

#22
APR 24 2008



MEMORANDUM

Planning & Development - CC Memo No. 08-077

DATE: APRIL 4, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP07-0031 MONTAGE VILLAS

Request: Preliminary Development Plan approval for a 60-unit residential condominium development on approximately 5.3 acres

Location: Northwest corner of Pecos Road and Canal Drive
Approximately ½ mile east of the northeast corner of Pecos and McQueen Roads

Applicant: Rob Graham, Graham Development

Project Info: 10 residential buildings on approximately 5.5-acres
60 residential units
11 dwelling units per acre

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for a 60-unit residential condominium development. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development (PAD) zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Pecos Road and Canal Drive, approximately ½ mile east of the northeast corner of Pecos and McQueen Roads. West, adjacent to the site is the Willis Ranch single-family residential neighborhood. North, across Valero Street, is the

Chandler Ranch single-family residential neighborhood. East, across Canal Drive is a vacant property that was zoned as part of the Chandler Ranch development for commercial uses.

The subject site received zoning approval in 1983 for a 99-unit apartment complex, as part of the larger 92.5-acre proposal that included the entire Chandler Ranch area. The 1983-rezoning request, extended from the subject site's west boundary, north to Frye Road, and east to the consolidated canal. A conceptual plan was approved for the subject site at the time, with Preliminary Development Plans to be reviewed upon later submittal.

SITE LAYOUT

The development proposes ten residential buildings with six units in each building, providing for an overall total of 60 dwelling units, at an overall density of 11 dwelling units per acre. The 1983 zoning approval allowing for the 99-unit complex would provide an overall density of 18 dwelling units per acre. The site is a gated condominium development, and has one main entry point along Canal Drive. A secondary means of egress is also provided on Canal Drive. Textured paving treatments will be provided at the ingress and egress of the site.

The residential buildings are arranged in a manner to provide visual break and interest. Buildings 6, 8, 9, and 10 are on an east/west axis reducing the potential concern of neighborhood privacy. Buildings four and five are on a north/south axis.

A pool and ramada area with a fitness room provides a focal point upon entering the development. Additional open space and a ramada are provided north of the pool. A third ramada is provided south of the pool in an additional open space area. The proposal meets the requirement to provide at least three amenities, although the proposal requests deviation of the requirement to have a minimum pool length of 60-feet. The pool is designed in an L-shape fashion and therefore does not provide the 60-foot length. Each leg of the pool is approximately 35-feet wide. The pool also provides a spa area.

The development provides a total of 150 parking spaces, which meets Zoning Code requirements. Of the 150 parking spaces, the garages will accommodate 100 parking spaces. Of the remaining 50 parking spaces, 20 will be covered and 30 uncovered. At the minimum, each unit will have a single car garage.

A combination of a solid wall and solid wall with view fencing will be provided for the site. The solid wall will be provided throughout the site in various locations to limit visibility of the parking areas. The solid wall will be approximately six-feet tall. Various columns will be provided to break-up the blank wall look. The view fencing will be a combination of solid wall wrought iron fencing. The solid wall portion will be approximately three-feet tall, with a three-foot wrought iron detail. The view fencing will be located throughout various locations of the site. A small five-foot two-inch identification sign will be located at the entrance of the development.

BUILDING ARCHITECTURE

The development proposes 10 residential buildings with three different paint themes. The architecture is a mix of Mediterranean and Contemporary styles. The main building material is stucco, and will include various wrought iron, and tile accents. The architecture provides both hip and gable roofs, and will provide various window and fascia pop-outs.

The architecture and site layout provide various roof elements and building orientations, providing visual relief. In addition, the residential buildings provide various plane changes and garage door elements to provide further visual relief. Furthermore, in between the garage doors there will be a small planting area to further break-up plain walls.

Entrances into the residences shall be provided through the garages as well as through the courtyard located on the ground floor of the development. Square footage of the units will range from 1,315 square feet to 1,830 square feet, providing for two and three bedroom units.

Construction is anticipated to start in late 2008.

DISCUSSION

Staff is in support of the request finding that the development provides an attractive design that exceeds the previous zoning approval. Staff did receive a phone call from a resident abutting the development on the west that had concerns with the condominium residents having the potential to look into the backyard of the residential neighborhood. The buildings in question (four and five) are approximately 36-feet from the west property line, and a ten-foot landscape buffer with 12'-15' tall Sissoo trees will be planted 20' on center. In addition, Staff is in support of the request for deviation for the required pool size, finding that the proposed pool design meets the intents of the requirement.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- An orange 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held on Wednesday, March 12, 2007. One neighbors was in attendance.

