

**PLANNED UNIT DEVELOPMENT  
FOR**

**CITY OF PHOENIX**

**NOV 24 2020**

**Planning & Development  
Department**

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**FRANCIS & SONS**

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**NORTHEAST CORNER OF 35<sup>TH</sup> AVENUE AND THUNDERBIRD ROAD**

**Case No. Z-15-19-1**

**Submitted: March 21, 2019**

**2<sup>nd</sup> Submittal: October 10, 2019**

**3<sup>rd</sup> Submittal: February 13, 2020**

**Hearing Draft: April 17, 2020**

**City Council on July 1, 2020 approved Zoning Ordinance #G-6715**

## **DEVELOPMENT TEAM**

Property Owner	Francis & Sons I, LLC and FNS Ventures I, LLC Attn: Jeff Francis 16414 North 91 <sup>st</sup> Street, Suite 102 Scottsdale, AZ 85260 Phone: (480) 390-9191
Architect	Reddell Architects, Inc. Attn: John Reddell 2168 E. Williams Field Road Gilbert, AZ 85298 Phone: (480) 946-0242
Zoning Entitlements	Burch & Cracchiolo, P.A. Attn: Brian Greathouse 702 E. Osborn Road, Suite 200 Phoenix, AZ 85014 Phone: (602) 234-9903

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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6	Materials and Colors Palette

7	Legal Description
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## **PUD FOR “FRANCIS & SONS”**

### **A. PURPOSE AND INTENT**

This PUD is located on approximately 3.26 gross acres (2.07+/- net) on the northeast corner of 35<sup>th</sup> Avenue and Thunderbird Road (“Site”). An Aerial Map of the Site is provided at **Exhibit 1**. The purpose and intent of this PUD is to enable the development of this vacant infill Site with a Francis & Sons Express Car Wash Facility on the approximate west half of the Site and a future neighborhood level commercial use(s) on the approximate east half of the Site that will be compatible with adjacent residential and commercial properties and provide an appropriate land use transition from west to east across the Site. A Conceptual Site Plan is provided at **Exhibit 2**. A Conceptual Landscape Plan is provided at **Exhibit 3**. Conceptual Building Elevations are provided at **Exhibit 4**.

This PUD includes Development Standards and Design Guidelines that respond to the surrounding environment better than conventional Zoning Districts (such as C-2 or C-1) by including enhanced design guidelines, such as enhanced pedestrian shade opportunities along the adjacent sidewalks and bus stop and comprehensive, compatible, enhanced architecture across multiple buildings on the Site. This PUD also includes development and landscape standards that are greater than the C-2 and C-1 Zoning Districts, such as increased tree planting requirements around the perimeter of the Site and increased pedestrian shade requirements around pedestrian areas along 35<sup>th</sup> Ave. and Thunderbird Road. The end result is a PUD that will benefit the surrounding properties by prohibiting uses otherwise allowed under the C-1 Zoning District, improve the walkability in the area with enhanced pedestrian shading, and clean up this vacant infill Site.

### **B. LIST OF USES.**

The developer(s) or any property owner within the defined limits of the PUD may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrative. The Zoning Administrator may administratively approve a use analogous to those listed below. The intent of this PUD is to allow the development of a car wash facility on the approximate west half of the Site and a future neighborhood level commercial use(s) on the approximate east half of the Site. Therefore, this PUD allows the uses consistent with those permitted, conditionally permitted, and permitted with conditional use permit by Section 622 (C-1 Zoning District) of the Zoning Ordinance. In addition, a Car Wash Facility is allowed as a Permitted Use, except no Car Wash Facility shall be located within 200 feet of the Site’s east property line.

1. Permitted Uses:
  - a. Car wash in an open building
    - i. Minimum building setback of 200 feet from east property line.
    - ii. Minimum building setback for Car Wash Building of 130 feet from the north property line (minimum building setback for canopies of 50 feet from the north property line).
  - b. C-1 uses as permitted, conditionally permitted, and permitted with conditional use permit by Section 622 of the City of Phoenix Zoning Ordinance and as governed herein.
2. Temporary Uses
  - a. Temporary Uses shall be permitted in accordance with Section 708 of the Phoenix Zoning Ordinance.
3. Prohibited Uses

- a. The following uses are not permitted:
  - i. Single-family residential
  - ii. Single-family attached residential
  - iii. All Special Uses otherwise permitted in the C-1 Zoning District are prohibited.
  - iv. Auto title loan establishments
  - v. Automated collection center
  - vi. Boarding house
  - vii. Bonding companies
  - viii. Cleaning and dyeing outlets
  - ix. Collection agencies
  - x. Drugs, retail sales
  - xi. Gas stations
  - xii. Laundries
  - xiii. Liquor, Package Retail Sales
  - xiv. Medical Marijuana Dispensaries
  - xv. Service Stations, Automobile

**C. DEVELOPMENT STANDARDS**

- (i) The following development standards apply to any commercial development of the Site; in the event non-commercial development occurs, the development standards applicable to such development shall be those of Section 615, the R-3 Multifamily Residence Zoning District. (A Development Standards Comparison Table from the existing zoning is provided at **Exhibit 5**).

