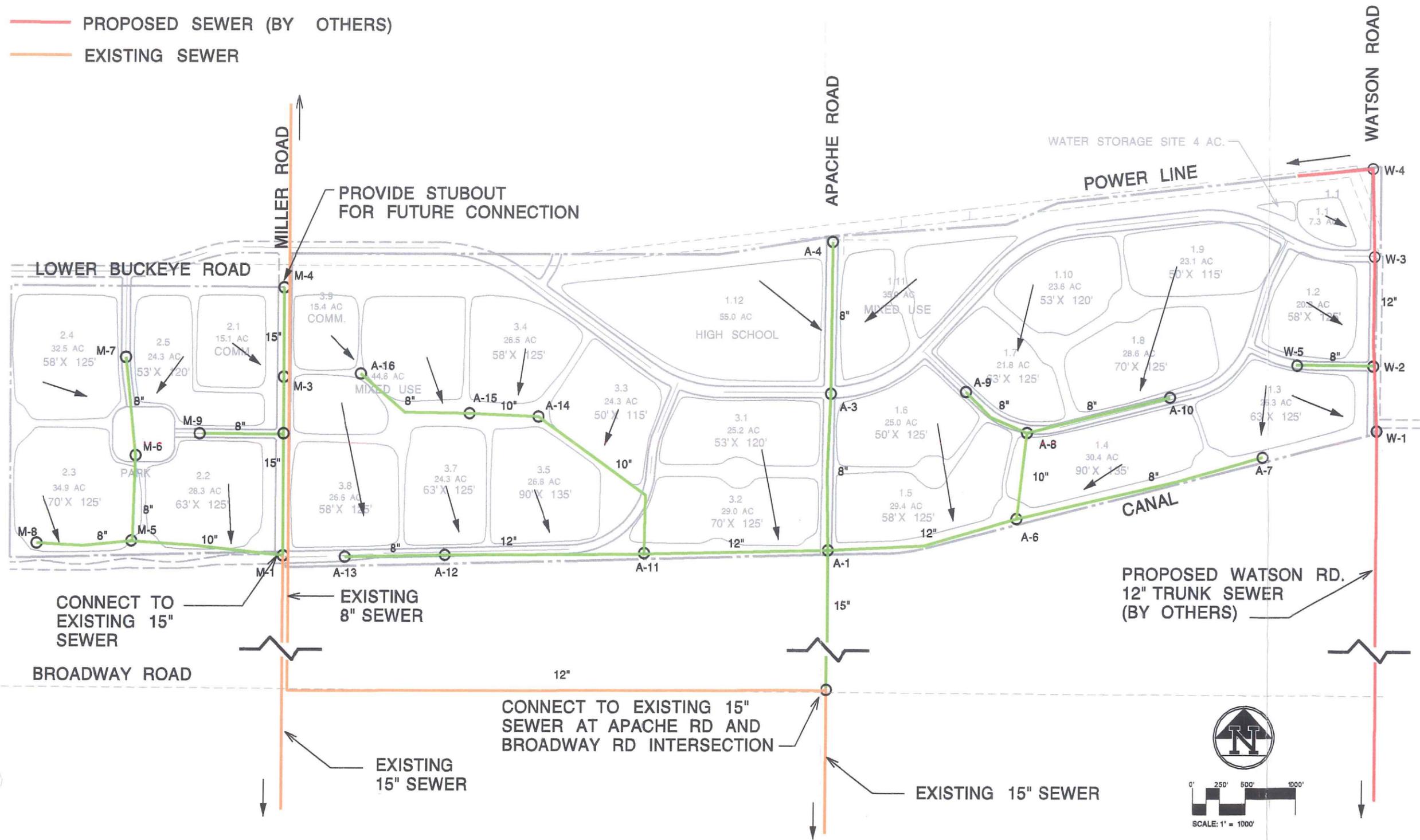
2

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**LEGEND**

-  DIRECTION OF FLOW
- M-2 NODE ID
-  NODE
-  PROPOSED SEWER
-  PROPOSED SEWER (BY OTHERS)
-  EXISTING SEWER

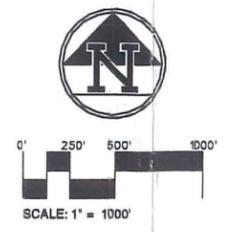
FOR REFERENCE ONLY  
6.21.2008  
HML



**MONTE VERDE**  
**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

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

JOB NO  
040024-03  
FIGURE  
4



18 OCT 2008  
10:00 AM  
10/0024-03-04-01.dwg  
Shan



**MONTE VERDE**  
**Neighborhood Meeting**  
**October 13, 2004**

Informational Meeting Notice to Property Owners within 300 feet

(See Next Page)

**Exhibit L**

# Notice of Information Meeting

September 30, 2004

Dear Neighbor:

You are cordially invited to a information meeting regarding a proposed annexation, General Plan Amendment, rezoning and Community Master Plan (CMP) in your area.

The property of approximately 852 acres is located from Watson Road to ½ mile west of Miller Road, midway between Yuma and Broadway Roads - between the power lines and the Roosevelt Canal. Our request is for the Town of Buckeye to annex, amend the general plan and rezone the property that is now located in the County. Proposed zoning is 'Planned Community' which would allow the development of homes and neighborhood commercial uses. A high school site is also proposed.

The location of this site is identified on the enclosed map.

A neighborhood meeting will be held at the time and place listed below to provide information on the proposed community and answer any questions you may have.

The neighborhood meeting will be held:

**Wednesday October 13, 2004  
6:00pm**

**Buckeye Valley Chamber of Commerce**

**508 E. Monroe  
Buckeye, AZ**

If you have questions regarding this annexation, rezoning and CMP request, please contact:

Steve Kellogg, Coe & Van Loo Consultants, (602) 264-6831  
4550 N. 12<sup>th</sup> Street, Phoenix, AZ 85014-4291

ET 10/1/04



**MONTE VERDE**

**PROPERTY OWNERS WITHIN 300 FEET**

**(See next page)**

**Exhibit M**

# Ownership List

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-63-008-B

RATHMAN DELORES  
RT 1  
GIBBON, MN 55335 USA  
Parcel: 504-22-140

GARBER DENNIS/JUNE  
24801 DURANGO ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-122

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-005-A

F BON INC  
22125 W WATKINS ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-141

ARIZONA MACHINERY CO  
11111 W MCDOWELL RD  
AVONDALE, AZ 85323 USA  
Parcel: 504-22-008-A

VALENCIA WATER CO  
401 E JACKSON  
BUCKEYE, AZ 85326 USA  
Parcel: 504-63-008-D

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-017-C

STINSTON RONALD E/SALLY B  
4548 N 100TH DR  
PHOENIX, AZ 85037 USA  
Parcel: 504-22-138

CHEHADE ABDEL/RAMZIE  
1024 E HAMPTON AVE  
MESA, AZ 85204 USA  
Parcel: 504-22-121

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-016-A

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-293

ARIZONA MACHINERY CO  
11111 W MCDOWELL RD  
AVONDALE, AZ 85323 USA  
Parcel: 504-22-007-B

SIERRA LIBORIO/GRACIELA  
2342 W MAGNOLIA ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-142

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-017-B

RAMIREZ JORGE A  
23444 W MAGNOLIA ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-139

KING STEVEN J/DIANE L  
25326 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-064

GILLILAND GREGORY B  
2562 W ILLINI ST  
BUDKEYE, AZ 85326 USA  
Parcel: 504-26-071

KIDD JERROLD L  
25194 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-056

ALLISON ROY LEE III/KAREN ANNE  
25206 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-055

DAVIS RICHARD A/SHELIA D  
25414 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-067

NELSON GORDON R/JO ANN M  
25426 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-068

NATHANIEL DONALD J/KATHLEEN J  
25450 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-070

GREEN HERBERT L/KIMBERLY A  
25140 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-058

KAY ANDREW D  
25288 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-061

HAYDEN FARMS  
27650 W SOUTHERN  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-009

MARKHAM THOMAS B/BETTY J  
25438 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-069

VOYAGER DEVELOPMENT INC  
14715 W INDIAN SCHOOL RD STE 501  
GOODYEAR, AZ 85338 USA  
Parcel: 504-26-063

FAVELA SAMUEL J/LYNN M  
25238 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-054

TRIPLE G FARMS  
25302 W ILLINI  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-062

CARRIVEAU MICHAEL W/JERRI J  
25338 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-065

GARCIA JOSE/MARY MICHELLE  
25250 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-053

ANDERSON ROBERT F/MARY L  
25402 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-066

GRUWELL SUSAN D  
25172 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-057

F BON INC  
22125 W WATKINS ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-141

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-053

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-178

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-008 C

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-193

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-180

GREEN HERBERT L/KIMBERLY A  
25140 W ILLINI ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-058

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-125

THE CROSSINGS AT MILLER & BROADWAY L L  
C  
8238 E THOMAS RD STE 102A  
SCOTTSDALE, AZ 85251 USA  
Parcel: 504-24-392

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-227

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-183

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-120

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-028

RAMIREZ JORGE A  
23444 W MAGNOLIA ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-139

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-010 C

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-025

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-016 A

THIXTON WILLIAM I & SHELIA P  
3420 S WATSON  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-005 M

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-190

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-059

TURTLETAUB & LEE COMPANY L L C  
5601 E MONTE CRISTO AVE  
SCOTTSDALE, AZ 85254 USA  
Parcel: 504-22-030 A

WEST JAMES SEXSON/JANE RAYMOND  
TR/ARDATH H ET  
310 E KEIM DR  
PHOENIX, AZ 85012 USA  
Parcel: 504-24-001 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-130

ROOSEVELT IRRIGATION DIST ZANJERO STA  
P O BOX 95  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-001

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-017 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-042

ROBIE A JAY  
2419 W VAN BUREN  
PHOENIX, AZ 85009 USA  
Parcel: 504-22-034 A

BUENA VISTA OF ARIZONA LLC  
300 N GREENE ST STE 285  
GREENSBORO, NC 27401 USA  
Parcel: 504-63-002 A

ESTRELLA VISTA INVESTORS LLC  
8238 E THOMAS RD STE 102A  
SCOTTSDALE, AZ 85257 USA  
Parcel: 504-24-001 A

SIERRA LIBORIO/GRACIELA  
3325 W LARIAT LN  
DOUGLAS, AZ 85607 USA  
Parcel: 504-22-142

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-63-008 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-132

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-110

MONTALBANO HOMES OF ARIZONA INC  
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MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-222

MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-036

MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-221

MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-026

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-191

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-041

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-189

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-009

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-123

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-006 B

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-007

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-182

DONNER MANAGEMENT CO INC  
300 CARLSBAD VILLAGE DR STE 223  
CARLSBAD, CA 92008 USA  
Parcel: 504-26-012 B

SEGUNDO BEATRICE  
3416 S WATSON RD  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-005 B