At the time of this writing, Staff has received four telephone calls in regards to this application. One caller had concerns with the maintenance of the subject site, and vacant lot across Canal Drive, but was in support of the request; the second caller was opposed to the request to allow for multi-family development; and the third and fourth caller were concerned with the ability of the condominium residents to look into the backyards of the neighborhood to the west as well as grade elevations of the site in comparison with the residential neighborhoods. Conditions have been added to address some of the concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and PAD zoning, recommend approval of PDP07-0031 MONTAGE VILLAS, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
3. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
4. Development shall be in substantial conformance with Exhibit F, Development Booklet, entitled "MONTAGE VILLAS", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0031, except as modified by condition herein.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. The applicant shall work with Staff to provide ample trash receptacles.
11. The applicant shall work with Staff to relocate trash receptacles off of the property boundaries adjacent to the single-family residential neighborhoods.
12. The applicant shall work with Staff to finalize a modified landscape plan on the west side of the site.

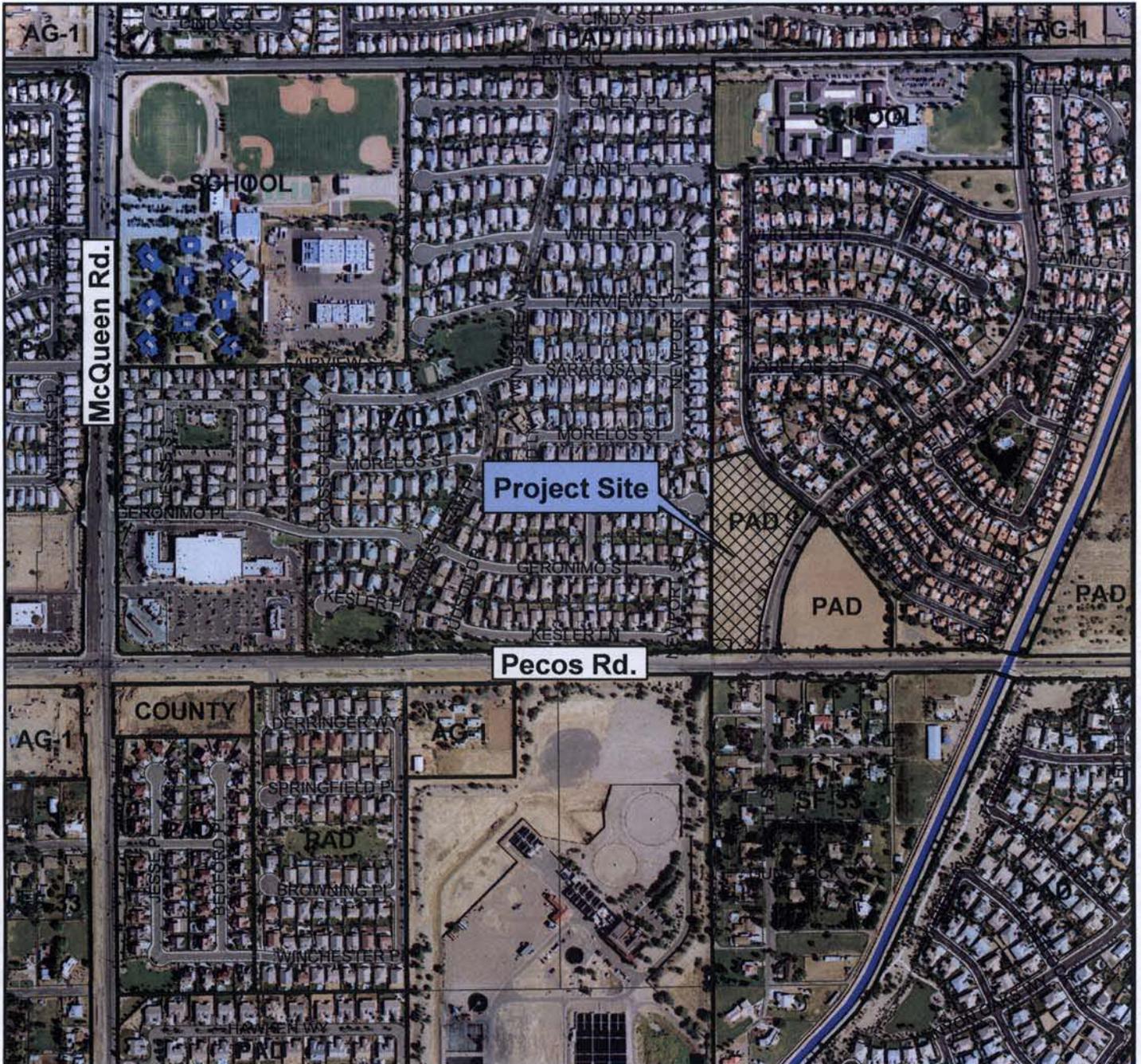
13. The applicant shall work with Staff to modify window locations on the west building elevations for buildings 6, 8, and 9 to address privacy concerns with adjacent homes.
14. The applicant shall work with Staff to review and develop a residential exterior building lighting plan.
15. The applicant shall work with the area property owners at the time of construction to address pest control.
16. The applicant shall install and maintain landscaping in the Canal Drive landscape island.