<b>TABLE 1 – DEVELOPMENT STANDARDS TABLE</b>		
Building Setbacks	Thunderbird Road (South)	Min. 25’ Max. 40’
	North Property Line	Min. 50’
	35 <sup>th</sup> Avenue (West)	Min. 10’ (canopy) Min. 60’ (car wash building)
	East Property Line <sup>1</sup>	Min. 50’
	East Property Line <sup>2</sup>	Min. 25’
	Interior	Min. 0’ (commercial uses) Min. 20’ (multifamily uses)
	1. The minimum building setback along the east property line of the Site shall be 50 feet if the building height is greater than 15 feet.	
	2. The minimum building setback	

	along the east property line of the Site shall be 25 feet if the building height is 15 feet or less.
Maximum Building Height	30 feet
Maximum Lot Coverage	40%
Vehicular Ingress/Egress	There shall be a maximum of 2 points of vehicular ingress/egress to/from the Site; one to/from 35 <sup>th</sup> Avenue and one to/from Thunderbird Road. The vehicular access points shall be limited to right-in, right-out. A 1' Vehicular Non-Access Easement will be recorded to prohibit access from the Thunderbird Frontage Road.

(ii) The Landscape Standards for the Site are provided in Table 2 below:

<b>TABLE 2 – LANDSCAPE STANDARDS TABLE</b>		
Minimum Landscape Setbacks	Thunderbird Road North Property Line 35 <sup>th</sup> Avenue (West) East Property Line Interior	25' 10' 10' 10' 0'
Landscaping Planting Standards	<p>The Site shall be landscaped in compliance with Section 623.E.4.e of the City's Zoning Ordinance, except as modified herein.</p> <p><u>North &amp; East Perimeter of Site:</u> Trees planted on the north and east perimeters of the Site shall be 60% minimum 2-inch caliper, 40% minimum 3-inch caliper placed 20 feet on center.</p> <p><u>Thunderbird Road Frontage:</u> Provisions of Section 623.E.4.e Streetscape shall apply.</p> <p><u>35<sup>th</sup> Avenue Frontage:</u> Provisions of Section 623.E.4.e Streetscape shall apply.</p>	
Detached Sidewalks	<p>The sidewalk along Thunderbird Road shall be a detached sidewalk, beginning east of the existing catch basin located proximate to the southwest corner of the Site. The sidewalk along 35<sup>th</sup> Avenue shall be a detached sidewalk, beginning north of the existing Bus Stop.</p> <p>In the above described locations, the sidewalk shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and be planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian</p>	

	<p>environment.</p> <ul style="list-style-type: none"> <li>• Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings.</li> <li>• Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 25 inches to provide a minimum of 75% live coverage at maturity.</li> </ul>
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(iii) Parking and Loading requirements for the Site are provided in Table 4 below:

<b>TABLE 3 – PARKING AND LOADING</b>	
Parking and Loading (vehicles)	Parking and loading requirements shall be in compliance with the “Off-Street Parking and Loading” Section of the Zoning Ordinance (Section 702).
Bicycle Parking	A minimum of three bicycle parking spaces shall be provided for each use on the Site. Racks shall be U-bicycle racks or artistic style racks in adherence to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan. Bicycle parking shall be located near the building entrances and installed per the requirements of Section 1307.H of the Zoning Ordinance.

(iv) Walls and Fence requirements for the Site are provided in Table 5 below:

<b>TABLE 4 – WALLS AND FENCES</b>	
Fences & Walls	<p>Fences and walls shall comply with the wall standards in Section 703 of the City of Phoenix Zoning Ordinance except as modified herein. The wall along the north boundary of the Site shall be an 8-foot high wall.</p> <p>All perimeter walls shall include material and textural differences, such as a combination of split face and center scored CMU with colors that complement the surrounding buildings.</p>

(v) Shade requirements for the Site are provided in Table 6 below:

<b>TABLE 5 – SHADE STANDARDS</b>	
Existing Bus Stop (35 <sup>th</sup> Avenue)	Shade elements shall be installed/planted around the existing bus stop to provide a minimum of 90% shade on all pedestrian pathways within 20’ of the bus stop. All trees placed to shade the bus stop, shall be minimum 3” caliper and limbed-up to a height of 10’.
Public Walkways	Thunderbird Road: Min. 75% of pedestrian sidewalks. 35 <sup>th</sup> Ave: Min. 50% of pedestrian sidewalks, except within 20’ of the bus stop per the above.

(vi) Lighting Plan. Developer shall submit a Lighting Plan that complies with City’s Zoning Ordinance (see Sections 704 and 507.Tab A). All on-site exterior lighting shall be placed so as to direct light away from adjacent residential districts.

## D. DESIGN GUIDELINES

1. Landscaping. Developer shall utilize equivalent groupings to plant trees in around the bus stop to provide additional shade.
2. Car Wash Equipment. The blowers within the car wash tunnel shall utilize variable frequency drive motors and blower air dams to reduce sound.
3. General Site Design. A minimum of 50% of the parking shall be screened behind the buildings on the Site. Parking areas shall be screened from all streets by a 3' high wall.
4. Architectural Guidelines. Except as otherwise provided in this PUD Narrative and Exhibits 3-4, applicable Design Guidelines in the "Guidelines for Design Review" in Zoning Ordinance Section 507 Tab A shall apply.
  - a. General.
    - i. Building entrances shall be identifiable and directly accessible from a public sidewalk.
    - ii. Building facades visible from public streets that exceed 50 linear feet shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and/or overhead/canopies.
    - iii. A minimum of 3 colors and 3 different types of building materials shall be incorporated into building architecture on the Site. A Materials and Colors Palette is provided at **Exhibit 6**.
    - iv. Architecture and applied treatments that express corporate identity shall be tempered to provide unique structures that compliment and blend with their immediate context.
    - v. Parking shade and canopy structures shall reflect the architecture of the primary buildings and have minimal visual impact to the public streetscape and adjacent residential areas.
    - vi. Building exposure subject to solar intensity shall provide landscaping and architectural surface relief to reduce heat gain on the building.
  - b. East Lot. The future commercial development on the approximate east half of the Site shall comply with the following guidelines to ensure high quality and attractive neighborhood commercial form:
    - i. All elevations of the building shall contain a minimum of three architectural embellishments and detailing, such as text textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies.
  - c. West Lot. The customer vacuum areas shall be located within covered parking spaces.
5. Screening.
  - a. Service areas shall be located away from public view.
  - b. All screening shall be architecturally compatible with the primary structure and shall

compliment the buildings on the Site.