AZPROPERTYCO HOLDINGS LLC  
7800 E VIA DE BELLEZA  
SCOTTSDALE, AZ 85258 USA  
Parcel: 504-26-013 B

CHEHADE ABDEL/RAMZIE  
1024 E HAMPTON AVE  
MESA, AZ 85204 USA  
Parcel: 504-22-121

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-061

BROWN CHARLES L & ESTHER J  
3412 S WATSON RD  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-005 J

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-007

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-134

BROWN CHARLES L & ESTHER JEAN  
3412 S WATSON RD  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-005 E

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-054

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-060

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-022

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-034

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-005 A

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-114

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-021

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-188

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-012 A

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-127

ZYGMUNT LLC  
24710 MAGNOLIA ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-63-137 R

RATHMAN DELORES  
RT 1  
GIBBON, MN 55335 USA  
Parcel: 504-22-140

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-040

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-293

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-229

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-035

ROSZTOCZY FERENC E/DIANE E TR  
11111 W MCDOWELL RD  
AVONDALE, AZ 85323 USA  
Parcel: 504-22-038

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-062

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-039

VALENCIA WATER CO  
401 E JACKSON  
BUCKEYE, AZ 85326 USA  
Parcel: 504-63-008

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-225

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-115

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-063

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-112

ARIZONA MACHINERY CO  
11111 W MCDOWELL RD  
AVONDALE, AZ 85323 USA  
Parcel: 504-22-008 A

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-126

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-187

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-224

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-030

CAMBRON PAUL/LEESA  
25124 W BROADWAY RD  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-002 A

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-023

VON WOLFF KARL A  
25108 W ILLINI STREET  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-059

AZPROPERTYCO HOLDINGS LLC  
7800 E VIA DE BELLEZA  
SCOTTSDALE, AZ 85258 USA  
Parcel: 504-26-006 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-226

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-058

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-033

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-179

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-056

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
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MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-116

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-177

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-181

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-118

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-027

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-006 C

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-119

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-032

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-010 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-121

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-038

ARIZONA MACHINERY CO  
11111 W MCDOWELL RD  
AVONDALE, AZ 85323 USA  
Parcel: 504-22-007 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-186

GARBER DENNIS/JUNE  
24801 DURANGO ST  
BUCKEYE, AZ 85326 USA  
Parcel: 504-22-122

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-014 A

BUCKEYE 50 L L C  
5108 N 40TH ST STE 3  
PHOENIX, AZ 85018 USA  
Parcel: 504-23-004 A

BUCKEYE 50 L L C  
5108 N 40TH ST STE 3  
PHOENIX, AZ 85018 USA  
Parcel: 504-23-003

VARNEY MILFORD R/NORA M TR  
1893 YAMPA DR  
PRESCOTT, AZ 86301 USA  
Parcel: 504-23-006 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-055

AZPROPERTYCO HOLDINGS LLC  
7800 E VIA DE BELLEZA  
SCOTTSDALE, AZ 85258 USA  
Parcel: 504-26-006 A

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-008 B

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-009

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-23-008

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-012

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-008 A

AZPRO DEVELOPMENTS INC  
2-1621 LANGEN AVE  
PORT COQUITLAM, V3C 1K6 USA  
Parcel: 504-22-017 C

MILLER PARK LLC  
4041 E THOMAS RD #200  
PHOENIX, AZ 85018 USA  
Parcel: 504-26-008 A

AZPROPERTYCO HOLDINGS LLC  
7800 E VIA DE BELLEZA  
SCOTTSDALE, AZ 85258 USA  
Parcel: 504-26-011 C

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-26-014 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-128

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-057

MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-052

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-228

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-129

MONTALBANO HOMES OF ARIZONA INC  
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OAK BROOK, IL 60523 USA  
Parcel: 504-24-184

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-192

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-111  
MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-010 A

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-124

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-031

VARNEY NORA M TR  
1893 YAMPA DR  
PRESCOTT, AZ 86301 USA  
Parcel: 504-23-002 B

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-024

CROSSINGS AT MILLER & BROADWAY L L C  
THE  
8238 E THOMAS RD STE 102A  
SCOTTSDALE, AZ 85251 USA  
Parcel: 504-24-393

MONTALBANO HOMES OF ARIZONA INC  
2208 MIDWEST RD  
OAK BROOK, IL 60523 USA  
Parcel: 504-24-185

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-006 A

MARVEN INVESTMENTS LTD PARTNERSHIP  
PO BOX 398  
BUCKEYE, AZ 85326 USA  
Parcel: 504-24-011

STINSTON RONALD E/SALLY B  
4548 N 100TH DR  
PHOENIX, AZ 85037 USA  
Parcel: 504-22-138



# Monte Verde

SURROUNDING  
PROPERTY  
OWNERSHIP  
MAP



300' BOUNDARY LINE



N.T.S.

DATE: 9-21-04  
EXHIBIT N





# PLANT LEGEND

## TREES

Caesalpinia mexicana  
 Callistemon viminalis  
 Chitalpa tashkentensis  
 Dalbergia sissoo  
 Olea europaea 'Swan Hill'  
 Quercus virginiana 'Heritage'  
 Ulmus parvifolia

Mexican Bird of Paradise  
 Weeping Bottlebrush  
 Chitalpa 'Pink Dawn'  
 Sissoo Tree  
 Fruitless Olive  
 Heritage Live Oak  
 Chinese Elm Tree

## SHRUBS

Bougainvillea 'Barbara Karst'  
 Caesalpinia mexicana  
 Caesalpinia pulcherrima  
 Calliandra californica  
 Callistemon viminalis 'Captain Cook'  
 Dodonaea viscosa purpurea  
 Leucophyllum 'Rio Bravo'  
 Myrtus c. 'compacta'  
 Nerium oleander 'Petite Pink'  
 Plumbago auriculata  
 Ruellia tweediana  
 Salvia greggi  
 Tecoma stans

Barbara Karst Bougainvillea  
 Mexican Bird of Paradise  
 Red Bird of Paradise  
 Baja Red Fairy Duster  
 Dwarf Bottlebrush  
 Purple Hopseed Bush  
 Rio Bravo Sage  
 Compact Myrtle  
 Dwarf Oleander  
 Cape Plumbago  
 Garden Ruellia  
 Autumn Sage  
 Orange Jubilee

## ACCENTS

Chamaerops humilis  
 Dasylirion acrotriche  
 Dietes vegeta  
 Hesperaloe parviflora  
 Hesperaloe parviflora  
 Mulhenbergia capallaris

Mediterranean Fan Palm  
 Green Desert Spoon  
 Fortnight Lily  
 Red Yucca  
 Yellow Yucca  
 Regal Mist Grass

## GROUNDCOVERS

Baccharis 'Starn' thompson  
 Lantana montevidensis  
 Lantana 'New Gold'  
 Rosmarinus off. 'Prostraus'  
 Verbena tenera  
 Wedelia trilobata

Dwarf Coyote Brush  
 Purple Trailing Lantana  
 New Gold Lantana  
 Dwarf Rosemary  
 Purple Verbena  
 Yellow Dot

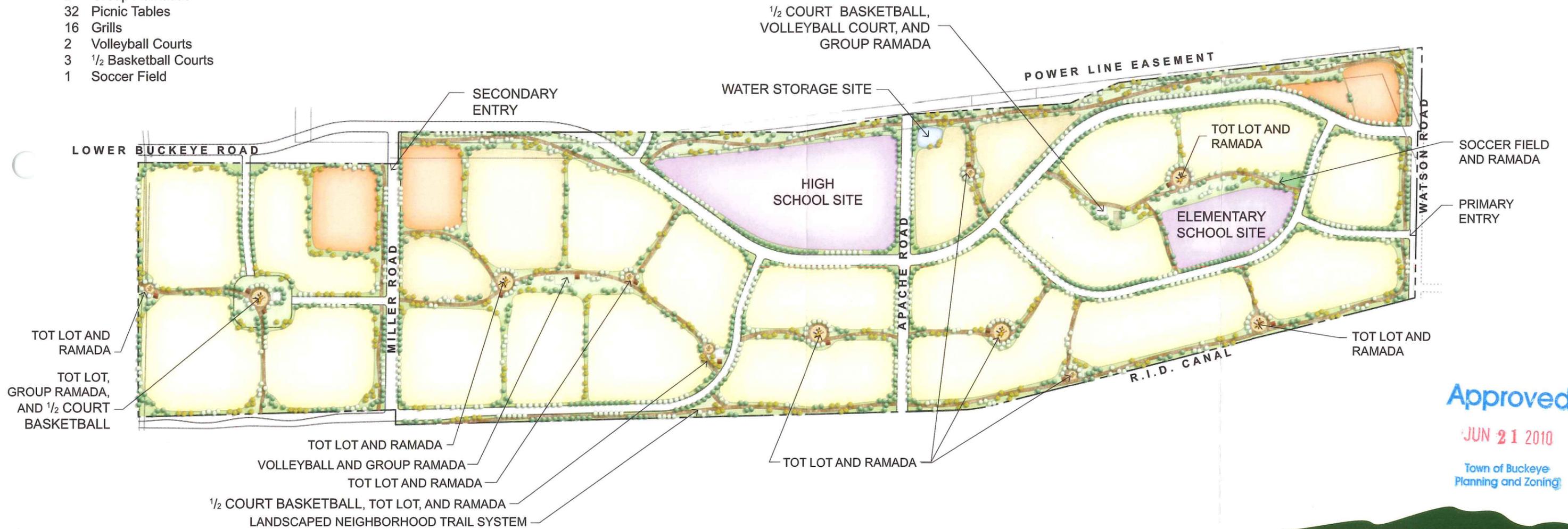
# RECREATIONAL AMENITY TOTALS

- 7 Large Tot Lots
- 4 Small Tot Lots
- 13 Ramadas
- 2 Group Ramadas
- 32 Picnic Tables
- 16 Grills
- 2 Volleyball Courts
- 3 1/2 Basketball Courts
- 1 Soccer Field

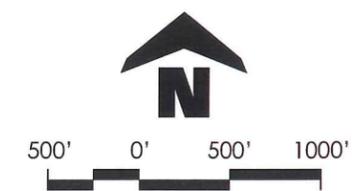
# MASTER LANDSCAPE PLAN

PREPARED FOR:  
 SHEA HOMES  
 8800 N. GAINNEY CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831



Approved  
 JUN 21 2010  
 Town of Buckeye  
 Planning and Zoning



## PLANT LEGEND

### TREES

Caesalpinia mexicana  
 Callistemon viminalis  
 Chitalpa tashkentensis  
 Dalbergia sissoo  
 Olea europaea 'Swan Hill'  
 Quercus virginiana 'Heritage'  
 Ulmus parvifolia