PROPOSED MOTION

Move to approve PDP07-0031 MONTAGE VILLAS, request for PDP approval for a residential condominium development, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Floor Plans
5. Applicant Narrative
6. Development Booklet, Exhibit 'F'



Project Site

Pecos Rd.

McQueen Rd.

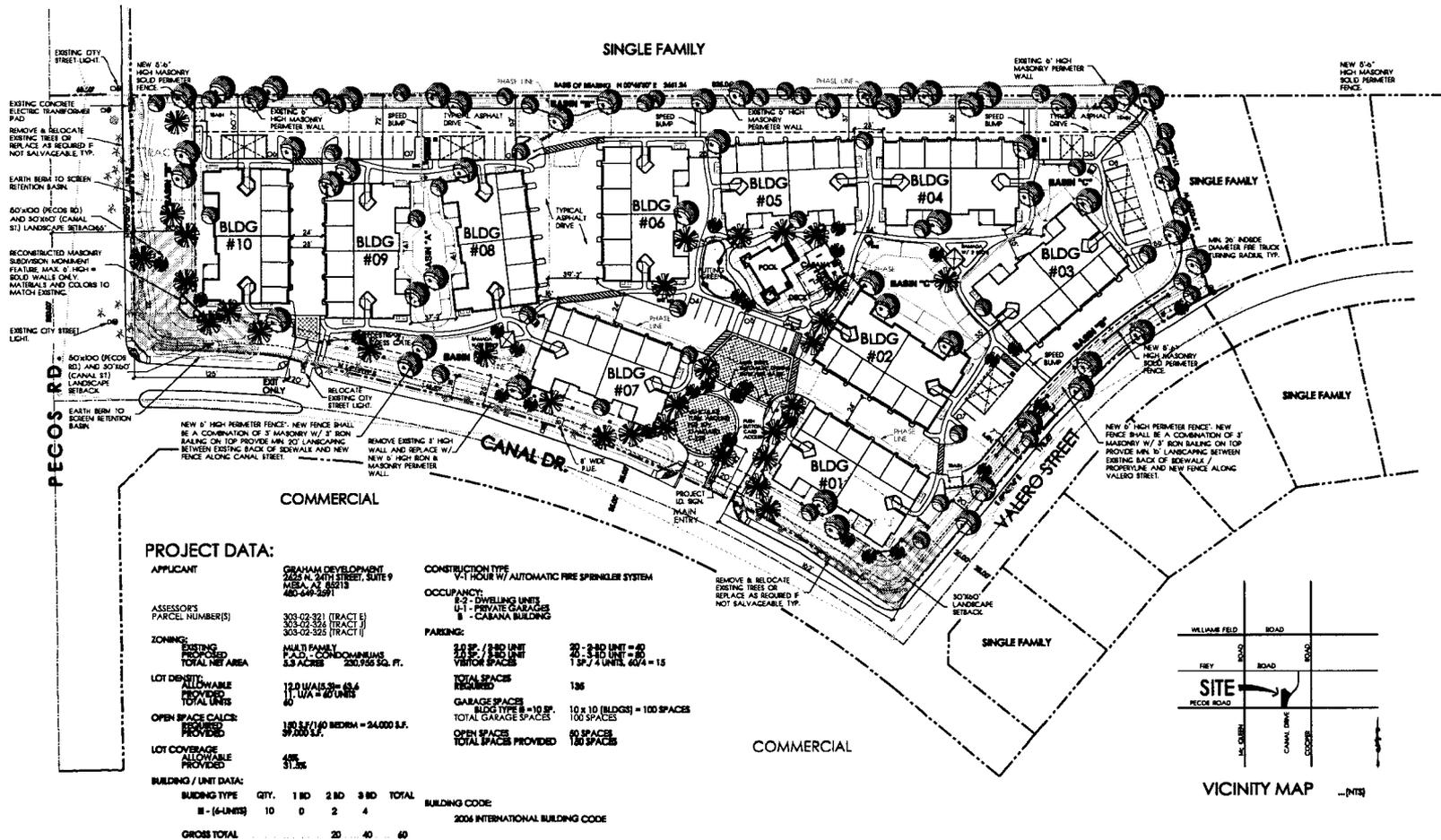
Vicinity Map



PDP07-0031

Montage Villas





GENERAL NOTES:

A MAXIMUM OF 50% OF THE STREET FRONTAGE LANDSCAPING AREA MAY BE USED FOR STORM WATER RETENTION, EXCLUDING SIDE-CURB WALL BASH AREA 8 TO TOP OF SLOPE AND 150 WATER ELEVATION.

