CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: June 15, 2015

ITEM: Aspire (pka Roger's Farm East), South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street – Subdivide property into twenty six (26) lots and one (1) street lot - Aspire Residential, LLC - FP-002703-2015

RESOLUTION: Acceptance of Surety and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Aspire Residential, LLC, represented by Josh Trygstad of Civil Design Advantage, is requesting approval of a Final Plat for approximately 25.2 acres located South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street. The applicant proposes to subdivide the property into twenty six (26) lots and one (1) street lot for construction of a 222 unit townhome development.

The associated Aspire Preliminary Plat was approved by the City Council on April 20, 2015.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on May 7, 2015 as an informational item only. No discussion was had and no disagreement with the proposal was expressed.

OUTSTANDING ISSUES: There are no outstanding issues. The applicant has stated that they are in agreement with all of staff's recommendations and conditions.

As part of this approval, the Council is approving and accepting the following:

- Surety in Lieu of acceptance of public improvements associated with the construction of Hidden Point Court, public sanitary sewer and public storm sewer;
- Surety for the installation of sidewalks adjacent to public streets within the development;
- Surety for the installation of public trail within the development;
- A deed for Street Lot A to be dedicated as public street right-of-way;
- Legal documents to establish public easements for sanitary sewer, storm sewer, and public trail access;
- Storm Water Management Maintenance Facility Covenant and Permanent Easement Agreement for this property;
- Parkland Dedication Agreement

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the Final Plat, Aspire, to establish 26 lots for medium density residential development and 1 public street lot, subject to the applicant complying with all applicable City Code requirements.

Lead Staff Member: Brian Portz BP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	JBW
Agenda Acceptance	RZG

PUBLICATION(S) (if applicable)

Published In	n/a	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

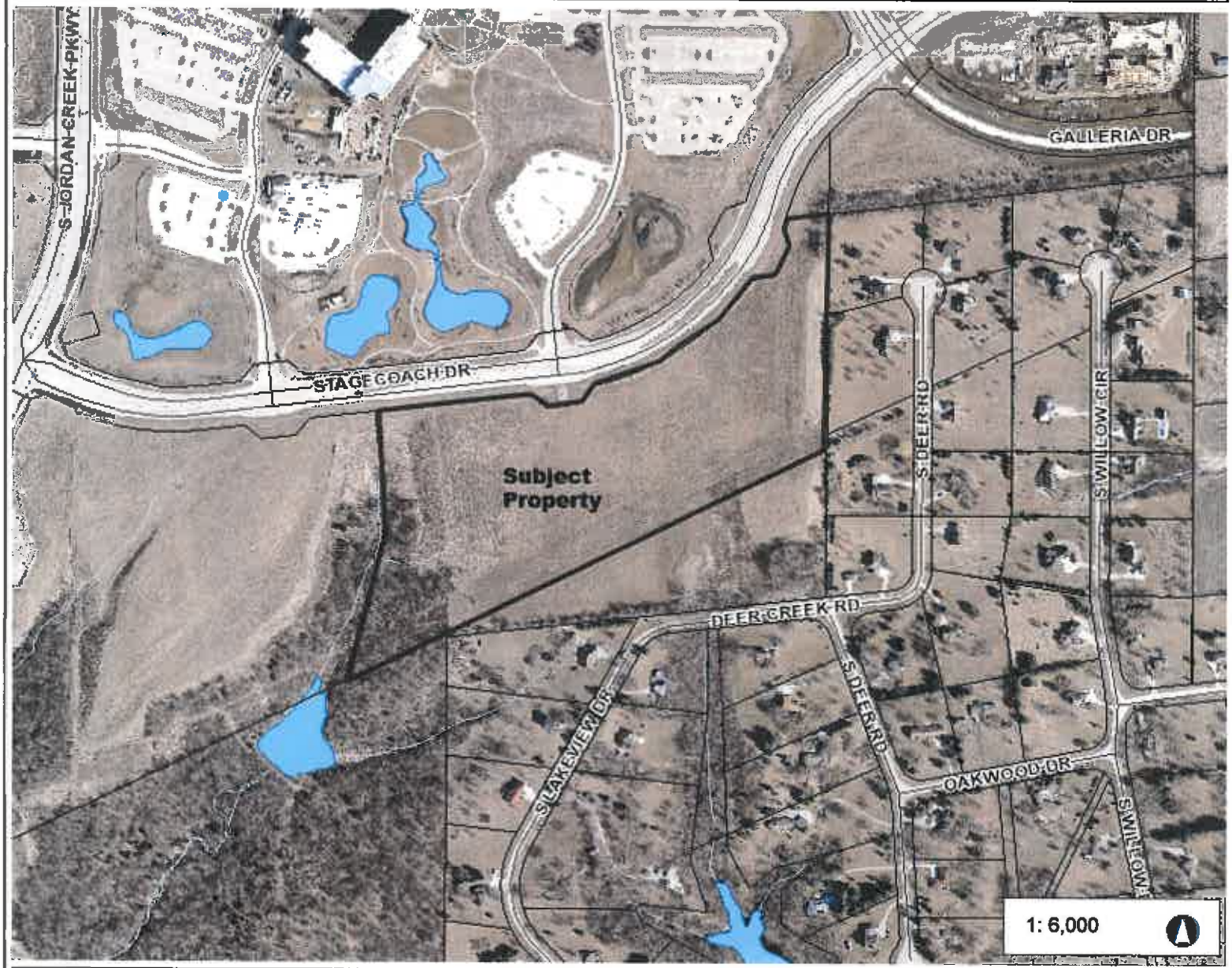
SUBCOMMITTEE REVIEW (if applicable)

