



01-12-07	PROJ. NO.
02-13-07	ISS. NO.
04-03-07	PREPARED BY
10-17-07	REVISION
12-04-07	ZONING
DATE	NAME
JOB NO. 0041	

**SCHEMATIC
SITE PLAN
& PROJECT DATA**

A1



United Civil Group
September 12, 2007

Mr. Matthew J. Thompson
Saager Properties, Inc.
1955 N. Val Vista Dr., Ste. 107
Mesa, AZ 85213
Office: 480.423.5315
Fax: 480.632.2689

Subject: Traffic Impact Statement
Mini Storage Development
Grand Avenue north of Deer Valley Road
Surprise, Arizona
UCGC Project Number: TR7129

INTRODUCTION

The purpose of this traffic impact statement is to address trips created by the proposed Mini Storage Development on Grand Avenue just north of Deer Valley Road in Surprise, Arizona. The proposed Mini Storage Development will consist of approximately 92 units situated on approximately 1.47 acres. The Vicinity Map and Site Plan are attached with this letter.

TRAFFIC GENERATION

Estimates of the traffic volumes for the proposed Mini Storage Development were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) publication titled *Trip Generation, 7th Edition, 2003*. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered the standard for the transportation engineering profession.

A description of the land use, assumed to most closely describe the proposed development, is presented below.

Mini-Warehouse (ITE Code 151) – Mini-warehouse are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Table 1: Trip Generation for the residential development

Land Use	ITE Code	Units	Total Size	Daily	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Mini-warehouse	151	Storage Units	92	26	1	1	2	2	1	3

Single-Family Detached Housing

Daily	$T = 0.28(X)$	50% entering, 50% exiting
AM Peak Hour	$T = 0.02(X)$	67% entering, 33% exiting
PM Peak Hour	$T = 0.03(X)$	67% entering, 33% exiting

Source: ITE Trip Generation Manual 7th Edition

Based on the Trip Generation Manual, assuming a mini-warehouse land use, it is anticipated that the proposed Mini Storage Development will generate approximately 26 trips daily with 2 trips occurring in the morning peak hour and 3 trips occurring in the evening peak hour.

CONCLUSION

Based on the anticipated traffic generated by the site, no major traffic impacts to the adjacent street network is anticipated. In addition, based on the City of Surprise Traffic Impact Study Procedures no further traffic impact analysis is required for the proposed Mini Storage Development.

LIMITATIONS

This letter is based on a variety of assumptions. If a larger building or alternate site plan is ultimately proposed, the trip generation calculations and criteria evaluation will not be valid.

Many of the ITE studies utilized for the trip generation have a significantly lower number of studies to support their values.

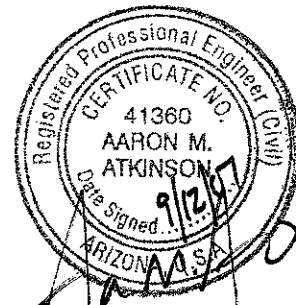
Nothing in this letter should be assumed to address the issues of internal site circulation. Further, this letter should not be interpreted as being a Traffic Impact Study or Analysis.

If you have any questions, please feel free to contact us.

Sincerely,
United Civil Group Corporation

Conducted by: Mayra Angulo
Mayra Angulo
Engineering Specialist

Reviewed by: Aaron M. Atkinson, P.E.
Project Engineer



Attachments: Figure 1: Vicinity Map
Figure 2: Site Plan

CC: Addressee (4)

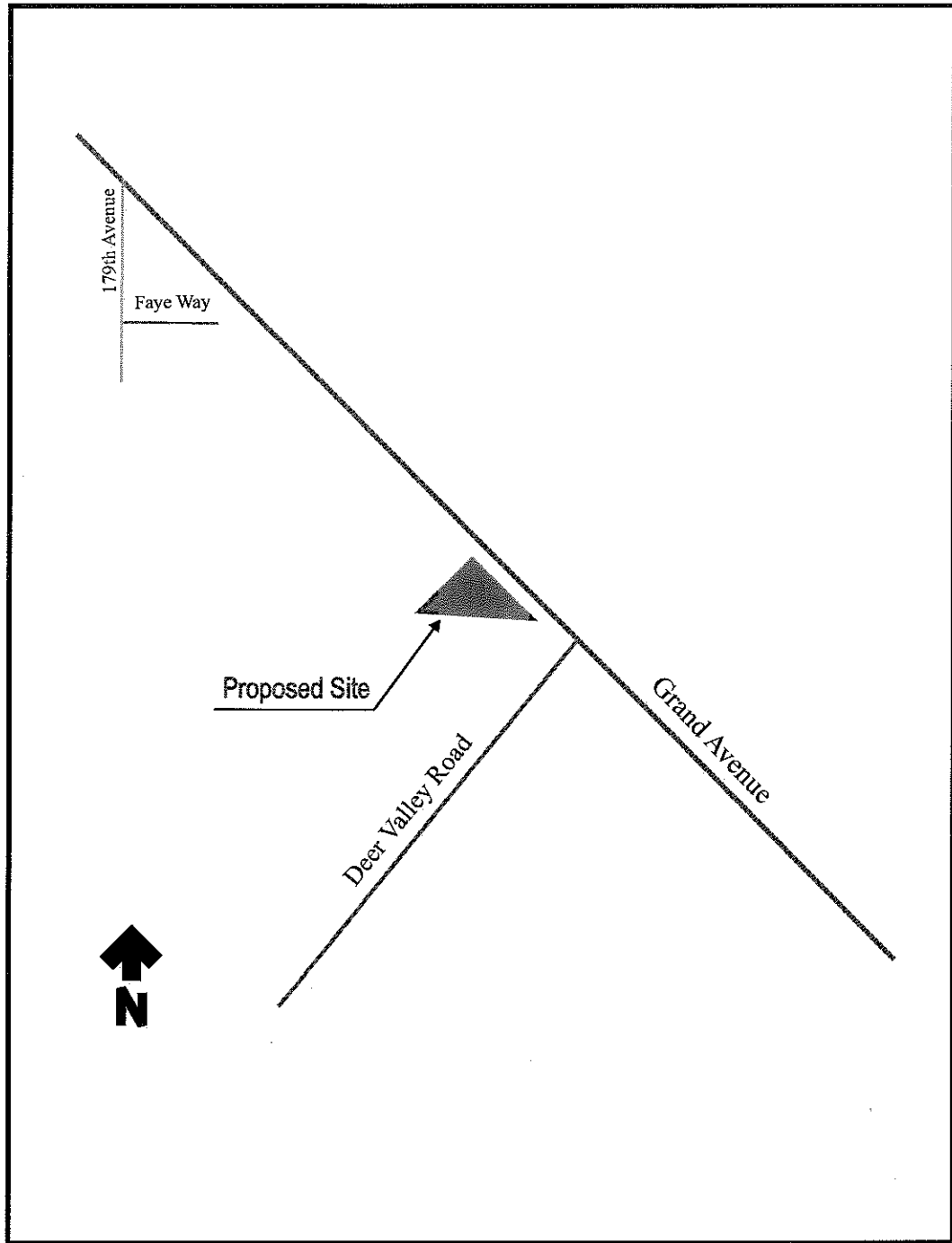


Figure 1: Vicinity Map

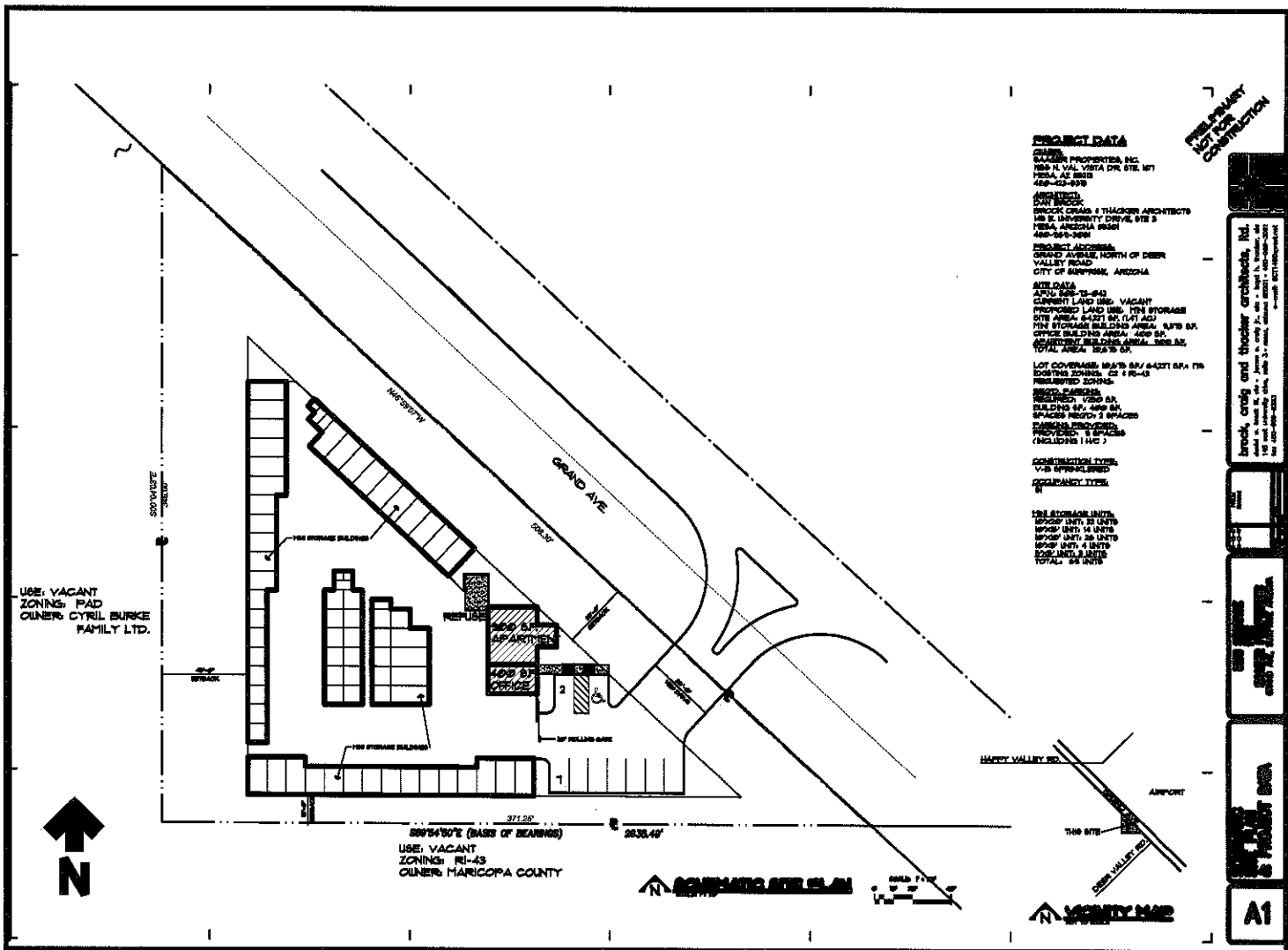


Figure 2: Site Plan

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RZ07-432

REZONE

for:

GRAND AVENUE AND DEER VALLEY ROAD

PLANNING AND ZONING COMMISSION

Hearing Date: **June 3, 2008**

STAFF:

Hobart Wingard, 623.222.3156

LOCATION:

Northwest of the intersection of Grand Avenue and Deer Valley Road.