SOIL EXCAVATED FOR RETENTION BASH MUST BE USED TO CREATE COMPLEMENTARY EARTH MOUND.

EARTH MOUND WITH A MAXIMUM SLOPE OF 3:1 SHALL BE LOCATED AND DESIGNED TO IMPROVE STREET VIEWS INTO THE RETENTION BASH.

THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AND SHALL COMPLY WITH THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) 24 CFR CHAPTER 1 PART 92 REGULATIONS ACCESSIBILITY GUIDELINES - WEDNESDAY MARCH 8, 1991 AND THE AMERICAN WITH DISABILITIES ACT FOR SITE ACCESSIBILITY. IT SHALL ALSO COMPLY WITH THE REQUIREMENTS FOR ACCESSIBILITY FOR THE CURRENT UNIFORM BUILDING CODE AND ALL STATE AND LOCAL REQUIREMENTS PERTAINING TO SITE AND BUILDING ACCESSIBILITY.

ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT BASH FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

SEE SHEET #22 FOR PERIMETER WALL DETAIL, CASANA PLAN # 8 ELEVATIONS AND PROJECT ENTRY SIGN.

LEGAL DESCRIPTION:

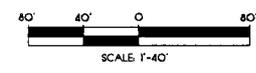
THE LAND REFERRED TO IN THE COMMENT IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACTS E 1 AND J CHANDLER BRANCH ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BK 2947, PG 30.

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35 (TOWNSHIP 18 NORTH, RANGE 8 EAST OF THE GILA AND GALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA.

PROJECT DATA:

APPLICANT	GRAHAM DEVELOPMENT 2025 N. 24TH STREET, SUITE 9 MESA, AZ 85213 480-244-3291	CONSTRUCTION TYPE	V-T HOUR W/ AUTOMATIC FIRE SPRINKLER SYSTEM												
ASSESSOR'S PARCEL NUMBER(S)	303-02-321 (TRACT E) 303-02-326 (TRACT J) 303-02-325 (TRACT I)	OCCUPANCY:	8-2 DWELLING UNITS 1-1 PRIVATE GARAGES 1 - CASANA BUILDING												
ZONING:	EXISTING: MULTI-FAMILY PROPOSED: R-2.5 COMMUNIS TOTAL NET AREA: 5.3 ACRES = 230,950 SQ. FT.	PARKING:	33 SP. / 8-80 UNIT 20 - 8-80 UNIT = 40 1 SP. / 4 UNITS, 60/4 = 15 TOTAL SPACES REQUIRED: 136												
LOT DATA:	12.0 U/A/S, 30 = 45.6 TOTAL UNITS: 11 U/A = 60 UNITS	GARAGE SPACES:	BLDG TYPE B = 10 SP. TOTAL GARAGE SPACES: 100 SPACES												
OPEN SPACE CALCS:	180 SF / 100 MEDIAN = 24,000 S.F. \$9,000 S.F.	OPEN SPACES:	60 SPACES TOTAL SPACES PROVIDED: 130 SPACES												
LOT COVERAGE ALLOWABLE PROVIDED:	4% 31.3%														
BUILDING / UNIT DATA:															
	<table border="1"> <thead> <tr> <th>BUILDING TYPE</th> <th>QTY.</th> <th>1 BD</th> <th>2 BD</th> <th>3 BD</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>II - (6-UNITS)</td> <td>10</td> <td>0</td> <td>2</td> <td>4</td> <td></td> </tr> </tbody> </table>	BUILDING TYPE	QTY.	1 BD	2 BD	3 BD	TOTAL	II - (6-UNITS)	10	0	2	4		BUILDING CODE:	2004 INTERNATIONAL BUILDING CODE
BUILDING TYPE	QTY.	1 BD	2 BD	3 BD	TOTAL										
II - (6-UNITS)	10	0	2	4											
GROSS TOTAL		20	40	60											