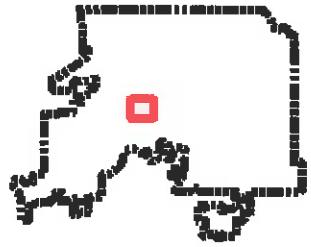
Committee	Development & Planning		
Date Reviewed	May 7, 2015		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Location Map
Exhibit II - Final Plat
Exhibit III - Resolution: Acceptance of Surety and Approval and Release of Final Plat
Exhibit A - Conditions of Approval
Exhibit B - Address Assignments

Aspire





Legend

- Parcels
- Parks
- Greenways

1,000.0 0 500.00 1,000.0 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT I

ASPIRE

FINAL PLAT

EXHIBIT II

VICINITY MAP

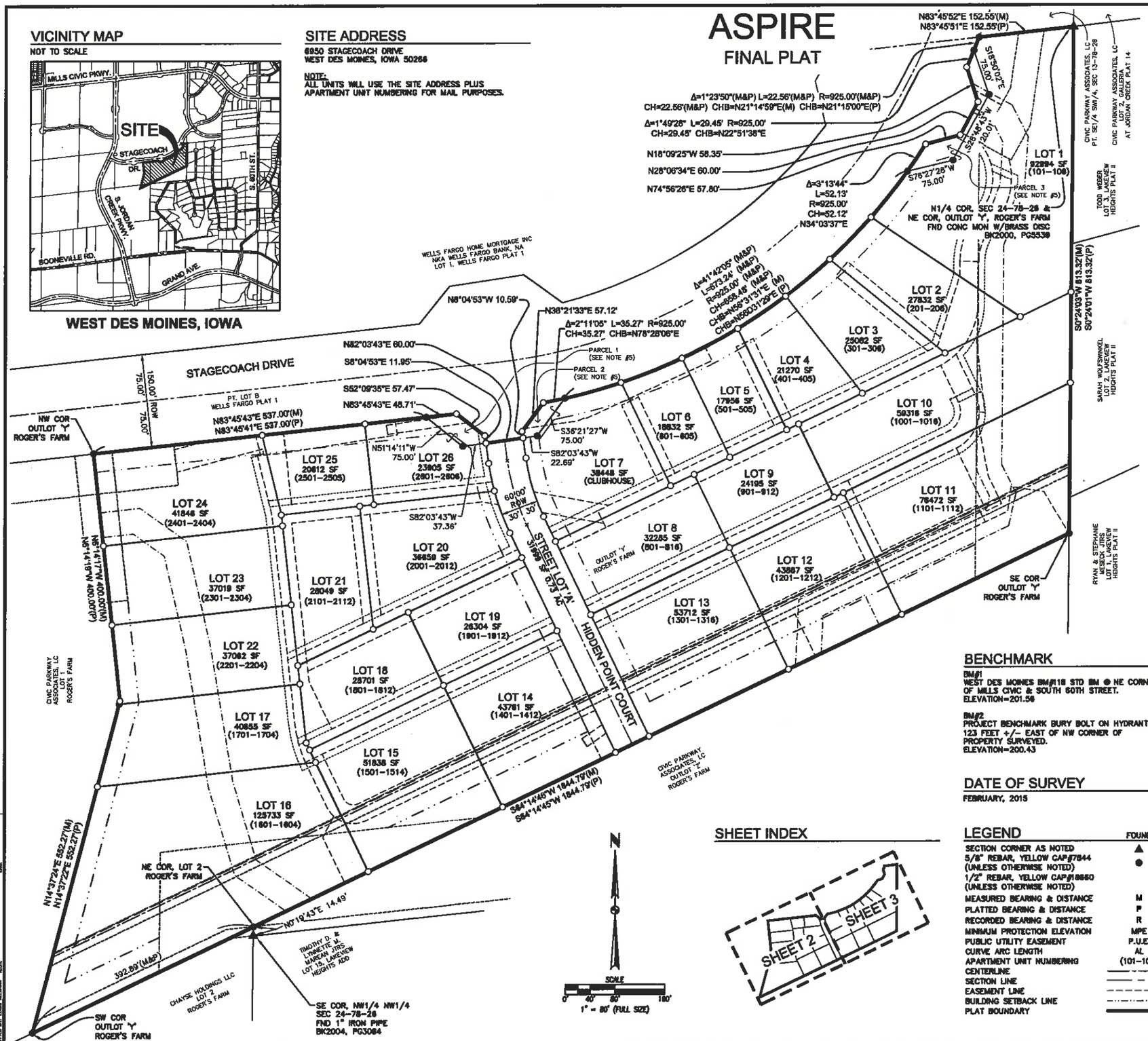
NOT TO SCALE

WEST DES MOINES, IOWA

SITE ADDRESS

6950 STAGECOACH DRIVE
WEST DES MOINES, IOWA 50266

NOTE:
ALL UNITS WILL USE THE SITE ADDRESS PLUS APARTMENT UNIT NUMBERING FOR MAIL PURPOSES.



SHEET INDEX

BENCHMARK

BM#1
WEST DES MOINES BM#118 STD BM @ NE CORNER OF MILLS CIVIC & SOUTH 60TH STREET.
ELEVATION=201.56

BM#2
PROJECT BENCHMARK BURY BOLT ON HYDRANT 123 FEET +/- EAST OF NW CORNER OF PROPERTY SURVEYED.
ELEVATION=200.43

DATE OF SURVEY

FEBRUARY, 2015

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, YELLOW CAP#7844 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
APARTMENT UNIT NUMBERING	(101-108)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

OWNER / DEVELOPER

ASPIRE RESIDENTIAL, LLC
C/O SIGNATURE REAL ESTATE SERVICES, INC.
12035 UNIVERSITY AVENUE, SUITE 101
CLIVE, IOWA 50325
PH: 515-221-9900

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT DESCRIPTION