**DESCRIPTION OF
THE REQUEST:**

Approval of a Rezone.

SUMMARY ANALYSIS:

The applicant is requesting a rezone approval for a proposed commercial mini storage project.

SUGGESTED MOTION:

I move to recommend approval of RZ07-432, a Rezone for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road and to adopt staff's findings.

City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

RZ07-432
Grand Avenue and Deer Valley Road

APPLICANT:	Dustin C. Jones Dioguardi, Flynn and Jones, LLP 2940 North Litchfield Road, Suite 120 Goodyear, AZ 85395 Phone: 623.435.6712 Fax: 623.547.0045 djones@dfjlaw.com
OWNER:	Matthew J. Thompson Saager Properties 1955 North Val Vista Drive, Suite 107 Mesa, AZ 85213 Phone: 480.423.5315 Fax: 480.632.2689 matt@saagerproperties.com
HEARING DATE:	June 3, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally, northwest of the intersection of Grand Avenue and Deer Valley Road.
DESCRIPTION of the REQUEST:	Approval of a Rezone
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting Rezone approval for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road, a proposed commercial mini-storage project on 1.47 net acres. The property is currently zoned C-2 (Community Commercial) and R1-43 (Single-Family Residential), and the request is to convert this parcel to C-2 (Community Commercial).

HISTORY

1. On April 23, 1987, the City of Surprise approved an annexation request for the subject parcel, Ordinance 87-03.
2. On December 13, 2007, Diougardi, Flynn and Jones, LLP, the applicant, applied for a rezone to convert the subject parcel from C-2 (Community Commercial) and R1-43 (Single-Family Residential) to C-2 (Community Commercial).

STAFF ANALYSIS

The proposed rezone involves a single 1.47-acre parcel that is split-zoned. The 200-foot-wide portion located along Grand Avenue is currently zoned C-2 (Community Commercial). The remainder of the parcel is zoned R1-43 (Single-Family Residential). The applicant wishes to rezone the entire parcel to C-2. The zoning surrounding the project consists of:

Adjacent Parcel	Zoning	Use
North and East	ROW R1-43 Asante - PAD	Grand Avenue BNSF Railroad Vacant Residential
South	R1-43	Vacant Residential
West	Burke Property PAD	Vacant Residential

The applicant plans to develop this site into a mini-storage facility. The C-2 designation conditionally permits residential storage warehouses (mini-warehouse). The applicant will be required to submit a Conditional Use Permit for this use.

Circulation:

Primary access to the property will be from Grand Avenue along the northeast edge of the property. Emergency access is also available along the western edge of the parcel where a road will be provided within the Burke Property. At the time of site plan review, the project will require two points of access.

Community Outreach Meeting:

A community outreach meeting was held at 6 pm on April 14, 2008, at the Cimarron Springs Elementary School located at 17032 West Surprise Farms Loop South. No residents attended the meeting.

Departmental Review: All departments are recommending approval of the site subject to staff's findings.

Traffic Division: Traffic had concerns regarding access points from Grand Avenue. The Traffic division was able to work with the applicant to reduce the number of access points along Grand Avenue to one, and relocate the emergency access elsewhere on the site.

Fire Department: Fire had no concerns regarding the rezone.

Planning Division: Planning had no concerns regarding the rezone. Staff will review the site plan at the time a conditional use permit is submitted.

Building Division: Building safety had no concerns regarding the rezone.

Water Services Department: Water services had no concerns regarding the rezone.

Engineering Department: Engineering had no concerns regarding the rezone. Engineering will require a preliminary drainage report when a site plan is submitted.

FINDINGS

1. Staff finds that the proposed rezone is consistent with the Surprise General Plan 2020 medium-density residential land use category that allows supporting land uses such as neighborhood shops and services.
2. Staff finds that the proposed rezone complies with Section 125-30 of the Surprise Municipal Code, which allows the change of zoning of parcels of land within the municipality.

USE: VACANT
ZONING: PAD
OWNER: CYRIL BURKE
FAMILY LTD.

PROJECT DESCRIPTION

THIS PARCEL IS CURRENTLY VACANT AND ZONED C2 (RI-43). THE PROPERTY IS SURROUNDED BY RI-43 ZONING TO THE SOUTH, PAD ZONING TO THE EAST ACROSS GRAND AVE AND PAD ZONING TO THE WEST.

THE OWNER OF THE PROJECT IS REQUESTING A REZONE TO C2 FOR A PROPOSED 13,682 SF. MINI STORAGE WITH A 1,320 SF. MANAGER'S OFFICE AND APARTMENT ON SITE.

THE BUILDINGS WILL BE TILT UP CONCRETE WALLS. THE WALLS FACING GRAND AVENUE WILL BE CMU. ALL MECHANICAL UNITS WILL BE SCREENED FROM VIEW.

PROJECT DATA

OWNER:
SAGER PROPERTIES, INC.
1955 N. VAL VISTA DR. STE. 101
MESA, AZ 85213
480-423-5500

ARCHITECT:
DAN BROCK
BROCK CRAIG & THACKER ARCHITECTS
145 E. UNIVERSITY DRIVE, STE. 3
MESA, ARIZONA 85201
480-969-3001

PROJECT ADDRESS:
GRAND AVENUE, NORTH OF DEER
VALLEY ROAD
CITY OF SURPRISE, ARIZONA

SITE DATA
APN: 823-13-042
CURRENT LAND USE: VACANT
PROPOSED LAND USE: MINI STORAGE
SITE AREA: 6,422 SF. (1.47 AC.)
MINI STORAGE BUILDING AREA: 13,682 SF.
OFFICE BUILDING AREA: 1,320 SF.
APARTMENT BUILDING AREA: 920 SF.
TOTAL AREA: 14,922 SF.

LOT COVERAGE: 14,982 SF / 6,422 SF = 23%
EXISTING ZONING: C2 (RI-43)
REQUESTED ZONING: C2

REQ'D. PARKING:
REQUIRED: 1 PER 10 STORAGE UNITS
TOTAL UNITS: 95
SPACES REQ'D: 10 SPACES

PARKING PROVIDED:
PROVIDED: 10 SPACES
(INCLUDING 1 M/C.)
(INCLUDING 2 COVERED PARKING FOR APARTMENT)

CONSTRUCTION TYPE:
V-B SPRINKLERED
OCCUPANCY TYPE:
S1

MINI STORAGE UNITS:
10'X20' UNIT: 5 UNITS
10'X20' UNIT: 56 UNITS
10'X15' UNIT: 4 UNITS
10'X10' UNIT: 44 UNITS
10'X8' UNIT: 6 UNITS
20'X15' UNIT: 1 UNITS
15'X8' UNIT: 1 UNITS
8'X8' UNIT: 4 UNITS
TOTAL: 95 UNITS



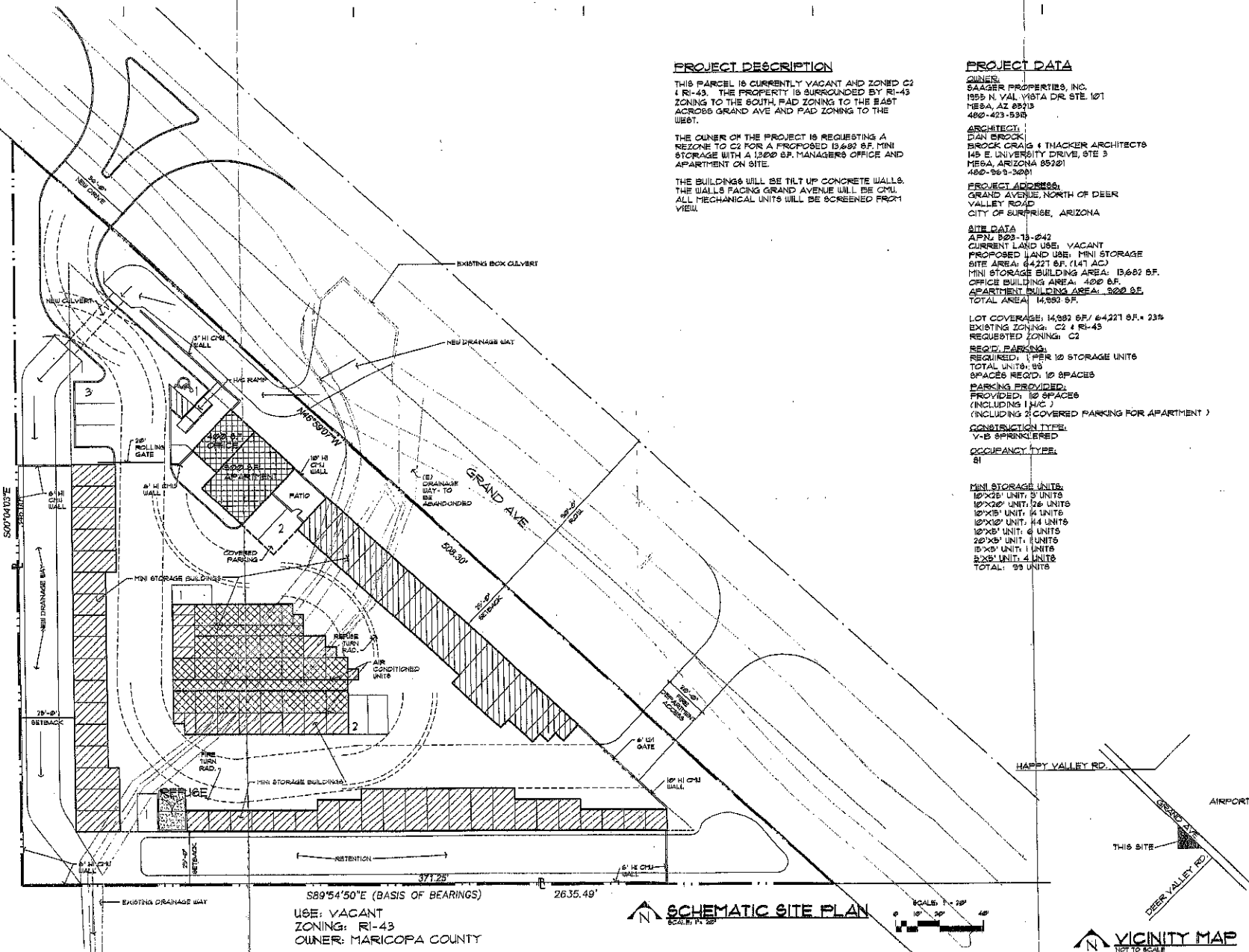
brock, craig and thacker architects, llc.
David R. Brock, Principal
145 E. University Drive, Suite 3 - Mesa, Arizona 85201
Tel: 480-969-3001

DATE	BY	REVISION
02-13-07	DB	1.00
02-13-07	DB	1.01
02-13-07	DB	1.02
02-13-07	DB	1.03
02-13-07	DB	1.04
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02-13-07	DB	1.19
02-13-07	DB	1.20

MINI STORAGE
FOR
SAGER PROPERTIES
GRAND AVE, SURPRISE, ARIZONA

SCHEMATIC
SITE PLAN
& PROJECT DATA

A1





United Civil Group
September 12, 2007

Mr. Matthew J. Thompson
Saager Properties, Inc.
1955 N. Val Vista Dr., Ste. 107
Mesa, AZ 85213
Office: 480.423.5315
Fax: 480.632.2689

Subject: Traffic Impact Statement
Mini Storage Development
Grand Avenue north of Deer Valley Road
Surprise, Arizona
UCGC Project Number: TR7129

INTRODUCTION

The purpose of this traffic impact statement is to address trips created by the proposed Mini Storage Development on Grand Avenue just north of Deer Valley Road in Surprise, Arizona. The proposed Mini Storage Development will consist of approximately 92 units situated on approximately 1.47 acres. The Vicinity Map and Site Plan are attached with this letter.