Montage Villas Pecos Road & Canal Drive ~ Chandler, Arizona

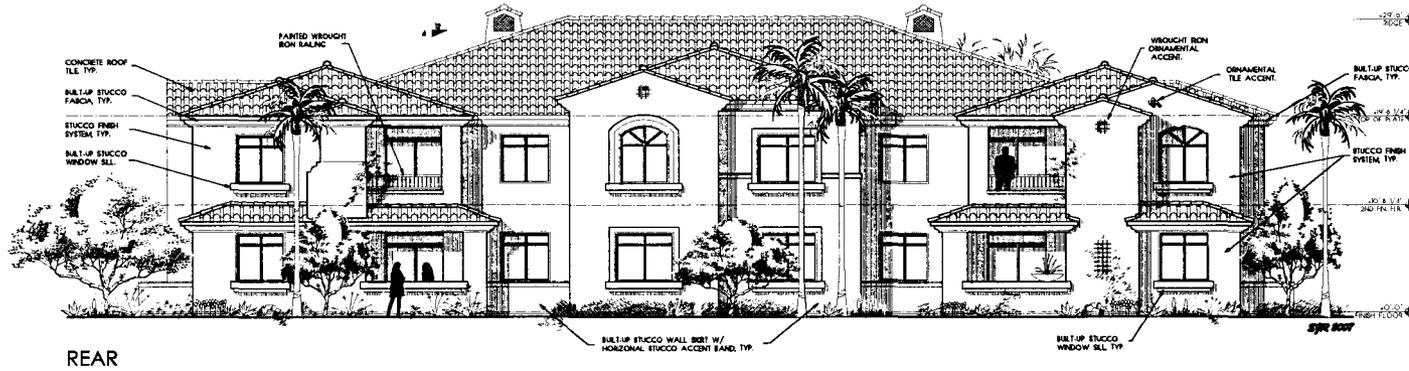
PRELIMINARY SITE PLAN

Graham Development Corporation, Mesa, Arizona
DATE: MAR 01 2008

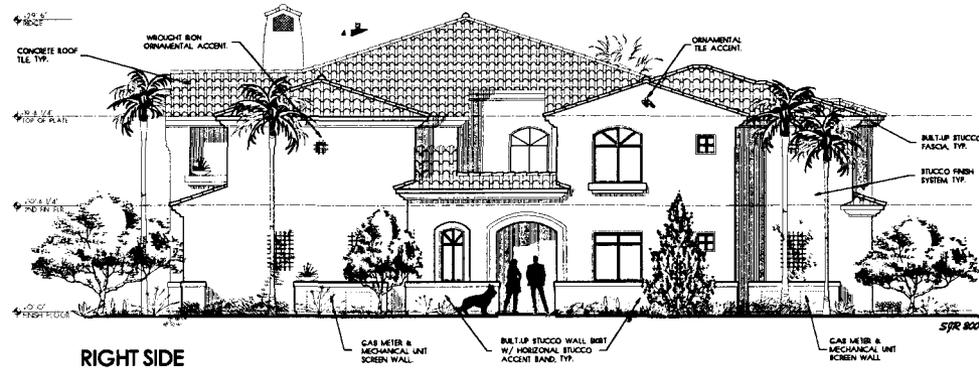


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SITE PLAN



REAR



RIGHT SIDE

GENERAL NOTES:

ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

BUILDING MATERIALS AND PAINT COLORS SHALL VARY PER BUILDING. MATERIALS AND COLORS SAMPLES SHALL BE SUBMITTED TO AND APPROVED BY CITY PLANNING PRIOR TO CONSTRUCTION. SEE MATERIALS AND PAINT COLOR EXHIBITS FOR PAINT COLORS AND MATERIALS FALLS.



A3.1

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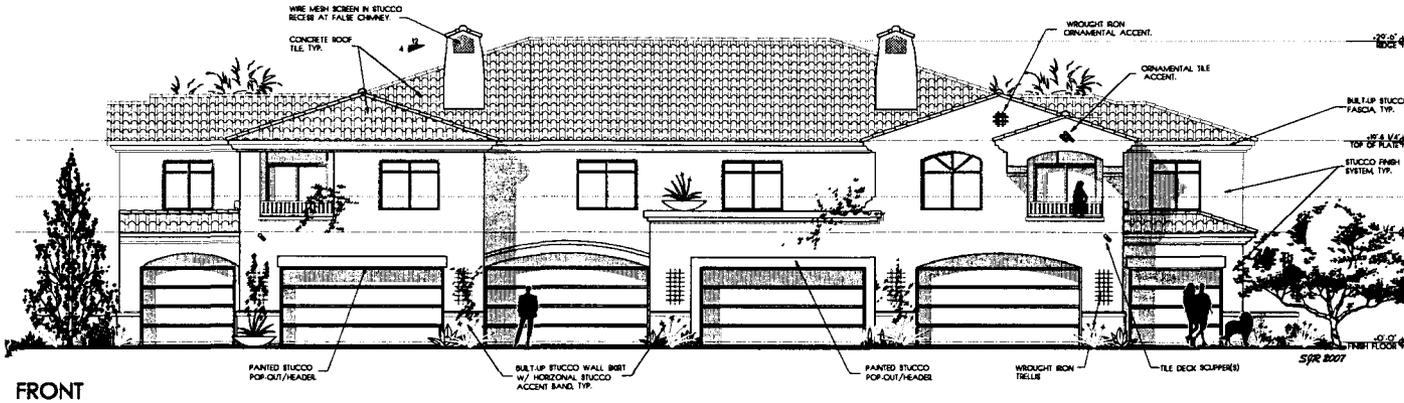
Montage Villas Pecos Road & Canal Drive ~ Chandler, Arizona