PARCELS 1, 2 AND 3 AS SET FORTH IN THE VACATION ORDINANCE RECORDED IN BOOK 2015, PAGE 8176 BEING A PART OF LOT B, WELLS FARGO PLAT 1, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

OUTLOT 'Y', ROGER'S FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

PROPERTY CONTAINS 25.40 ACRES (1,106,424 SQUARE FEET).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ROGER'S FARM P.U.D.
- RM, RESIDENTIAL MEDIUM-DENSITY (MAXIMUM 12 DU/ACRE)

BULK REGULATIONS

2 STORY OR LESS
FRONT YARD SETBACK
(ALONG STAGECOACH DRIVE) = 30'
SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 35'

3 STORIES OR MORE
FRONT YARD SETBACK
(ALONG STAGECOACH DRIVE) = 50'
SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 50'

A 25' BUILDING SETBACK IS ALLOWED ALONG HIDDEN POINT ROAD AS LONG AS THE UNITS DO NOT FRONT (FACE) THE ROADWAY AND THE UNITS DO NOT EXCEED 3 STORIES.

COMPREHENSIVE PLAN LAND USE

MD - MEDIUM DENSITY RESIDENTIAL

NOTES

1. ALL BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
2. THE ERROR OF CLOSURE IS WITHIN ALLOWABLE LIMITS (1:10,000 FOR BOUNDARY, 1:5,000 FOR INDIVIDUAL LOTS).
3. ALL EASEMENTS ARE PROPOSED AND PUBLIC UNLESS OTHERWISE NOTED.
4. NO STRUCTURES OR FENCES SHALL BE INSTALLED IN A MANNER THAT WOULD IMPEDE STORM WATER FLOW IN EASEMENT AREAS.
5. THE UNDERLYING PARCELS 1, 2 & 3 ARE STAGECOACH DRIVE ROW VACATIONS SET FORTH IN THE VACATION ORDINANCE RECORDED IN BOOK 2015, PAGE 8176 AND APPROVED BY THE CITY OF WEST DES MOINES ON MAY 18, 2015 AND ARE NOW A PART OF THIS PLAT.