TRAFFIC GENERATION

Estimates of the traffic volumes for the proposed Mini Storage Development were determined from transportation planning data taken from the Institute of Transportation Engineers (ITE) publication titled *Trip Generation, 7th Edition, 2003*. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered the standard for the transportation engineering profession.

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Based on the Trip Generation Manual, assuming a mini-warehouse land use, it is anticipated that the proposed Mini Storage Development will generate approximately 26 trips daily with 2 trips occurring in the morning peak hour and 3 trips occurring in the evening peak hour.

CONCLUSION

Based on the anticipated traffic generated by the site, no major traffic impacts to the adjacent street network is anticipated. In addition, based on the City of Surprise Traffic Impact Study Procedures no further traffic impact analysis is required for the proposed Mini Storage Development.

LIMITATIONS

This letter is based on a variety of assumptions. If a larger building or alternate site plan is ultimately proposed, the trip generation calculations and criteria evaluation will not be valid.

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If you have any questions, please feel free to contact us.

Sincerely,
United Civil Group Corporation

Conducted by: Mayra Angulo
Mayra Angulo
Engineering Specialist

Reviewed by: Aaron M. Atkinson
Aaron M. Atkinson, P.E.
Project Engineer



Attachments: Figure 1: Vicinity Map
Figure 2: Site Plan

CC: Addressee (4)

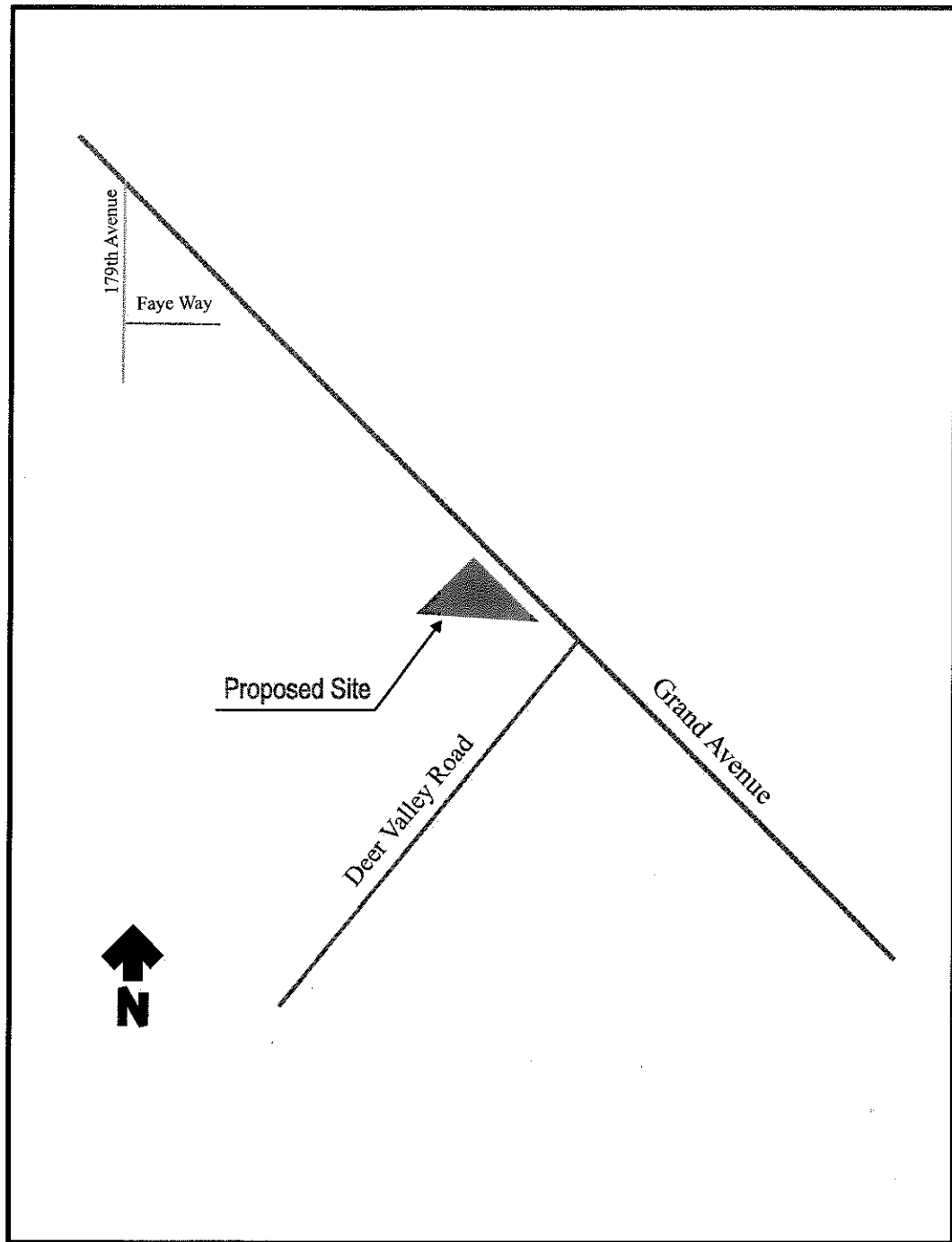


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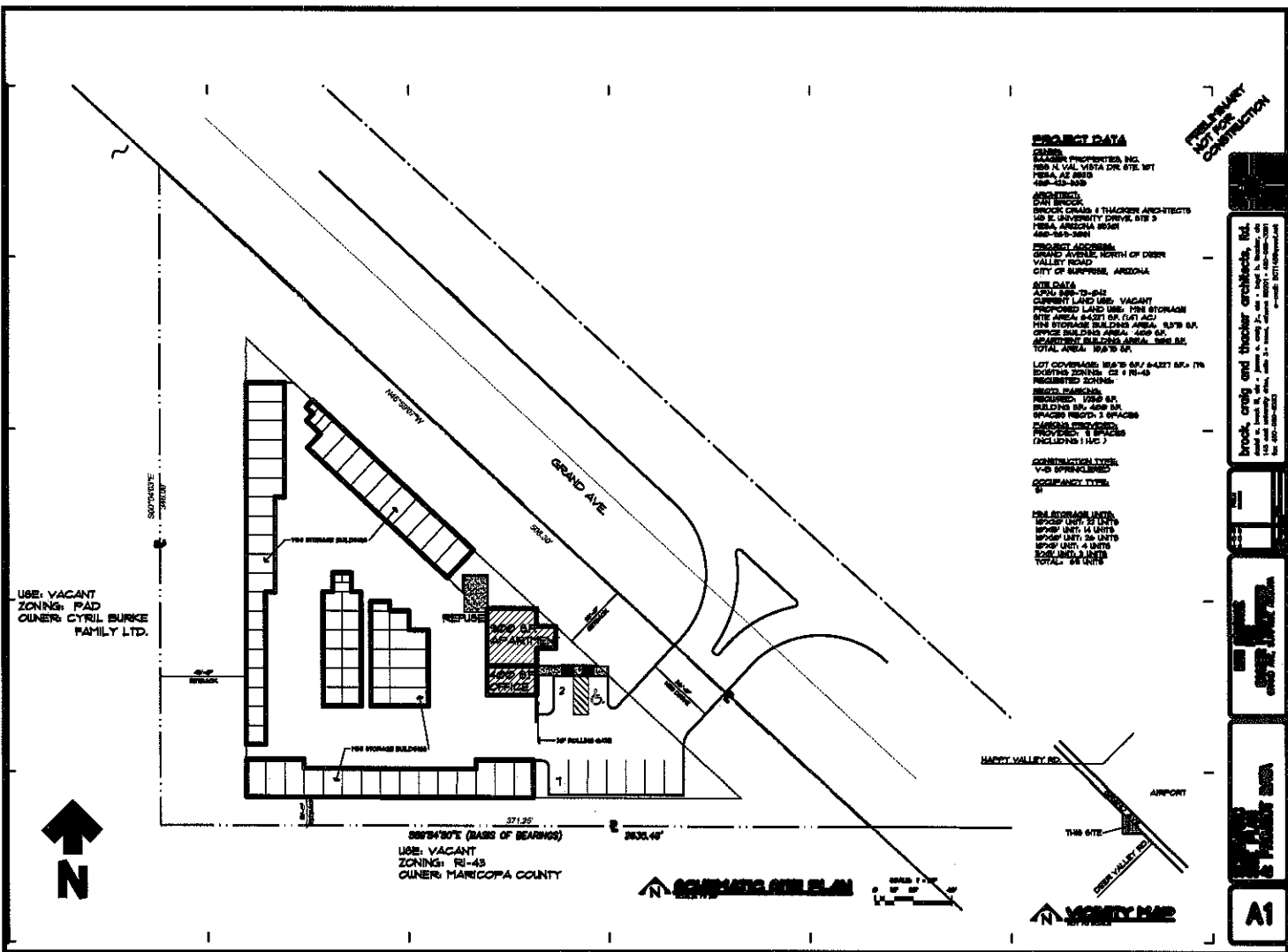


Figure 2: Site Plan

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RZ07-432

REZONE

for:

GRAND AVENUE AND DEER VALLEY ROAD

PLANNING AND ZONING COMMISSION

Hearing Date: **June 3, 2008**

STAFF:	Hobart Wingard, 623.222.3156
LOCATION:	Northwest of the intersection of Grand Avenue and Deer Valley Road.
DESCRIPTION OF THE REQUEST:	Approval of a Rezone.
SUMMARY ANALYSIS:	The applicant is requesting a rezone approval for a proposed commercial mini storage project.

