

# Rose Gardens Planned Community Approved for West Goodyear

*Goodyear, AZ November 13, 2008 Real Estate News*

Goodyear, Arizona – On November 10<sup>th</sup> the Goodyear City Council approved the Re-zone and Preliminary Plat for the Rose Gardens project, a 157 acre planned community located at the southeast corner of Citrus Road and Van Buren Street. The project is owned by Silva Farming Enterprises, LLLP of Buckeye, Arizona. Sandbox Development Consultants, Inc. of Phoenix, Arizona is assisting the owner with entitlement and project management.

This planned community will consist of 432 single family residential lots ranging in size from 4,050 SF to over 10,000 SF. An 8.36 acre neighborhood commercial parcel is planned at the intersection of Citrus Road and Van Buren Street. The City of Goodyear has purchased 9.40 acres at the southwest corner of the project where a future Fire Station and Water Campus will be constructed to service the expected growth in the west Goodyear area.

Rose Gardens will feature tree-lined streets and period revival architecture including Santa Barbara, Spanish Eclectic, Monterey and Craftsman styles. The amenities will include tot-lots, ramadas, basketball courts and soccer fields. Additionally, a multi-use trail system will provide pedestrian access throughout the community and to the newly constructed Copper Trails Elementary School, located just to the southeast of the community. The development has the ability to be built in phases depending on market conditions.

#### About Silva Farming Enterprises, LLLP:

Silva Farming Enterprises is a land holding partnership with multiple properties in the Phoenix market. They take an entrepreneurial, hands-on approach with regard to their properties and have taken advantage of a down market to add value to their property through the entitlement and development process.

#### About Sandbox Development Consultants, Inc.:

Sandbox is a land development firm in Phoenix, Arizona. Their locally based staff enables their clients to benefit from their experience and familiarity with local zoning issues, plan development and review processes. Sandbox combines familiarity of the local regulatory environment with comprehensive consulting services in land planning, project management and construction management to create outstanding land development results.

#### Development Team:

Owner: Silva Farming Enterprises, LLLP

Project Manager: Sandbox Development Consultants, Inc.

Zoning Attorney: Earl, Curley & Lagarde PC

Civil Engineer: Hoskin Ryan Consultants, Inc.

Landscape Architect: Gilmore Parsons

Traffic Consultant: Civtech Inc.

#### CONTACT INFORMATION

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