## **E. SIGNS**

All signage shall comply with Section 705 of the Zoning Ordinance for commercial land uses.

## **F. SUSTAINABILITY**

### **1. City Enforced Standards**

The proposed development of the vacant infill Site will include enhanced landscaping buffers (sizes and quantities of trees), increased shade along public sidewalks, increased shade around the existing bus stop, and shaded parking areas for reduction of urban heat island effect.

### **2. Developer Enforced Standards**

Francis & Sons will minimize its impact on the environment by using reclaimed, treated and recycled water and safe, biodegradable phosphate free wash solutions, and/or incorporate other sustainability technologies to maintain best practices in the industry.

## **G. INFRASTRUCTURE**

This PUD is for the development of a vacant infill Site located at the intersection of two existing arterial streets and will be served by existing utilities and infrastructure. The existing infrastructure is adequate to serve the Site.

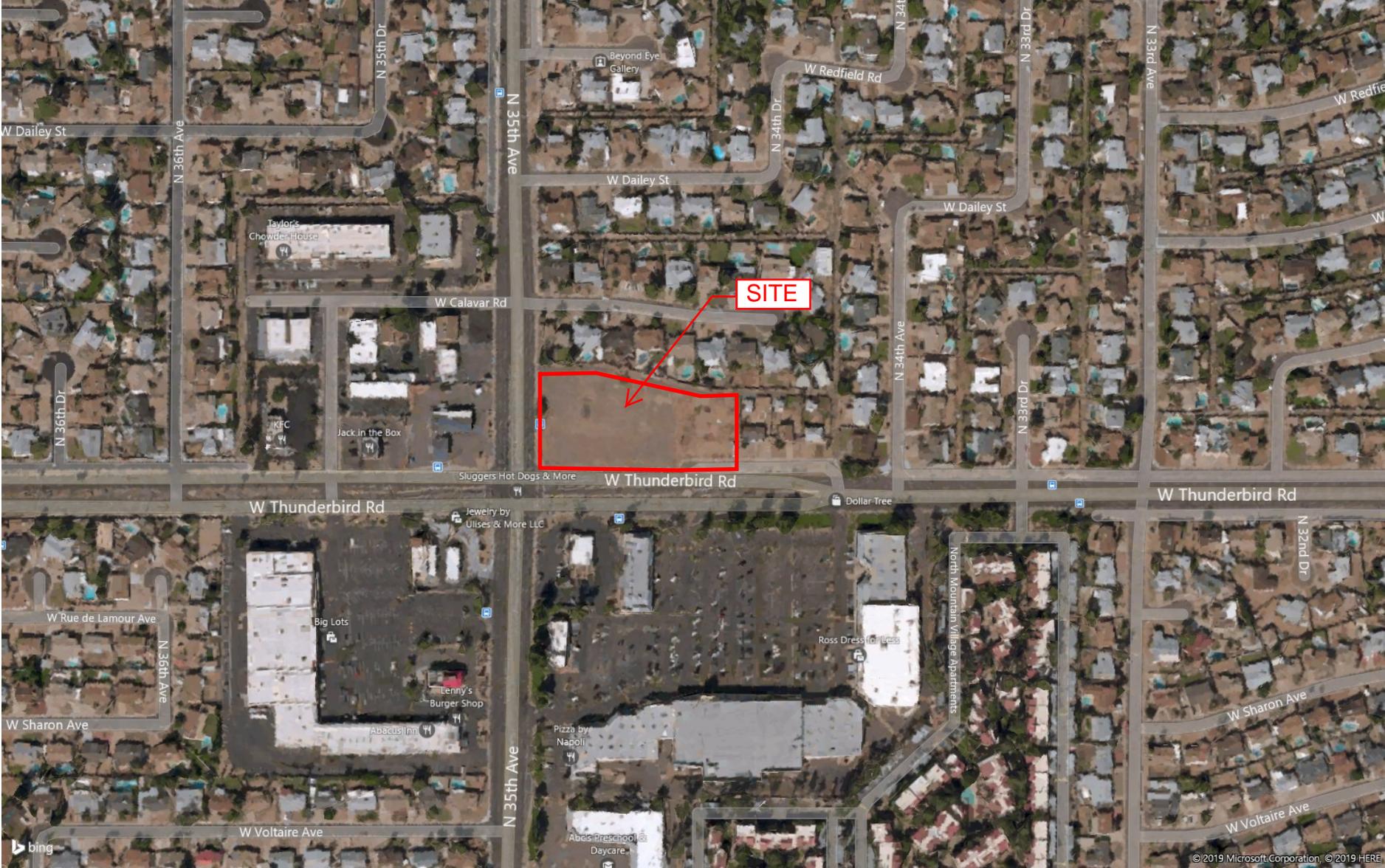
## **H. LEGAL DESCRIPTION**

The legal description of the PUD area is provided at **Exhibit 7**.