Development Corporation, Mesa, Arizona

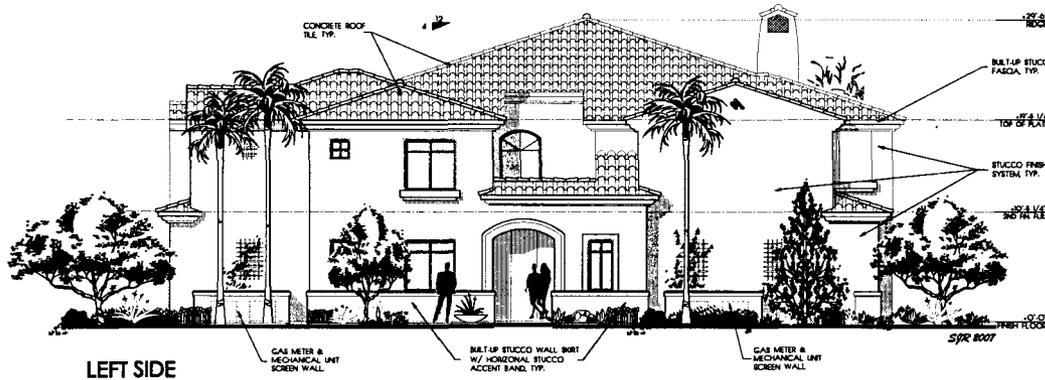
BUILDING ELEVATIONS

SCALE: 3/16" = 1'-0"

BUILDING ELEVATIONS



FRONT



LEFT SIDE

GENERAL NOTES:

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PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING

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**BUILDING ELEVATIONS
PAINT SCHEME "B"**

SCALE: 3/16" = 1'-0"

