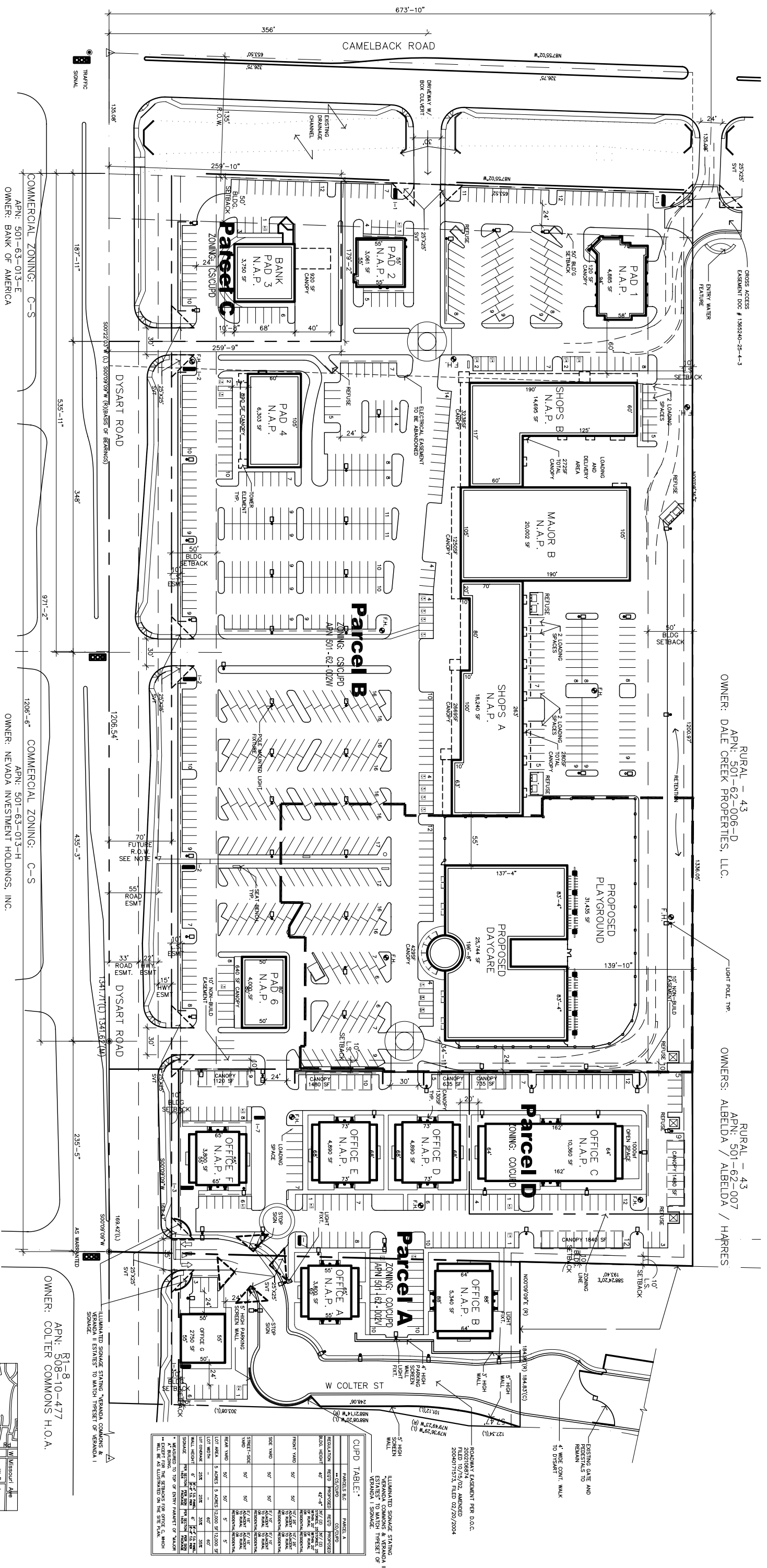


RURAL - 43 APN: 501-62-006-D OWNER: DALE CREEK PROPERTIES, LLC.

RURAL - 43 APN: 501-62-007-007 OWNERS: ALBELDA / ALBELDA / HARRIS



SITE SUMMARY

Parcel	Gross Area Acres	Net Area Acres	Building Area	Parking Required	Parking Provided	Parking Ratio
A	177,532 S.F.	151,329 S.F.	25,470 S.F.	102 Spaces	48 / 1000	
B	600,862 S.F.	543,882 S.F.	96,930 S.F.	388 Spaces	646 / 1000	
C	47,623 S.F.	34,576 S.F.	3,750 S.F.	15 Spaces	83 / 1000	
D	39,663 S.F.	39,663 S.F.	10,360 S.F.	42 Spaces	48 / 1000	
Total	885,880 S.F.	769,450 S.F.	136,510 S.F.	547 Spaces	632 / 1000	

PARCEL 'A' OFFICE

Gross Site Area	: 177,532 s.f. (4.08 Ac.)
Net Site Area	: 151,329 s.f. (3.47 Ac.)
Building Area	: 25,470 s.f.
Offices	: 3,800 s.f.
Office A	: 5,340 s.f.
Office B	: 4,880 s.f.
Office C	: 1,800 s.f.
Office D	: 1,480 s.f.
Office E	: 1,480 s.f.
Office F	: 2,750 s.f.
Office G	: 2,750 s.f.
Office H	: 2,750 s.f.
Composites	: 5,205 s.f.
Total Coverage	: 30.67% s.f.
Parking Required	: 102 Spaces (4/1000)
Parking Provided	: 123 Spaces (4.8/1000)