## **I. CONCLUSION**

This PUD provides the opportunity to develop a vacant, challenged infill Site that is located on the northeast corner of 35<sup>th</sup> Avenue and Thunderbird Road. The Site's layout, landscaping and stair-stepped building elevations, architectural design, materials, features and colors, and the Site's sustainability features will create a safe, secure, appropriate land use intensity, architecturally attractive, well-landscaped and compatible development on this challenged infill site. Consistent with the purpose of PUDs, the end result will be a superior built environment that is tailored to this Site with complimentary architectural design across the Site, provide compatibility with neighboring properties and existing uses in the area, and clean up this Site from existing vagrancy and other criminal activities occurring on the Site.

# **Exhibit 1**

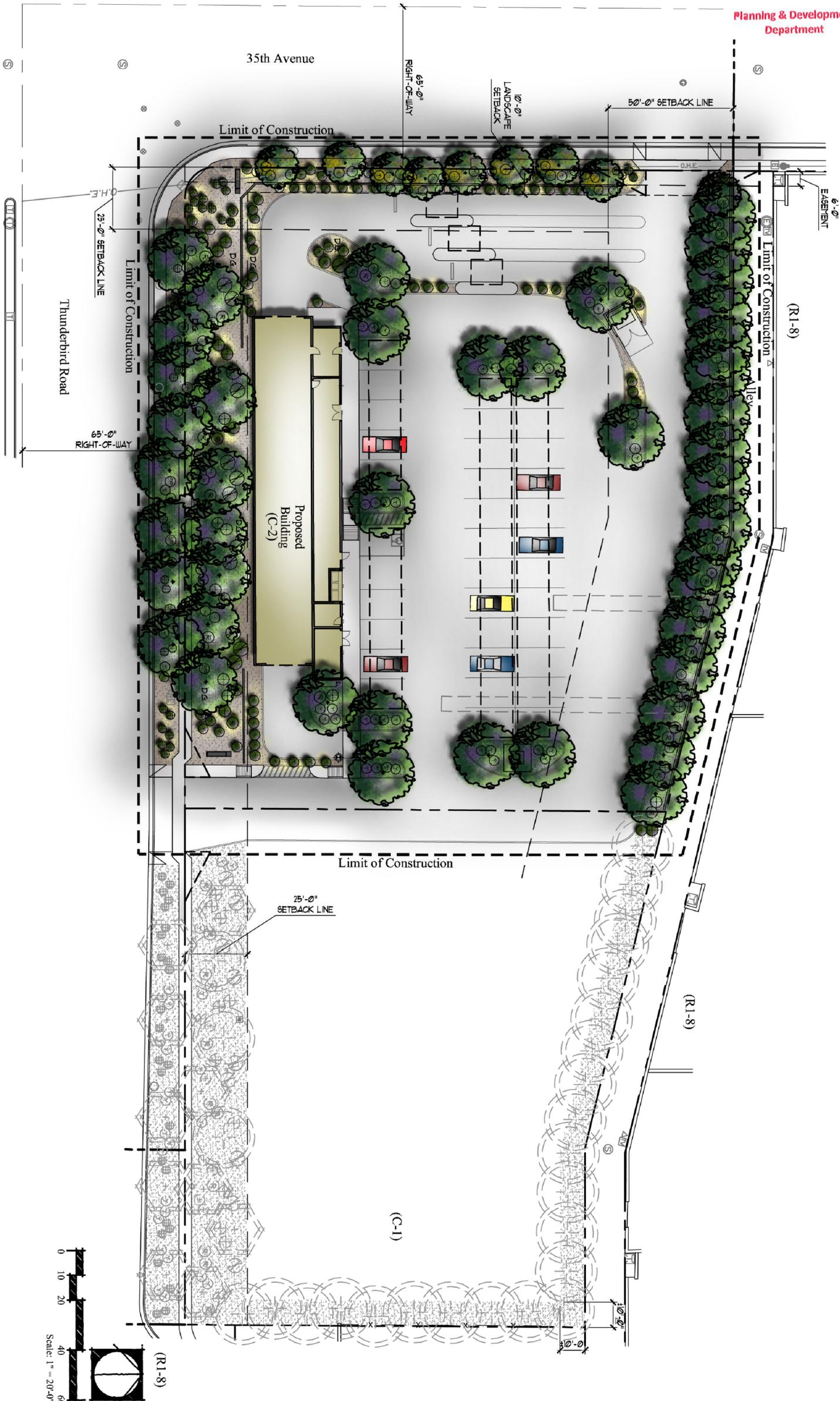


SITE

# **Exhibit 2**



# **Exhibit 3**



Plant Legend

Sym.	Botanical Name	Common Name	Qty.	Size	Remarks (ANNA Minimum Std.)
	ACACIA SWALLII	SWEET ACACIA *	5	3" IN CAL. (10" BOX)	SINGLE TRUNK, LOW BRANCHING (MINIMUM 12" HEIGHT, 10" WIDE, 30" CALIPER)
	CHILOPSIS LINEARIS	DESERT WILLOW	9	2" IN CAL. (36" BOX)	TALL UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (10" TALL, 5" WIDE, 20" IN CALIPER)
	ACACIA SALICINA	WILLOW ACACIA	8	1" IN CAL.	TALL UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (6" TALL, 2" WIDE, 10" IN CALIPER)
	GERSCUITH FLOREDA	BLUE PALO VERDE	28	2" IN CAL. (MINIMUM 30" HEIGHT, 10" WIDE, 20" CALIPER)	SINGLE TRUNK, LOW BRANCHING
	SPYRRAE SECURIFOLIA	TEXAS MOUNTAIN LAUREL *	4	2" IN CAL. (36" BOX)	SINGLE TRUNK, LOW BRANCHING (MINIMUM 30" HEIGHT, 10" WIDE, 20" CALIPER)
	SONORAE CALIFORNICA	SONORAN DESERT RIEBELIA	63	5 GAL.	SPACE 4' OC, 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELL	8	5 GAL.	SPACE 6' OC, 3' FROM HARDSCAPE