Mexican Bird of Paradise  
 Weeping Bottlebrush  
 Chitalpa 'Pink Dawn'  
 Sissoo Tree  
 Fruitless Olive  
 Heritage Live Oak  
 Chinese Elm Tree

### SHRUBS

Bougainvillea 'Barbara Karst'  
 Caesalpinia mexicana  
 Caesalpinia pulcherrima  
 Caliantra californica  
 Callistemon viminalis 'Captain Cook'  
 Dodonaea viscosa purpurea  
 Leucophyllum 'Rio Bravo'  
 Myrtus c. 'compacta'  
 Nerium oleander 'Petite Pink'  
 Plumbago auriculata  
 Ruellia tweediana  
 Salvia greggi  
 Tecoma stans

Barbara Karst Bougainvillea  
 Mexican Bird of Paradise  
 Red Bird of Paradise  
 Baja Red Fairy Duster  
 Dwarf Bottlebrush  
 Purple Hopseed Bush  
 Rio Bravo Sage  
 Compact Myrtle  
 Dwarf Oleander  
 Cape Plumbago  
 Garden Ruellia  
 Autumn Sage  
 Orange Jubilee

### ACCENTS

Chamaerops humilis  
 Dasyliion acrotriche  
 Dietes vegeta  
 Hesperaloe parviflora  
 Hesperaloe parviflora  
 Mulhenbergia capallaris

Mediterranean Fan Palm  
 Green Desert Spoon  
 Fortnight Lily  
 Red Yucca  
 Yellow Yucca  
 Regal Mist Grass

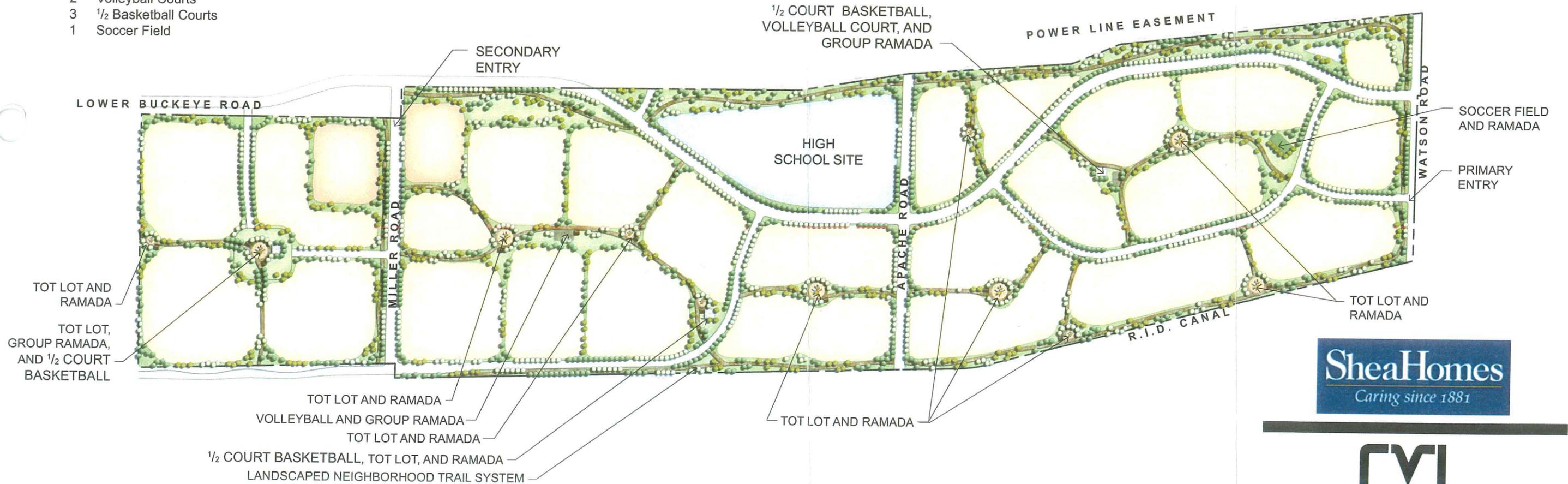
### GROUNDCOVERS

Baccharis 'Starn' thompson  
 Lantana montevidensis  
 Lantana 'New Gold'  
 Rosmarinus off. 'Prostraus'  
 Verbena tenera  
 Wedelia trilobata

Dwarf Coyote Brush  
 Purple Trailing Lantana  
 New Gold Lantana  
 Dwarf Rosemary  
 Purple Verbena  
 Yellow Dot

## RECREATIONAL AMENITY TOTALS

- 7 Large Tot Lots
- 4 Small Tot Lots
- 13 Ramadas
- 2 Group Ramadas
- 32 Picnic Tables
- 16 Grills
- 2 Volleyball Courts
- 3 1/2 Basketball Courts
- 1 Soccer Field



# MONTE VERDE

PREPARED FOR:  
**SHEA HOMES**  
 8800 N. GAINNEY CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
**COE & VAN LOO CONSULTANTS, INC.**  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831

FOR REFERENCE ONLY  
 6.21.2010  
 [Signature]



## MASTER LANDSCAPE PLAN

CVL#: 040024  
 DATE: 10.28.05

Exhibit O.1



TRAIL PERSPECTIVE

N.T.S.



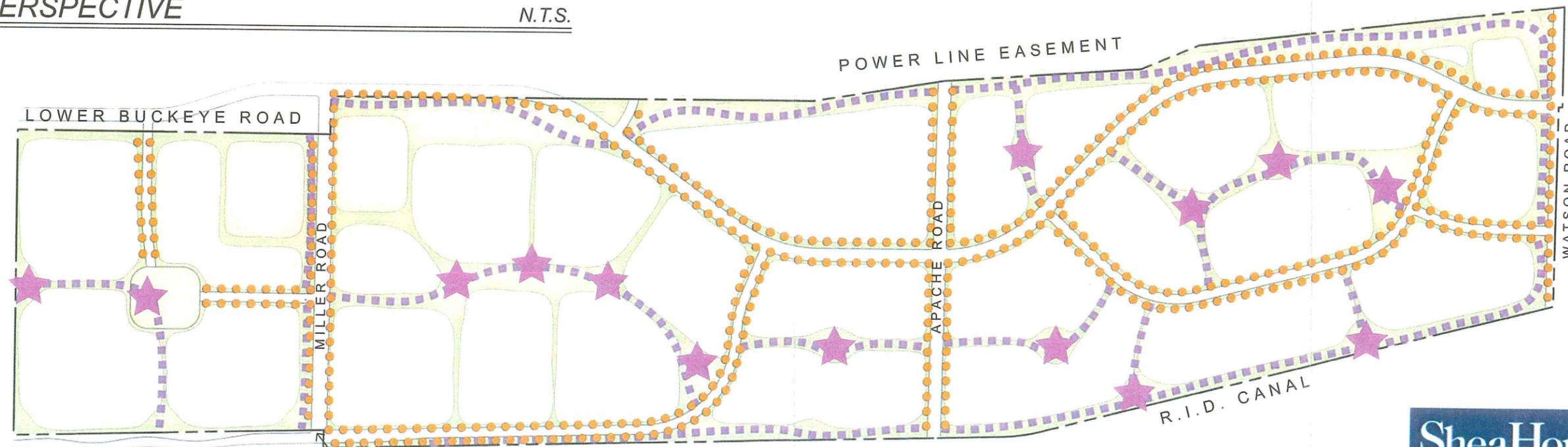
TYPICAL TRAIL SECTION

N.T.S.

# MONTE VERDE

PREPARED FOR:  
SHEA HOMES  
8800 N. GAINEY CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
contact: Brad Terry

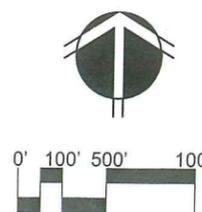
PREPARED BY:  
COE & VAN LOO CONSULTANTS, INC.  
4550 N 12TH STREET  
PHOENIX, ARIZONA 85014  
p. 602.264.6831



CROSSWALK

**LEGEND**

- ■ ■ ■ ■ 8' Sidewalk
- ● ● ● ● 6' Sidewalk
- ★ Recreational Amenity Node



**MASTER TRAILS PLAN**

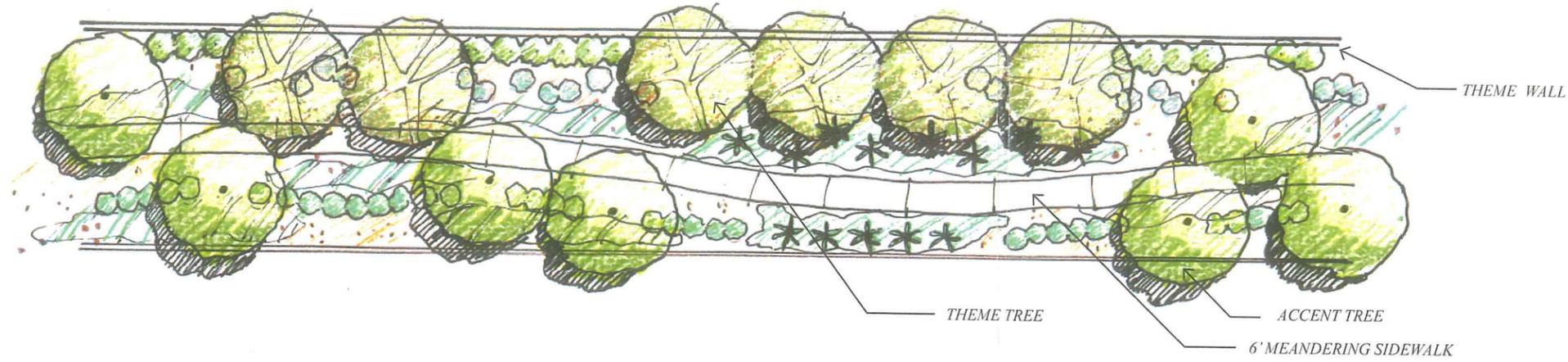
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DATE: 10.28.05

