



MARICOPA COUNTY, ARIZONA

GRAND OASIS



ASTL

LAKE PLEASANT 5000

QUINTERO

SANTA BARBARA RANCH

BNSF
RAILWAY

Apple
Testing Grounds

60

211TH AVE

DOVE VALLEY RD

CIELO CROSSING

BROADSTONE RANCH

SUBJECT SITE

Grand Oasis
Looking Northeast

Public Land Ownership

Blue	Federal Land
Light Blue	National Forest
Green	Indian Community
Yellow	Regional Parks
Pink	State Trust Land



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com
DAVE MULLARD / dave@nathanlandaz.com
CASEY CHRISTENSEN / casey@nathanlandaz.com
AMBER YOUNG / amber@nathanlandaz.com

MARICOPA COUNTY, ARIZONA

GRAND OASIS

LOCATION

Located along the west side of US 60, north of Dove Valley Road in Maricopa County, Arizona.

SIZE

±155.18 Acres

ASSESSOR PARCEL NUMBERS

503-17-013E, 503-17-013D and 503-17-013B

ZONING

A rezoning application was approved on October 15, 2008 to rezone Rural-43 to R1-8 RUPD, R1-7 RUPD, R1-6 RUPD and R-4 RUPD with a PAD overlay. The application was approved with a time sensitive stipulation stating that if the final plat for the project has not been approved within 7 years of April 23 2008 the county has the right to rezone the property back to the original zoning by way public hearing being scheduled by the Maricopa County Board of Supervisors to consider reverting back to the previous zoning designation. If the designation is reverted it is stated that all other zoning and other entitlement changes approved as part of the project will also be considered for reversion to the previous entitlements.

Through email coordination with Adam Cannon at the Maricopa County Planning and Development Department it was confirmed that the approved zoning is still in place and that the county has not started the process to revert to the previous zoning. A pre-app meeting will be required since the conditional zoning timeline has expired.

LAND USE

Maricopa Association of Governments shows the Existing Land Use to be: Single Family Low Density. They show the Future Land use to be: Single Family High Density and Multi-Family. See pages 11 and 12 for details.

PRICE

\$130,000 per Acre or \$20,173,400

TERMS

Cash. Subject to rezoning and satisfactory solution to water and sewer solution no later than 16 months from opening of escrow.

PROPERTY TAXES

2021 Assessment: \$10,836.96

BNSF RAILWAY SALE

BNSF planning massive intermodal, logistics hub near Phoenix

[Please click for article](#)

ADDITIONAL DOCUMENTS

[Please click to view](#)

Archaeological Reliance Letter

Due Diligence Report

Pre-Annexation, Development and Services Agreement



NORTHWEST VALLEY/SURPRISE QUICK FACTS



POPULATION

2020 population: **141,674**
Population growth 2010 - 2020: **2.1%**
Median age of **41.2**

Source: *surprise.gov*



GROWTH

Population estimate 2030: **216,700**
Number of households: **48,095**

Source: *surprise.gov*



RANKING

7th fastest growing city in Arizona.
#1 for "Global City of the Year".

Source: *surprise.gov*



SPORTS

Surprise is the **Spring Training** home of the Kansas City Royals and Texas Rangers.



SURPRISE LARGE EMPLOYERS

Walmart Distribution Center **1,300**
City of Buckeye **515**
Cardinal IG **400**
Clayton Homes **300**
CanAm Steel **120**
Parker Fasteners **110**
Duncan and Sons Freight **100**

Source: *eloyaz.gov*



EDUCATION

Grand Canyon University **20,500**
Estrella Mountain Community College **15,000**
West-MEC Career & Tech Education Center **1,678**
The SouthWest Skill Center **100**





