Luke Schlosser, Broker

Phone: (623) 882-8880 Fax: (623) 882-8881

Email: swland@cox.net

Exclusively Presented By:



"Santa Maria Farms"

44 +/- Acres

Phoenix, Arizona

Location: NWC of 67th Ave. & Broadway Rd., Phoenix, Arizona.

Size: 44.07 +/- Total Acres

3.85 +/- Ac., C-1 (Proposed)

40.22 +/- Ac., R1-6 PRD (Proposed)

of Lots: Up to 142 (Proposed)

Average Lot Size: 55' x 115's

Asking Price: Submit All Offers

Tax Parcel #'s: 104-55-1, 2, 6, 9C

Sewer: City of Phoenix

Water: City of Phoenix

Electric: Salt River Project

Zoning: Anticipated January 2014



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Conceptual Site Plan



ZONING PARCEL - LEGAL DESCRIPTION

RESIDENTIAL PARCEL
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID SECTION 24, FROM WHICH A MARICOPA COUNTY BRASS CAP FLUSH STAMPED 33851 MARKING THE SOUTH QUARTER COMER OF SAID SECTION 24 BEARS NORTH 89 DEGREES 18 MINUTES 46 SECONDS WEST 2.629.12 FEET:

IS MINUTES 46 SECONOS WEST 2,897 12 FEET ;
THEMEN MORTH 99 GEGRESE 18 MINUTES 48 SECONOS WEST 479.89 FEET ALONG THE SOUTH
LINE OF SAMD SOUTHEAST OLIMITER TO THE PROTEIN OF BECOMMING
THEME CONTINUES MONTH 99 DECREES 18 MINUTES 49 SECONOS WEST 394.87;
THEMEN CONTINUES MONTH 99 DECREES 18 MINUTES 49 SECONOS EAST 1,308.09 FEET;
THEMEN COUNTH 99 GEGRESE 29 MINUTES 39 SECONOS EAST 1909 FEET,

THENC NORTH OD DEGREES 36 MINUTES 59 SECONDS EAST 181,07 FEET THENC SOUTH 89 DEGREES 22 MINUTES 39 SECONDS EAST 1.104.08 FEET TO A POINT ON THE FACT LINE OF CAID COURTHEACT DUAPTER FROM WHICH POINT A REACC CAP IN HANDHOLE

THE LAST LINE OF SAID SOUTHEAST CHURKER, FROM WHICH PRINT AREAS KORPH IN ORDER MARKING THE EAST CHURKER CHIEF OF SAID SCENTION & PERMAS KORPH IN DECREES 33 MANUTES 35 SECONDS 6487 1,727 SH FEEF; THENE SOUTH DO DECREES 35 MANUTES 49 SECONDS WEST 1,140.51 FEEF ALONG SAID EAST LINE THENE SOUTH DO DECREES 35 MANUTES 49 SECONDS WEST 349 MP FEEF; THENE SOUTH DO DECREES 41 MANUTES 52 COLONOS WEST 349 MP FEET TO THE POINT OF

COMPRISING 49.216 ACRES OR 1,751,792 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

COMMERCIAL PARCEL
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 24. TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A MARICOPA COUNTY BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 24, FROM WHICH A MARICOPA COUNTY BRASS CAP FLUSH STAMPED 33851 MARKING THE SOUTH QUARTER COMER OF SAID SECTION 24 BEARS NORTH 89 DEGREES 18 MINUTES 46 SECONDS WEST 2,629.12 FEET; THENC NORTH 89 DEGREES 18 MINUTES 46 SECONDS WEST 479.89 FFFT ALONG THE SOUTH

THEN MORTH BY DECRESS IN HUMITS 45 SCOOLS WEST ATWAY FRET ALONG THE SOUTH LINE OF SAME SOUTHERS OF GAMESTERS. TO MAKE THE THEN MORTH DO DECRESS 41 HUMITS 21 SCOOLS 5 EAST 40% FRET TO A POINT ON THEN SOUTH BY DECRESS 22 HUMITS 21 SCOOLS 5 EAST 40% OF FEET TO A POINT ON THE LAST LINE OF SAME SOUTHERST COLUMNETS, FROM WHICH FORM TABLES SOUTH MAKERING THE LEST COLUMNETS COREST OF SAME SCOOLS AND REST HOW DEGREES 33

MINUTES 33 SECONDS EAST 2,268.47 FEET THENC SOUTH ON DEGREES 33 MINITES 3.3 SECONDS WEST 350 OR EFFT ALONG SAID EAST

COMPRISING 3.851 ACRES OR 167,760 SQUARE FEET MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

SITE NOTES

- 1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. 2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED
- NAMES SUPEL.

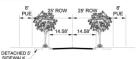
 3. AL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

 4. STRICKINES AND LADGEMPS AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSMAYS, WITHIN A THANGGE
 MEASURING 32 ALONG THE PUBLIC STREET AND 15 ALONG THE PRIVATE ACCESSMAY BIGHT-OF-WAY LINES, WILL BE MAINTAINED.
- AT A MAXIMUM HEIGHT OF 3'. 5. A MINIMUM 18' WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR. 6 FACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES AND STRUCTURES SUCH AS POOLS AND PRIVACY WALLS ARE
- PERMITTED EXCEPT AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.
- PARMITTIO BLEVE AS UNENWISE SEGULATED BY OTHER OTY COES AND GENOMACE.

 AN ASSCALION, MULLION FALL PROPERTY WOMERS IN THE PERFORMEN, WILL SE FORWED AND MAYE RESPONSIBILITY FOR MANDATABING ALL COMMON AREA (NOTE AS "TRACTS ON "EASTERITS," INCLUDING PRIVATE STREETS, LANGSLAVED AREAS, AND DARRAGE FALLIDES IN ACCORDANCE WITH APPROVED PLANS.

 E. OWNESS OF PROPERTY ADMACENT TO "WILL CRIGHTS OF "RAW" WILL LAWETTHE RIGHTS OF "HAW, IN ACCORDANCE WITH APPROVED.
- PLANS.

 9. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO
- OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.





LOCAL STREET SECTION DETACHED 5' STREET SECTION - BROADWAY ROAD



CONCEPTUAL SITE PLAN **FOR SANTA MARIA FARMS**

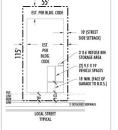
A PLANNED RESIDENTIAL DEVELOPMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP N.T.S.

CONCEPTUAL PLAN DATA: 55 EST. PER BLDG. CODE



55'X115' CONCEPTUALLY PLANNED LOT DETAIL



GROSS SITE AREA: NET SITE AREA:



OWNER

APPLICANT TIFFANY & BOSCO P.A. BEN PATTON 2525 E. CAMELBACK THIRD FLOOR PHOREI, (402) 255-6000 FAX: (602) 255-6000 FAX: (602) 255-0103

BANNING HOLDINGS LLLP LEE BANNING PO BOX 459 LAVEEN, AZ. 85339

LAND PLANNER

LVA LIRRAN DESIGN STUDIO L.L.C. RON HABRIS 120 SOUTH ASH AVENUE TEMPE, AZ. 85281 PHONE: (480) 994-0994 FAX: (480) 994-7332

MIXED-USE (COMM,/2-3.5 DU/AC)



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