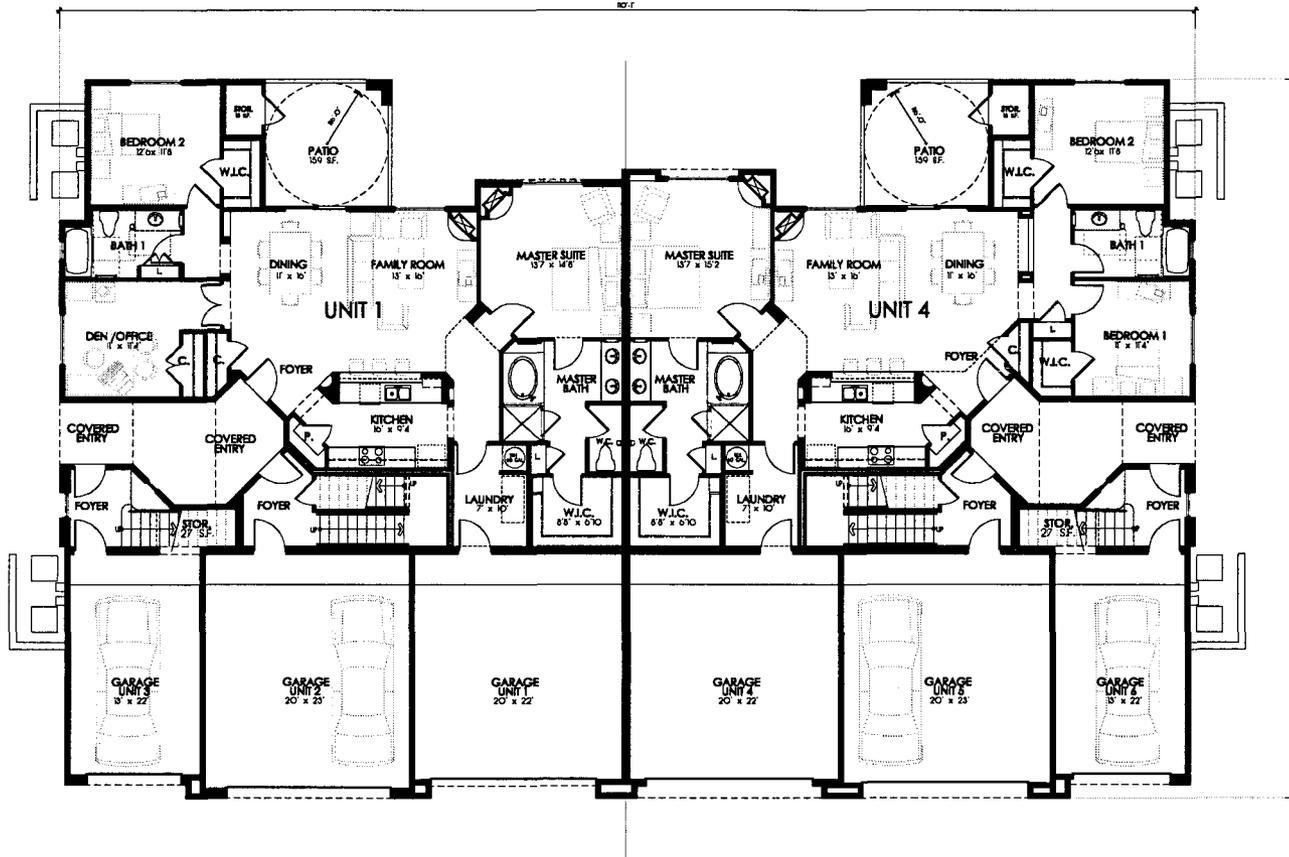


Montage Villas Pecos Road & Canal Drive ~ Chandler, Arizona

Development Corporation, Mesa, Arizona

Graham
DATE: MAR 01, 2008

BUILDING ELEVATIONS



BUILDING OCCUPANCY:

GROUP / DIVISION	IBC SECTION	USE
R-2	310.1	DWELLING
U-1	312.1	GARAGE (PRIVATE)

CONSTRUCTION CLASSIFICATION:

CONSTRUCTION TYPE
 V-A, 1-HR. W/ AUTOMATIC FIRE SPRINKLER SYSTEM

BUILDING TYPE III AREA DATA:

UNITS 1 & 4	UNIT 1	UNIT 4
LIVABLE	1,431 S.F.	1,644 S.F.
GARAGE	503 S.F.	503 S.F.
STORAGE	22 S.F.	22 S.F.
PATIO	153 S.F.	153 S.F.

UNITS 2 & 5	UNIT 2	UNIT 5
LIVABLE	1,820 S.F.	1,830 S.F.
GARAGE	496 S.F.	496 S.F.
STORAGE	21 S.F.	16 S.F.
PATIO	95 S.F.	91 S.F.

UNITS 3 & 6	UNIT 3	UNIT 6
LIVABLE	1,315 S.F.	1,315 S.F.
GARAGE	305 S.F.	305 S.F.
STORAGE	27 S.F.	27 S.F.
PATIO	80 S.F.	80 S.F.



A2

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Montage Villas Pecos Road & Canal Drive ~ Chandler, Arizona

Graham Development Corporation, Mesa, Arizona

DATE: MAR 01, 2008

FIRST FLOOR

SCALE: 3/16" = 1'-0"

FIRST LEVEL FLOORPLAN



BUILDING OCCUPANCY:

GROUP / DIVISION	IBC SECTION	USE
R-2	310.1	DWELLING
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STORAGE	27 S.F.	27 S.F.
PATIO	80 S.F.	80 S.F.



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Montage Villas Pecos Road & Canal Drive ~ Chandler, Arizona

Graham Development Corporation, Mesa, Arizona

SECOND FLOOR

SCALE: 3/16" = 1'-0"

SECOND LEVEL FLOORPLAN

THE MONTAGE VILLAS

September 26, 2007

The paramount goal in the development of residential communities is to achieve a high level of overall *balance* among the project, the product, and the homeowner. *The Montage Villas* reflects the consummation of these efforts.

The key elements of *balance* include:

The Project

- Architecture style
- Building area to open space ratio
- Lifestyle
- Neighborhood compatibility
- Site security

The Residential Product

- Amenities
- Residence appointments

The Homeowner

- Affordability
- Quality
- Home security

The builder's challenge is to strive to optimize the overall project quality with keen attention to each of the key *balance* elements as well as their effects on each other, all within practical economies.

The Project

The building architecture is a striking blend of Mediterranean and contemporary styles, which include a palette of features and elements such as lightly textured stucco exteriors in varied color palettes, ornamental wrought iron and tile accents, mission-style concrete tile, hipped and gabled roofs, built-up stucco fascias, and window pop-outs. The buildings have been designed to articulate major building masses with accenting minor massing to provide a strong sense of depth and aesthetic character consistent with these styles of architecture. Each style shall reflect and exhibit the individual personality of each building and accentuate the custom design of each home, while maintaining the classic European style, so timeless in appearance. The developer shall provide three color palettes to ensure variety yet the colors shall be of values and hues so as to maintain an overall consistency throughout the project. Each palette shall include a primary and two secondary stucco colors, accent color, and enhanced roof tile color. The primary stucco color shall be the darkest, used primarily below the horizontal stucco banding to create a sense of weight at the base. The secondary colors

shall be used for the main body above the band and is to be used at doors, rails, and ironwork. There shall be one color for all palettes for the fascias and pop-outs that shall tie all of the palettes together. The roof tile shall be an earth tone concrete "S" tile with a flash to create a sense of texture. The varied paint color palettes and consistent roof tile afford the residence a very low maintenance living by reducing the use of numerous, different, and high-maintenance types of materials, yet still provide a varied but consistent look for the overall project.