GRAND OASIS

SUBJECT SITE

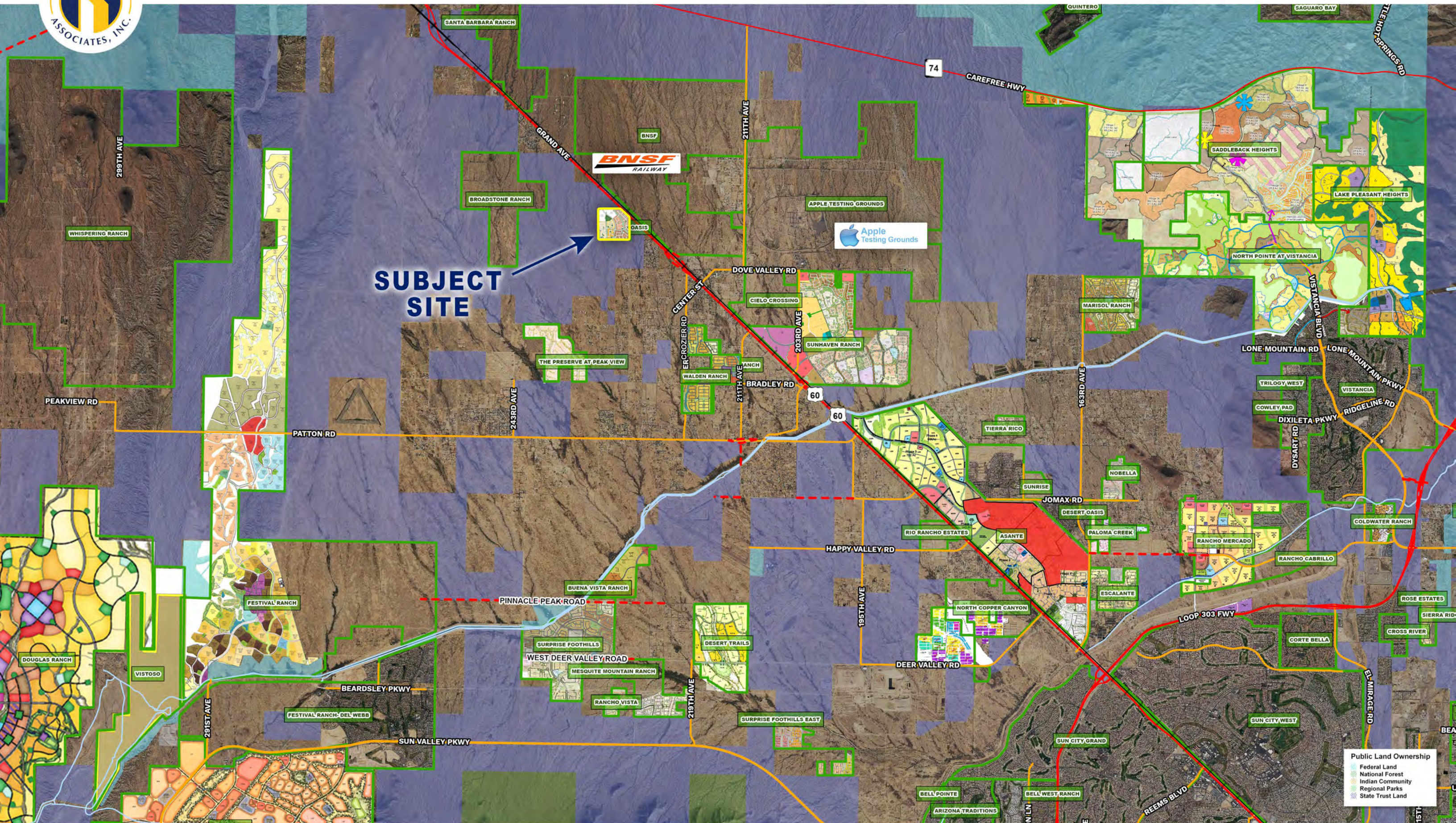
MARICOPA COUNTY

SURPRISE



CONNECTIVITY

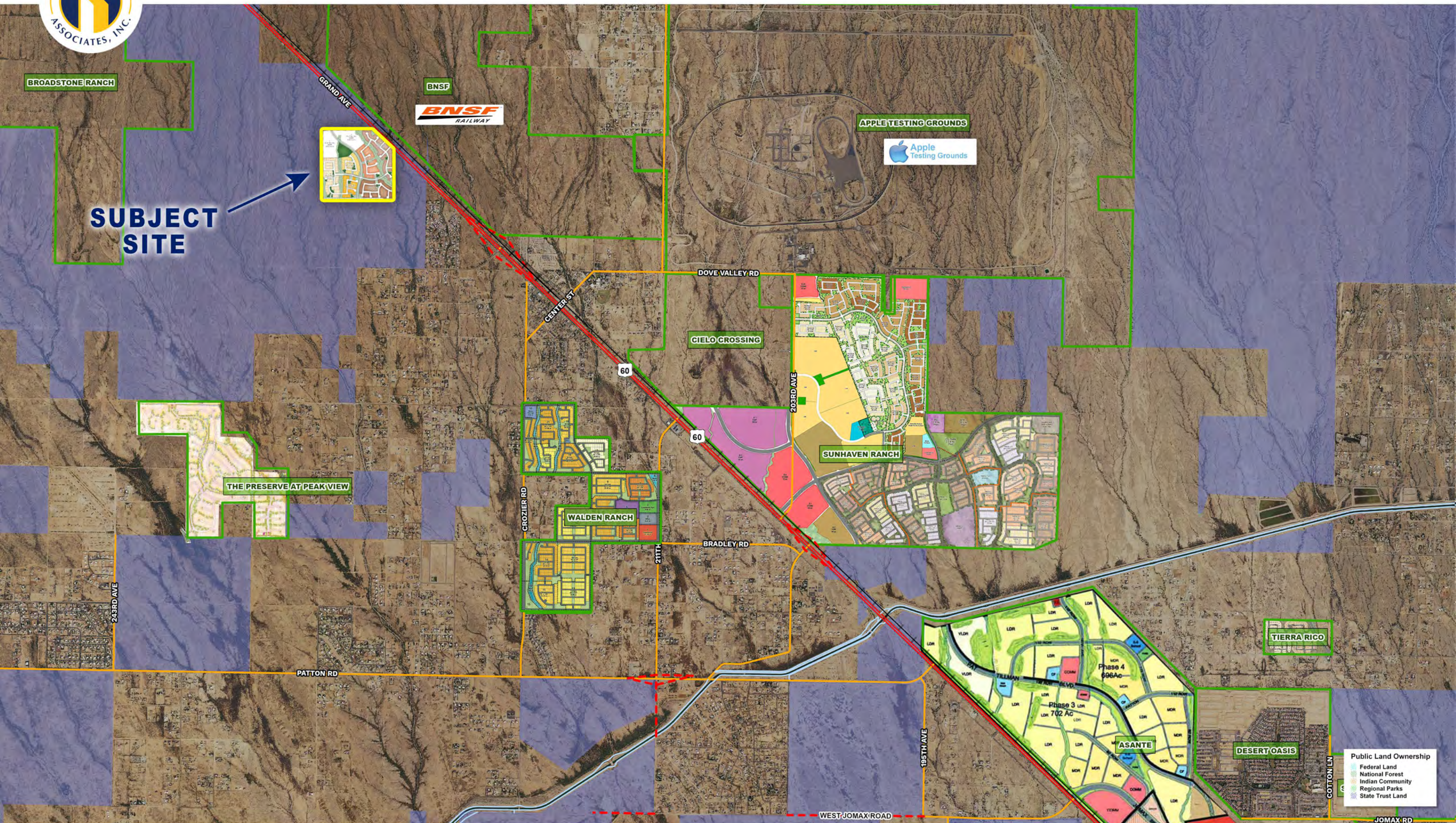
- 40 minutes to Sky Harbor International Airport
- Robust Highway Transportation System (Interstate 10, Loop 101, Loop 303, US 60)
- BNSF Rail Line with Ennis Spur Running through Industrial Park
- Access to more than 2 Million Residents in the West Valley