Exhibit O.2

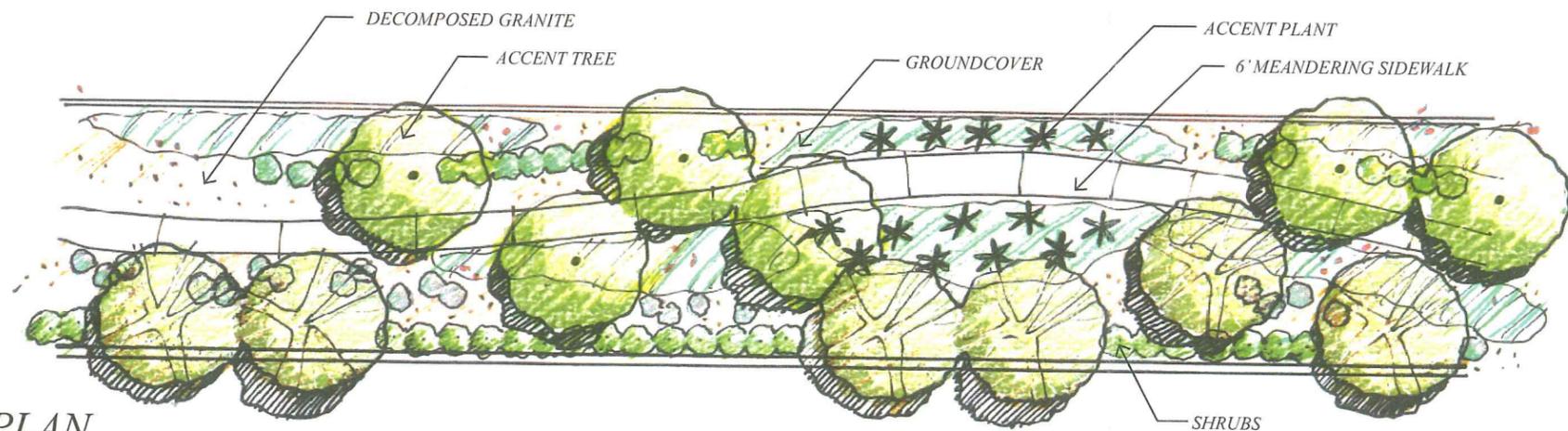
# MONTE VERDE

PREPARED FOR:  
 SHEA HOMES  
 8800 N. GAINEY CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831

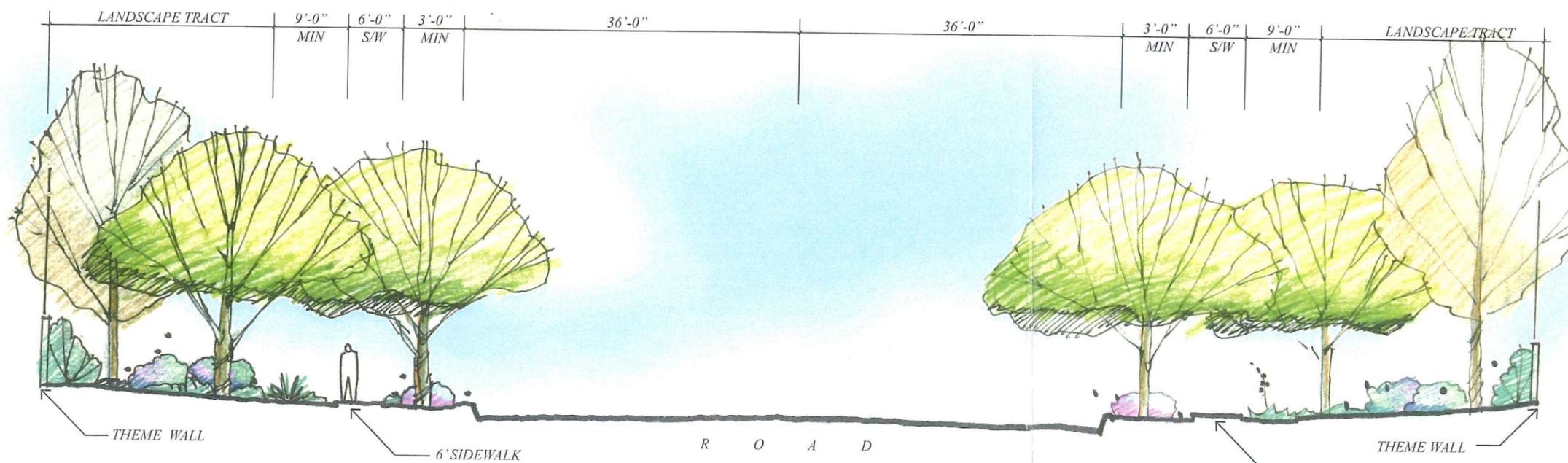


R O A D



PLAN

N.T.S.



SECTION

N.T.S.



TYPICAL ARTERIAL  
 STREETScape

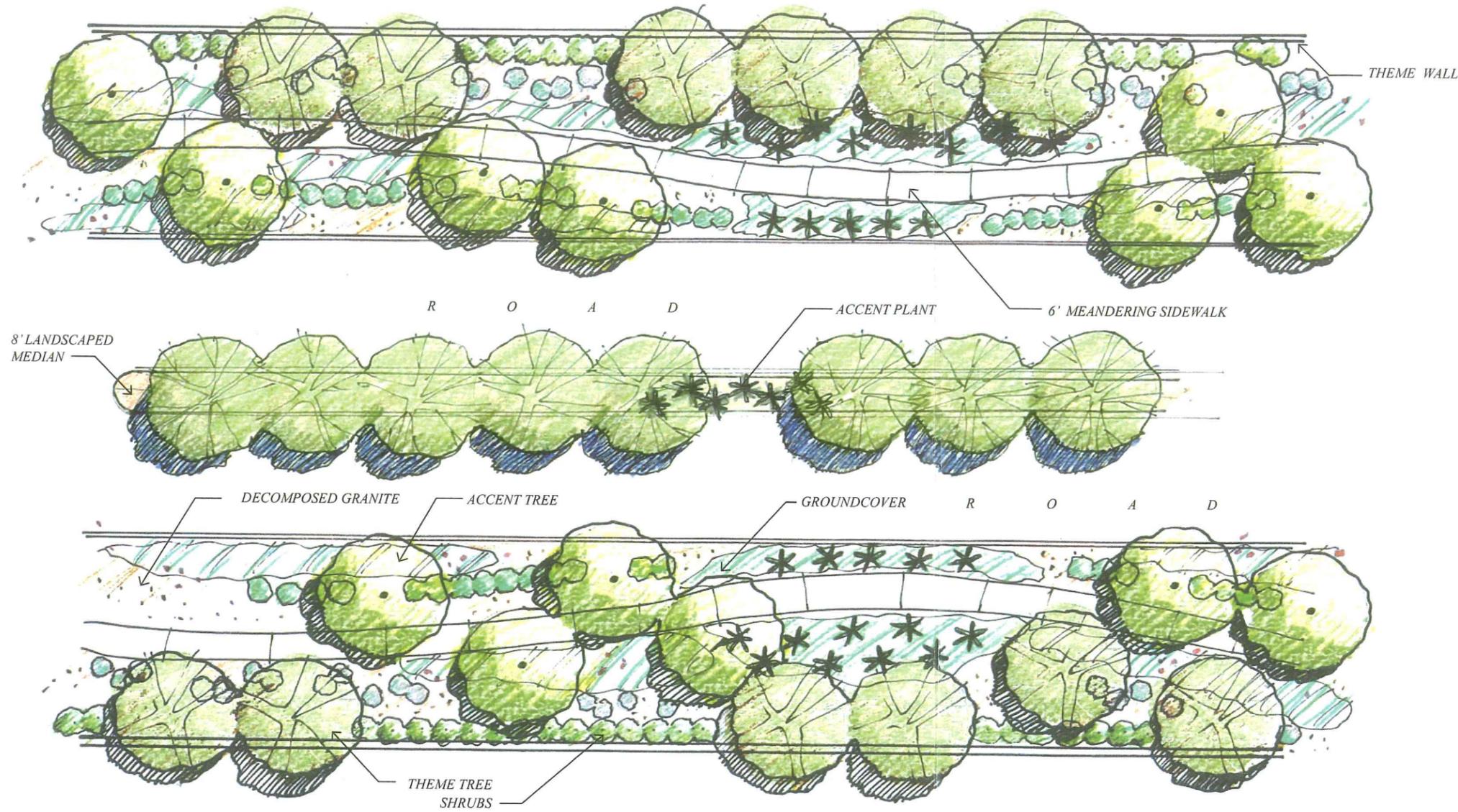
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Exhibit O.3

# MONTE VERDE

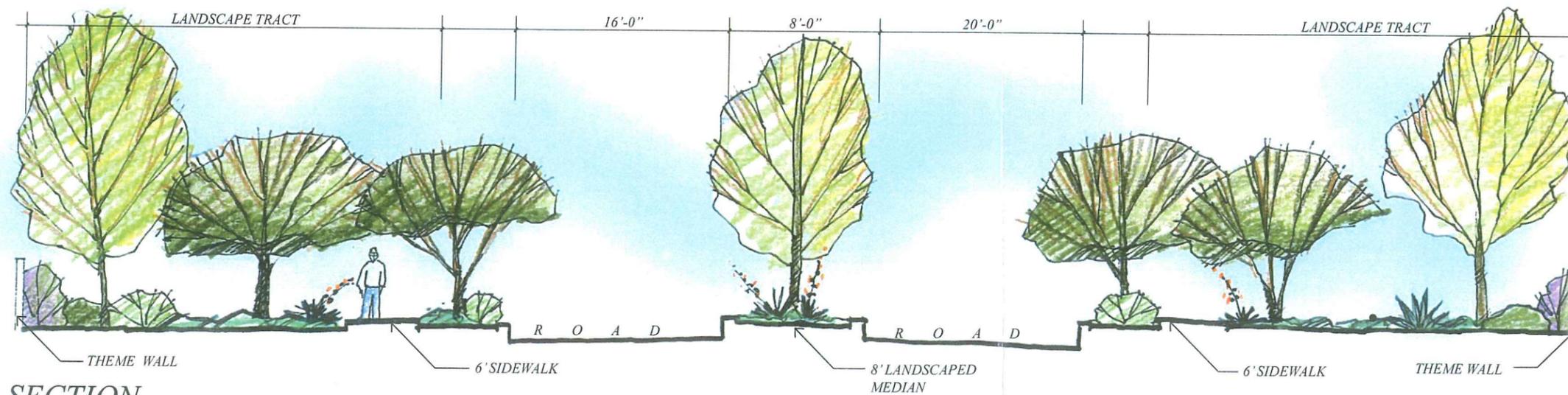
PREPARED FOR:  
 SHEA HOMES  
 8800 N. GAINES CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831



PLAN

N.T.S.