Plant Legend

Sym.	Botanical Name	Common Name	Qty.	Size	Remarks (ANNA Minimum Std.)
	CEDRAL PALM FLORIDANA	BIRD OF PARADISE	31	5 GAL.	SPACE 6' OC, 3' FROM HARDSCAPE
	LEUCOPHYLLUM LANGRISHII	RO BRAND TEXAS RANGER	41	5 GAL.	SPACE 3' OC, IN CLUSTERS AS SHOWN
	RIO BRAVO	FETITE PINK DWARF	49	5 GAL.	RANDOM SPACE IN CLUSTERS AS SHOWN
	NEROLI OLEANDER	OLEANDER	11	5 GAL.	SPACE AS SHOWN
	FETITE PINK	DESERT SPOON	11	5 GAL.	SPACE AS SHOWN
	DARYL IRON WHEELERS	RED TUCCA	66	5 GAL.	FILL AND BUSHY
	HESPERALOE PARVIFLORA	RED GOLD LANTANA	38	1 GAL.	SPACE AS SHOWN
	LANTANA SP. VARIETAL	RED GOLD LANTANA	38	1 GAL.	FILL AND BUSHY

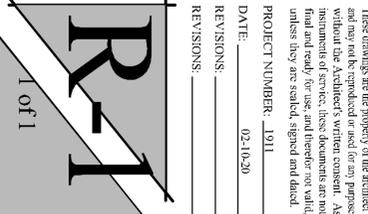
\* APPROVED PLANT SPECIES UNDER OR NEAR AFS OVERHEAD POWER LINES  
 NOTE: ALL TREES LOCATED IN PARKING ISLANDS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 1'-0"  
 TREES AVAILABLE THROUGH BARBELINE TREES (602) 768-3345

Development Services Department's KIVA # 18-2299  
 Development Services Department's LSP# #  
 Development Services Department's SDEV #  
 City Quarter Section # 33-21  
 Current Zoning C-2  
 Planning Amendment Z-15-19-1

rendered landscape plan

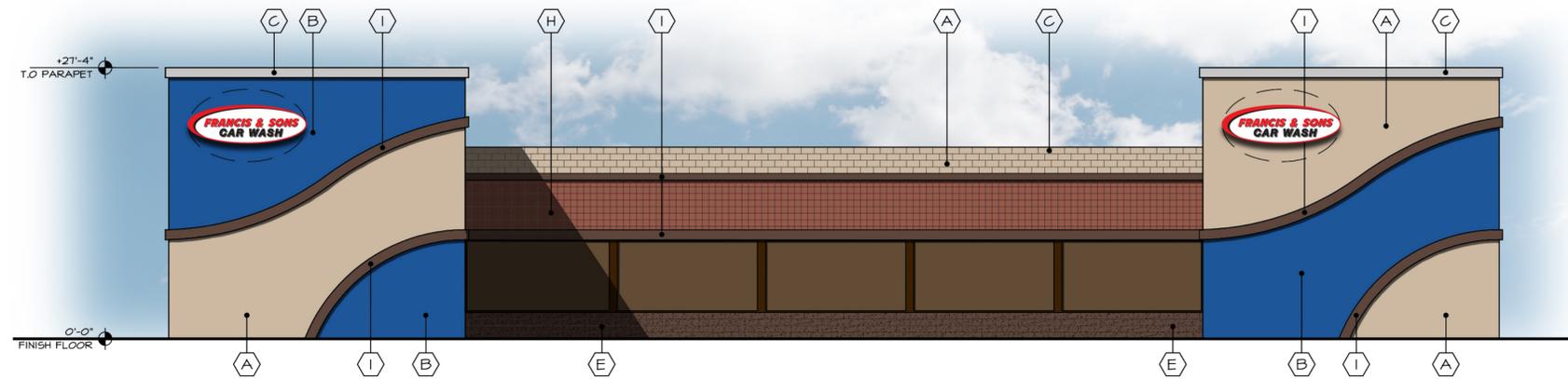
Francis and Sons Express Carwash  
 3460 W. Thunderbird Road  
 Phoenix, AZ. 85053

Wildwood Design Studio  
 Landscape Architects  
 15207 Staghorn Drive  
 Fountain Hills, AZ. 85268  
 Phone (480) 816-5529  
 Fax (480) 837-5104  
 E-Mail wildwooddesign@cox.net

