

**LETTER OF INTENT
FOR
PHASE ONE
VILLA BELLAGGIO MASTER PLAN PROJECT**

LEGAL: A PART OF SECTION 27, T16N, R4E, GILA & SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

APN NUMBERS: 407-30-002G & 002H

PHASE ONE AREA: 132+/- ACRES

**OWNER-DEVELOPER: SUNSET VALLEY FARMS, LLC
2445 West Kiva Avenue, Mesa, AZ. 85202**

Contact person: Doug Adams, Phone: 480-200-6039

**MASTER PLAN BY ASHWORTH DESIGN PARTNERS LLC
12625 N. 18th Place, Phoenix, AZ. 85022**

Contact person: Dean Ashworth, Phone: 602-614-7809

PRELIMINARY CODE REVIEW RESPONSE

The following is a list of proposed development sections. The project will be designed in Italian village concept.

1. PRELIMINARY SITE PLAN LAND USE:

- A. ZOCOLO - Italian style piazza.**
- B. STUDIO HOTEL SUITES - 24**

- C. WADDELL GALLERY (Celebrating long time local sculpture)**
- D. SPLIT LEVEL SHOPS (Sub-Grade Design)**
- E. CHURCH**
- F. CONDO CONCOURSE (500+ Units)**
- G. GARDEN CUSTOM HOMES (Residences and Vines)**
- G2. WINERY (2 Story w/Offices) – 25,000 SF**
- G3. VIEW WINERY at 3,600 Elevation**
- G4. WINERY within Vineyard – 10,000 SF**
- H1. VIEW HOTEL (2 Story/200 Rooms at 3,640 Elevation)**
- H2. CREEKSIDE HOTEL (50 Boutique Rooms)**
- J. CUSTOM OFFICES/Lease & For Sale)**
- K. SENIOR LIVING (200 Residences)**
- L2. LAKE w/Retention**
- M. TERRACE APARTMENTS (3 Story)**
- N. CUSTOM CREEKSIDE CONDO/APTS. (100 – 210 Units)**
- P. PARK w/Crossing Bridge**
- Q. VINEYARD w/Lakes - (10 Acres)**
- R. PATIO HOMES - (113 Lots)**
- S. SCHOOL SITE**

T1. STORAGE AREA

U. CUSTOM HIGH END SFD (39 Lots)

V. SEMI CUSTOM LOTS (39 Lots)

W. WATER STORAGE TANK (3,740 Elevation)

**X. ASH MOUNTAIN (Camp Area for Mentally
& Physically Disabled)**

Z. TOWNHOMES MF LIVING (140 - 280 Lots)

2. PRELIMINARY BUILDINGS

This is a conceptual Master Plan. Proposed structures have not been designed as of this letter. (See attached photos for some concepts.)

TYPE OF CONSTRUCTION

Structures will be constructed with the following: Airlight Products, masonry and wood structures and tile.

OPTIONAL DATA

1. PRELIMINARY DRAINAGE PLAN

Attached is a copy topographic map for project. RED ARROWS show direction of natural flows.

2. PRELIMINARY BUILDING ELEVATIONS

See copy of renderings, sketches by others for concepts and ideas. Development will be designed in Italian style. Building heights vary from one story to five stories.

3. PRELIMINARY LANDSCAPING & TREE PLANTING

Landscape will be placed to accent building structures, with outcroppings, washes, lakes, with road transition of trees.

One parcel (C) will be highlighted for local artists and sculptures.

4. Water and sewer will be discussed at meeting.

Please feel free to contact us with your questions.

Dean Ashworth

602-614-7809

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May 28, 2018

Enclosures

OPTIONAL DATA