SECTION

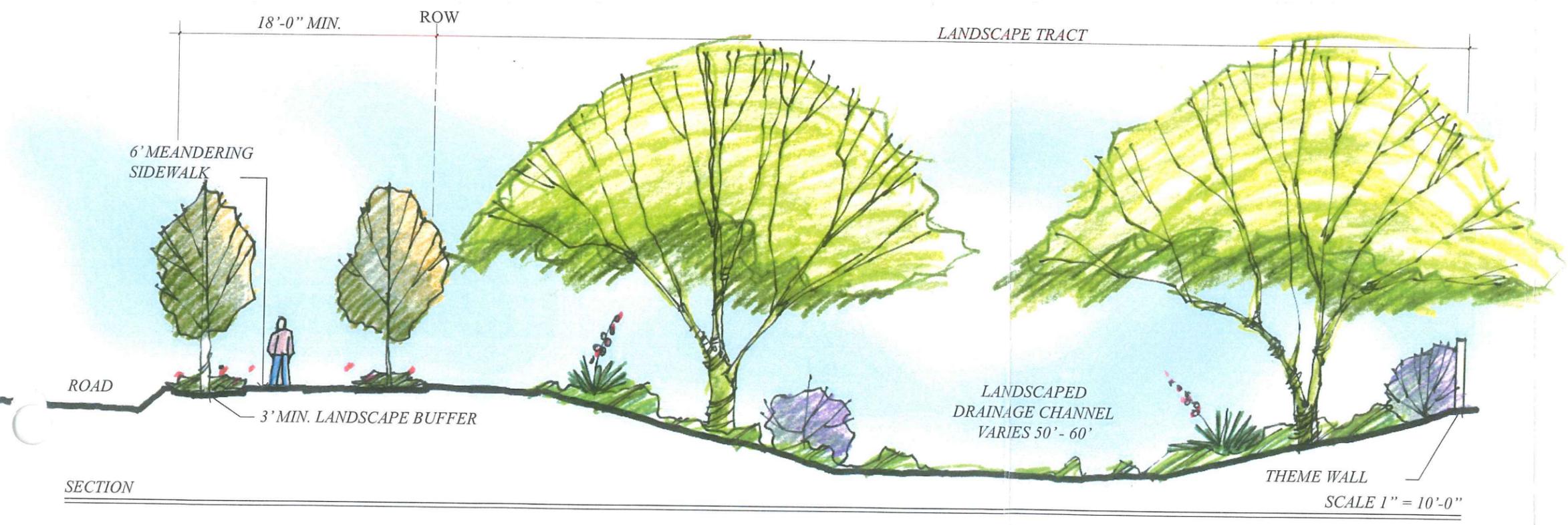
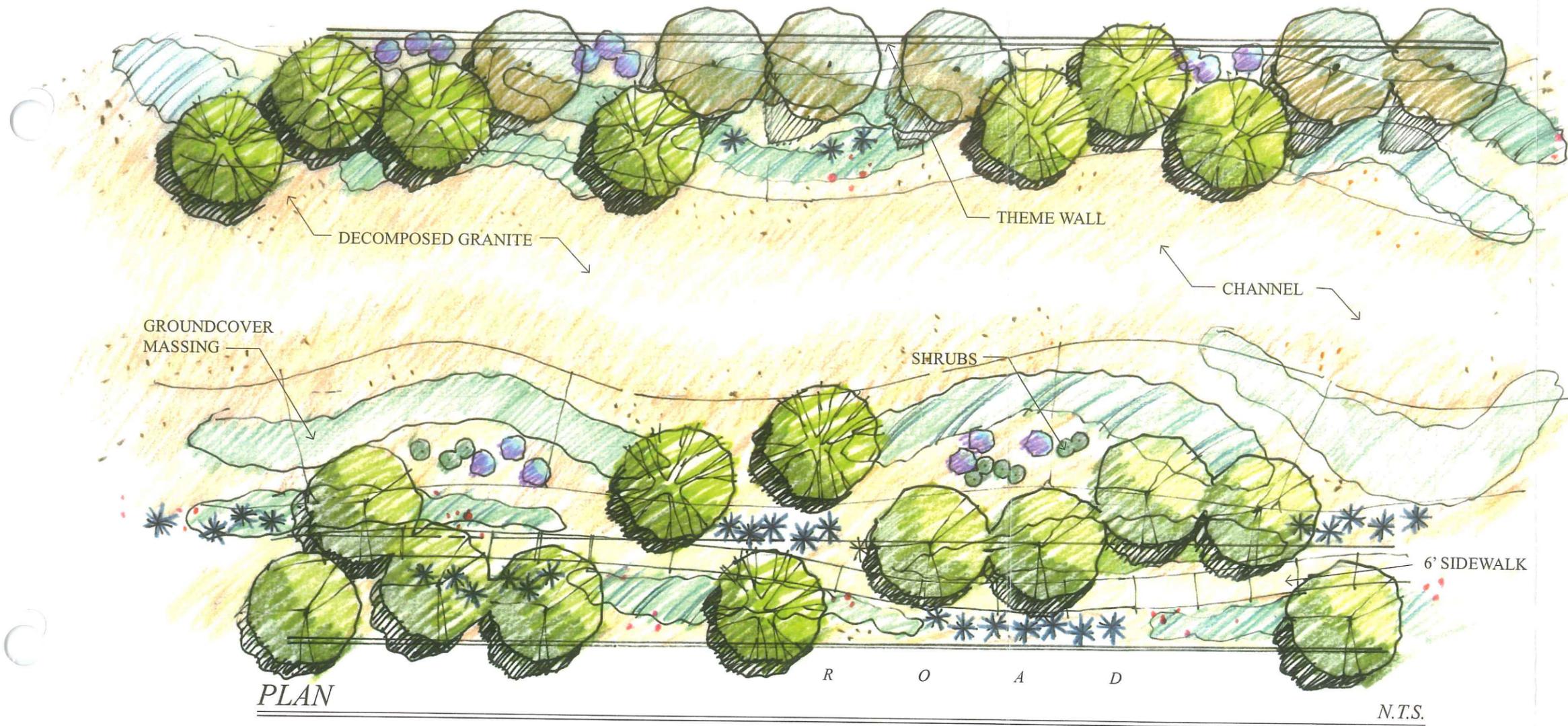
N.T.S.



COLLECTOR ROAD  
 - At Primary Entrance

CVL#: 040024  
 DATE: 6.24.2005

Exhibit O.4



# MONTE VERDE

PREPARED FOR:  
 SHEA HOMES  
 8800 N. GAINNEY CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831



WATSON ROAD STREETSCAPE

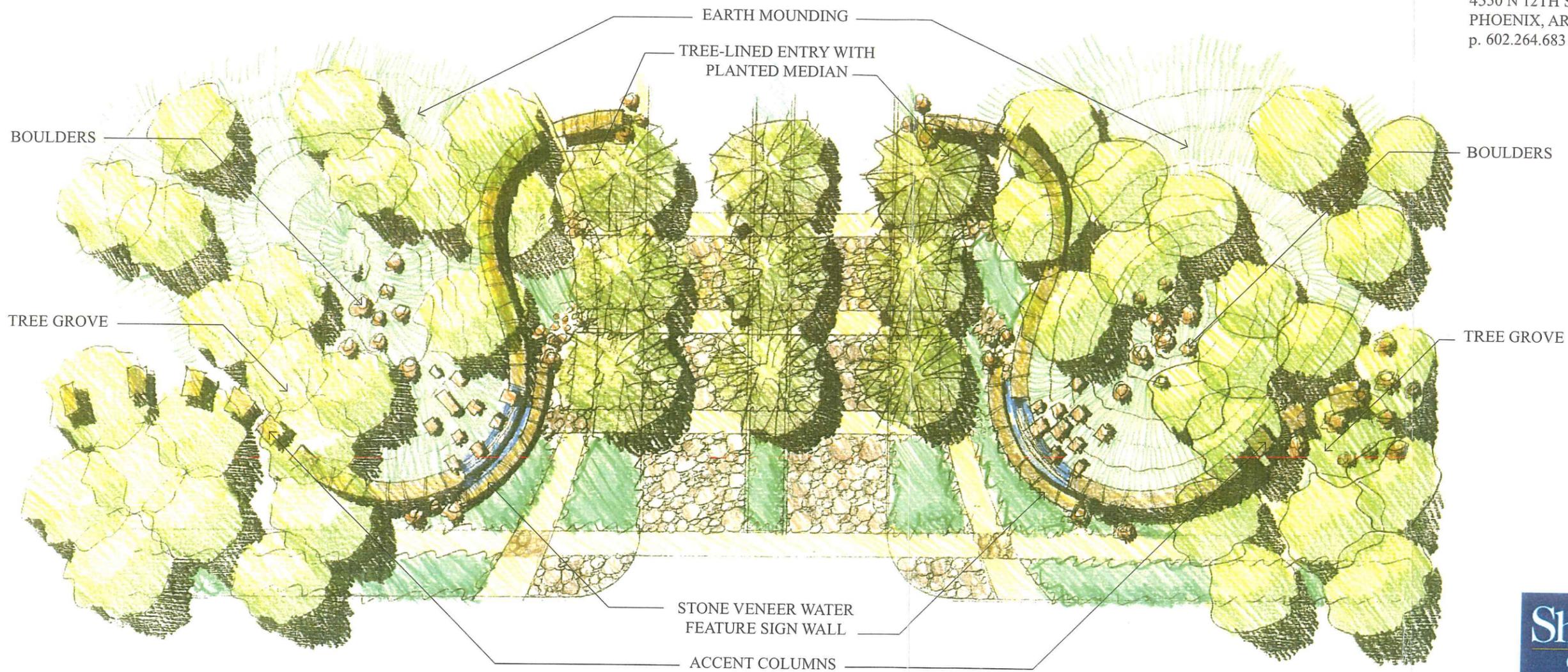
CVL#: 040024  
 DATE: 6.24.2005

Exhibit O.5

# MONTE VERDE

PREPARED FOR:  
SHEA HOMES  
8800 N. GAINNEY CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
contact: Brad Terry

PREPARED BY:  
COE & VAN LOO CONSULTANTS, INC.  
4550 N 12TH STREET  
PHOENIX, ARIZONA 85014  
p. 602.264.6831



PRIMARY ENTRY PLAN

N.T.S.