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PROFESSIONAL LAND SURVEYOR 18660 LOUIS M. KEEHAN, P.L.S. DATE

PRELIMINARY
NOT FOR CONSTRUCTION

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-3

REVISIONS	DATE
THIRD SUBMITTAL	06/08/15
SECOND SUBMITTAL	05/15/15
FIRST SUBMITTAL	04/28/15

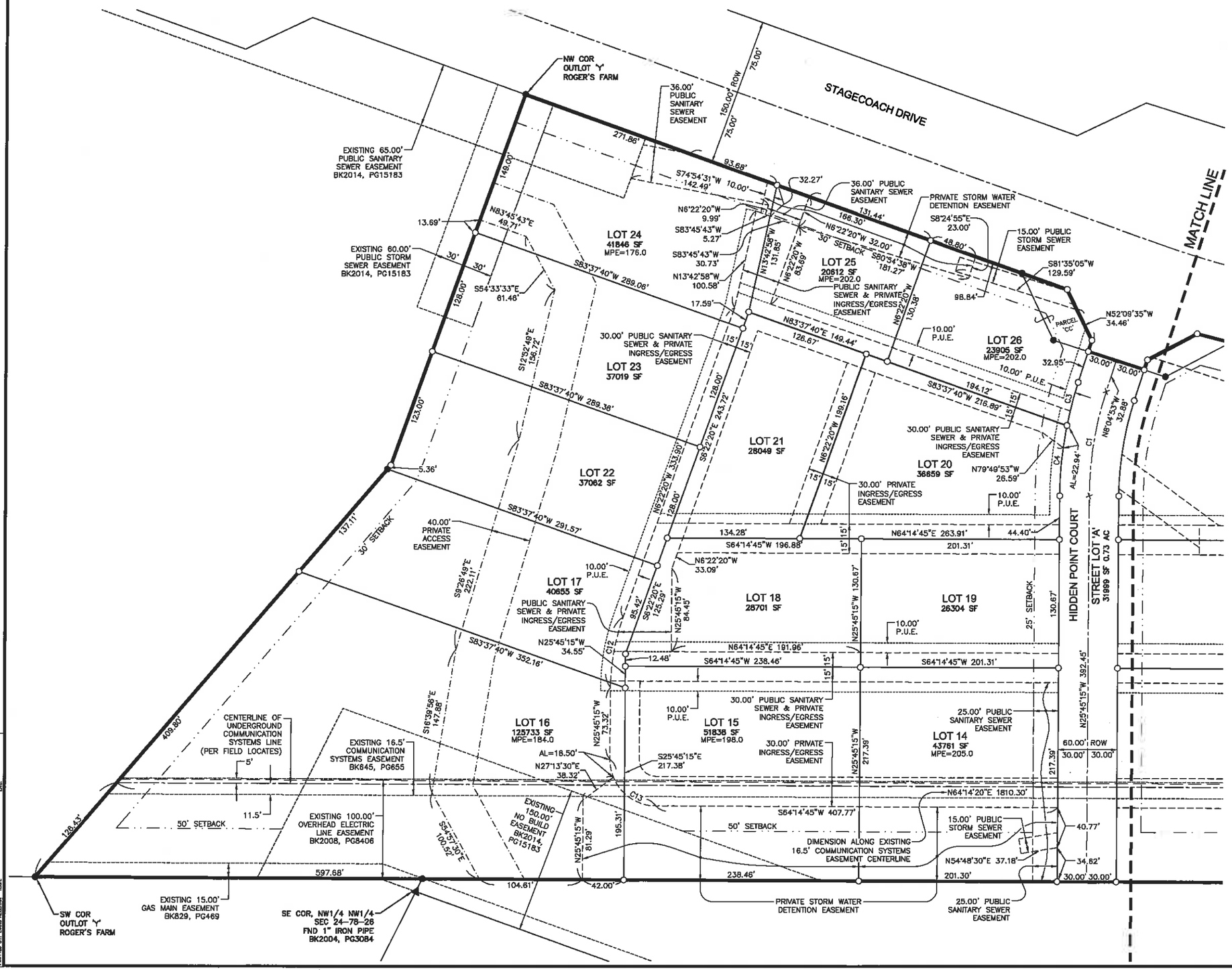
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ASPIRE
FINAL PLAT