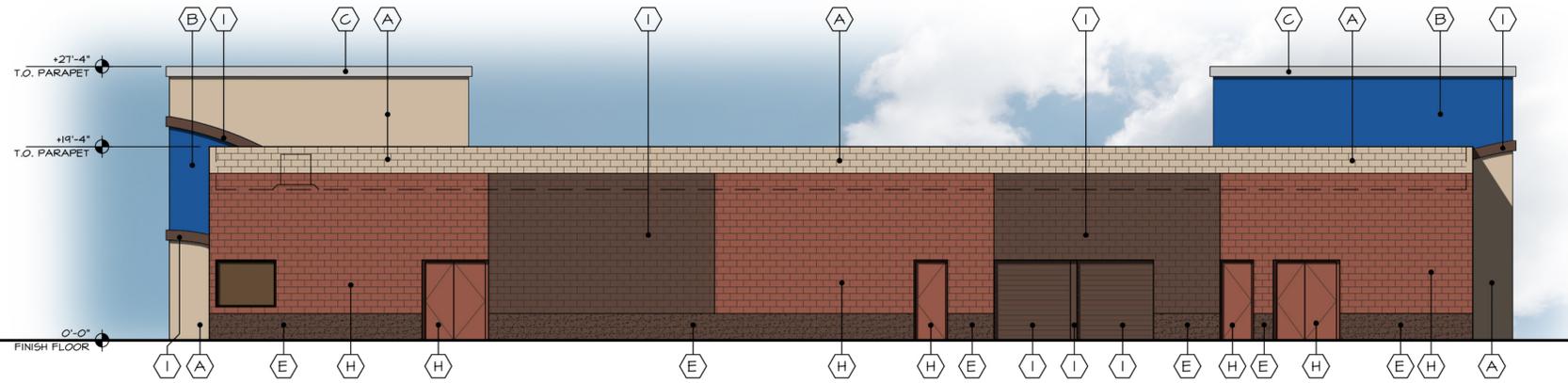


Copyright © 2003 by Wildwood Design Studio

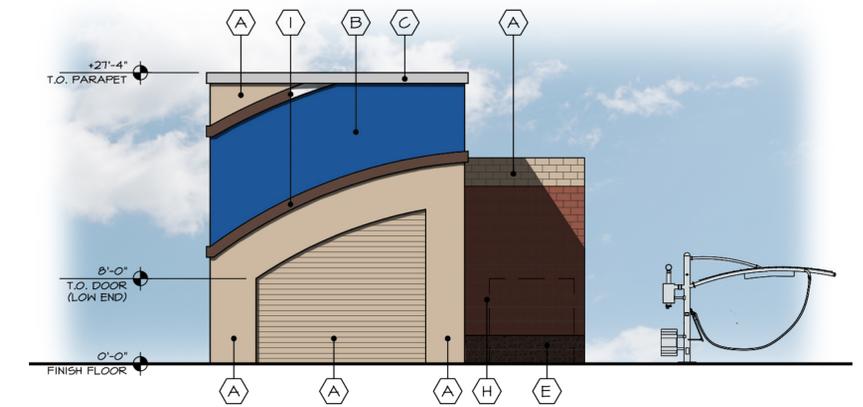
# **Exhibit 4**



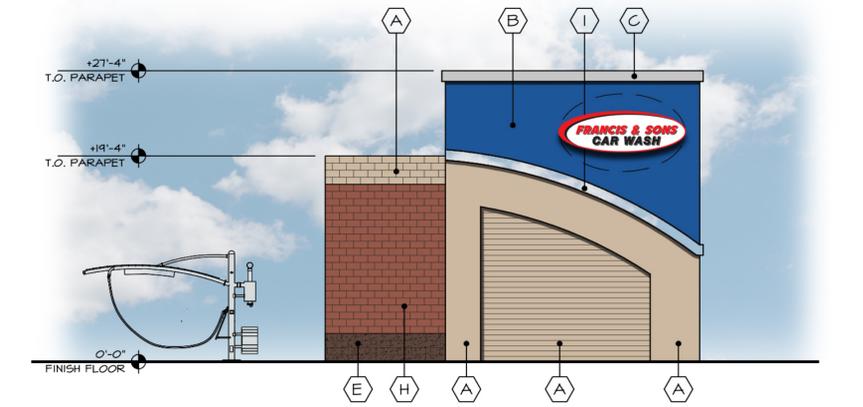
SOUTH



NORTH



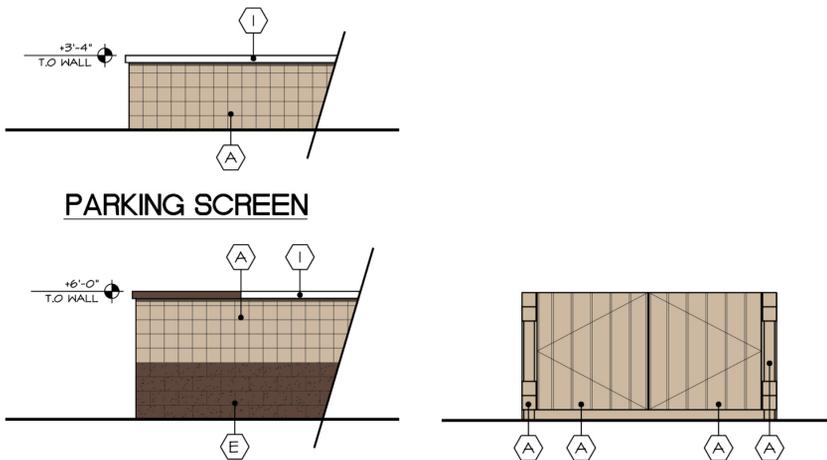
EAST



WEST

**BUILDING ELEVATIONS**

1/8"=1'-0"

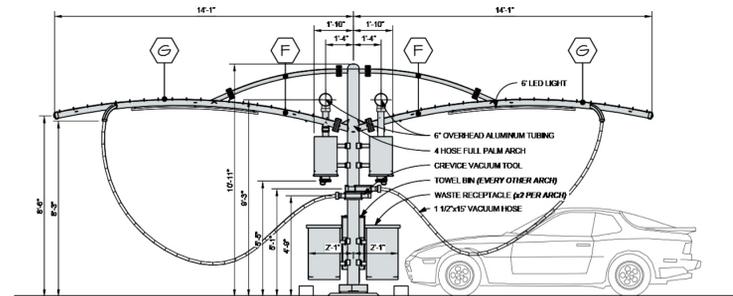


PARKING SCREEN

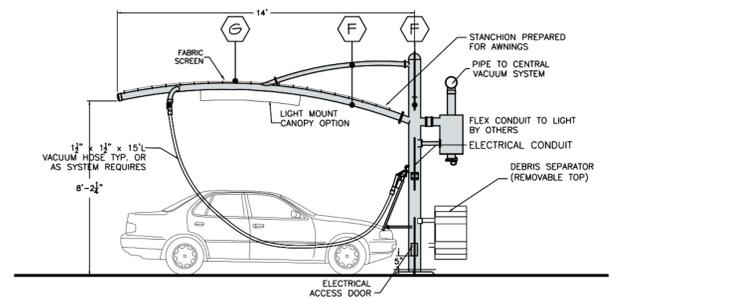
PERIMETER / REFUSE

SITE WALL ELEVATIONS

1/4"=1'-0"