SUBJECT SITE

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

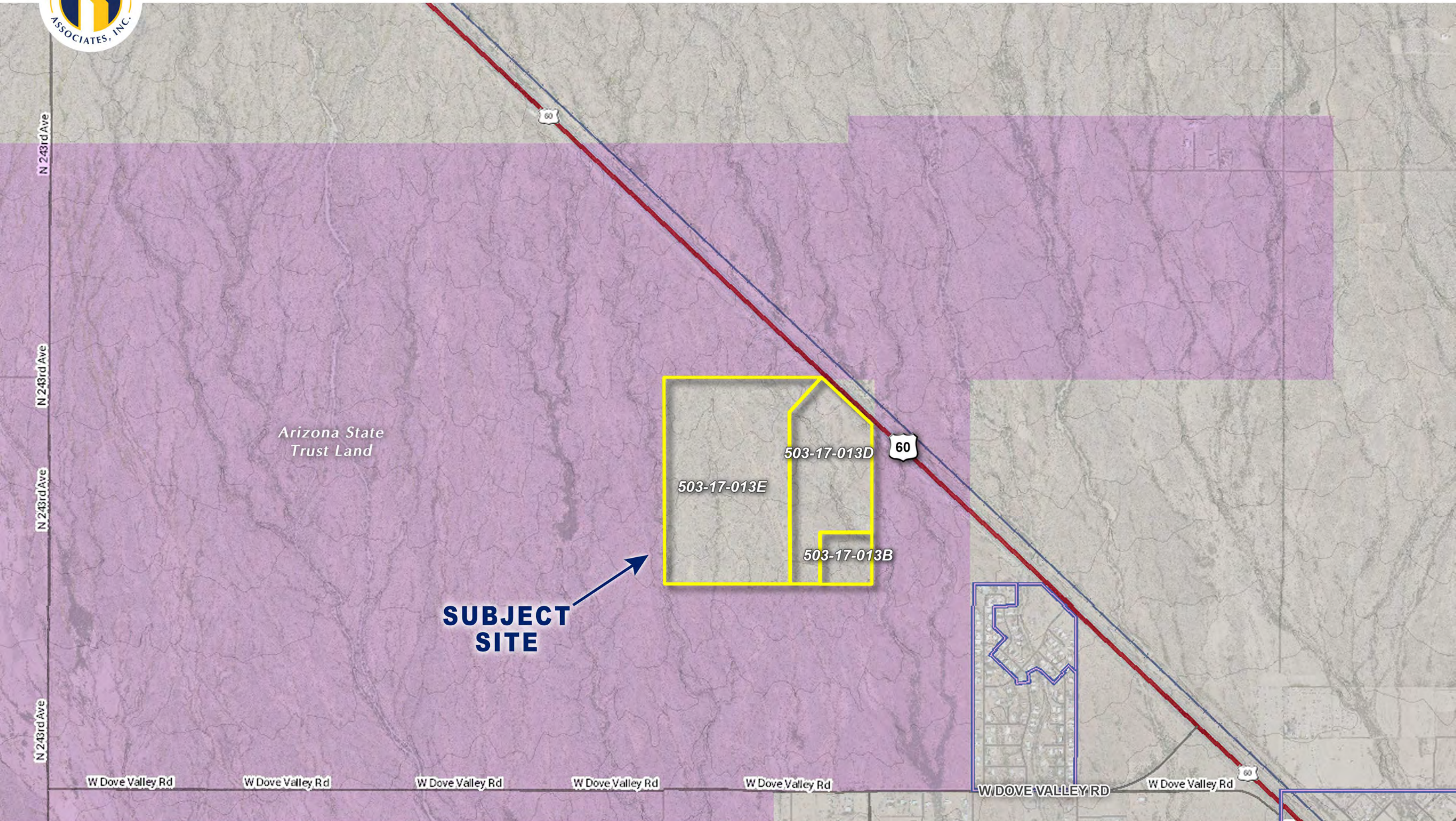


SUBJECT SITE



Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



N 243rd Ave

N 243rd Ave

N 243rd Ave

N 243rd Ave

W Dove Valley Rd

W Dove Valley Rd

W Dove Valley Rd

W Dove Valley Rd

W Dove Valley Rd

W DOVE VALLEY RD

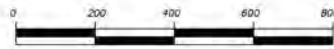
W Dove Valley Rd

503-17-013E
503-17-013D
503-17-013B

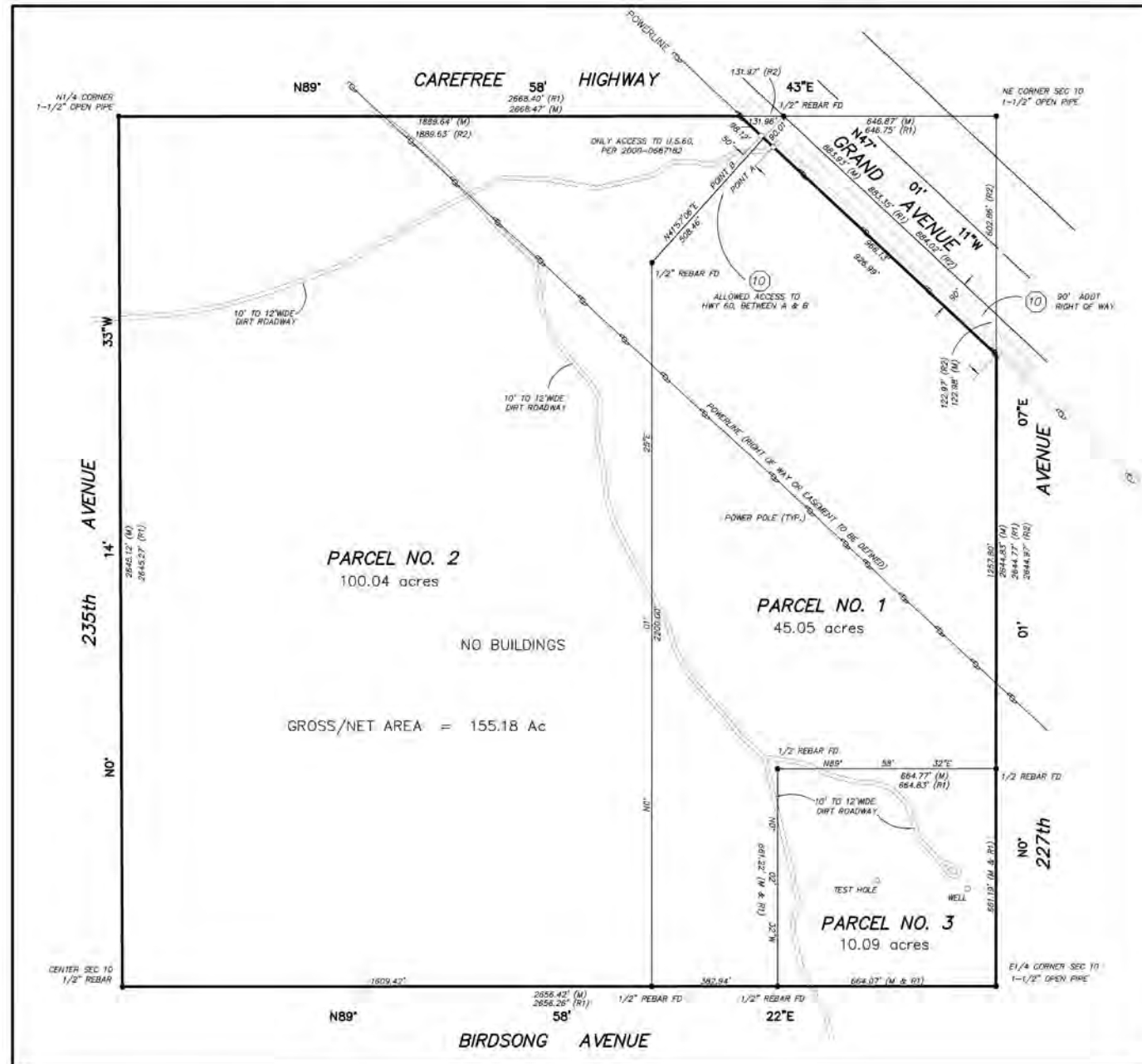
SUBJECT SITE



SITE PLAN
SCALE 1" = 200'



ALTA/ACSM LAND TITLE SURVEY
OF PARTS OF NORTHEAST QUARTER OF SECTION 10
TOWNSHIP 5 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER
BASELINE AND MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA



BASIS OF BEARING

BASIS OF BEARINGS FOR THIS SURVEY IS N89°58'22"E ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 10 TOWNSHIP 5 NORTH, RANGE 3 WEST, G & SR B&M.

LEGAL DESCRIPTIONS

PARCEL NO. 1
A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 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 10;
THENCE SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 664.07 FEET (RECORDED), 664.23 FEET (MEASURED), TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 382.93 FEET (RECORDED), 382.77 FEET (MEASURED);
THENCE NORTH 00 DEGREES 01 MINUTES 25 SECONDS EAST, A DISTANCE OF 2200.00 FEET;
THENCE NORTH 42 DEGREES 02 MINUTES 59 SECONDS EAST, A DISTANCE OF 599.38 FEET (RECORDED), 598.32 FEET (MEASURED) TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF THE PHOENIX-PRESOTT HIGHWAY, FEDERAL AID PROJECT 76-A(3), AS SAID HIGHWAY EXISTED ON MARCH 1, 1945;
THENCE SOUTH 47 DEGREES 01 MINUTES 00 SECONDS EAST (RECORDED), SOUTH 47 DEGREES 01 MINUTES 41 SECONDS EAST (MEASURED), ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 882.35 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 10;
THENCE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST (RECORDED), SOUTH 00 DEGREES 01 MINUTES 07 SECONDS WEST (MEASURED), LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EAST LINE, A DISTANCE OF 1,381.82 FEET (RECORDED), 1,382.88 FEET (MEASURED);
THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 664.82 FEET;