SUGGESTED MOTION:	I move to recommend approval of RZ07-432, a Rezone for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road and to adopt staff's findings.
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City of Surprise
Planning and Zoning Division

EXECUTIVE SUMMARY

RZ07-432
Grand Avenue and Deer Valley Road

APPLICANT:	Dustin C. Jones Dioguardi, Flynn and Jones, LLP 2940 North Litchfield Road, Suite 120 Goodyear, AZ 85395 Phone: 623.435.6712 Fax: 623.547.0045 djones@dfjlaw.com
OWNER:	Matthew J. Thompson Saager Properties 1955 North Val Vista Drive, Suite 107 Mesa, AZ 85213 Phone: 480.423.5315 Fax: 480.632.2689 matt@saagerproperties.com
HEARING DATE:	June 3, 2008
STAFF:	Hobart Wingard
LOCATION:	Generally, northwest of the intersection of Grand Avenue and Deer Valley Road.
DESCRIPTION of the REQUEST:	Approval of a Rezone
STAFF RECOMMENDATION:	Approval
SUMMARY ANALYSIS:	The applicant is requesting Rezone approval for a parcel northwest of the intersection of Grand Avenue and Deer Valley Road, a proposed commercial mini-storage project on 1.47 net acres. The property is currently zoned C-2 (Community Commercial) and R1-43 (Single-Family Residential), and the request is to convert this parcel to C-2 (Community Commercial).

HISTORY

1. On April 23, 1987, the City of Surprise approved an annexation request for the subject parcel, Ordinance 87-03.
2. On December 13, 2007, Diougardi, Flynn and Jones, LLP, the applicant, applied for a rezone to convert the subject parcel from C-2 (Community Commercial) and R1-43 (Single-Family Residential) to C-2 (Community Commercial).

STAFF ANALYSIS

The proposed rezone involves a single 1.47-acre parcel that is split-zoned. The 200-foot-wide portion located along Grand Avenue is currently zoned C-2 (Community Commercial). The remainder of the parcel is zoned R1-43 (Single-Family Residential). The applicant wishes to rezone the entire parcel to C-2. The zoning surrounding the project consists of:

Adjacent Parcel	Zoning	Use
North and East	ROW R1-43 Asante - PAD	Grand Avenue BNSF Railroad Vacant Residential
South	R1-43	Vacant Residential
West	Burke Property PAD	Vacant Residential

The applicant plans to develop this site into a mini-storage facility. The C-2 designation conditionally permits residential storage warehouses (mini-warehouse). The applicant will be required to submit a Conditional Use Permit for this use.

Circulation:

Primary access to the property will be from Grand Avenue along the northeast edge of the property. Emergency access is also available along the western edge of the parcel where a road will be provided within the Burke Property. At the time of site plan review, the project will require two points of access.

Community Outreach Meeting:

A community outreach meeting was held at 6 pm on April 14, 2008, at the Cimarron Springs Elementary School located at 17032 West Surprise Farms Loop South. No residents attended the meeting.

Departmental Review: All departments are recommending approval of the site subject to staff's findings.

Traffic Division: Traffic had concerns regarding access points from Grand Avenue. The Traffic division was able to work with the applicant to reduce the number of access points along Grand Avenue to one, and relocate the emergency access elsewhere on the site.

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Planning Division: Planning had no concerns regarding the rezone. Staff will review the site plan at the time a conditional use permit is submitted.

Building Division: Building safety had no concerns regarding the rezone.

Water Services Department: Water services had no concerns regarding the rezone.

Engineering Department: Engineering had no concerns regarding the rezone. Engineering will require a preliminary drainage report when a site plan is submitted.

FINDINGS

1. Staff finds that the proposed rezone is consistent with the Surprise General Plan 2020 medium-density residential land use category that allows supporting land uses such as neighborhood shops and services.
2. Staff finds that the proposed rezone complies with Section 125-30 of the Surprise Municipal Code, which allows the change of zoning of parcels of land within the municipality.

**CITY OF SURPRISE
COMMUNITY DEVELOPMENT DEPARTMENT**

RZ07-422

REZONE

for:

Northwest Capital Holdings

PLANNING AND ZONING COMMISSION

Hearing Date: March 18, 2008

STAFF:

Adam Copeland, 623-222-3137

LOCATION:

Generally west of Grand Avenue and Patton Road.

**DESCRIPTION OF
THE REQUEST:**

Approval of a rezone.

SUMMARY ANALYSIS:

The applicant is requesting a rezone for Northwest Capital Holdings from R1-43 (Single-Family Residential) to C-2 (Community Commercial).

SUGGESTED MOTION:

I move to recommend approval RZ07-422, a rezone for Northwest Capital Holdings, subject to stipulations a through c and the findings of fact.

ITEM 3

The subject rezone request complies with the employment land use designation in the Surprise General Plan 2020. A master site plan will be brought to Planning and Zoning Commission at a later date for approval.

HISTORY:

These properties are currently vacant. This area was part of a recent annexation proposition totaling 465 acres. The annexation was approved by the City Council on November 8, 2007.

ACCESS:

Primary access to the properties will be from Grand Avenue to the east. At the time of site plan review all properties will require a minimum of two-points of access.

LIGHTING:

Lighting shall be consistent with the Surprise Municipal Code.

COMMUNITY OUTREACH MEETING:

A community outreach meeting was held for the subject project and included people from Maricopa County and City of Surprise. The comments were primarily directed towards concerns with the BNSF project, which had no connection to the subject rezone.

EXISTING AND SURROUNDING ZONING:

ON-SITE:	R1-43- Single-Family Residential
NORTH:	PAD- Asante North
EAST:	C-2- Community Commercial
SOUTH:	R1-43- Single-Family Residential
WEST:	R1-43- Single-Family Residential

GENERAL PLAN LAND USE:

ON-SITE:	Employment
NORTH:	Low Density Residential
EAST:	Employment
SOUTH:	Employment
WEST:	Airport Preservation

DEPARTMENTAL REVIEW:

All departments involved in the subject review of the site plan are recommending the project for approval subject to all stipulations.

SERVICES EXISTING AND FUTURE:

FUTURE WATER	Surprise MPA
FUTURE SEWER	City of Surprise

NORTHWEST CAPITAL HOLDINGS LLC

Rezone Parcel 503-51-071-Q to Commercial

November 1, 2007

NARRATIVE

Parcels to be considered for Rezoning:

503-51-071-Q owner: Northwest Capital Holdings

503-51-027-B owner: Wheat Ronald T/Palomino Roberta Vega Trust

503-51-027-C owner: Wheat Ronald T/Palomino Roberta Vega Trust

Currently Zoned R-43

Parcels contiguous with above parcel:

503-51-028-A (Lot 1) owner: Northwest Capital Holdings LLC

503-51-029-A (Lot 2) owner: Northwest Capital Holdings LLC

503-51-030-A (Lot 3) owner: Northwest Capital Holdings LLC

503-51-031-A (Lot 4) owner: Northwest Capital Holdings LLC

503-51-032-A (Lot 5) owner: Landco Commercial LLC

503-51-032-A (Lot 6) owner: Landco Commercial LLC

All zoned C-2

NOTE: Northwest Capital Holdings LLC and Landco Commercial are held by the same group of partners and our intention is to utilize all of these properties as one development. Parcels 503-51-027-B,C are in escrow to be closed in 45 days.

Premise

Northwest Capital Holdings LLC has acquired these properties for the purpose of combining them and developing as described below.

Parcel 503-51-071-Q

This parcel needs to be utilized in conjunction with the parcels listed above. With out this parcel Lots 2-5 are essentially land locked unless these parcels can be utilized as a whole. We would like to utilize this parcel along with the other parcels in one commercial development. This parcel also provides key access from Mac Arthur for traffic and especially fire ingress and egress.

More information on access is provided in the following section and the Traffic Concerns section below.

Parcel 503-51-027-C

This parcel is a great commercial location for the developing corridor along Grand Avenue. Our vision for this piece is to is to utilize it as a fuel station, car wash and convenience store as well as some retail pads. The attached Exhibits have some preliminary site plans and configurations showing our concept for this area.

General Plan, Land Use – City of Surprise

In our discussions with Planners of COS we have determined that our commercial use is in accordance with the General Plan for COS which is namely to have this corridor used for Commercial. Adam Copeland expressed concerns that COS would like this area to be more master planned instead of small strip centers as can be seen along other areas of Grand Ave. We are attempting to do just that by assembling these parcels together and adding the parcel 501-53-027, C at Patton Rd. This parcel is under contract and will bring the total acres under our control to 15+/-.

Traffic Concerns

We are aware of concerns about traffic relief, local access and the need for a frontage road. We have been presented some concept maps from COS that show a frontage road continuing along the old alignment that was abandoned previously as noted in the section above (**see Rd Abandonment MCR 89-137570.pdf attached**).

Traffic Congestion and Complications

Due to the proximity of a frontage road as shown in the COS Conceptual presents several problems.

- 1) **Congestion and Queuing** - The "Conceptual Plan" puts the access road across Subject Property and then west along the old alignment of Patton Rd. It then connects to 195th at an awkward angled intersection with 195th about 280' from the intersection of 195th and Patton Rd. This creates several congestion spots and presents queuing problems during peak hours of use. This will be especially problematic as the area continues to develop.
- 2) **Angle of Connection to 193rd** - This same access road was abandoned by the Maricopa County Engineer for the reason that when 193rd and other roads were corrected to connect at 90 degree angles, as is now required in all road construction, the access road connected at an odd angle and presented traffic flow problems. For this reason it was abandoned and in our conversations with Maricopa County the engineers were adamant that there could not be a road there but they would allow a bi-directional business access if it were designed properly.
- 3) **Infringement on Existing Developments** – The property on the south east of 193rd is currently under construction and to re-align Gordon Way to cross 193rd would entail infringing on a portion of that property and creating further conflict with that development.

Destruction of Any Viable Development

A road through the middle will make it impossible to utilize the property as a whole. What you would be left with, if there is any useable space for commercial use, is a very small strip center which is precisely what Adam had advised against building along Grand Ave.

Alternative Road Alignment

After reviewing the area with our engineers we propose extending the frontage road, Gordon Way, and connecting to 193rd at McArthur Rd. (**see Exhibit 5**). We feel this would better serve the area and address the traffic concerns in the following ways:

Conditional Use Permit

If C-2 is granted we request a Special Use Permit or Conditional Use Permit for the above listed parcel to be used for Recreational Vehicles (RV), boat and trailer storage. Minimal improvements on the land are required and would include a block wall surrounding facility, gravel or minimal pavement for vehicles to park on.