1/3
1401.034

ASPIRE

FINAL PLAT



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, YELLOW CAP#7844 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	17°40'22"	350.00'	107.96'	N16°55'04"W	107.53'
C2	17°40'22"	320.00'	98.70'	S16°55'04"E	98.31'
C3	6°49'41"	380.00'	45.29'	N11°29'43"W	45.26'
C4	10°50'41"	380.00'	71.93'	N20°19'54"W	71.82'
C5	5°49'23"	925.00'	94.01'	S74°27'52"W	93.97'
C6	6°30'59"	925.00'	105.20'	S68°17'41"W	105.15'
C7	6°15'26"	925.00'	101.02'	S61°54'28"W	100.97'
C8	5°43'22"	925.00'	92.39'	S55°55'04"W	92.35'
C9	5°41'21"	925.00'	91.85'	S50°12'43"W	91.81'
C10	5°51'35"	925.00'	94.60'	S44°26'15"W	94.56'
C11	5°49'59"	925.00'	94.17'	S38°35'28"W	94.13'
C12	19°22'55"	215.00'	72.73'	N16°03'48"W	72.38'
C13	90°00'00"	47.00'	73.83'	N70°45'15"W	66.47'
C14	90°00'00"	35.00'	54.98'	N19°14'45"E	49.50'
C15	26°18'19"	65.00'	29.84'	N12°36'05"W	29.58'
C16	10°16'36"	85.00'	15.25'	N59°08'27"E	15.23'
C17	63°50'42"	115.00'	128.15'	N32°19'24"E	121.62'
C18	41°58'50"	115.00'	84.26'	N21°23'27"E	82.39'
C19	41°58'50"	85.00'	62.28'	S21°23'27"W	60.90'
C20	84°04'35"	85.00'	124.73'	N0°20'35"E	113.84'
C21	40°52'52"	115.00'	82.05'	S21°56'26"W	80.32'
C22	16°56'47"	115.00'	34.01'	S6°58'23"E	33.89'

REVISIONS	DATE
THIRD SUBMITTAL	06/08/15
SECOND SUBMITTAL	05/15/15
FIRST SUBMITTAL	04/28/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER:
TECH:
CIVIL DESIGN ADVANTAGE