THENCE SOUTH 00 DEGREES 01 MINUTES 40 SECONDS EAST, A DISTANCE OF 661.24 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN DOCUMENT NO. 2000-0687182, RECORDS OF MARICOPA COUNTY, ARIZONA, AND
EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 2
A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 5 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 10;
THENCE SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 1047.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89 DEGREES 58 MINUTES 22 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1609.26 FEET (RECORDED), 1609.42 FEET (MEASURED), TO THE CENTER QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 00 DEGREES 14 MINUTES 22 SECONDS WEST (RECORDED), NORTH 00 DEGREES 14 MINUTES 33 SECONDS WEST (MEASURED), ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 10, A DISTANCE OF 2645.28 FEET (RECORDED), 2645.12 FEET (MEASURED) TO THE NORTH QUARTER CORNER OF SAID SECTION 10;
THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2022.87 FEET (RECORDED), 2021.14 FEET (MEASURED) TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE PHOENIX-PRESOTT HIGHWAY, FEDERAL AID PROJECT 76-A(3), AS SAID HIGHWAY EXISTED ON MARCH 1, 1945;
THENCE SOUTH 42 DEGREES 02 MINUTES 59 SECONDS WEST, A DISTANCE OF 599.38 FEET (RECORDED), 598.32 FEET (MEASURED);
THENCE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS WEST, A DISTANCE OF 2200.00 FEET TO THE POINT OF BEGINNING;
EXCEPT ALL COAL, OIL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND.

SCHEDULE B - SECTION II - EXCEPTIONS

- (9) ALL MATTER SET FORTH ON RESULTS OF SURVEY MAP RECORDED IN BOOK 369 OF MAPS, PAGE 2 (R1)
- (10) THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT, CONTROL OR RESTRICT ACCESS TO THE HIGHWAY NAMED BELOW, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 2000-687182, NAME OF HIGHWAY: U.S. HIGHWAY 60.

NOTES

- THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS' TITLE INSURANCE CORPORATION, FILE NO. 01433509 REVISED OCTOBER 14, 2005.
- SURVEY INFORMATION AND/OR EXCEPTIONS SHOWN ON THIS SURVEY ARE ACCORDING TO THE FOLLOWING RECORDS RECEIVED TO DATE; SCHEDULE B ITEMS 9 AND 10.
- AS TO TABLE A REQUIREMENTS;
 - 1) AS SHOWN, 4) AS SHOWN, B) AS SHOWN, 10) AS SHOWN, 11 A) AS SHOWN.
- (R1) DENOTES SURVEY MAP RECORDED IN BOOK 369 OF MAPS, PAGE 2.
(R2) DENOTES DOCUMENT NO. 2000-687182.