SheaHomes  
Caring since 1881



PRIMARY ENTRY MONUMENT  
- Plan View

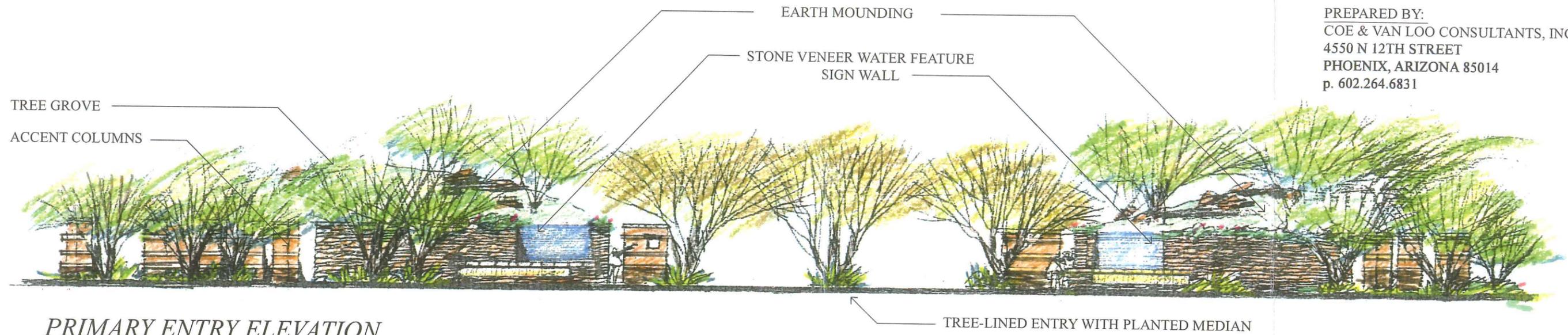
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DATE: 6.24.2005

Exhibit O.6

# MONTE VERDE

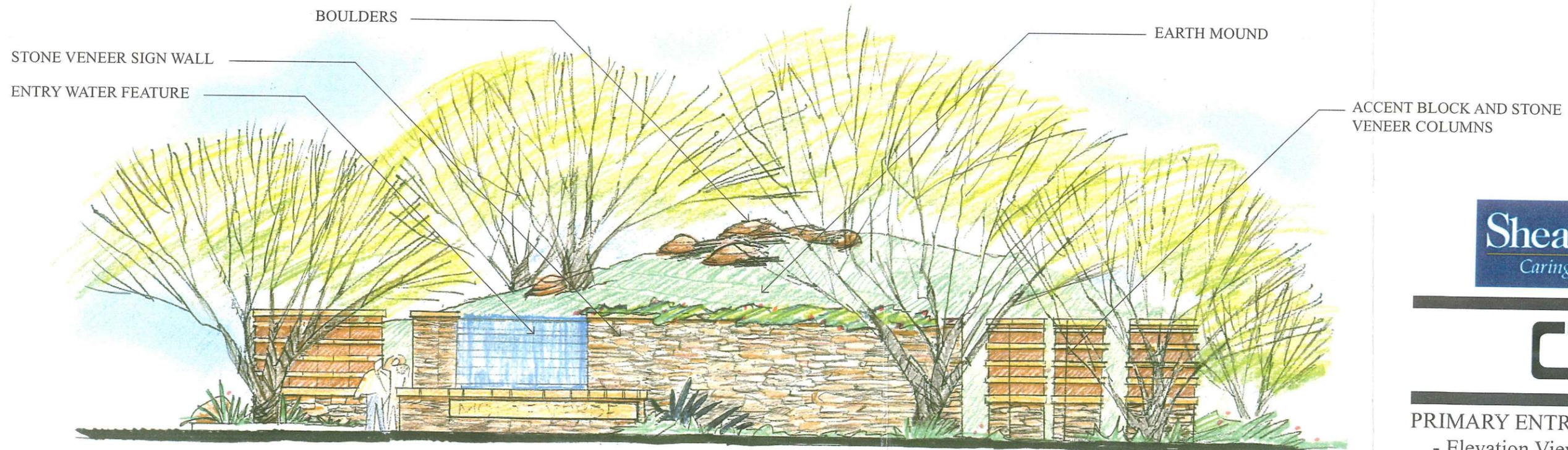
PREPARED FOR:  
SHEA HOMES  
8800 N. GAINES CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
contact: Brad Terry

PREPARED BY:  
COE & VAN LOO CONSULTANTS, INC.  
4550 N 12TH STREET  
PHOENIX, ARIZONA 85014  
p. 602.264.6831



*PRIMARY ENTRY ELEVATION*

N.T.S.



*PRIMARY ENTRY ELEVATION DETAIL*

N.T.S.

**SheaHomes**  
Caring since 1881

**CVL**

PRIMARY ENTRY MONUMENT  
- Elevation Views

CVL#: 040024  
DATE: 6.24.2005

Exhibit O.7

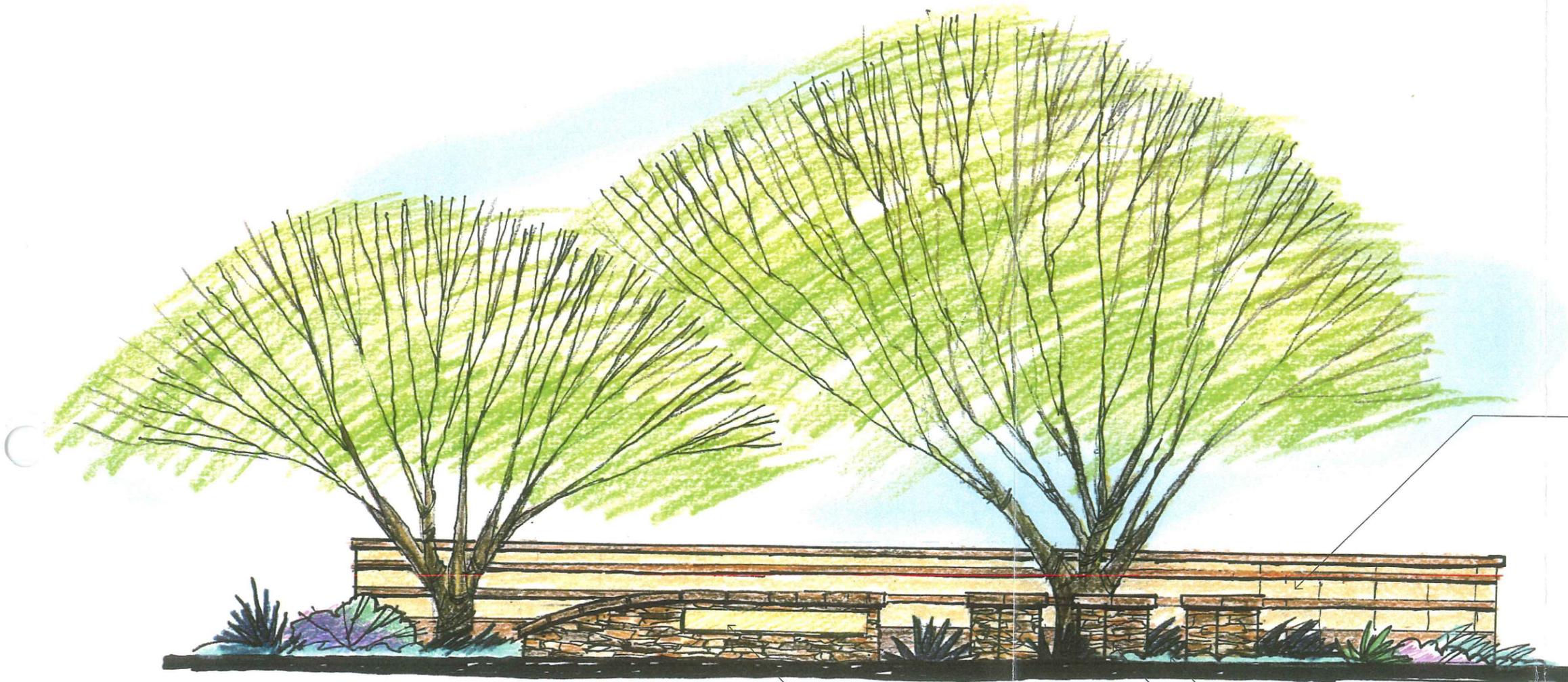
# MONTE VERDE

PREPARED FOR:

SHEA HOMES  
8800 N. GAINES CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
contact: Brad Terry

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
4550 N 12TH STREET  
PHOENIX, ARIZONA 85014  
p. 602.264.6831



SMOOTH AND  
SPLIT-FACE CMU  
WALL

SIGN WALL

ACCENT PLANTS

LOW STONE VENEER COLUMNS

*SECONDARY ENTRY ELEVATION*

*N.T.S.*



SECONDARY ENTRY MONUMENT

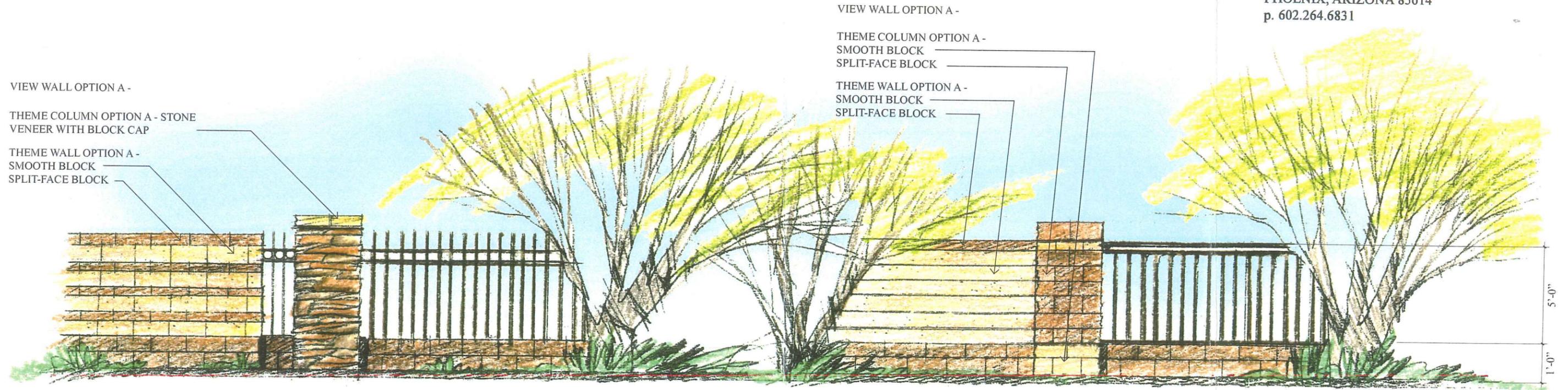
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Exhibit O.8

# MONTE VERDE

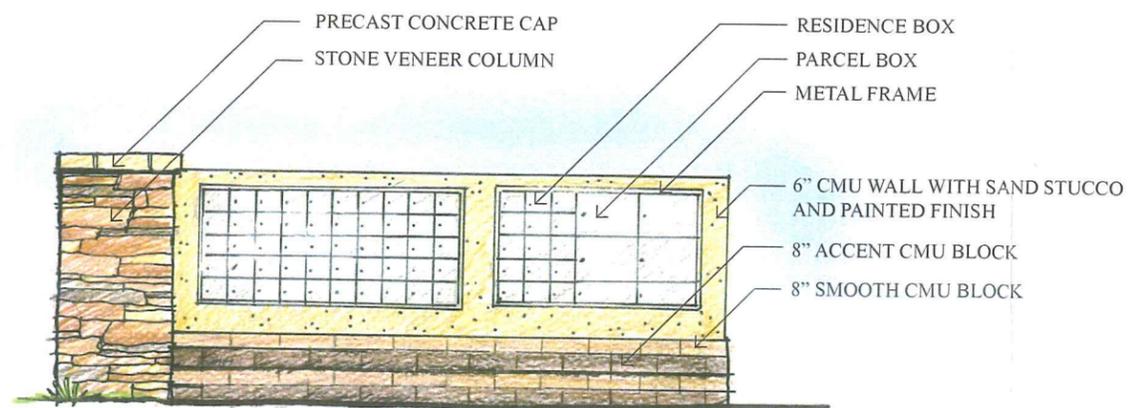
PREPARED FOR:  
 SHEA HOMES  
 8800 N. GAINNEY CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:  
 COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831



**WALL OPTIONS**

N.T.S.