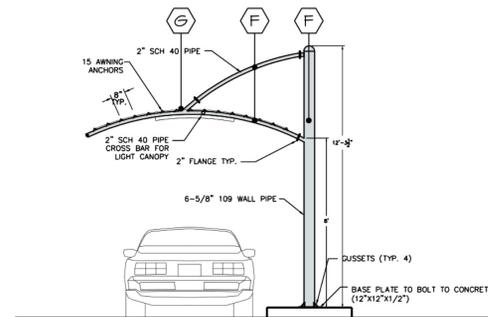
DOUBLE STANCHION



SINGLE STANCHION

CANOPY ELEVATIONS

1/4"=1'-0"



EXPRES PAY STATION

**COLOR SCHEDULE**

STUCCO SYSTEM - STANDARD CMU CENTERSCORE	PAINTED DUNN EDWARDS DE 6124 RUSTIC TAUPE	(A)
STUCCO SYSTEM - SAND FINISH	PAINTED DUNN EDWARDS DE 5061 BLUE CHIP	(B)
STUCCO FASCIA	PAINTED DUNN EDWARDS DE 6374 SILVER POLISH	(C)
STUCCO SYSTEM SAND FINISH	PAINTED DUNN EDWARDS DE 6152 BIG STONE BEACH	(D)
CMU - SPLITFACE	PAINTED DUNN EDWARDS DE A 158 NORTHERN TERRITORY	(E)
VACUUM CANOPY	POGHER COATED SILVER	(F)
VACUUM CANOPY SCREEN	BLUE	(G)
STUCCO SYSTEM - ACCENT CENTERSCORE CMU	PAINTED DUNN EDWARDS DET 440 RUSSET LEATHER	(H)
STUCCO SYSTEM - ACCENT SAND FINISH	PAINTED DUNN EDWARDS DE A 158 NORTHERN TERRITORY	(I)

NOTE: ALL WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ BRONZE TINTED GLASS

**Francis & Son's Express Carwash**  
35th Avenue & West Thunderbird  
Phoenix, AZ.

**John Reddell Architects, Inc.**  
Architecture Interiors Land Planning  
6615 N. Scottsdale Road Suite 250A Scottsdale, Arizona 85250  
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com

Date: \_\_\_\_\_  
Revisions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**C**

# **Exhibit 5**

<b>DEVELOPMENT STANDARDS COMPARISON TABLE</b>			
Development Standard		Proposed PUD	Existing C-1 Zoning
Building Setbacks	Thunderbird Road (South)	Min. 25' Max. 40'	Avg. 25'; Min. 20' for up to 50% of structure
	North Property Line	Min. 50'	Min. 50'
	35 <sup>th</sup> Avenue (West)	Min. 10' (canopy) Min. 60' (car wash building)	Avg. 25'; Min. 20' for up to 50% of structure.
	East Property Line <sup>1</sup>	Min. 50'	Min. 50' (15' max bldg. height)
	East Property Line <sup>2</sup>	Min. 25'	Min. 25' (30' max bldg. height)
	Interior	Min. 0' (commercial uses) Min. 20' (multifamily uses)	N/A
Minimum Landscape Setbacks	Thunderbird Road	25'	Perimeter landscape setbacks adjacent to a street:
	North Property Line	10'	
	35 <sup>th</sup> Avenue (West)	10'	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage.
	East Property Line	10'	
	Interior	0'	
			Average 30' for structures exceeding two stories or 30', minimum 20' for up to 50% of the frontage.

			Perimeter property lines not adjacent to a street: Min. 10' landscape setback.
Maximum Building Height	30 feet		56 feet
Maximum Lot Coverage	40%		50%
Parking and Loading	Parking shall be in compliance with the "Off-Street Parking and Loading" Section of the Zoning Ordinance (Section 702).		
Fences & Walls	Fences and walls shall be in compliance with the City's Zoning Ordinance Requirements.		
Lighting	Exterior lighting shall comply with Zoning Ordinance Section 704		
Signs	Signage shall comply with Zoning Ordinance Section 705		

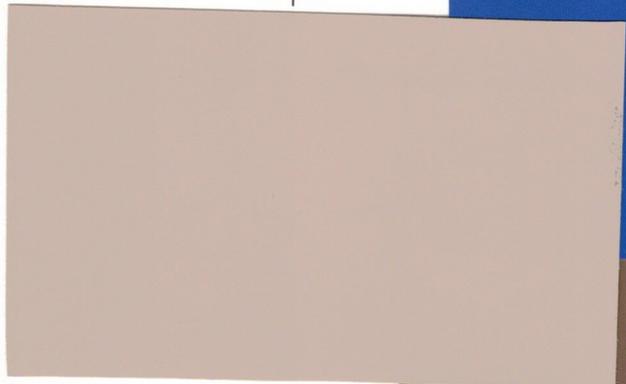
# **Exhibit 6**

# MATERIAL / COLOR SCHEDULE

## Francis and Sons Express Carwash 35th Ave. & West Thunderbird Phoenix, Arizona

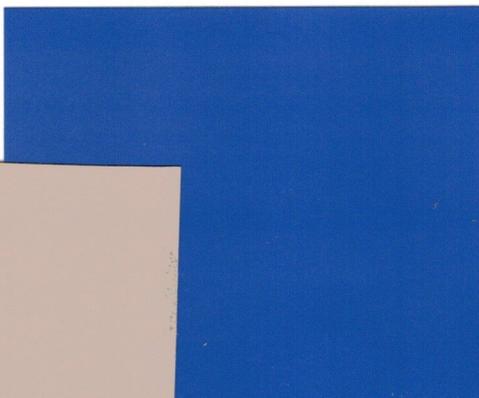
### Color A:

Painted:  
Dunn Edwards - DE 6129  
Color: Rustic Taupe



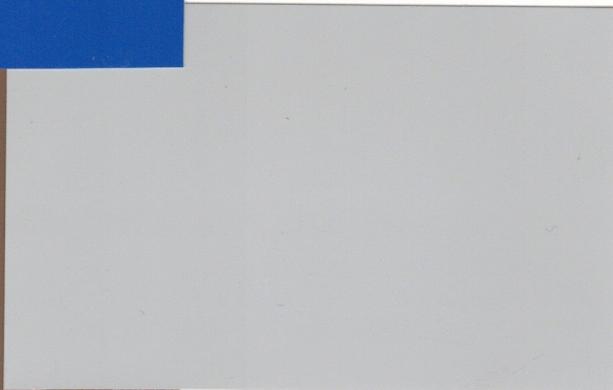
### Building Color B:

Painted:  
Dunn-Edwards DE 5867  
Color: Blue Chip



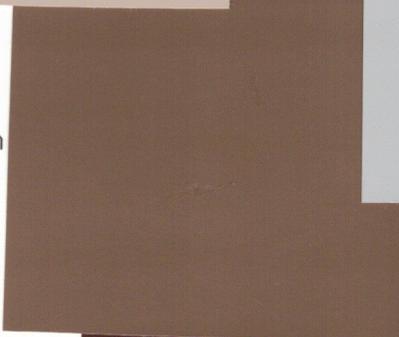
### Building Color C:

Painted:  
Dunn-Edwards DE 6374  
Color: Silver Polish



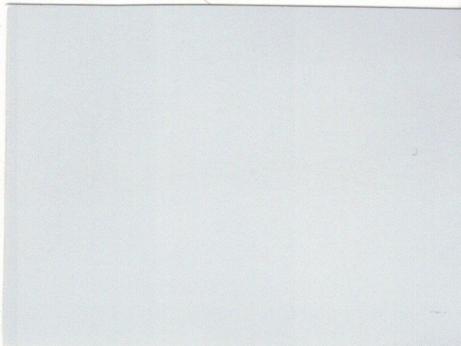
### Building Color D:

Painted:  
Dunn-Edwards DE 6132  
Color: Big Stone Beach



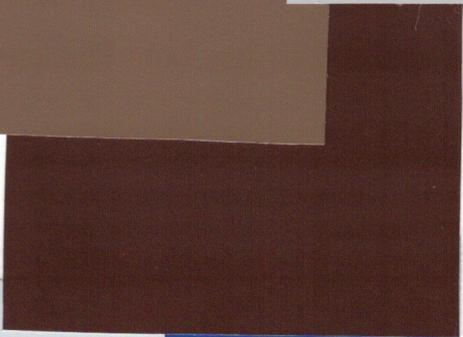
### Building Color F:

Vacuum Canopy Metal Frame  
Powder Coated:  
COLOR: Silver



### Building Color E:

Painted:  
Dunn-Edwards DEA 158  
Color: Northern Territory



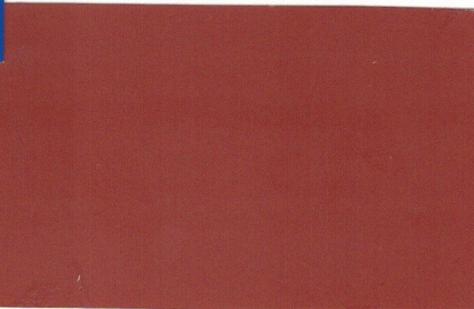
### Building Color G:

Screen Cloth  
Vacutech  
COLOR: #12 Aquatic Blue



### Building Color H:

Painted:  
Dunn-Edwards DET 440  
Color: Russet Leather



### Building Color I:

Painted:  
Dunn-Edwards DEA 158  
Color: Northern Territory



### Glazing & Frames:

WINDOW FRAMES SHALL BE ANODIZED BRONZE W/ BRONZE TINTED GLASS

# **Exhibit 7**

## LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 11;

THENCE NORTH 00 DEGREES 24 MINUTES 25 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 284.64 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 35 SECONDS EAST, A DISTANCE OF 65.00 FEET TO A POINT 65.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, TO THE WEST LINE OF SAID SECTION 11;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 145.11 FEET;

THENCE SOUTH 76 DEGREES 32 MINUTES 58 SECONDS EAST A DISTANCE OF 254.39 FEET;

THENCE EAST, A DISTANCE OF 1.89 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "PATIO HOMES", ACCORDING TO BOOK 162 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 00 DEGREES 25 MINUTES 25 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 160.27 FEET (160.00 FEET-RECORD) TO A POINT 65.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF SAID SECTION 11;

THENCE SOUTH 00 DEGREES 01 MINUTES 44 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 11;

THENCE NORTH 89 DEGREES 58 MIUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 530.21 FEET TO THE POINT OF BEGINNING.