SURVEYOR'S CERTIFICATION

TO: GRAND OASIS LAND, L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, BEAZER HOME HOLDINGS CORP. A DELAWARE CORPORATION, BYPG HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND LAWYERS' TITLE INSURANCE CORPORATION.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, B, 10 AND 11a OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATED THIS 17th DAY OF OCTOBER, 2005.

GRANT BUTLER, RLS # 36162



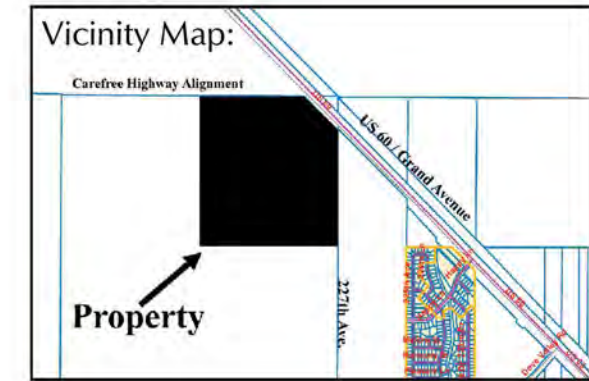
Adopted by the American Land Title Association on October 6, 1999. Adopted by the Board of Directors, American Congress on Surveying and Mapping on October 20, 1999. Adopted by the Board of Directors, National Society of Professional Land Surveyors on October 19, 1999. American Land Title Association, 1828 L St., N.W., Suite 705, Washington, D.C. 20036. American Congress on Surveying and Mapping, 5410 Grosvenor Lane, Bethesda, MD 20814. National Society of Professional Surveyors, 5410 Grosvenor Lane, Bethesda, MD 20814.

ALTA/ACSM LAND TITLE SURVEY OF PARTS OF SEC 10, T5N, R3W GILA & SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA CAREFREE HWY & 227TH AVE	
SCALE: AS SHOWN	DESIGNED BY: C.B.
DRAWING: MSH, Cread, Odele ALTA Rev 3.dwg	CHECKED BY: C.B.
REV NO. 3	
MARATHON Engineering & Surveying 3743 NORTH 24th STREET PHOENIX, ARIZONA, 85016 TEL: 604-513-9611 FAX: 1-800-378-5620	
REVISION:	DATE:
1 17 OCT 05 SCHEDULE B NOTES AND EFFECTS TO FACE OF ALTA	
2 18 OCT 05 CROSS/NET AREA RE-LABELLED	
3 20 OCT 05 BYPG HOLDINGS, LLC ADDED TO CERTIFICATION	
DATE: 17 OCTOBER, 2005.	
JOB NO: MS14 ALTA	
SHEET 1	
OF 1	



Grand Oasis

Maricopa County, AZ
Preliminary Lotting Study



Site Data:

Gross Acreage : 155.2 Ac
Existing Zoning : R-43
Existing Land Use : Vacant

Development Team:

Owner/Developer : Tana Wahtola BYPG Holdings, LLC PO Box 16460 Phoenix, AZ 85011 602-230-1051	Applicant : Mike Withey/William Lally Withey Morris, PLC 2525 E. Arizona Biltmore Cr. A-212 Phoenix, AZ 85016 602-230-0600	Planner: Chris Jones Greer Pickett 7507 E. McDonald Dr. Suite B Scottsdale, AZ 85250 480-609-0009	Engineer: Gordon Wark Wood Patel & Associates 2051 W. Northern Ave. Suite 100 Phoenix, AZ 85021 602-335-8500
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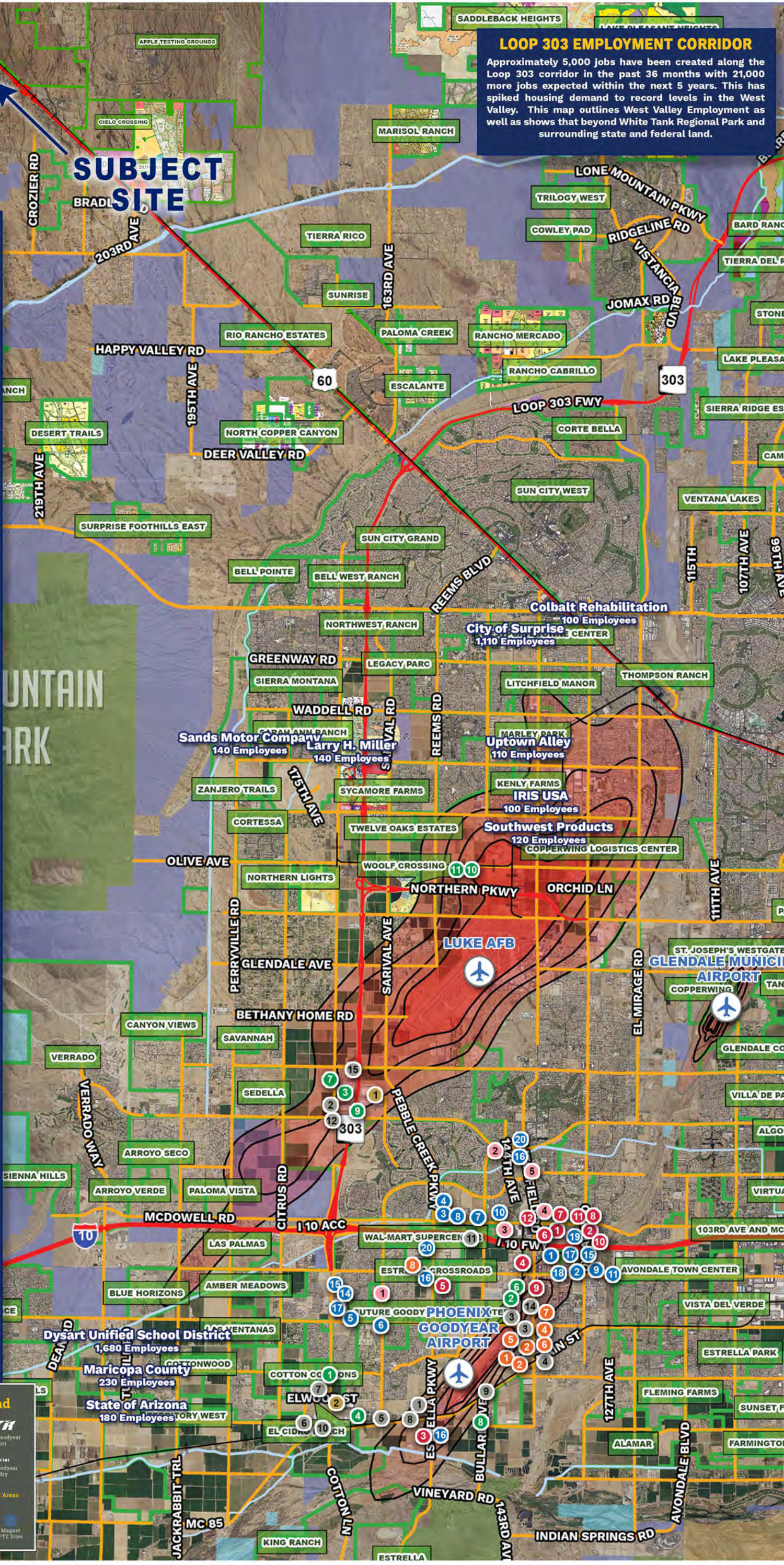