**MAILBOX ELEVATION**

N.T.S.



WALL CONCEPTS

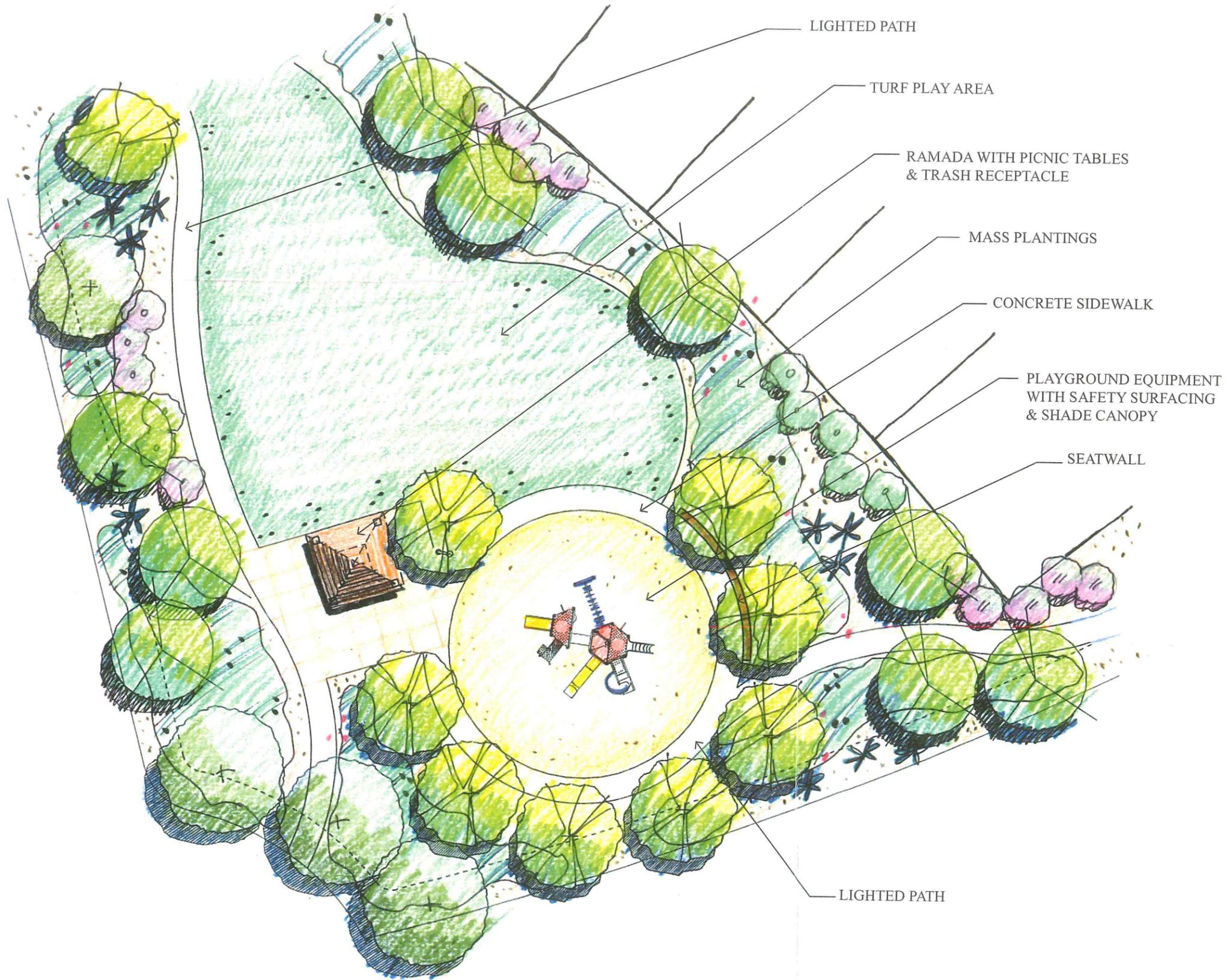
CVL#: 040024  
 DATE: 06.24.2005

Exhibit O.9

# MONTE VERDE

PREPARED FOR:  
SHEA HOMES  
8800 N. GAINEY CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
contact: Brad Terry

PREPARED BY:  
COE & VAN LOO CONSULTANTS, INC.  
4550 N 12TH STREET  
PHOENIX, ARIZONA 85014  
p. 602.264.6831



SheaHomes  
Caring since 1881



TYPICAL OPEN SPACE  
- Plan View

CVL#: 040024  
DATE: 06.24.2005

Exhibit O.10



TOT LOT , SEAT WALLS, TURF PLAY AREAS



RAMADA, PICNIC TABLES & GRILL

# MONTE VERDE

PREPARED FOR:

SHEA HOMES  
 8800 N. GAINES CENTER DR STE 350  
 SCOTTSDALE, ARIZONA 85258  
 p. 480.348.6000  
 contact: Brad Terry

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.  
 4550 N 12TH STREET  
 PHOENIX, ARIZONA 85014  
 p. 602.264.6831



TYPICAL OPEN SPACE  
 - Perspective

CVL#: 040024  
 DATE: 6.24.2005

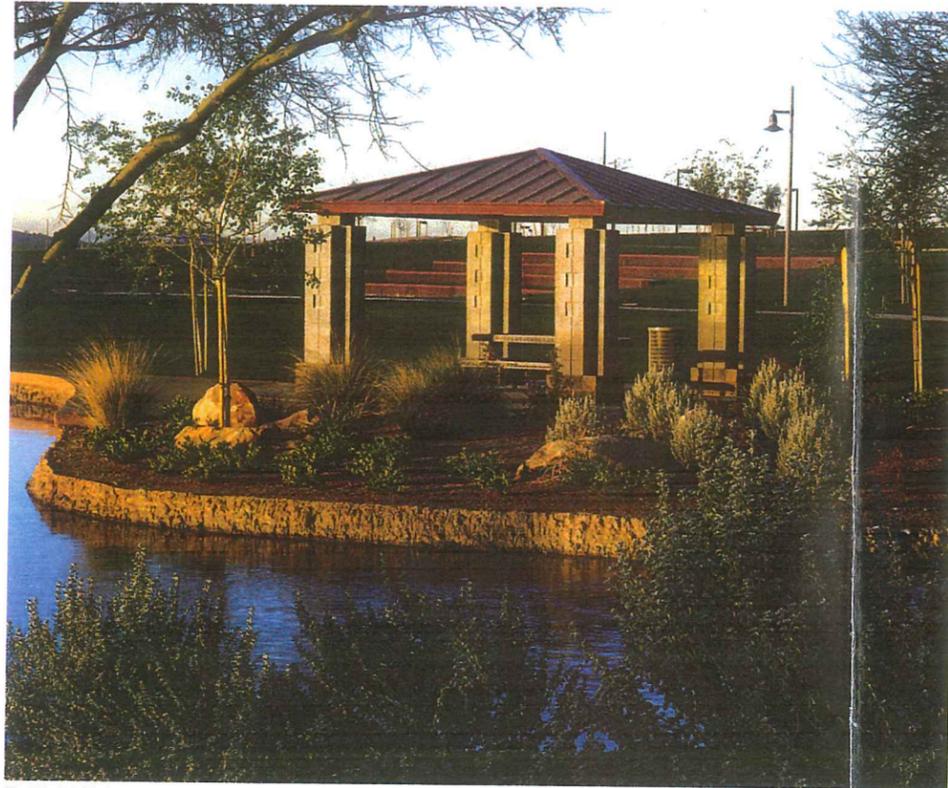
Exhibit O.11



DRINKING FOUNTAIN



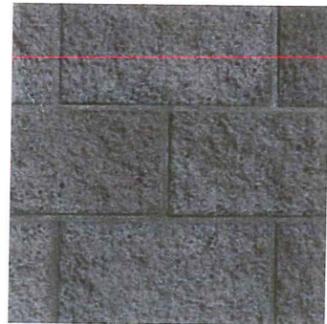
TRASH RECEPTACLE



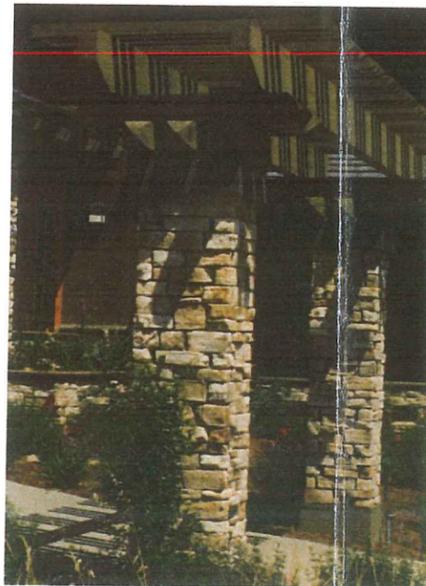
RAMADA



GRILL



SPLIT-FACED BLOCK  
THEME WALL MATERIAL



STONE PATTERN



PICNIC TABLE



PLAYGROUND EQUIPMENT

# MONTE VERDE

PREPARED FOR:

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8800 N. GAINES CENTER DR STE 350  
SCOTTSDALE, ARIZONA 85258  
p. 480.348.6000  
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p. 602.264.6831

**SheaHomes**  
*Caring since 1881*



MATERIALS AND AMENITIES

CVL#: 040024  
DATE: 6.24.2005

Exhibit O.12



## **Monte Verde Preliminary Design Guidelines**

An overall theme of Monte Verde will be based on the character of the southwest Sonoran desert which is typified by several generally compatible architectural styles, including Spanish, Mission, Territorial and Pueblo vernaculars. An overall theme will be established via project entry and common element design features including project entries, walls, major signage, and open space amenities. The community theme consists of stucco, earth tones, and tile, accented with stone. There is a sturdy quality and rustic flavor that is consistent with the agricultural heritage of the area. This approach will provide a unifying theme that will still allow for individual expression within residential parcels.

### **Residential Architecture**

It is anticipated that a number of separate builders will develop several parcels, thus providing an inherent variety to overall residential character. The master developer will build approximately 20 to 25% of the home sites. Since it is premature to identify specific builders, definitive design proposals are not possible, beyond what the master developer is proposing. A parcel is defined as an area of land developed by a single builder and containing approximately 80 to 150 homes.

A minimum of three (3) floor plans, each with a minimum of three (3) varied front elevations will be provided for each parcel. Additionally, there will be a variety of garage treatments, and plans with living space even with or in front of garage facades, or side entry garages. Articulation of home entries is expected. Building and roof colors shall consist of at least three distinct options per parcel. No identical elevations may be adjacent to one another.