ASPIRE
FINAL PLAT
WEST DES MOINES, IOWA

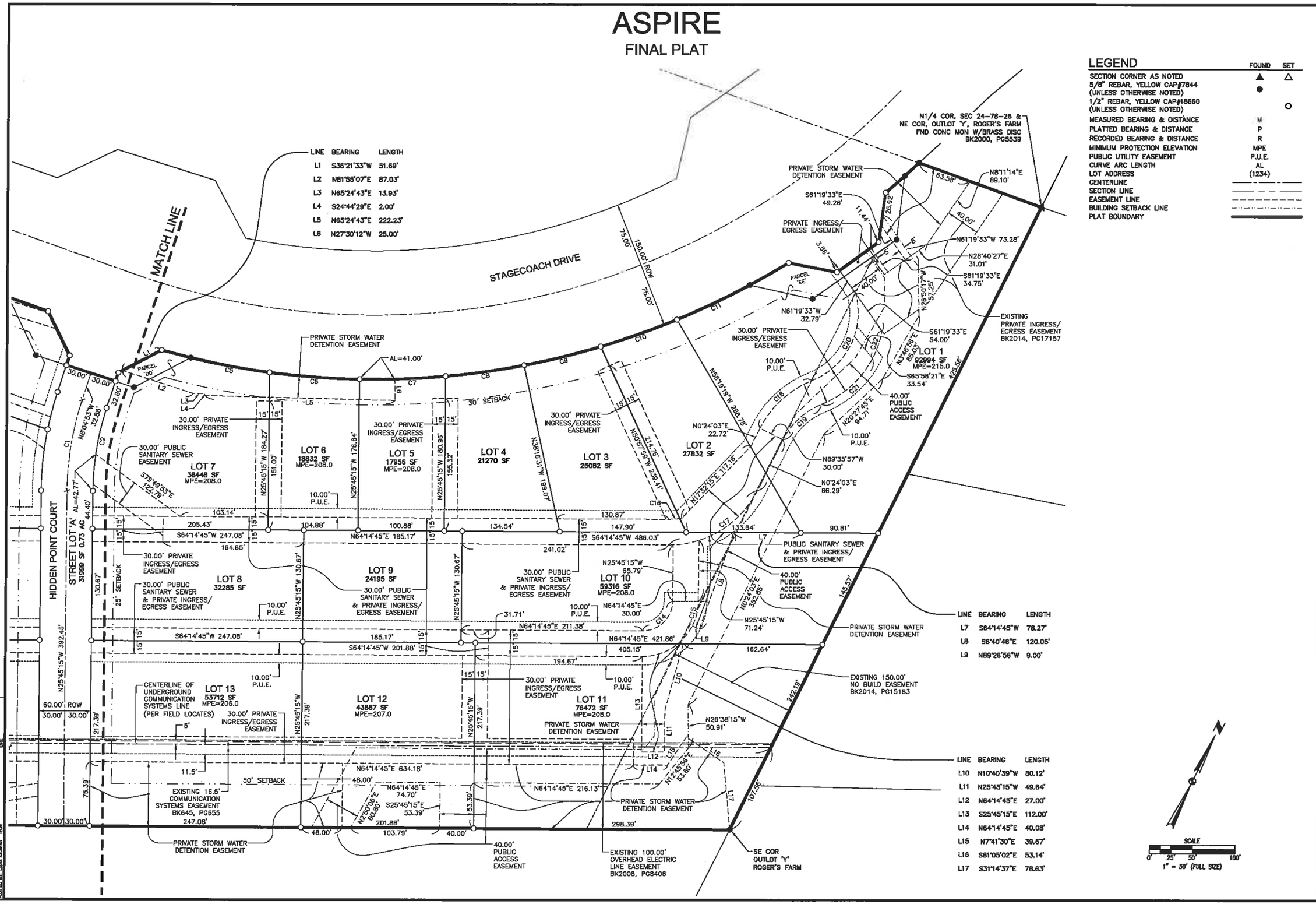
2/3

1401.034

FILE: H:\2014\1401034\DWG\1401034-FINAL-PLAT.DWG
PLOTTED: 6/4/2015 8:46 AM
PLOTTED BY: LUKE WEIRMAN
COMMENT:
DATE:

ASPIRE

FINAL PLAT



LINE	BEARING	LENGTH
L1	S36°21'33"W	51.69'
L2	N81°55'07"E	87.03'
L3	N65°24'43"E	13.93'
L4	S24°44'29"E	2.00'
L5	N65°24'43"E	222.23'
L6	N27°30'12"W	25.00'

LINE	BEARING	LENGTH
L7	S64°14'45"W	78.27'
L8	S6°40'48"E	120.05'
L9	N89°26'56"W	9.00'

LINE	BEARING	LENGTH
L10	N10°40'39"W	80.12'
L11	N25°45'15"W	49.64'
L12	N64°14'45"E	27.00'
L13	S25°45'15"E	112.00'
L14	N64°14'45"E	40.08'
L15	N7°41'30"E	39.67'
L16	S81°05'02"E	53.14'
L17	S31°14'37"E	78.63'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
5/8" REBAR, YELLOW CAP#7844 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW CAP#18660 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
PLATTED BEARING & DISTANCE	P	
RECORDED BEARING & DISTANCE	R	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

REVISIONS	DATE
THIRD SUBMITTAL	06/08/15
SECOND SUBMITTAL	05/15/15
FIRST SUBMITTAL	04/28/15

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
WEST DES MOINES, IOWA

ENGINEER:
TECH:

ASPIRE
FINAL PLAT

3/3

1401.034

FILE: N:\2014\1401034\DWG\1401034-FINAL-PLAT.DWG
PLOT DATE: 6/9/2015 9:48 AM
PLOTTED BY: MARK KEEBAUGH

EXHIBIT III

Prepared by: B. Portz, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, ACCEPTING SURETY IN LIEU OF ACCEPTANCE OF PUBLIC IMPROVEMENTS AND APPROVING AND RELEASING THE FINAL PLAT, ASPIRE (FP-002703-2015), FOR THE PURPOSE OF CREATING 26 LOTS FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENT AND 1 PUBLIC STREET LOT

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Aspire Residential, LLC, has requested approval for a Final Plat (FP-002703-2015) for that 25.2 acre site generally located South of Stagecoach Drive, East of Jordan Creek Parkway, West of S. 68th Street for the purpose of subdividing the property into 26 lots for medium density residential development and 1 public street lot to be dedicated to the City;