Product	Net Acres	DU/Net Ac.	DU's
45' x 115'	18.3 Ac.	4.86	89
50' x 120'	21.5 Ac.	4.00	86
60' x 120'	17.1 Ac.	3.51	60
60' x 130'	10.5 Ac.	3.14	33
65' x 125'	11.2 Ac.	3.04	34
70' x 130'	19.7 Ac.	2.87	57
Total			359

Parcel Number	Zoning	Product	Gross Acreage	Net Acreage	Projected DU/Net Ac	Projected Yield	Actual DU/Net Ac	Actual Yield
1	R-4-RUPD	T.B.D.	13.3 Ac.	11.6 Ac.	20.00	232	20.00	232
2	R-4-RUPD	T.B.D.	14.0 Ac.	11.2 Ac.	20.00	224	20.00	224
3	R1-7-RUPD	60' x 120'	21.5 Ac.	17.1 Ac.	3.63	62	3.51	60
4	R1-6-RUPD	50' x 120'	25.9 Ac.	21.5 Ac.	4.37	94	4.00	86
5	R1-8-RUPD	70' x 130'	24.1 Ac.	19.7 Ac.	2.89	57	2.87	57
6	R1-8-RUPD	65' x 125'	14.7 Ac.	11.2 Ac.	3.21	36	3.04	34
	R1-8-RUPD	Park	5.2 Ac.	5.0 Ac.				
7	R1-8-RUPD	60' x 130'	14.4 Ac.	10.5 Ac.	3.33	35	3.14	33
8	R1-6-RUPD	45' x 115'	22.1 Ac.	18.3 Ac.	5.03	92	4.86	89
TOTALS			155.2 Ac.	126.1 Ac.	6.60	832	6.46	815



LOOP 303 EMPLOYMENT CORRIDOR
 Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows that beyond White Tank Regional Park and surrounding state and federal land.



- Retail and Entertainment**
 1. Barnes & Noble
 2. Best Buy
 3. Burlington
 4. C-A-L Ranch
 5. Cost Plus World Market
 6. Fry's Marketplace (231 Employees)
 7. Harkins Theatres
 8. Home Goods / TJ Maxx
 9. JC Penny
 10. Life Time
 11. Lowe's
 12. Michaels
 13. Pier 1 Imports
 14. Pottery Barn Outlet
 15. Ross
 16. Safeway
 17. Target & Super Target
 18. Total Wine
 19. Ulta
 20. Walmart Supercenter & Marketplace (260 Employees)
- Medical and Healthcare**
 1. Abrazo West Campus (1,726 Employees)
 2. Arizona Cardiology Group
 3. Banner Health (6,683 Employees)
 4. Cancer Treatment Centers of America (768 Employees)
 5. Dignity Health (700 Employees)
 6. Fresenius Kidney Care
 7. Goodyear Eye Specialists
 8. Integrated Medical Services (989 Employees)
 9. Mountain Park Health Center
 10. Palm Valley Rehabilitation (225 Employees)
 11. SimonMed Imaging (650 Employees)
 12. Spooner Physical Therapy
- Office**
 1. Canyon Trails Professional Center
 2. Indian Palms Professional Plaza
 3. Palm Place Plaza
 4. Palm Valley Office Park I, II & III
 5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
 1. AZZ Galvanizing (100 Employees)
 2. Ball Corp. (120 Employees)
 3. Cavco Industries (325 Employees)
 4. CornellCookson (265 Employees)
 5. Global Organics (63 Employees)
 6. Huhtamaki (330 Employees)
 7. KPS Global (130 Employees)
 8. Lorts Manufacturing (175 Employees)
 9. Inventure Foods / Poore Brothers (250 Employees)
 10. Schoeller Allibert (65 Employees)
 11. Snyder's of Hanover (215 Employees)
 12. Sub-Zero Inc. (590 Employees)
 13. Gorbel (75 Employees)
 14. Quetico (300 Employees)
 15. HD Supply
 16. Andersen Corporation (415 Employees)
 17. Amazon Robotics Facility (1,000 Employees)
- SPEC Buildings**
 1. First Industrial at PV303 (40,000 SF to 2M SF)
 2. OPUS Goodyear Crossing (540,000 SF)
 3. Elwood Logistics (1.3 Million SF)
- Aerospace and Aviation**
 1. AerSale (273 Employees)
 2. ATCA, a Lufthansa Flight Training Subsidiary
 3. Galaxy International (112 Employees)
 4. Lockheed Martin (750 Employees)
 5. LuxAir Jet Centers
 6. PolyOne
 7. Prime Solutions Group
 8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
 1. Amazon.com x2 (4,538 Employees)
 2. Chewy.com (700 Employees)
 3. Dick's Sporting Goods (259 Employees)
 4. Macy's/Bloomingdale's (1,008 Employees)
 5. McLane Sunwest (345 Employees)
 6. Michael Lewis Company (120 Employees)
 7. REI (312 Employees)
 8. Simpson Norton Corporation (61 Employees)
 9. UPS (1,852 Employees)
 10. Red Bull (140 Employees)
 11. Rauch Fruit Juices (140 Employees)
 12. White Claw (250 Employees)
 13. FedEx (1,308 Employees)
 14. Blue Buffalo
- Data Centers**
 1. Compass Datacenters
 2. Stream Data Centers
 3. Vantage Data Centers
 4. Microsoft Data Centers