The Montage Villas is composed of ten buildings, each building containing six large condominium homes, situated on a 5.3 acre site. The main gated entry is located on Canal Street at the northern end of the site. The vehicular traffic circulates primarily around the perimeter of the site from north to south and exits back onto Canal Street on the southern end of the site near Pecos Road. To ensure ample parking for residents and guests, the developer has provided 2.77 parking spaces per unit, 9% over what is required by the city.

The project has a generous park-like and desert-setting open space distributed throughout the site with the largest space concentrated in a courtyard area around the main building area. It is appointed with a 150 linear foot L-shaped pool and heated spa/Jacuzzi, located juxtaposition to the cabana, creating an active area for sunning and circulation. There is a pool cabana which consists of 300 square feet of covered shade patio, drinking fountain, rest rooms, and a pool equipment room. In addition there is an attached, air-conditioned fitness room with views directly orientated to the pool. Aerobic and weight equipment shall be provided in the fitness room for use by the residents. There will also be several ramadas located throughout the site. These amenities shall provide to ensure and enhance the lifestyle of the homeowners.

Whereas many land-planning configurations are possible, the builder chose a lower density plan, which preserves more open space than required by the City. Utilization and enjoyment of the open space support the recreational and outdoor social lifestyle conducive to Chandler's optimum year-round climate.

The builder opted for this 60-home development in lieu of the 99-unit, 3-story multi-family project previously zoned for this parcel. Furthermore, in consideration of its single-family neighbors, ***Montage's*** lower density allows for a building orientation layout and increased setbacks to maximize the neighbors' privacy.

The gate feature with two exits also provides an increased level of security, traffic flow, and privacy consistent with the project's upscale lifestyle objectives. The automatic entry/exit gates shall be constructed of iron painted to match the perimeter wall color and shall have an ornamental design consistent with the project character. In addition to the security gates, the entire project shall have a perimeter security wall. The wall shall consist of two types: a view fence and solid fence. The view fence shall be a combination of stucco finished, masonry base approximately 32" high with an ornamental iron arch top fence above, a total of six feet high. It shall be located along Pecos Road and Canal Street. There shall be some solid panels located at the street

corners, intersections of new to existing walls and at each side of the entry/exit gates. The solid fence shall be stucco-finished masonry, approximately 5'8" tall with an 8" tall stucco popout top band. It shall be located primarily along Valero Street, in combination with the view fence. The solid wall panels shall be located to screen parking areas and circulation drives. To facilitate the perimeter fence as a security feature, it will be necessary to place some of the fence within the required building setbacks. On Canal Street the view fence shall be located 18 feet back from the property line, beginning at the north side of the exit only gate and continuing to the north end of Building #7, approximately 75 feet. The combination view and solid fence on Valero Street shall be setback from the property line 16 feet beginning from the north side of Building #1 continuing west to the existing wall, approximately 172 feet.

The Residential Product

Each building contains four three-bedroom homes and two two-bedroom homes with living space ranging from 1,500 to 2,000 square feet. All of the three-bedroom homes have a large attached two-car garage with direct and exclusive access. All the two-bedroom homes have a large one-car garage with a covered carport with direct and exclusive access.

The home design incorporates the great-room feature, which maximizes the utilization of space within the home, and to further enhance a spacious effect, high-scale nine-foot ceilings are used throughout.

Each home features a contemporary kitchen, large bedrooms, a security system option, fireplace, and a spacious patio.

The Homeowner

To complete the *balance*, the builder's designs and generous proportions present affordable homes desirable to both first-time buyers as well as retirees.

In addition, the building design, landscaping, and overall plan emphasize low maintenance to keep the homeowner's association fees low, now and in the future.

The builder has several finance programs that allow the homeowner to obtain long-term finance commitments to eliminate the interest rate risk, and further provides, at no cost to the homeowner, a warranty program that covers materials and workmanship for one year, systems for two years and major structure components for ten years.

Summary

With over 20 years experience in designing quality residential projects and recently receiving a 2007 Architectural Excellence Award from the City of Chandler the builder, Graham Development Corp., presents *The Montage Villas* in response to providing the *balance* elements and aesthetics paramount to the success of this project.