Northwest Capital Holdings LLC

Surprise Planning and Zoning

Rezone Parcel 503-51-071-Q, 503-51-027 B & C to Commercial
February 14, 2008

CONTENTS

- 1- Sample Site Plan Exhibit (proposal only of our intended use)
- 2- Color rezone map
- 3- School District Agreement WAIVED

Documents on CD and File Names (in parenthesis)

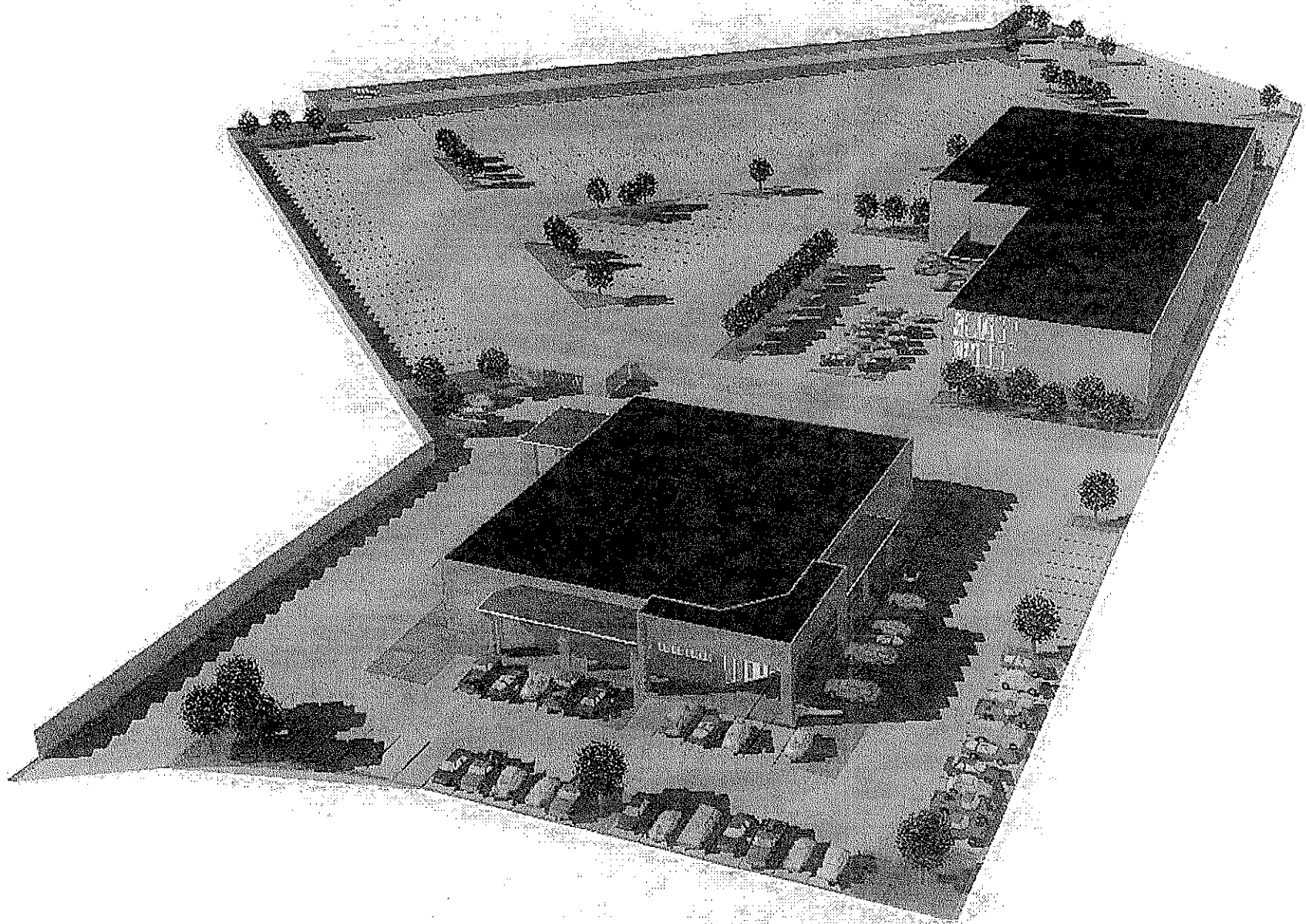
- 1- Signed Application (Rezone App Form [parcel #s].pdf)
- 2- School District Agreement WAIVED (Waiver - School Dist Agreement.doc)
- 3- Exhibit (Sample site plan) (P&Z Exhibit - Sample Site Plan.pdf)
- 4- Color rezone map (P&Z Exhibit - Rezone Map.pdf)
- 5- AutoCAD of ALTA (Survey 071020 MOVED TO SP_PARCEL C.dwg)
- 6- this cover sheet (P&Z Cover Page.doc)