PARCEL 'B' RETAIL

Gross Site Area	: 600,862 s.f. (13.79 Ac.)
Net Site Area	: 543,882 s.f. (12.49 Ac.)
Building Area	: 25,744 s.f.
Shops A	: 20,002 s.f.
Shops B	: 18,240 s.f.
Shops C	: 14,885 s.f.
Shops D	: 14,885 s.f.
Shops E	: 3,061 s.f.
Shops F	: 6,303 s.f.
Shops G	: 4,000 s.f.
Composites	: 96,330 s.f.
Total Coverage	: 106.72% s.f.
Parking Required	: 19,633
Parking Provided	: 388 Spaces (4/1000)

PARCEL 'C' OFFICE

Gross Site Area	: 47,623 s.f. (1.09 Ac.)
Net Site Area	: 34,576 s.f. (0.79 Ac.)
Building Area	: 3,750 s.f.
Offices	: 920 s.f.
Office A	: 10,360 s.f.
Office B	: 12,575 s.f.
Office C	: 317 s.f.
Composites	: 13.5 %
Total Coverage	: 10.92% s.f.
Parking Required	: 15 Spaces (4/1000)
Parking Provided	: 50 Spaces (4.8/1000)

PARCEL 'D' OFFICE

Gross Site Area	: 39,663 s.f. (0.91 Ac.)
Net Site Area	: 39,663 s.f. (0.91 Ac.)
Building Area	: 10,360 s.f.
Offices	: 2,715 s.f.
Office A	: 12,575 s.f.
Office B	: 317 s.f.
Composites	: 13.5 %
Total Coverage	: 26.38% s.f.
Parking Required	: 42 Spaces (4/1000)
Parking Provided	: 50 Spaces (4.8/1000)

PROJECT SUBMITTAL HISTORY

Case #	Description
Z20030851	Original Rezoning from R-43 to CS-CUPD and CO-CUPD
Z20041221	Rezoning of portion of Parcel A from C-O-CUPD to C-S-CUPD (see Parcel D)
Z20041231	Administrative Amendment to Plan of Development
Z20041241	Major Amendment to Plan of Development -
Z20051111	Minor Amendment to increase Shops B s.f. and reduce Major B s.f.
Z2006	Minor Amendment to reduce Shops A and Major A s.f.; Major A becomes Daycare

PROPOSED CHANGES THIS APPLICATION:
 Modifications to the previously approved site plan under this submittal consist of an overall decrease in building area. Shops 'A' is decreasing from 21,800 s.f. to 17,843 s.f. Future Major 'A' was proposed to be 40,000 s.f. and is now planned to be 25,744 s.f.

SITE PLAN

GENERAL NOTES:
 1. NO STRUCTURES, LANDSCAPING, FENCE, WALL, TERRACE OR OTHER OBSTRUCTION TO VIEW IN EXCESS OF 2' IN HEIGHT AS MEASURED FROM THE CENTERLINE OF THE STREET SHALL BE PLACED WITHIN THE REQUIRED 25' SIGHT VISIBILITY TRIANGLES.
 2. ALL OUTDOOR LIGHTING TO COMPLY WITH SECTION 803.9 OF THE MCO.
 3. ALL PARKING LOT LIGHTING TO COMPLY WITH SECTION 1102.7.6 OF THE MCO.
 4. CONSTRUCT ULTIMATE HALF STREET IMPROVEMENTS (THREE LANES, CURB, GUTTER, SIDEWALK, AND MEDIANS) ON BOTH CAMELBACK AND DYSART ROADS (PHASE 1)
 5. CONSTRUCT RIGHT TURN DECELERATION LANES AS SHOWN ON SHEET A101.

LEGAL DESCRIPTION:
 School District: Unincorporated
 The basis of Bearings is the East line of the Southeast quarter of Section 15, being S 00d09'09" W as shown on the plat of VERANDA II per Book 619 of Maps, page 36.

UTILITY SERVICE PROVIDERS:

UTILITY TYPE:	UTILITY NAME:	UTILITY REP.:	PHONE #:
ELECTRIC	APS-ELEC	VERD RETNOLDS	(602)493-4265
TELEPHONE	VERD	VERD	(602)493-4265
CABLE TV	COX CABLE	BILL WIGHT	(602)322-7444
WATER	LESCO	MATTHEW GARLIC	(602)355-9367
SEWER	LESCO	MATTHEW GARLIC	(602)355-9367

APN: 501-63-013-E
 OWNER: BANK OF AMERICA

APN: 501-62-006-D
 OWNER: DALE CREEK PROPERTIES, LLC.

APN: 501-62-007-007
 OWNERS: ALBELDA / ALBELDA / HARRIS

APN: 501-63-013-H
 OWNER: NEVADA INVESTMENT HOLDINGS, INC.

APN: 508-10-477
 OWNER: COLTER COMMONS, H.O.A.



Camelback Place @ Dysart
 Maricopa County, Arizona

CHAMPION

A101
 Minor Amendment
 Zoning Case
 Z2006

CUPD TABLE:

REGULATION	REQD PROVIDED	REQD PROVIDED
MAX. HEIGHT	42'-0"	42'-0"
MIN. SETBACK	5'-0"	5'-0"
MAX. AREA	5 ACRE	5 ACRE
MIN. LOT AREA	5,000 S.F.	5,000 S.F.
MIN. LOT COVERAGE	20%	20%
MIN. LOT WIDTH	30'-0"	30'-0"
MIN. LOT DEPTH	30'-0"	30'-0"
MIN. LOT AREA	5,000 S.F.	5,000 S.F.
MIN. LOT COVERAGE	20%	20%
MIN. LOT WIDTH	30'-0"	30'-0"
MIN. LOT DEPTH	30'-0"	30'-0"