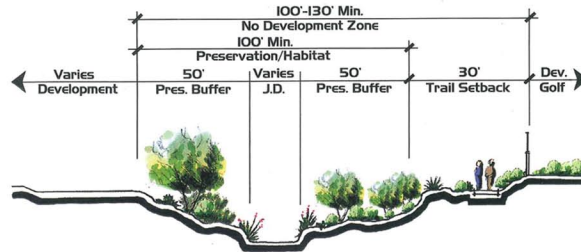
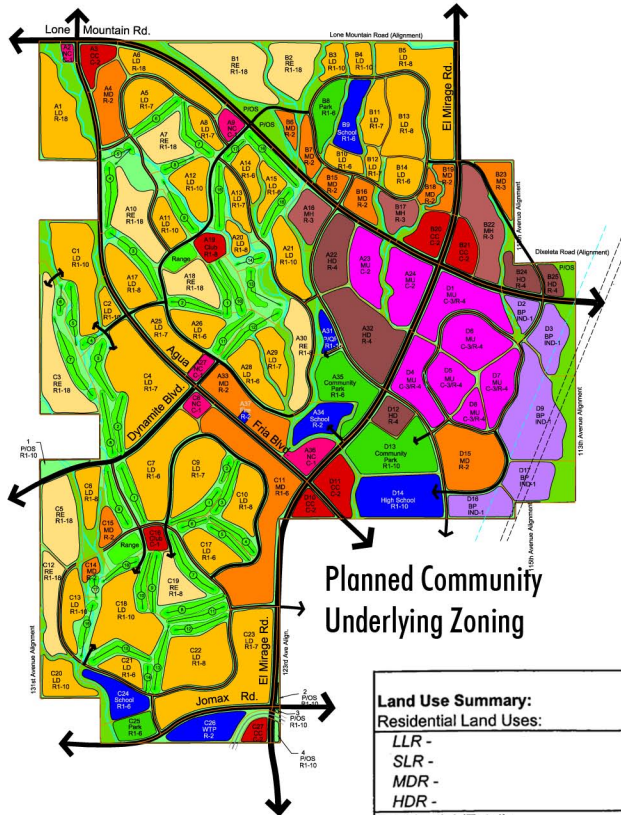


Vistancia South is a 3,100 acre Master Planned Community in Peoria Arizona. It blends the beauty of the Arizona Desert with all of the amenities expected in a contemporary community. In 2005, Vistancia was voted the Best Master Planned Community of the Year by the National Association of Homebuilders and Master Planned Project of the Year by the Pacific Coast Builders Conference. The vision for this award winning community was put into place five years prior in 2000. In that year the project team obtained the entitlements approval from the City of Peoria City Council including annexation, General Plan Amendment, Planned Community District Zoning and a public/private partnership development agreement.

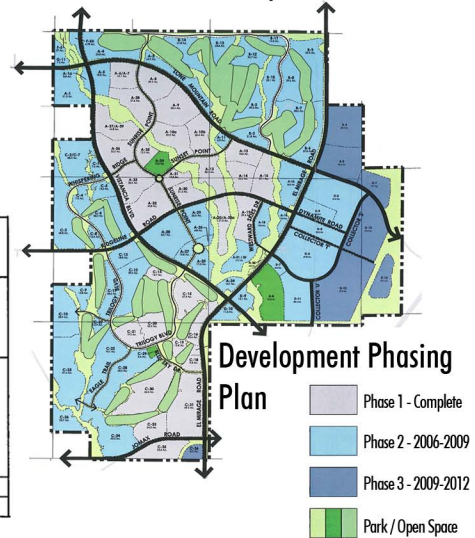


LVA provided planning and design services including master planning, rezoning and annexation services, site planning, parks, open space and trails conceptual plans, coordination with public services (fire, police and library), transportation service coordination as the primary author of the Planned Community District (PCD) development regulations and land entitlement document. LVA provided significant support to team efforts for 404 permitting, drainage coordination and continued support to procure zoning variances and minor amendments to the adopted PCD.



Voted Best Master Planned Community In America*

Land Use Summary:	Gross Acreage:	% of Total Acreage:
Residential Land Uses:		
LLR -	286	9%
SLR -	1374	44%
MDR -	462	15%
HDR -	127	4%
Residential (Total):	2249	72%
Commercial:	183	6%
Mixed Use:	237	8%
Business Park:	172	6%
Public Facil. / Open Space / Inst. / Edu. Uses -	289	9%
Total Project Gross Acreage:	3121.1	
<small>(Mixed Use parcel acreage divided 50/50 for calculations above)</small>		



Project Information

- Life Long Educational Theme
- Family Friendly
- Community Center
- Community Facilities District
- Regional Infrastructure Plan
- Sonoran Desert Garden
- Golf Course
- Urban Core Village
- Multiple Parks
- Pedestrian Friendly
- Voted 2005's Best Master Planned Community of the Year
- Sonoran Desert Discovery Trail
- Balanced Land Use