RECEIVED

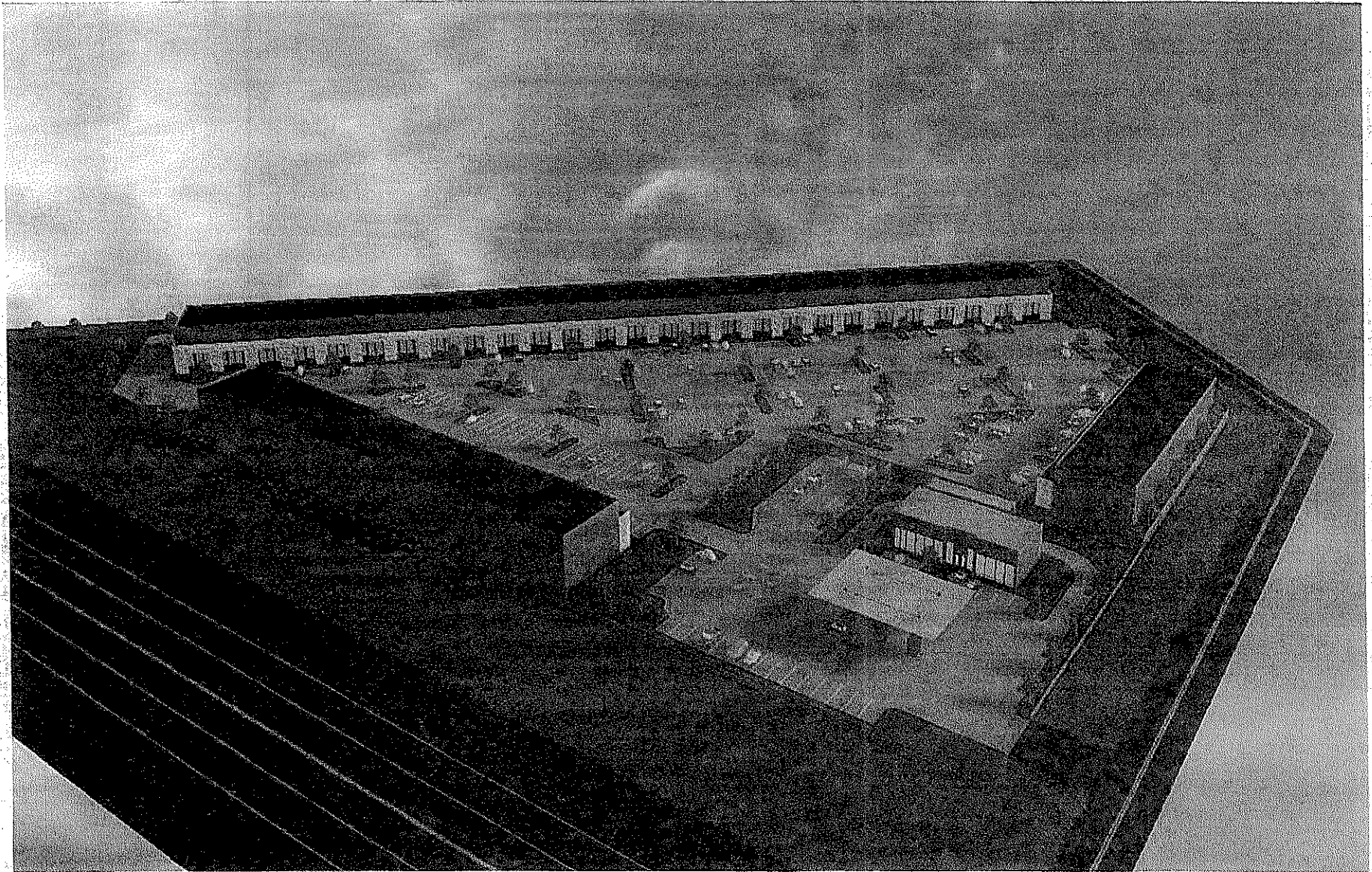
FEB 19 2008

**COMMUNITY
DEVELOPMENT**

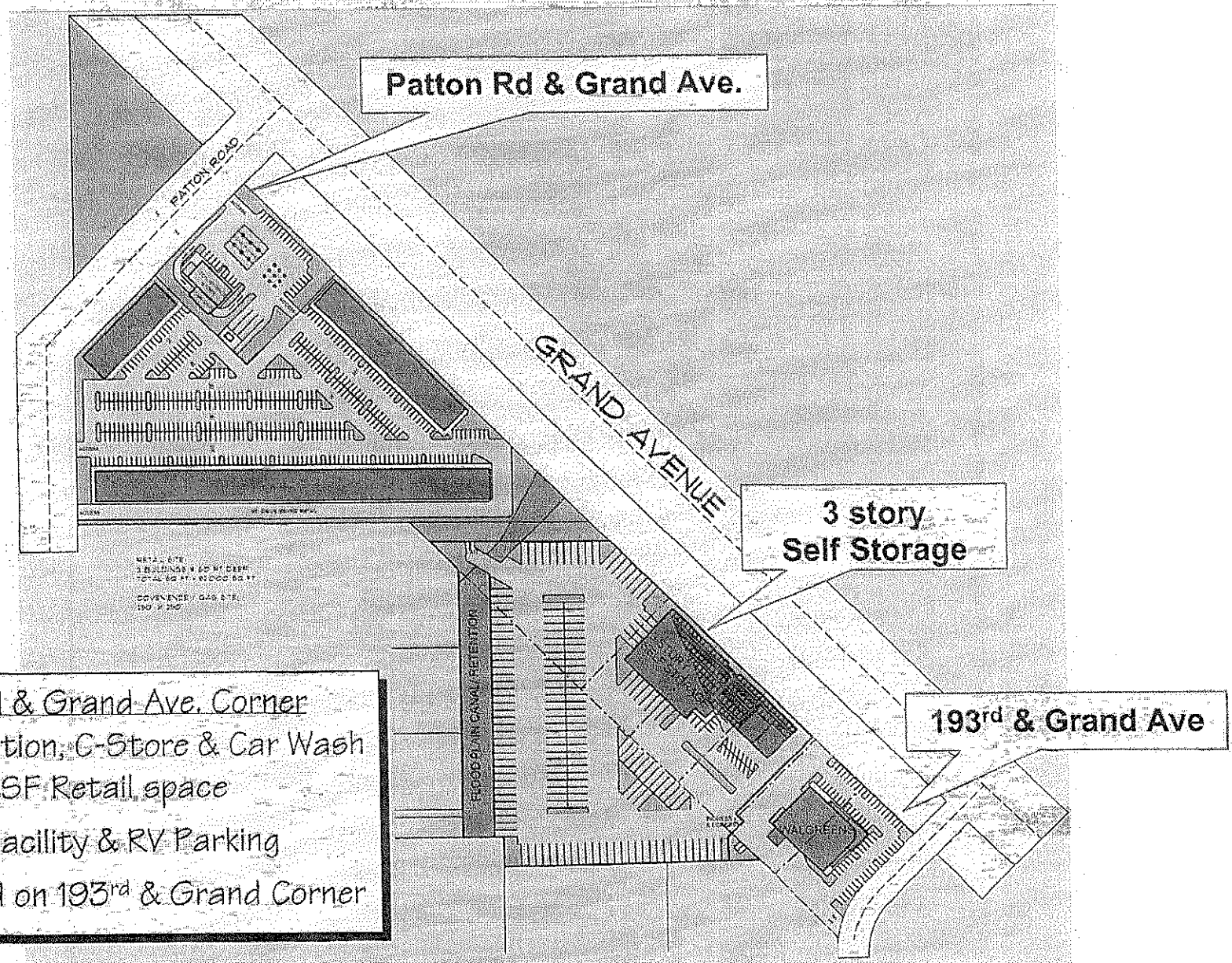
Concept Rendering – CVS/Walgreens



Fuel Station & Retail Concept

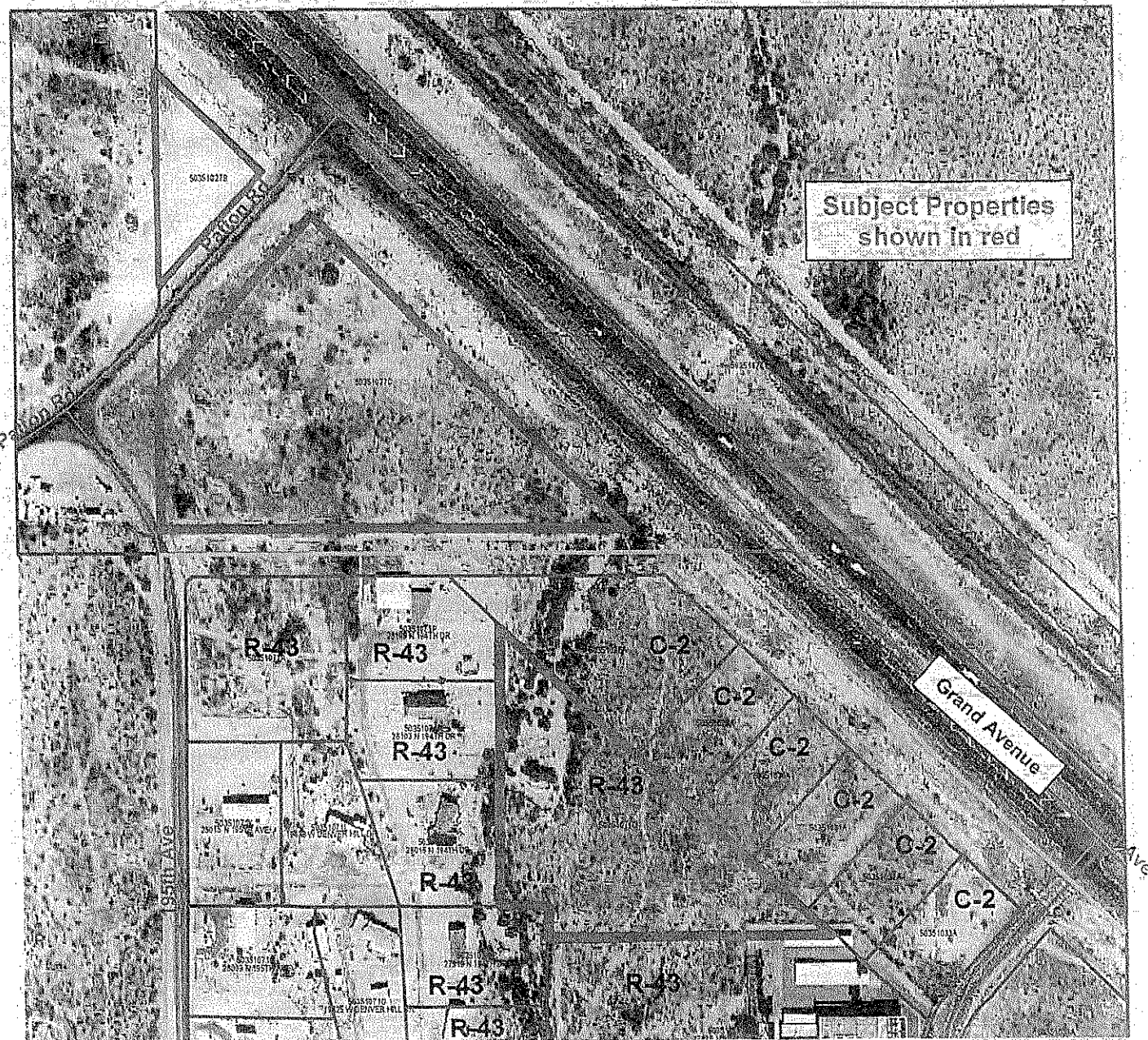


15 Acre Development Sample Site Plan



Application for Rezone - Exhibits

For Parcels 503-51-071-Q, 503-51-027-C & B



----- Original Message -----

From: Adam Copeland

To: Lamar Newmeyer

Sent: Friday, February 08, 2008 4:47 PM

Subject: RE: Grand Ave. and Patton Road cad file

Mr. Newmeyer,

Print this e-mail out when submitting but you will not need a school district agreement with you submission for Council and Commission.