Map Legend

- BYK Phoenix-Goodyear Airport
- Union Pacific Railroad
- Military Reserve Zone
- City of Goodyear Boundary
- Employment Development Areas
 - Airport Corridor
 - Industrial Corridor
 - Magnet FTZ Sites



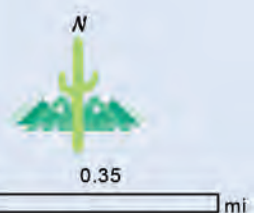
Existing Land Use 2019

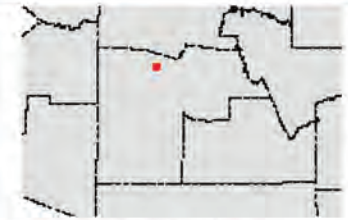
- Single Family Low Density
- Single Family Medium Density
- Single Family High Density
- Multi Family
- Retail Low
- Retail High
- Industrial
- Office
- Tourist Accomodations
- Educational
- Institutional/Religious
- Medical/Nursing Home
- Cemetery
- Public/Special Event/Military
- Other Employment
- Transportation
- Airport
- Active Open Space
- Golf Course
- Passive/Restricted Open Space
- Water
- Agriculture
- Business Park
- Mixed Use
- Vacant
- Developing Residential
- Developing Employment Generating

Notes:

While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

SUBJECT SITE



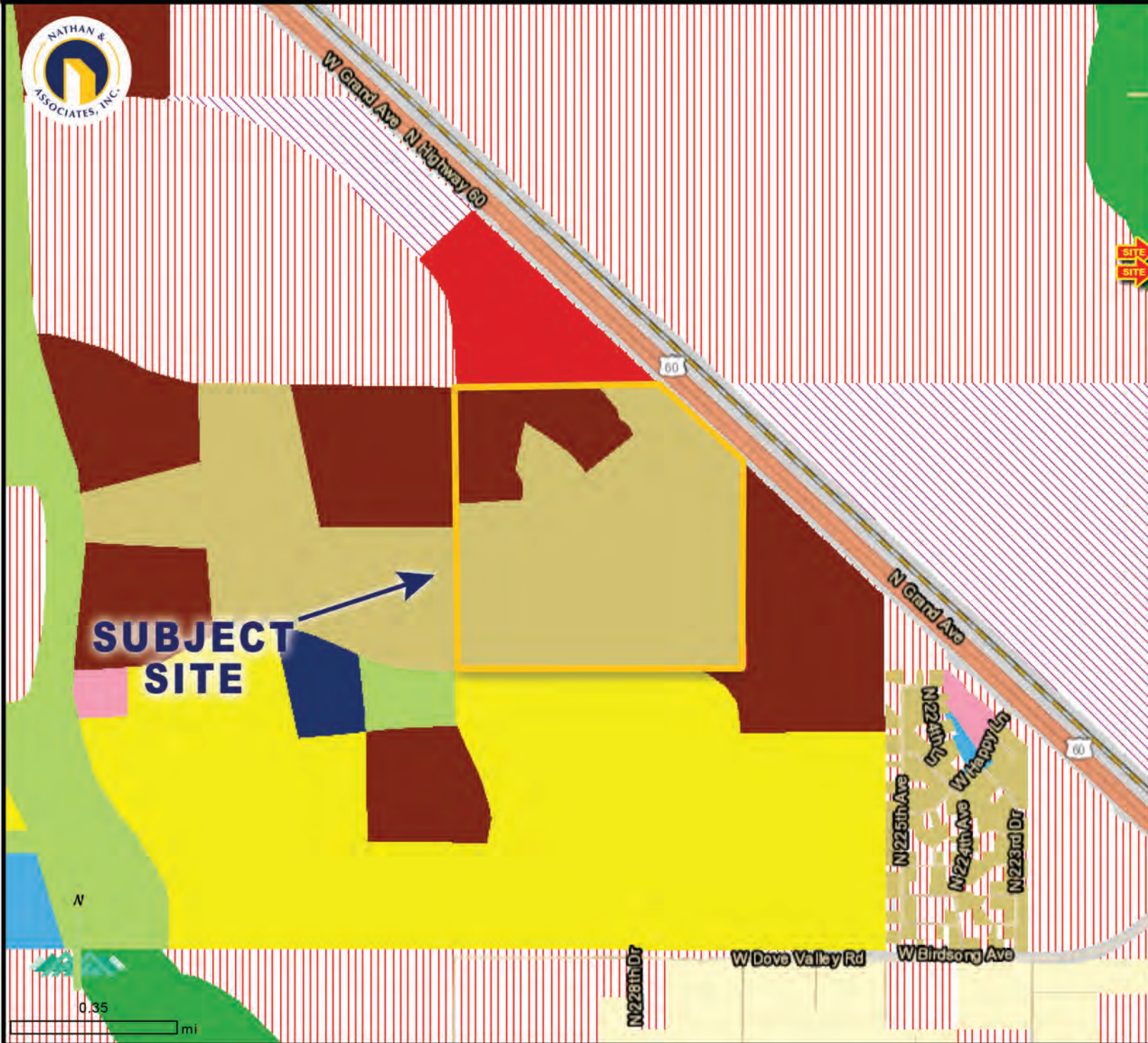


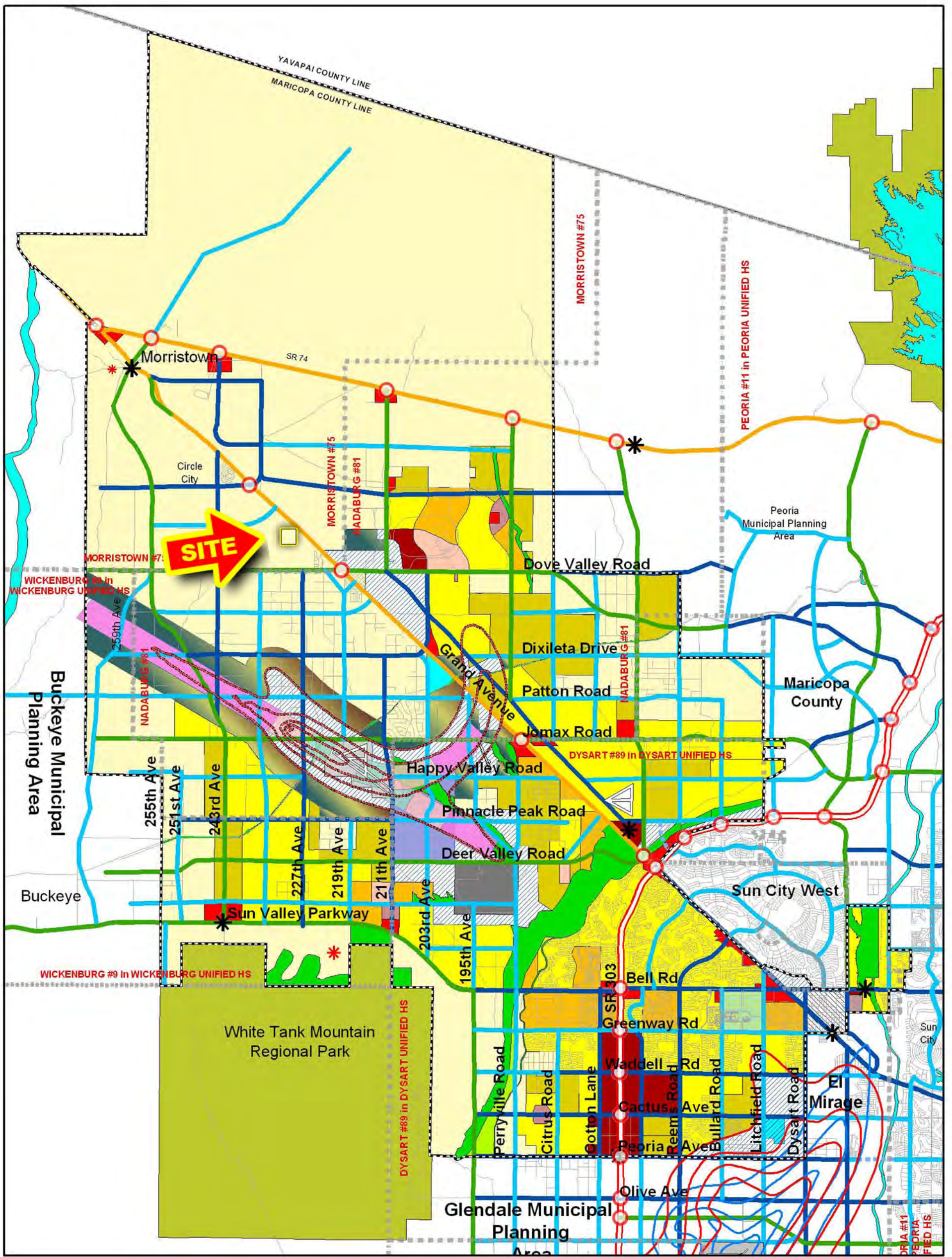
Future Land Use 2019

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density
- Multi Family
- Commercial Low
- Commercial High
- Industrial
- Office
- Tourist Accommodations
- Educational
- Institutional/Religious
- Medical/Nursing Home
- Cemetery
- Public/Special Event/Military
- Other Employment
- Transportation
- Airport
- Military-Airport Compatible Use
- Active Open Space
- Golf Course
- Passive/Restricted Open Space
- Water
- Agriculture
- Business Park
- Mixed Use
- Flexible Use
- Planned Development

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Land Use Classification

- Airport Preservation (0-2 Du's/Ac)
- Rural Residential (0-1 Du's/Ac)
- Suburban Residential (1-3 Du's/Ac)
- Low Density Residential (3-5 Du's/Ac)
- Medium Density Residential (5-8 Du's/Ac)
- Medium/High Density Residential (8-15 Du's/Ac)
- High Density Residential (15-21 Du's/Ac)
- Surprise Center
- Original Townsite
- Commercial
- Employment
- Mixed Use Gateway
- Agriculture
- Landfill
- Military
- Open Space
- Public Facilities
- Proving Grounds
- Mixed-Use Gateway
- Resort Development

*Note: Commercial under 25 acres can be approved in other land use classifications per criteria in the General Plan.

Roadway Classification

- Freeway
- Expressway
- Parkway
- Major Arterial
- Minor Arterial
- Interchange

- 1988 MAG Noise Contours
- 1995 Luke A.F.B. Noise Contours (1997 Revised)
- Aux 1 F-16 Noise Contours
- City General Planning Area
- Maricopa County Boundary
- School District Boundaries
- APZ I
- APZ II
- CLEAR ZONE

General Plan Updates

Case No.	Resolution No.	Approval Dates
GPA03-247	03-204	December 11, 2003
GPA03-248	03-205	December 11, 2003
GPA03-249	03-211	December 11, 2003
GPA04-184	04-228	November 23, 2004
GPA04-186	04-229	November 23, 2004
GPA04-219	04-230	November 23, 2004
GPA05-213	05-186	December 1, 2005
GPA05-276	05-185	December 1, 2005
GPA05-277	05-197	December 22, 2005



**Surprise General Plan 2020:
Imagine the Possibilities
City of Surprise, AZ**



Special Planning Area Map