All heating and cooling equipment shall be placed on the ground or screened to not be visible from a public street. Screening shall match architectural style and colors of the home serviced.

For single family development (not mixed use) there shall be second story articulation for homes backing onto arterial and collector streets. No more than three two-story homes may be adjacent.

### **Walls and Fences**

Wall and fences used throughout the community will be used to affirm the overall community theme.

### **Landscaping and Open Space**

Open space in the form of parks, landscape tracts, landscape setbacks, retention areas and drainageways will be maintained by the Homeowner's Association. The overall theme of landscaping is demonstrated in the exhibits found in the CMP. This theme is one of verdant planting with overhanging trees and shade. The overall intent is

to provide a sense of greenery while consistent with the use of drought tolerant plant materials.

### **Homeowner's Association**

The project developer will create a Homeowner's Association, a function of which will be to maintain all common areas of the project. The scope and responsibilities will be defined by By-Laws and administered via CC & R's (Conditions, Covenants and Restrictions) that will apply to all properties in the association.

# Monte Verde Community Master Plan Amendment

June 2, 2010

## Property Owner

Walton International Group  
4800 North Scottsdale Road, Suite 4400  
Scottsdale, AZ 85251  
Phone: (480) 586-9370  
Fax: (480) 586-9371  
Contact: Andrew Gasparro  
agasparro@waltondm.com

## Applicant/Legal Counsel

Rose Law Group, pc  
6613 North Scottsdale Road, Suite 200  
Scottsdale, AZ 85250  
Phone: (480) 505-3934  
Fax: (480) 505-3925  
Contact: Carolyn Oberholtzer  
carolino@roselawgroup.com

## Engineering/Planning

Coe & Van Loo Consultants, Inc.  
4550 North 12<sup>th</sup> Street  
Phoenix, AZ 85014  
Phone: (602) 285-4726  
Fax: (602) 285-4727  
Contact: George Cannataro  
gcannataro@cvlci.com

*Seiman*

Approved

JUN 21 2010

Town of Buckeye  
Planning and Zoning



INTERNAL USE ONLY

-- 54731

BUCKEYE COMM DEV.

## **Executive Summary**

The Monte Verde Community Master Plan (CMP) was approved by the Town Council on October 18, 2005 (CMP05-01). In September 2009, Walton International Group (Walton) acquired 596.5 acres of the larger 860.1-acre CMP site located between Watson and Miller Roads, and the Roosevelt Irrigation District (RID) canal and Salt River Project (SRP) electrical transmission lines. This CMP Amendment application pertains only to the Walton property located within phases one and three as shown in Exhibit G, Preliminary Phasing Plan

Following Walton's acquisition of the property, discussions with the Buckeye Elementary School District (BESD) and Global Water Resources (water and wastewater utility provider for the project), have resulted in requests for minor adjustments to the approved CMP land use plan of Monte Verde to facilitate the relocation of the water storage site and the addition of two potential elementary school sites. The requested changes require a minor amendment to the CMP.

### **Water Campus**

In order to balance Monte Verde's water pumping requirements, system pressures, and upper pressure zone, Global has asked that the four-acre water storage site be relocated from its approved location adjacent to Parcel 1.1, to the northwest corner of Parcel 1.11, adjacent to Apache Road and the SRP transmission lines.

To accommodate this request, four acres of mixed-use land in Parcel 1.11 will be removed from the CMP because of the location change of the water storage site. The old four-acre water storage site does not have an underlying land use designation. In order to provide continuity and appropriately placed land uses, the old water storage site will be labeled as Parcel 1.13 and be designated as commercial. This will provide an additional four acres of commercial land to the CMP (totaling 41.8 commercial acres).

### **School Site Addition**

BESD has asked for the addition of one primary, 15-acre elementary school site, and a potential secondary 15-acre school site. Parcel 1.8 has been replaced by the primary elementary school. Parcel 3.5 has the potential to be another elementary school site should BESD warrant the need.

The following chart outlines the parcels impacted by BESD's request:

CMP CHANGES								
PARCEL	APPROVED			PROPOSED			DIFFERENCE	
	ACREAGE	LOT TYPE	UNITS	ACREAGE	LOT TYPE	UNITS	ACREAGE	UNITS
1.4	30.4	90'x135'	73	30.4	70'x125'	83	0	10
1.7	21.8	63'x125'	76	35.4	63'x125'	115	13.6	39
1.8	28.6	70'x125'	86	15.0	ELEM. SCHOOL	0	-13.6	-86
3.5	26.8	90'x125'	64	26.8	70'x125'	101	0	37
TOTAL	107.6		299	107.6		299	0	0

The remaining 13.6 residential acres of Parcel 1.8 are added to residential Parcel 1.7. In order to maintain the approved dwelling unit cap of 2,575, the 86 residential units of Parcel 1.8 are divided between Parcels 3.5, 1.7, and 1.4. Parcels 3.5 and 1.4 had lot widths of 90', but are now given lot widths of 70', removing all 90'-wide lots from the Monte Verde CMP in order to accommodate BESD's request.

## Amendments to the CMP Narrative

This request to amend the Monte Verde CMP pertains only to items described above. The following is a list of changes to the approved CMP text that are impacted by these minor land use changes. Changes to the text are italicized.

### 1) Section 1 – Purpose of Request

**Approved** - This Community Master Plan (CMP) Overlay responds to the existing and future needs of the community by providing new residential units, commercial uses and a high school site.

**Amended** - This Community Master Plan (CMP) Overlay responds to the existing and future needs of the community by providing new residential units, commercial uses, and *high school and elementary school sites*.

### 2) Section 3.1 – Project Description

**Approved** - The project is to consist of single-family residences, various types of "mixed use" residential, a high school site, and commercial uses... The combination of location, access, and surrounding development creates a need and opportunities for quality housing, commercial services, and a high school - for both existing and future residents of Buckeye.

**Amended** - The project is to consist of single-family residences, various types of "mixed use" residential, a high school site, commercial uses, and *at least one elementary school site*... The combination of location, access, and surrounding development creates a need

and opportunities for quality housing, commercial services, and *educational facilities* - for both existing and future residents of Buckeye.

3) Section 3.3 – Trails, Open Space, Parks, and Recreation System

**Approved** – Total Open Space:

Master Plan / Subdivision* Open Space	104.80 Ac
High School Site (Useable Portion)	19.25 Ac
Total	124.05 Ac

**Amended** – add the following:

e) Elementary School Sites: The school site in Parcel 1.8 is 15 acres, with 6 acres of recreational facilities accessible to residents during off-school hours. If Parcel 3.5 is used as a second 15-acre school site, there will be an additional 6 acres of recreational use to the development.

Total Open Space:

Master Plan / Subdivision* Open Space	104.10 Ac
High School Site (Useable Portion)	19.25 Ac
Elementary School (Useable Portion)	6.00 Ac
Total	129.35 Ac

4) Section 3.4 – Commercial Development

**Approved** - The 860-acre site will include three commercial parcels, totaling over 35-acres and proposed as Local Business zone and located at the corners of arterial street intersections. The amount of residences for Monte Verde would not likely support the 35+ acres commercial parcels proposed and would rely on outside traffic.

**Amended** - The 860-acre site will include three commercial parcels, totaling over 40-acres and proposed as Local Business zone and located at the corners of arterial street intersections. The amount of residences for Monte Verde would not likely support the 40+ acres commercial parcels proposed and would rely on outside traffic.

5) Section 8.1 – Schools

**Approved** - After discussion with Buckeye Elementary School District #33 and Buckeye Union High School District, a 55-acre parcel will be dedicated for a high school site within the project. Currently, the Buckeye Elementary School District #33 has several schools planned in the area in projects that surround Monte Verde. In conjunction with Buckeye Union High School District, this site has been identified as the best location for a high school that can be fed by the surrounding elementary schools.

**Amended** - After discussion with Buckeye Elementary School District #33 and Buckeye Union High School District, a 55-acre parcel will be dedicated for a high school site within the project. *In conjunction with Buckeye Union High School District, the site has*

*been identified as the best location for a high school that can be fed by the surrounding elementary schools.*

*Buckeye Elementary School District #33 has requested a 15-acre site in Parcel 1.8 and a secondary 15-acre school site in Parcel 3.5. Parcel 3.5 is designated as single-family residential development in the event that the school district does not need the additional school.*

## **Amendments to the CMP Exhibits**

The following exhibits were modified from the approved CMP as described below:

1) Exhibit B – Vicinity Map

An updated aerial was added to the exhibit to show surrounding area developments.

2) Exhibit D – Community Master Plan

All parcels involved in the water site relocation and elementary school site additions have been updated. The charts/tables have also been updated.

3) Exhibit E – Preliminary Land Use Data Summary

Update to the acreage of the commercial and mixed-use land designations.

4) Exhibit G – Preliminary Phasing Plan

Updated parcel boundaries, names, and lot types – phasing boundaries remained the same.

5) Exhibit J – Conceptual Water Service

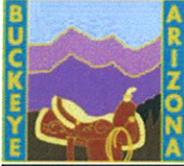
Updated parcel boundaries, labels, and proposed infrastructure.

6) Exhibit K – Conceptual Wastewater Service

Updated parcel boundaries, labels, and proposed infrastructure.

7) Exhibit O.1 – Master Landscape Plan

Updated parcels involved with the water storage site and elementary schools.



## TOWN OF BUCKEYE

Community Development Department

Planning & Zoning Division

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June 21, 2010

Carolyn Oberholtzer  
Rose Law Group pc  
6613 N. Scottsdale Road, Suite 200  
Scottsdale, AZ 85250

Re: Approval of Monte Verde Minor CMP Amendment, Case No. 10-01

Dear Carolyn:

You are listed as the Applicant for Case No. 10-01 and are hereby notified that Staff has reviewed the above-referenced application as submitted to the Town on June 14, 2010 (the "Application"), which Application includes the Pre-Application Response Letter. As detailed in the Application, the Minor Amendment to the Monte Verde CMP has been requested to facilitate the relocation of the water storage site for the project and the addition of two potential elementary school sites.

With regard to the Application, Staff has made the following findings: (1) that the Application qualifies as a Minor CMP Amendment under Section 1.8.5.B.3(d) of the Town of Buckeye Land Development Code and can therefore be administratively approved, (2) that the Application is complete and only applies to the Walton International Group property located within Phases One and Three, as shown on Exhibit G, of the Preliminary Phasing Plan for the Monte Verde CMP, and (3) that all Pre-Application Conference comments transmitted to you, the applicant, regarding the Application have been addressed to the satisfaction of Staff, and specifically, the Town Engineer's comment requiring shared access between Parcels 1.1 and 1.13. Based on the foregoing, this letter shall serve as your notice of approval of the Application, as submitted, effective as of the date of this letter.

Sincerely,

Jeanine Guy  
Assistant Town Manager and  
Interim Community Development Director