Adam Copeland

Planner II

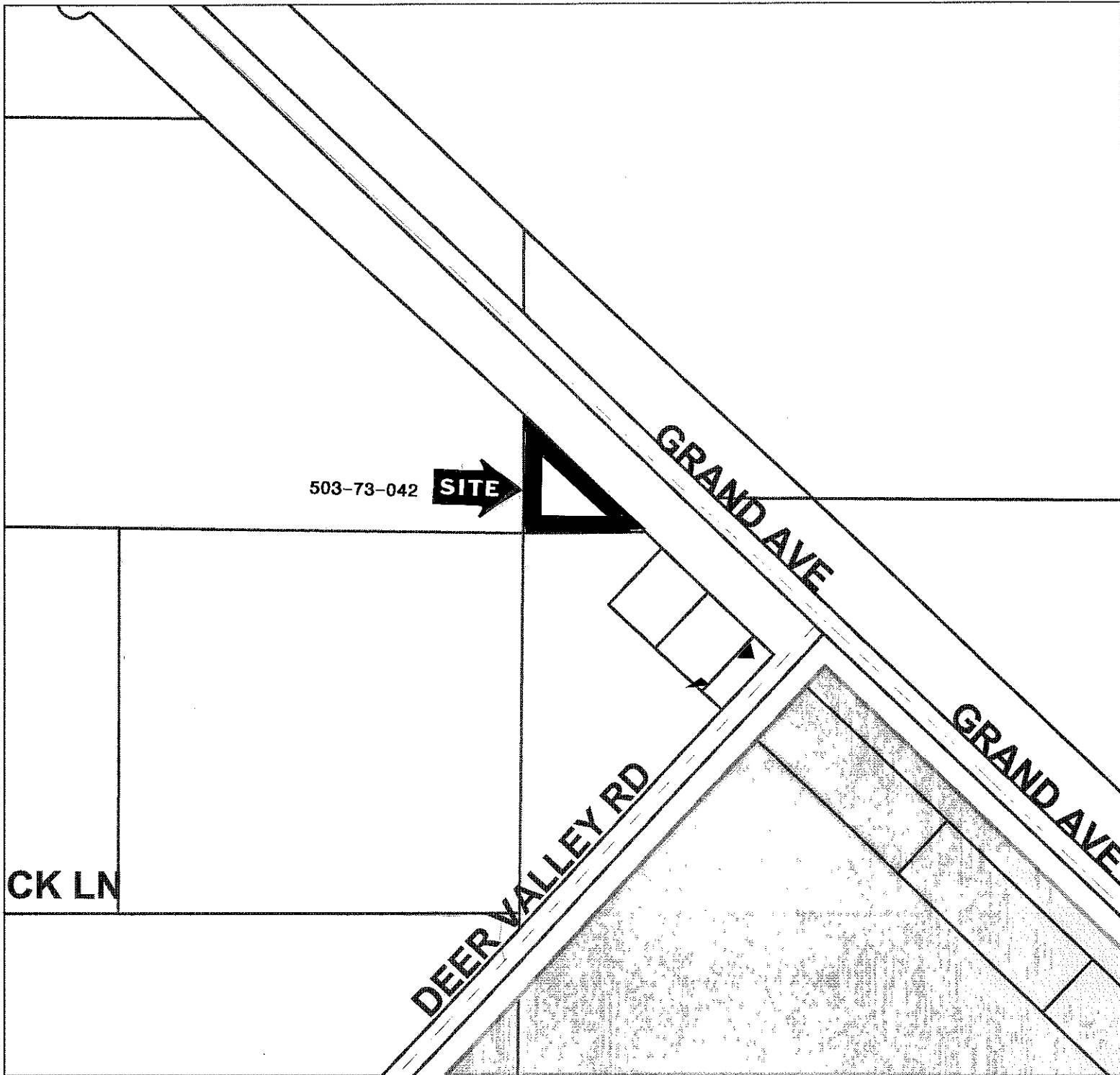
City of Surprise

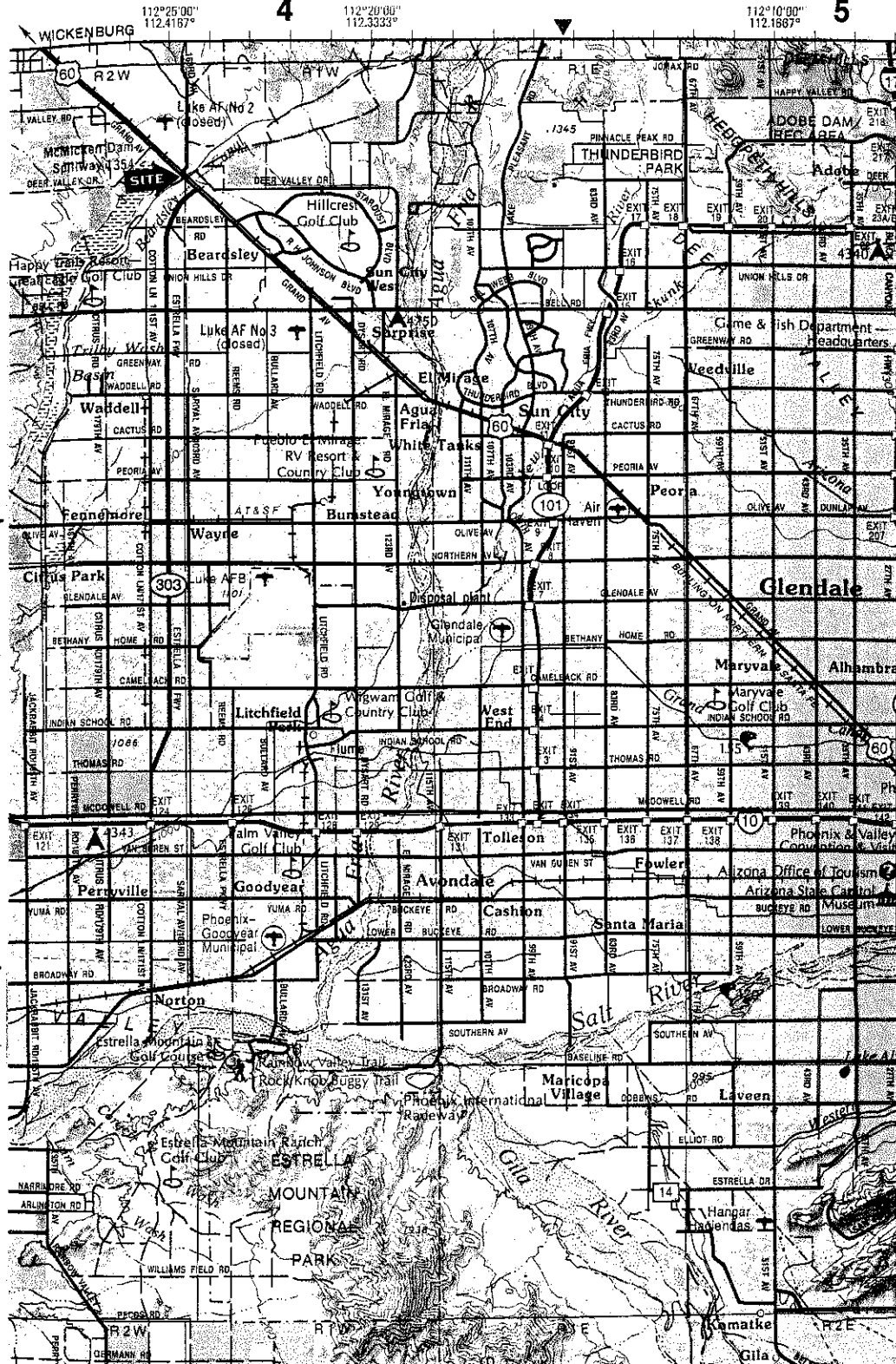
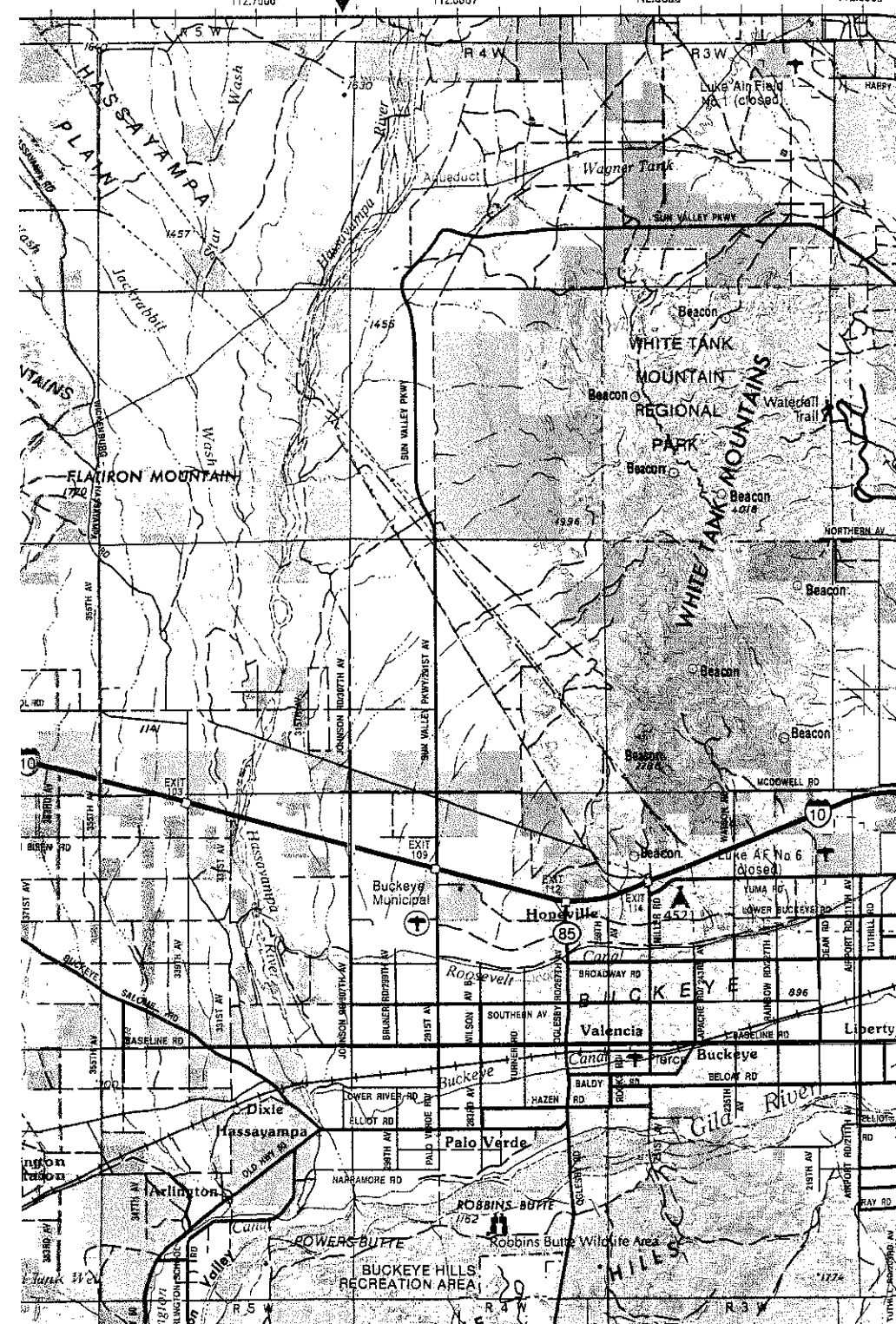
adam.copeland@surpriseaz.com

D: 623-222-3137

F: 623-222-3001

County Parcels





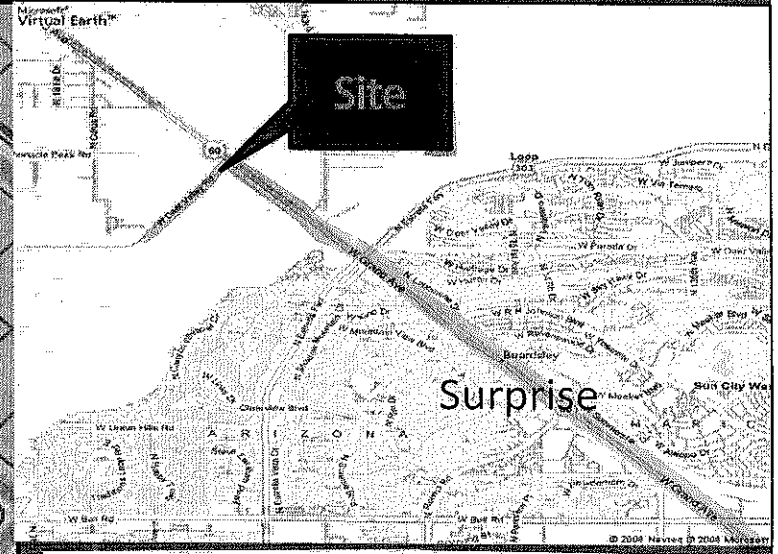


Grand Ave & Deer Valley Rd – Surprise, AZ

For Sale – Commercial Zoned 1.8 AC – C-2 Zoning

- C-2 Zoning (Multiple Potential Uses)
- Located Near Master Plan Developments
- Grand Avenue Frontage
- Proposed Commercial Retail or Self Storage
- Maricopa APN: 503-73-042

- Across from Lennar's "Asante" home development
- Just north of the Surprise Spectrum Retail Center with over 782,000 sq ft
- Close to Del Webb Sun City Grand with over 9,800 homes and 18,000 residents
- For Sale - Priced at \$7.00/sf - Commercial Development Site



All information contained herein is based upon information and sources deemed to be reliable, however are not guaranteed. It is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

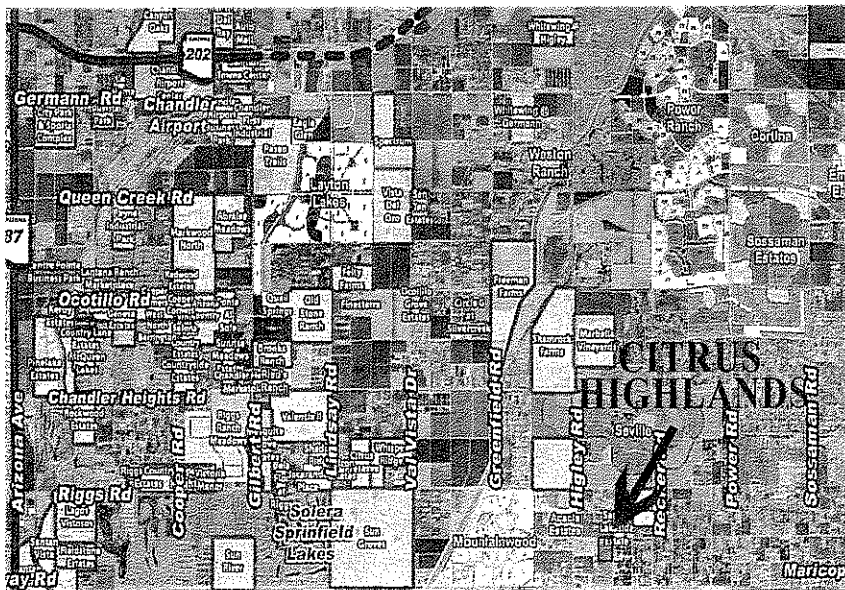
company is interested in additional investment opportunities in the Phoenix area . . . that includes industrial and possibly office. Newport Real Estate Services provides a wide range of real estate services to developers, institutional investors and corporate clients. Here is a description, location and occupancy level of each of the buildings acquired from Stack Industrial: 77,000 sq. ft. at 1837-1843 N. 23rd Avenue (30,000 sq. ft. available); 18,000 sq. ft. at 2102-2112 N. 23rd Avenue (100 percent); 15,000 sq. ft. at 2206-2210 N. 23rd Avenue (9,000 sq. ft. available); 12,000 sq. ft. located at 2212 N. 23rd Avenue (100 percent); 21,000 sq. ft. located at 1010 N. 22nd Avenue (vacant); 33,000 sq. ft. located at 1333-1345 N. 22nd Avenue (10,000 sq. ft. available); 15,100 sq. ft. located at 2323 W. Encanto Boulevard (100 percent); 59,200 sq. ft. located at 1710-1728 W. McKinley Street (5,000 sq. ft. available); 49,658 sq. ft. at 1707-1719 W. Roosevelt Street (100 percent); 43,868 sq. ft. located at 902-922 N. 17th Avenue (21,000 sq. ft. available), and 30,500 sq. ft. at 411-439 N. 19th Avenue (4,500 sq. ft. available). Find out more from Pipkin at (714) 850-0085. Reach Cardon at (480) 505-9500. Talk to the EBS & Associates agents at (480) 348-1600.