Legal Description
OUTLOT 'Y', ROGERS FARM, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Aspire and recommended approval on April 13, 2015, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Aspire that was reviewed and approved by the City Council on April 20, 2015, and;

WHEREAS, on June 15, 2015, this City Council held a duly-noticed meeting to consider the application for Final Plat (FP-002703-2015) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Aspire at their meeting on June 15, 2015, subject to any conditions of approval, and;

WHEREAS, the City Council did accept surety in lieu of acceptance of public improvements associated with the construction of Hidden Point Court, public sanitary sewer, and public storm sewer within the plat boundaries, and;

WHEREAS, the applicant has supplied a deed to the City of West Des Moines for Street Lot A to be dedicated as public street right-of-way, and;

WHEREAS, the necessary easements have been established for sanitary sewer, storm sewer, and public trail access, and;

WHEREAS, the City Council did accept surety for the construction of public sidewalks within the plat, and;

WHEREAS, the City Council did accept the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property, and;

WHEREAS, the City Council did accept the Parkland Dedication Agreement for the subject plat, and;

WHEREAS, the City Council approves of the address assignments indicated in attached Exhibit B;

WHEREAS, Aspire is zoned Roger's Farm Planned Unit Development (PUD) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, dated June 15, 2015, or as amended orally at the City Council hearing of June 15, 2015, are adopted.

SECTION 2. Final Plat, Aspire (FP-002703-2015) is approved, subject to compliance with all the conditions in the staff report, dated June 15, 2015, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 3. This resolution does release the Final Plat (FP-002703-2015) for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on June 15, 2015 and Roll Call No. _____.

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on June 15, 2015, among other proceedings, Roll Call No. _____ approved said plat on June 15, 2015, and released said Final Plat for recordation.

_____
Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of June, 2015.

_____
Steven K Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson
City Clerk

EXHIBIT A:
CONDITIONS OF APPROVAL

1. No Conditions.

EXHIBIT B:
ADDRESS ASSIGNMENTS

Site address = 6950 Stagecoach Drive, WDM, 50266

Unit Addresses =

Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 101
Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 102
Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 103
Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 104
Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 105
Aspire development – Lot 1, Building 100	6950 Stagecoach Drive Apt 106
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 201
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 202
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 203
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 204
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 205
Aspire development – Lot 2, Building 200	6950 Stagecoach Drive Apt 206
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 301
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 302
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 303
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 304
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 305
Aspire development – Lot 3, Building 300	6950 Stagecoach Drive Apt 306
Aspire development – Lot 4, Building 400	6950 Stagecoach Drive Apt 401
Aspire development – Lot 4, Building 400	6950 Stagecoach Drive Apt 402
Aspire development – Lot 4, Building 400	6950 Stagecoach Drive Apt 403
Aspire development – Lot 4, Building 400	6950 Stagecoach Drive Apt 404
Aspire development – Lot 4, Building 400	6950 Stagecoach Drive Apt 405
Aspire development – Lot 5, Building 500	6950 Stagecoach Drive Apt 501
Aspire development – Lot 5, Building 500	6950 Stagecoach Drive Apt 502
Aspire development – Lot 5, Building 500	6950 Stagecoach Drive Apt 503
Aspire development – Lot 5, Building 500	6950 Stagecoach Drive Apt 504
Aspire development – Lot 5, Building 500	6950 Stagecoach Drive Apt 505
Aspire development – Lot 6, Building 600	6950 Stagecoach Drive Apt 601
Aspire development – Lot 6, Building 600	6950 Stagecoach Drive Apt 602
Aspire development – Lot 6, Building 600	6950 Stagecoach Drive Apt 603
Aspire development – Lot 6, Building 600	6950 Stagecoach Drive Apt 604
Aspire development – Lot 6, Building 600	6950 Stagecoach Drive Apt 605
Aspire development – Lot 7, Clubhouse	6950 Stagecoach Drive Bldg 700
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 801
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 802
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 803

Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 804
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 805
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 806
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 807
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 808
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 809
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 810
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 811
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 812
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 813
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 814
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 815
Aspire development – Lot 8, Building 800	6950 Stagecoach Drive Apt 816
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 901
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 902
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 903
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 904
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 905
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 906
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 907
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 908
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 909
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 910
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 911
Aspire development – Lot 9, Building 900	6950 Stagecoach Drive Apt 912
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1001
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1002
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1003
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1004
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1005
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1006
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1007
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1008
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1009
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1010
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1011
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1012
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1013
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1014
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1015
Aspire development – Lot 10, Building 1000	6950 Stagecoach Drive Apt 1016

Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1101
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1102
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1103
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1104
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1105
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1106
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1107
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1108
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1109
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1110
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1111
Aspire development – Lot 11, Building 1100	6950 Stagecoach Drive Apt 1112
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1201
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1202
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1203
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1204
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1205
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1206
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1207
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1208
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1209
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1210
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1211
Aspire development – Lot 12, Building 1200	6950 Stagecoach Drive Apt 1212
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1301
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1302
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1303
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1304
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1305
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1306
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1307
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1308
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1309
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1310
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1311
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1312
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1313
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1314
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1315
Aspire development – Lot 13, Building 1300	6950 Stagecoach Drive Apt 1316
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1401

Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1402
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1403
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1404
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1405
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1406
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1407
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1408
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1409
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1410
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1411
Aspire development – Lot 14, Building 1400	6950 Stagecoach Drive Apt 1412
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1501
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1502
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1503
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1504
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1505
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1506
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1507
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1508
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1509
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1510
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1511
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1512
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1513
Aspire development – Lot 15, Building 1500	6950 Stagecoach Drive Apt 1514
Aspire development – Lot 16, Building 1600	6950 Stagecoach Drive Apt 1601
Aspire development – Lot 16, Building 1600	6950 Stagecoach Drive Apt 1602
Aspire development – Lot 16, Building 1600	6950 Stagecoach Drive Apt 1603
Aspire development – Lot 16, Building 1600	6950 Stagecoach Drive Apt 1604
Aspire development – Lot 17, Building 1700	6950 Stagecoach Drive Apt 1701
Aspire development – Lot 17, Building 1700	6950 Stagecoach Drive Apt 1702
Aspire development – Lot 17, Building 1700	6950 Stagecoach Drive Apt 1703
Aspire development – Lot 17, Building 1700	6950 Stagecoach Drive Apt 1704
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1801
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1802
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1803
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1804
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1805
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1806
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1807
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1808

Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1809
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1810
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1811
Aspire development – Lot 18, Building 1800	6950 Stagecoach Drive Apt 1812
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1901
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1902
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1903
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1904
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1905
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1906
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1907
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1908
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1909
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1910
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1911
Aspire development – Lot 19, Building 1900	6950 Stagecoach Drive Apt 1912
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2001
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2002
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2003
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2004
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2005
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2006
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2007
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2008
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2009
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2010
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2011
Aspire development – Lot 20, Building 2000	6950 Stagecoach Drive Apt 2012
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2101
Aspire development –Lot 21, Building 2100	6950 Stagecoach Drive Apt 2102
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2103
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2104
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2105
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2106
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2107
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2108
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2109
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2110
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2111
Aspire development – Lot 21, Building 2100	6950 Stagecoach Drive Apt 2112
Aspire development – Lot 22, Building 2200	6950 Stagecoach Drive Apt 2201

Aspire development – Lot 22, Building 2200	6950 Stagecoach Drive Apt 2202
Aspire development – Lot 22, Building 2200	6950 Stagecoach Drive Apt 2203
Aspire development – Lot 22, Building 2200	6950 Stagecoach Drive Apt 2204
Aspire development – Lot 23, Building 2300	6950 Stagecoach Drive Apt 2301
Aspire development – Lot 23, Building 2300	6950 Stagecoach Drive Apt 2302
Aspire development – Lot 23, Building 2300	6950 Stagecoach Drive Apt 2303
Aspire development – Lot 23, Building 2300	6950 Stagecoach Drive Apt 2304
Aspire development – Lot 24, Building 2400	6950 Stagecoach Drive Apt 2401
Aspire development – Lot 24, Building 2400	6950 Stagecoach Drive Apt 2402
Aspire development – Lot 24, Building 2400	6950 Stagecoach Drive Apt 2403
Aspire development – Lot 24, Building 2400	6950 Stagecoach Drive Apt 2404
Aspire development – Lot 25, Building 2500	6950 Stagecoach Drive Apt 2501
Aspire development – Lot 25, Building 2500	6950 Stagecoach Drive Apt 2502
Aspire development – Lot 25, Building 2500	6950 Stagecoach Drive Apt 2503
Aspire development – Lot 25, Building 2500	6950 Stagecoach Drive Apt 2504
Aspire development – Lot 25, Building 2500	6950 Stagecoach Drive Apt 2505
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2601
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2602
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2603
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2604
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2605
Aspire development – Lot 26, Building 2600	6950 Stagecoach Drive Apt 2606