ELLMAN/LENNAR CLOSE ON ANOTHER 377 ACRES WITHIN ASANTE COMMUNITY IN SURPRISE

Surprise – A venture formed by **The Ellman Cos.** in Phoenix (Steve Ellman, principal) and **Lennar Communities Development** in Tempe paid just over \$22.8 million to acquire 377 acres within the **Asante** community in Surprise. The property is located south of Jomax Road at Grand Avenue. The seller was a company formed by the Ni family in Scottsdale (**Tsann Li Ni**, member). The deal was brokered through **Mike Schwab**, **Greg Vogel** and **Mike Chasse** of **Land Advisors Organization** in Scottsdale, **Ross Cooper** of **New Horizons Realty Advisors** in Scottsdale, and **Nate Nathan** and **Dave Mullard** of **Nathan & Associates Inc.** in Scottsdale. In September, **BREW** reported The Ellman Cos. buying a 50 percent interest in the 3,417-acre Asante community from Lennar. The planned community is targeted for 14,000+ residences and commercial uses. The Ellman Cos. and Lennar are expected to spend more than \$155 million to develop Asante. Lennar, which began assembling the land for Asante in 2004, will serve as operating partner. The Lennar/Ellman partnership will develop Asante in several phases. The Nathan & Associates agents have the marketing assignment at Asante, located northwest of the Loop 303 and Grand Avenue. In May 2004, **BREW** reported the Ni family selling Lennar the 3,417 acres at Asante in staged transactions. The latest acquisition is the sixth of eight purchases. The Ellman Cos. has been on a roll buying land in the Valley. **The company is looking for additional investment opportunities in the Phoenix area.** Over the past 18 months, The Ellman Cos. has invested \$400+ million in buying land in the Valley that is targeted for 21,000+ homes. The Ellman Cos. is managing a \$1.5 billion Wall Street investment fund dedicated to acquiring real estate. The contact at The Ellman Cos. is **Bob Kaufman** . . . (602) 840-3000. **Alan Jones**, Lennar Communities div. pres., is at (480) 345-0077. Talk to Nathan and Mullard at (480) 367-0700. Call Schwab, Vogel and Chasse at (480) 483-8100. Cooper is at (480) 928-0068.

CITRUS HIGHLANDS

Located on San Tan Blvd, east of Higley Road



28 Custom Lots, 31 Acres
Platted and Engineered
\$4,900,000 Purchase Price
Gilbert Water: To the Site
Sewer: Individual Septic Tank
South West Gas: To the Site
SRP Electric: To the Site
Cox T.V.: To the Site
Qwest Telephone: To the Site



WARD REAL ESTATE
& DEVELOPMENT CO. LLC

565 W. Chandler Blvd. Ste 210

Chandler, AZ 85225

Tel: 480-899-4330 Fax: 480-899-9903

WWW.WARDDEVELOPMENT.NET

For More Information Contact:

Scott Ward

Cell: 602-377-6553

warddevelopment@yahoo.com

Matt Jones

Cell: 480-390-7899

mwjones20@yahoo.com

OFFICIAL RECORDS OF
AFFIDAVIT OF PROPERTY VALUE

Unofficial
Document

Burke Property

1. ASSESSORS' PARCEL NUMBER(S)
(Primary Parcel Number) 503-70-005
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split/divided?

Check one: Yes ☐ No ☒ 148.16 AC

How many parcels, other than the Primary Parcel, are included in this sale? 2

\$40K/AC

Please list the additional parcels below (no more than four):

(1) 503-70-012 (3) _____
(2) 503-70-013 (4) _____

2. SELLER'S NAME & ADDRESS:

Cyril Burke Family Limited Partnership
2502 E. Montebello Avenue
Phoenix, AZ 85016

3. BUYER'S NAME & ADDRESS:

HF Land Investment, Inc.
8485 E. McDonald Dr., Suite 375
Scottsdale, AZ 85250

Buyer and Seller related?
If yes, state relationship:

Yes ☐ No ☒

4. ADDRESS OF PROPERTY:

vacant land

MAIL TAX BILL TO: Same as No. 3 above

5. TYPE OF PROPERTY (Check One):

- a. ☒ Vacant Land f. ☐ Commercial/Industrial
b. ☐ Single Family Res. g. ☐ Agriculture
c. ☐ Condo/Townhouse h. ☐ Mobile or Manufactured Home
d. ☐ 2-4 Plex i. ☐ Other, Specify _____
e. ☐ Apartment Bldg

6. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h above)
(Check One):

- ☐ To be occupied by owner ☐ To be rented to someone other than
or "family member" "family member"

NOTE: See reverse for definition of "family member"

7. NUMBER OF UNITS: N/A

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Park,
Mini Storage Properties, etc.

9. FOR OFFICIAL USE:

(a) County of Rec

(b) Docket & Page

(c) Date of Record

(d) Fee/Recording

Validation Codes:

(e) Assessor

ASSESSOR'S USE:

Verify Primary Parcel: _____

Use Code:

Full Cash Value: \$

10. TYPE OF DEED OR INSTRUMENT (Check One):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other _____

11. TOTAL SALE PRICE: \$5,840,000.00

12. DATE OF SALE 12/2006

13. CASH DOWN PAYMENT \$71,250.00

14. METHOD OF FINANCING

e. ☒ New loan(s) from financial institution:

- a. ☐ Cash (100% of Sale Price) (1) ☒ Conventional
b. ☐ Exchange or Trade (2) ☐ VA
c. ☐ Assumption of existing loan(s) (3) ☐ FHA
d. ☐ Seller Loan (Carryback) f. ☐ Other financing: Specify: _____

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$0.00 AND

Briefly describe the
Personal Property:

16. PARTIAL INTEREST:

Is only a partial interest (e.g., 1/3 or 1/2) being transferred?

Yes ☐ No ☒ If Yes, explain _____

17. PARTY COMPLETING AFFIDAVIT (name, address & phone)

North American Title Company
3200 East Camelback #150
Phoenix, AZ 85018
Phone (602)294-2620

18. LEGAL DESCRIPTION (attach copy if necessary)

SEE LEGAL DESCRIPTION ATTACHED HERETO

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY

Cyril Burke General Partner

Signature of Seller/Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on 12-5-06

Notary Public Hector Meza

Notary Expiration Date 1-19-07

Signature of Buyer/Agent

State of ARIZONA County of MARICOPA

Subscribed and sworn to before me on 12-5-06

Notary Public Hector Meza

Notary Expiration Date 1-19-07

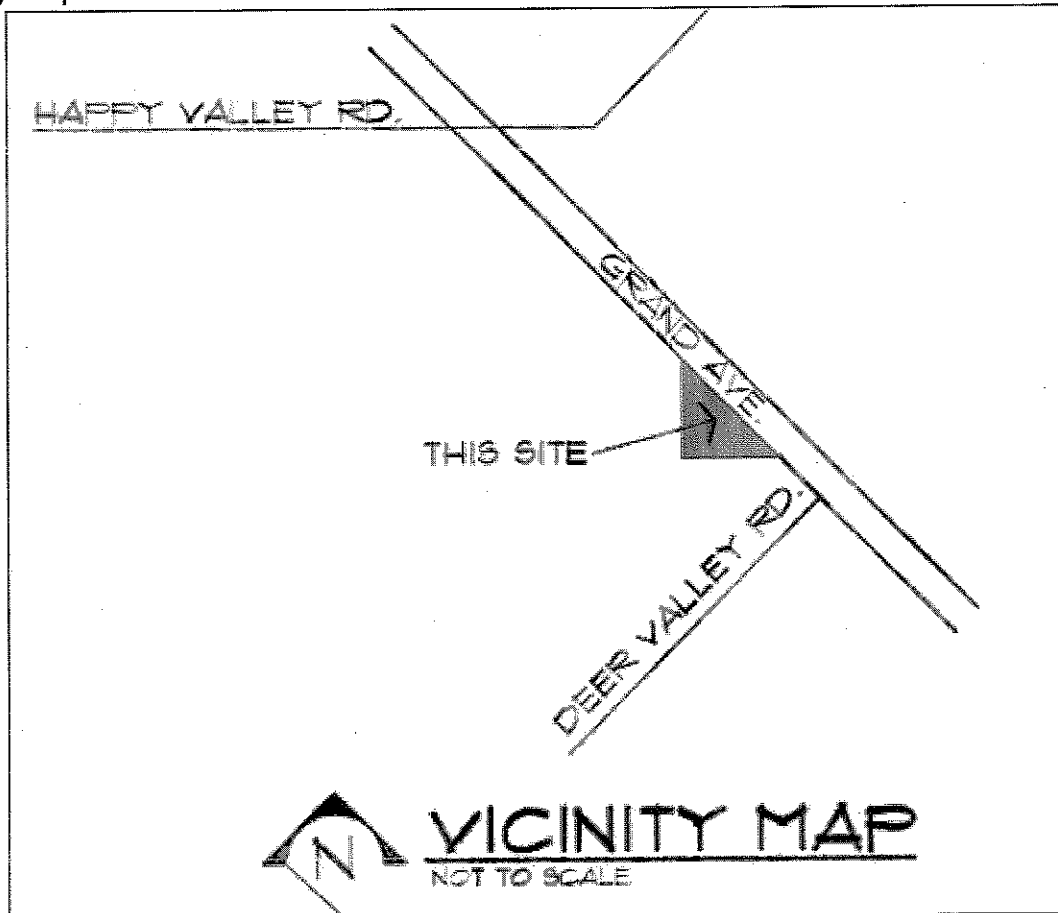


**CITY OF SURPRISE
PUBLIC NOTICE**

Take notice that at the date, time, and place listed below, the City of Surprise will hold two Public Hearings on the request of Dioguardi Flynn Jones LLP for approval of a rezone (RZ07-432) for the described property located at the southwest corner of Grand Avenue and north of Deer Valley Road in Surprise, Arizona.

Legal Description: Property located within Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Vicinity Map:



Planning and Zoning Commission

Date: June 3, 2008

Time: 6:00 p.m.

Place: Northwest Regional Library
16089 N. Bullard Road
Surprise, AZ 85374

City Council

Date: July 10, 2008

Time: 6:00 p.m.

Place: Surprise City Hall
12425 W. Bell Road, D-100
Surprise, AZ 85374

At this meeting any member of the public may appear and be heard relative to this petition or may submit written comments at any time prior to the Public Hearing. All written comments regarding this petition will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall.