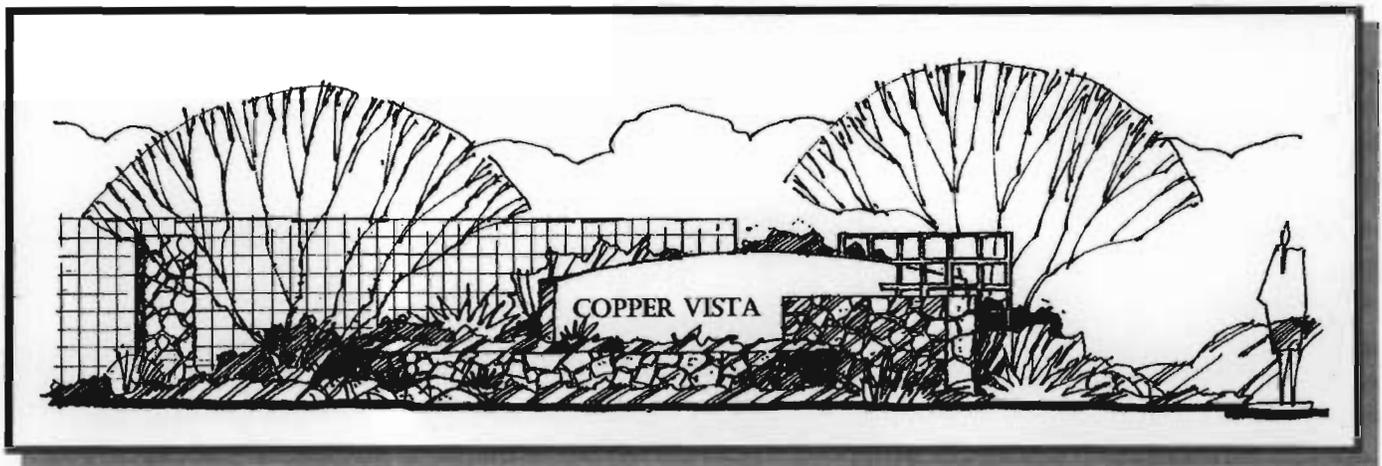


Copper Vista



**Final Development Plan
and
Development Guide
for a
Planned Area Development
Located at the Northwest Corner of
Val Vista Boulevard and Pinal Avenue
City of Casa Grande Case No. CGPZ-33-00**

Copper Vista

Final Development Plan and Development Guide for a Planned Area Development Located at the Northwest Corner of Val Vista Boulevard and Pinal Avenue

October 2000

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Copper Vista

Final Development Plan and Development Guide for a Planned Area Development

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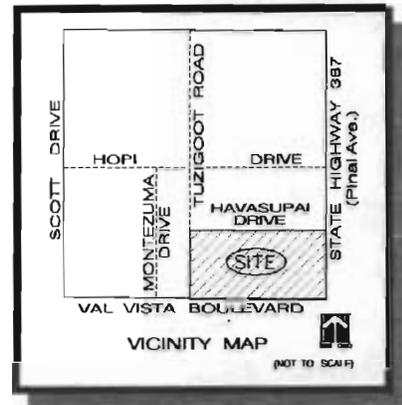
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Copper Vista

Final Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Copper Vista is a proposed 80-acre residential and commercial development by Dietz-Crane Homes. The proposed project is located at the northwest corner of Val Vista Boulevard and Pinal Avenue (State Highway 387). This Development Guide is being submitted to the City of Casa Grande as a supplement to the Zoning application and is intended to demonstrate the quality of subdivision design and housing product Dietz-Crane Homes intends to build within their new community. They are excited about setting the standards for future development along the Val Vista Boulevard corridor, and have designed a high quality, mixed-use community as this document will illustrate.



The purpose of the zoning application is to request a zone change for the **Copper Vista** site from UR (Urban Ranch) to Planned Area Development (PAD).

This PAD will contain both residential and commercial uses. Commercial uses are proposed at the intersection of Pinal Avenue and Val Vista Boulevard. A commercial use is proposed on this corner as the site is located at the first major intersection off Interstate 10 as a motorist enters the Casa Grande area. Additionally, Val Vista serves as the first major east-west road in the north Casa Grande area, offering residents to the east and west of Pinal Avenue access to Interstate 10 via Pinal Avenue. Finally, it is anticipated that the existing crossing of Val Vista Boulevard over Interstate 10 will be replaced with an intersection in the future.

In regard to residential uses, the intervening area between the proposed commercial uses and the existing low-density residential uses offers an ideal location to place medium and low-density residential uses. The future availability of sewer, and the

existing availability of water will offer the 'urban-type' services necessary to sustain this type of development.

2.0 Land Use Plan/ Preliminary Development Plan/ Project Description

Dietz-Crane is proposing a high quality, mixed-use community within the City of Casa Grande. The proposed community will consist of 206 site-built, single-family detached homes and a 19.5-acre commercial shopping center. It has been designed with two residential land use categories, offering a mix of housing opportunities, income levels and lifestyles within one community. Parcels A and C will contain lots with a minimum area of 5,500 square feet and a 50' x 110' minimum lot size. Parcel B will contain lots with a minimum lot area of over 7,700 square feet

Parcel/ Land Use	Minimum Lot Square Footage	Average Lot Square Footage	Maximum Lot Square Footage
A/MDR	5,500	6,379	11,335
B/LDR	7,700	8,512	13,434
C/MDR	5,500	6,146	7,550

Land Use Designation	Yield	Percentage of Total Yield
MDR	127	61%
LDR	79	39%
Total	206	100%

and a 70' x 110' minimum lot size. The average lot square footages by land use category are 6,294 and 8,512 square feet respectively. As illustrated in Table 1, both the average and maximum lot square footages within each parcel significantly exceeds the minimum lot square footages requested. This table also illustrates the wide range of lot sizes available within each land use category. Table 2 illustrates the percentage of the project's yield by land use designation.

2.1 Residential Subdivision Design

Dietz-Crane Home's goal is to design a community with visual interest and distinctive character and identity. The design of the subdivision is critical to the success of a "visually diverse" community. **Copper Vista** has been designed with numerous cul-de-sacs, curvilinear streets, and centralized, useable and highly visible open space. The local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic calming measure. Cul-de-sacs and short loop roads have been designed extensively to create mini-neighborhoods within the overall community. To maximize visual impact for the overall community, many of the local streets are single-

loaded adjacent to open space areas. In addition, to encourage the use and supervision of shared open space, many cul-de-sacs open-up to and roads terminate with views into open space areas. Numerous connector streets allow easy access to the various neighborhoods. Major access into **Copper Vista** from Val Vista Boulevard is designed with generous landscaped tracts and terminates with a view into a centralized open space area. All corner lots are designed with a landscape tract adjacent to the street to be maintained by the master homeowner's association. This will improve the overall appearance of the community as well as create a unifying theme. In addition, Dietz-Crane Homes has designed attractive entry monumentation and theme wall design as illustrated within this document.

Over 14 acres of open space is proposed within **Copper Vista** to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to over 23% of the residential portion of the project and 17.4% of the total site. The open space areas were designed to retain storm water generated on the site as well as being strategically located for high visibility. In addition, an existing wash running diagonally through the site will remain in its natural condition. A concrete pathway will meander along the wash banks as illustrated on Exhibit 4/4 of this document. The main entry from Val Vista Boulevard is located adjacent to the natural wash and open space in order to create a dramatic entry to the project. The entry from Havasupai Drive also terminates with a view into the centralized open space. In addition, numerous interior roads terminate with views into open space areas. The open space is centralized as much as possible for maximum use by **Copper Vista** residents. These open spaces are connected by a series of pedestrian pathways and bike paths which serve to physically and visually tie the neighborhoods together as a community.

A number of recreational amenities are proposed as illustrated on the site plan and master landscape plan Exhibit 1/4. Proposed amenities are centralized as much as possible and include two children's play area, two shade ramadas, picnic tables and barbeques. The southern-most tot lot adjacent to the natural wash will be enclosed by a wrought iron fence in order to discourage children from accessing Val Vista Boulevard. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. Final

landscape and amenity plans are subject to review and approval of the City's Planning Director.

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer prior to occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants, ground covers, and vines. Decomposed granite or river rock will cover all exposed areas. A variety of front yard landscape designs shall be provided to create visual diversity along the street scene.

2.2 Commercial Shopping Center Development

Approximately 19.5 acres of the site, along the Pinal Avenue frontage, is proposed for a commercial shopping center with uses limited in intensity and characteristics to the B-2 (General Business) and CO (Commercial Office) zoning districts.

This portion of the subject site is presently vacant desert, with the exception of three existing billboard-type (off premise) signs. The owner(s) agree to remove these 'billboard' signs within six (6) months of final zoning approval of the project.

The site is presently designated for Community Business uses on the recently-approved update/amendment to the Casa Grande General Plan for the site (under case CGPZ-64-99). The exact layout and site plan of the commercial portion of the development is not known at this time. Uses within the commercial parcel shall be limited to indoor retail, office, and professional service uses allowed in the City's B-2 and CO zoning districts. The indoor requirement shall not exclude garden sales areas or incidental outdoor eating areas or drive-thru's associated with an otherwise allowable use. Setbacks and building heights will be per the B-2 zone standards.

The development of any portion or phase of this commercial shopping center area will undergo the Major Site Plan review process. The Major Site Plan review process, which involves review and recommendation by the Planning Department staff and review and approval by the Casa Grande Planning and Zoning Commission, addresses issues such as site design and layout, building design and appearance, access, signs, lighting, landscaping, parking arrangement, etc.

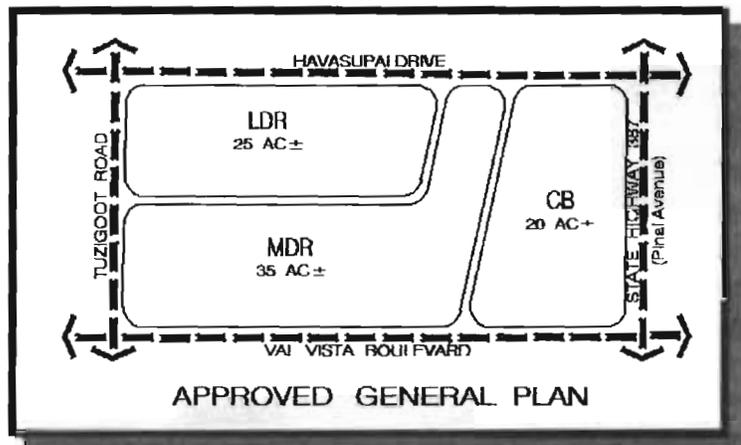
As a basis for the development of the commercial shopping center site, the following development performance standards will be applied for any phase or portion of the development:

- All buildings and structures within the commercial shopping center will use exterior treatments and colors designed to be compatible with the adjacent residential development.
- All four exterior elevations of any detached ('pad') building will be finished.
- A minimum setback of 45-foot will be maintained along the west and north boundaries of the commercial shopping center site, between any building within the commercial shopping center and the property line of any adjacent residential lot/use. Circulation areas, parking areas, loading areas and trash dumpster enclosures may be allowed to be placed in this setback area, but will maintain minimum B-2 setbacks and a 15-foot setback from the commercial boundary.
- The site will be screened from the proposed adjacent residential uses (to the west) by an 8-foot high block wall as illustrated on the Development Plan and the Wall Exhibit. A minimum 15-foot wide landscaping buffer placed along the commercial side of the wall will be designed and will be landscaped with screening plant material such as trees or shrubs.
- Trash compactors and loading areas will be located and screened so as to minimize potential noise to adjacent residential uses.
- A coordinated landscape plan and landscaping theme will be utilized throughout the entire commercial shopping center site.
- Driveway locations and roadway improvements will be determined in cooperation with ADOT and/or the City of Casa Grande. The commercial parcel shall have limited vehicular access from/to Havasupai Drive.
- Continuous vehicular connectivity via cross-access easements and shared parking is required within the commercial parcel. Parking and loading requirements will be in accordance with Zoning Ordinance requirements (including provisions for handicapped-accessible spaces).
- All on-site circulation, drive areas and parking areas are to be paved and landscaped, with concrete vertical curbing provided. Parking area screening will be in accordance with City of Casa Grande requirements.

- Sign structures will be designed to be compatible with the buildings within the commercial shopping center. Detached signs will be limited to low profile, monument-style signs. Prior to the approval of any Major Site Plans for the PAD, the developer/builder shall submit for the review and approval of the Planning Director and the Planning and Zoning Commission a Comprehensive Sign Guide for the PAD. The Plan will set forth the requirements for sign locations, heights, styles, sizes, areas, colors, designs, lighting, and other pertinent issues.
- On-site lighting will be designed so as to not 'fall' onto adjacent residential uses and will comply with the City's Light Control Ordinance.
- The first commercial Major Site Plan request shall be required to submit a conceptual (final if request if for full parcel) site plan layout, meeting the approval of the Planning and Zoning Commission, for the entire commercial parcel.

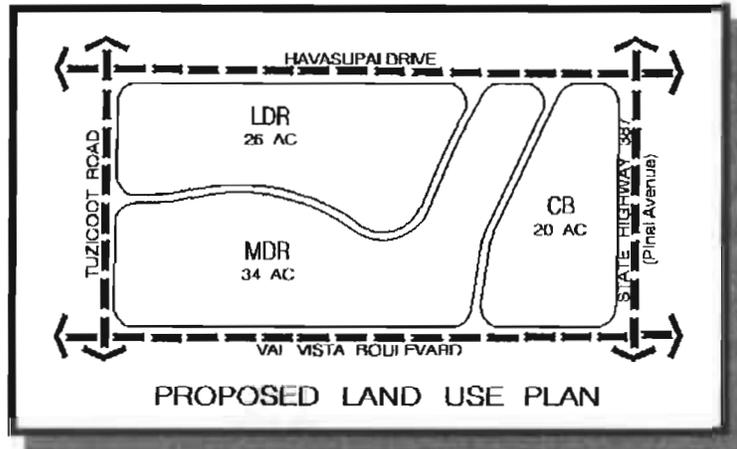
3.0 Conformance to Adopted Land Use Plans

At Dietz-Crane Home's request, the site has recently been included as an update/amendment to the Casa Grande General Plan (under application CGPZ-64-99). The Mayor and City Council of Casa Grande approved the General Plan update/amendment, on August 2, 1999, by designating



the site for commercial, low-density residential and medium-density residential development. Stipulations were placed by the City Council that the medium-density residential portion of the site not exceed 6 dwelling units per acre, and that the medium-density residential portion of the site be no larger (in area) than 35 acres. As proposed, the Planned Area Development application matches both the area and the intensity/type of use approved in the Casa Grande General Plan. A copy of the approved Land Use Plan for the subject site is included with this document as Exhibit B.

As demonstrated in this application, **Copper Vista** has a overall gross density of 2.6 dwelling units per acre and the residential portion of the project is at a gross density of 3.4 dwelling units per acre. The residential portion of this PAD that



indicates lot sizes of less than 7,000 square feet is 34.6 acres in size which is less than the 35 acres allowed per the Council stipulations. Furthermore, Dietz-Crane Homes is requesting densities of 3.6-3.8 dwelling units per acre on the medium-density residential portion of the site although the Casa Grande City Council allowed up to 6 dwelling units per acre density.

The subject site is discussed within City of Casa Grande Municipal Airport – Airport Master Plan, which was adopted in 1987 and amended in 1998. Within the Airport Master Plan, the subject site is indicated as likely to develop with residential and commercial land uses similar to those that are requested in this application. The Airport Master Plan also indicates that the subject site is not located within any noise contours. Even so, the property owner and Dietz-Crane Homes proposes that, as added protection to the City and the airport, disclosure language will be placed on all plats, deeds, sales agreements, titles and/or leases that puts the potential property owner/lessee on notice regarding the proximity of the airport, the operations of the airport, that the City of Casa Grande has plans for the future expansion of the Airport, that the subject site is within recognized air traffic patterns, and that there is the potential for noise associated with airport operations and activities.

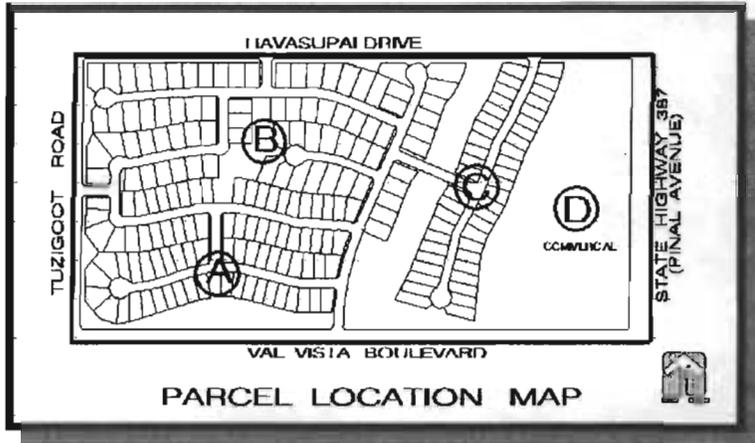
The owner(s) of the property shall record an aviation easement, which shall provide notice of the proximity and activity of the Casa Grande Municipal Airport, on the subject property prior to any transfer of ownership of the property. In addition, the owner(s) of the property shall disclose to any buyer, including individual residential buyers, the proximity of the Casa Grande Municipal Airport, its runways and flight paths. The disclosure will also state the general type of aircraft operating at the airport, current

activity levels at the airport, projected growth figures for the types of aircraft and activity levels of the airport, and the fact that the Casa Grande Municipal Airport operates 24 hours a day each day of the week. The disclosure shall appear in both the Department of Real Estate Public Report and in a separate document acknowledged by each buyer. One copy of said separate document shall be signed by the buyer and shall be sent to the attention of the City of Casa Grande Airport Manager.

4.0 Existing Site Conditions

As shown on the vicinity map, **Copper Vista** consists of approximately 80 acres located at the northwest corner of Val Vista Boulevard and State Highway 387 (Pinal Avenue). The legal description of the project site is attached as Exhibit A. The site is presently undeveloped, with no improvements (other than three existing billboards along the Pinal Avenue frontage, which are to be removed upon development of the commercial portion of the site).

The site drains toward an existing shallow wash that runs roughly north-south approximately 1/6 of a mile to the west of Pinal Avenue, and comprises approximately 2.75 acres of the site. This



wash will be maintained as open space and utilized for a multi-use pathway. The site has an approximate slope of 0.6%.

Overhead electrical/utility lines, belonging to the Arizona Public Service, exist along the Pinal Avenue and Val Vista Boulevard frontages of the subject site. These existing overhead utility lines (69 kV) will remain, but may be relocated as necessary. Any utilities running through the site, must be placed underground, unless otherwise approved by the City Council.

5.0 Relationship to Surrounding Properties

The primary character of the area is scattered single-family residential uses on one-plus acre lots and vacant desert. The character of the surrounding properties are as follows:

- Areas to the north are scattered single-family residential uses and undeveloped/vacant desert. Zoned GR (General Rural) and under the jurisdiction of Pinal County. A regional drainage channel runs diagonally into and under the Pinal Avenue/Val Vista Boulevard intersection.
- Areas to the east (across Pinal Avenue/State Route 387) are primarily used for agricultural purposes except for an existing RV park.
- Areas to the south (across Val Vista Boulevard) are undeveloped/vacant desert, are located within the City of Casa Grande, and are zoned I-1 (Light/Garden Industrial). Further to the south is the Casa Grande Airport. The regional drainage channel runs from under the intersection and southwestward to the north branch of the Santa Cruz Wash/River.
- Areas to the west of **Copper Vista** primarily consist of scattered single-family residential uses and undeveloped/vacant desert. Zoned GR (General Rural), and under the jurisdiction of Pinal County.

6.0 Accessibility

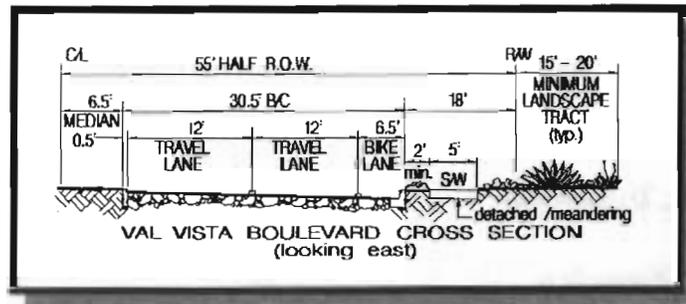
The principal access to **Copper Vista** is from Pinal Avenue (also known as State Route 387), which is a paved four-lane roadway adjacent to the eastern boundary of the site. Pinal Avenue offers access to Interstate 10 at an interchange (rural-type) located approximately 3 miles to the north. Going south from the site, Pinal Avenue travels past the Casa Grande Municipal Airport and into the City of Casa Grande. As a state highway (S.R. 387), Pinal Avenue is under the jurisdiction of the Arizona Department of Transportation.

Secondary access to **Copper Vista** is via Val Vista Boulevard (west from Pinal Avenue), which is presently paved as a two-lane roadway adjacent to the southern boundary of the site.

7.0 Circulation System and Street Improvements

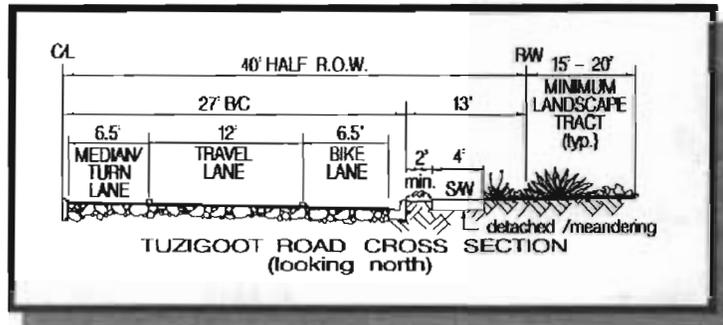
Prior to the approval of the Final Plat, a comprehensive traffic study meeting the approval of the City Engineer, will be submitted and reviewed by the City. This study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generated by **Copper Vista**. A Preliminary Traffic Impact Study will be submitted to the City under separate cover.

The developer will be responsible for the engineering and construction of the north half of Val Vista Boulevard adjacent to **Copper Vista**. Val Vista



Boulevard is currently a paved a two-lane roadway adjacent to the south-side of the site. The developer will dedicate 55-foot half right of way and install paving, curb, gutter, median, striped bike lane, 5-foot wide sidewalk, and landscaping within the right of way. Cross-sections and striping plans for arterial and collector roadways are subject to the review and approval of the City

Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon

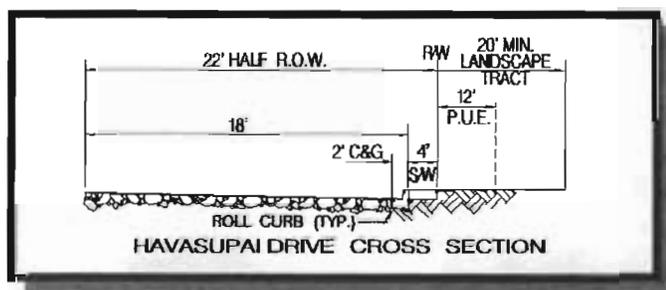


completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within right-of-way. Maintenance of median landscaping to be the responsibility of the City of Casa Grande upon installation and acceptance. If Val Vista Boulevard is improved as part of the Copper Mountain Ranch development, the property owner shall participate pro-rata for it's share in any payback device for roadway improvements which are done by Copper Mountain Ranch.

The developer will be responsible for the engineering and construction of the east half of Tuzigoot Road adjacent to **Copper Vista**. They will dedicate 40-foot half right of way and install paving, curb, gutter, 4-foot wide sidewalk, and landscaping within the right of way. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping. Upon review and approval of the final transportation study for this PAD, the City Engineer may allow the developer/builder to construct Tuzigoot Road to a modified collector standard instead of a full 80-foot wide collector. Should the roadway section be reduced, the excess land shall be used for increased open space and landscaping.

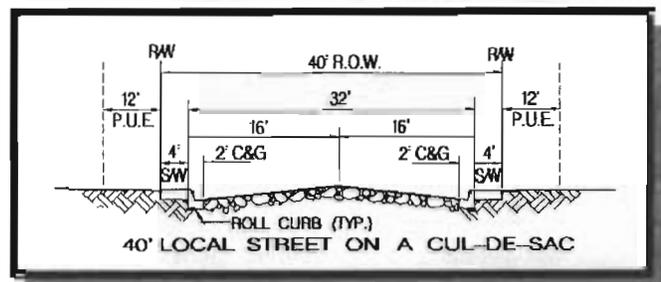
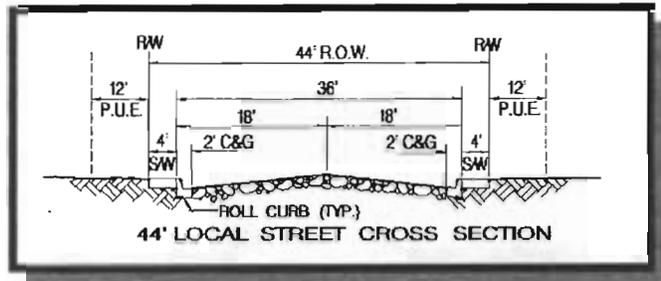
Pinal Avenue rights-of-way dedication and street improvements are existing. The road is currently a 4-lane paved roadway adjacent to the eastern boundary of the site. Dietz-Crane Homes does not anticipate further construction responsibilities except that the developer/builder shall be responsible for the addition of a five-foot wide detached and meandering concrete sidewalk, curb and gutter, and street frontage landscaping adjacent to Pinal Avenue upon development of the commercial parcel. All work within the State right of way is subject to ADOT approval. Maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within the right-of-way. The existing median is currently landscaped and maintenance of median landscaping is the responsibility of the City of Casa Grande. The raised center median existing within Pinal Avenue has 'cuts' at the Val Vista Boulevard and Havasupai Drive alignments. An additional median cut may be proposed to allow for left-hand turns only for north-bound traffic into the commercial property parcel. This modification will be coordinated with ADOT and the City Engineer and is subject to the review and approval of the City Planning and Zoning Commission.

The developer will be responsible for the engineering and construction of the south half of Havasupai Drive adjacent to **Copper Vista**. They will dedicate 22-foot half right of way and install paving, curb, gutter, 4-foot wide sidewalk, and a 20-foot minimum landscape tract adjacent to the right of way. Upon completion of construction, maintenance of improvements within right-of-way will



be the responsibility of the City of Casa Grande except for the maintenance of landscaping.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Copper Vista**. They will dedicate 44-foot right-of-way and 40-foot right-of-way respectively as a function of neighborhood traffic needs. Use of the 40-foot wide right-of-way will be restricted to cul-de-sac streets with limited trip generation characteristics. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande. All street names are subject to the review and approval of the City Building Division.



8.0 Public Facilities

Police and fire protection will be provided by the City of Casa Grande. Refuse collection will be provided by the City of Casa Grande.

Copper Vista is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school facility is located approximately 2 miles away, at the intersection of McCartney and Trezell Roads.

A proposed elementary school site is proposed within the **Gila Buttes** development by Dietz-Crane Homes located approximately one mile west of **Copper Vista**. The Casa Grande Elementary School District has agreed to the proposed location as a future elementary school. Dietz-Crane and the school district is negotiating as to the timing of

the actual development of the school and the terms of the dedication to the school district.

This residential development will include usable open space areas and other passive and active recreational activities and amenities as noted previously throughout this document. In addition to these amenities, the Dave White Regional Park is located approximately 2 miles to the south of **Copper Vista**. No other public recreational areas or parks exist near the site.

9.0 Phasing Plan

The project will be developed in multiple phases in accordance with the Phasing Plan as shown on Exhibit C. The phasing schedule is preliminary at this time and is subject to modifications depending on market trends. Prior to the approval of any subdivision final plats or Major Site Plans for this PAD, the developer/builder shall submit a detailed phasing plan, meeting the approval of the City Engineer and Planning Director, for the completion of all required improvements.

10.0 Utilities

All utilities running through the site or any utilities that need to be relocated/provided for the development of the site, must be placed underground unless otherwise approved by the City Council. Sewer facilities, street lights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

The City of Casa Grande's sewer facilities that will serve this site consists of an existing 27-inch sewer line located on the Thornton Road alignment approximately 2 ½ miles southwest of **Copper Vista**. The preliminary sewer analysis indicates that the demand generated by **Copper Vista** will be satisfied by an 8-inch diameter main with a minimum slope of 0.45 percent. It is the developers intent to construct this 8-inch line south of the existing terminus of the

27-inch main in conjunction with the first phase of this project. The conceptual sewer collection system is illustrated on the Conceptual Sewer Design Report to be submitted under separate cover. Final Sewer Reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project. Sewer capacity shall not be reserved for any parcel until either a Final Subdivision Plat (not PAD Plat) or Major Site Plan is approved for the subject parcel.

10.2 Potable Water

Potable water for **Copper Vista** will be provided by the Arizona Water Company. The company's water system will serve the site with an existing 12" water line located in Val Vista Boulevard along the south boundary of the site. See Preliminary Water Design Report submitted under separate cover. The developer/builder will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval. Final Water Reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

10.3 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.4 Electrical Power

Electrical services will be provided by Arizona Public Service Company.

10.5 Telephone

Telephone services will be provided by U.S. West.

10.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

11.0 Grading and Drainage Concept

The grading and drainage concept for **Copper Vista** consists of providing retention basins within the proposed open space areas and along the existing wash as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. See Conceptual Grading and Drainage Design Report submitted under separate cover. Final Drainage Reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event.

12.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Copper Vista** will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&Rs). The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R's will be presented to the City Planning Director for review and approval prior to approval of any Final Subdivision plats.

13.0 Homeowners Association

A master homeowners association will be formed with the development of **Copper Vista** which will maintain all landscape tracts, pavers/stamped concrete treatment, and open space areas including drainageways and rights-of-way (except for median landscape). The homeowners association will also maintain all perimeter fencing.

14.0 Dietz-Crane Homes

Dietz-Crane Homes has been recognized as a leader in every aspect of homebuilding. Their reputation for quality, variety, and affordability has put them at the head of the homebuilding industry. They carefully chose the location of their communities and the design of their homes in order to meet the needs of the homebuyer. Because Dietz-Crane Homes has focused on staying committed to craftsmanship, design and value, they are building some of the finest homes in Arizona.

15.0 Development Team

Dietz-Crane Homes has assembled a team of experts to design **Copper Vista** as a community which any homebuyer would be proud to live within. One which invites its residents to walk, run, ride, play and mingle. A community which attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Owner/Builder

Dietz-Crane Homes
3612 West Dunlap Avenue
Phoenix, Arizona 85051
Contact: Craig Prouty
Phone: 602.973.8632

Engineer

DNA Incorporated
314 East 8th Street
Casa Grande, Arizona 85222
Contact: Bill Collings, P.E.
Phone: 520.836.5501

Land Planner

Arizona Land Design
5202 East Oakhurst Way
Scottsdale, Arizona 85254
Contact: Christine Taratsas, RLA
Phone: 480.951.6410

Zoning Consultant

Greg Loper, AICP
306 West Monte Cristo
Phoenix, Arizona 85023
Contact: Greg Loper
Phone: 602.550.7004

16.0 Plats

The subdivision plats shall be consistent with the final development plan, with the exception of minor changes that may be required due to engineering constraints and the recommendations of the Planning and Zoning Commission at the time of preliminary plat requests.

17.0 Existing Plant Material Preservation/Salvage

The developer/builder of **Copper Vista** shall work with the City Planning department to develop a plan for identifying, preserving and/or relocating all large (specimen type) desert trees on the site.

18.0 Conclusion

Copper Vista is a community that invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and centrally located for high usability. Additional design features such as significant entry monumentation and attractive perimeter theme wall design combine to create a high quality residential community which Dietz-Crane Homes is proud to develop within the City of Casa Grande. Development of the PAD shall be in accordance with the approved Final PAD Development Guide, all applicable City codes and ordinances, and all conditions required by the City Council.

Copper Vista

Appendix A Residential Development Standards

Appendix A

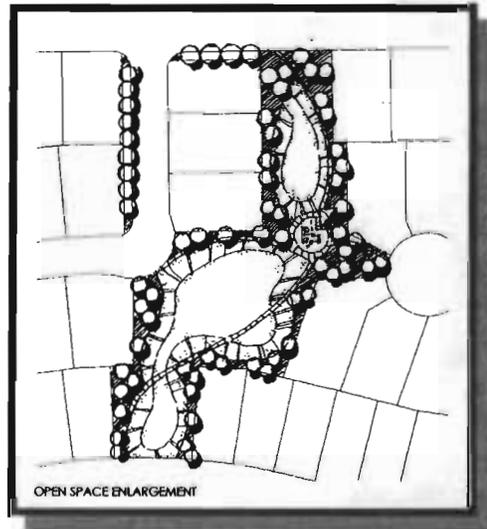
1.0 Residential Development Standards

Copper Vista has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of **Copper Vista** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 14 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to over 17.4% of the total site and over 23% of the residential portion of project. The open space areas are centralized as much as possible to maximize use by all neighborhoods and are connected by a series of pedestrian paths. Every home within **Copper Vista** will be within 750 feet of a pathway or open space area. In addition, the open space was strategically located for high visibility with many streets and cul-de-sacs terminating with views of the spaces. As stated previously, two tot lots along with ramadas and barbeques are proposed within the open spaces. See Exhibit 1/ 4 of this submittal. A Master Homeowners Association will be formed to maintain all landscape tracts.



Many of the proposed open space areas will also provide retention for the project. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to

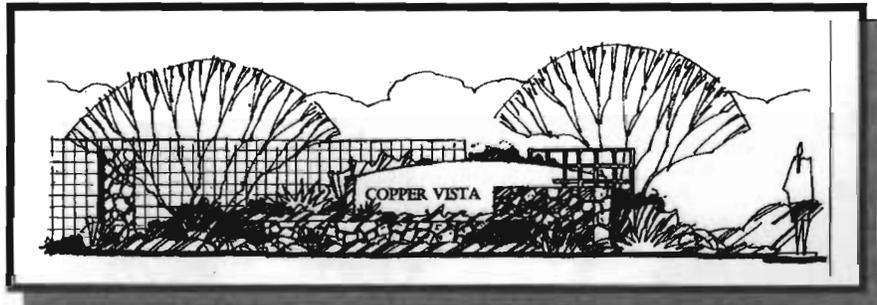
make the basins pleasant open space and recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year flood water surface elevation.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any final subdivision plats for the property. A minimum of 23 percent open space, not including landscaped rights-of-way, shall be provided within the single-family residential portions of this PAD.

1.1.2 Additional Requirements for PAD Layout and Design

The following eight additional development standards will be utilized at **Copper Vista**.

- Enhanced subdivision entryway features. The main entry to **Copper Vista** will create a sense of arrival. Attractive entry monumentation as depicted in this document will be installed by Dietz-Crane Homes and will promote the sense of a high-quality residential community. In addition, significant



- open space is proposed along Val Vista Boulevard which will heighten the sense of arrival to the community. The main entry from Val Vista Boulevard is located adjacent to a major open space and wash corridor.
- Curvilinear street system. The project has been designed with a curvilinear street system which follows the natural lay of the land. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- Stamped concrete. The developer/builder will provide pavers or colored stamped concrete at each entry into the residential subdivisions and at all locations where the internal path or walkway network crosses roadways. All

pavers or colored stamped concrete treatments shall be maintained by the homeowner's association.

- Stagger front yard setbacks. The developer proposes to vary the building relationship to the street by providing alternating setbacks on every third or fourth lot with a front-loaded garage. Front-loaded garages will vary in setback from 18 feet to 23 feet. The setback for side-entry garages shall be 15 feet. The proposed homes may include options such as side entry garages and covered front porches that project beyond the face of a front entry garage. Those projections can vary the streetscape by incorporating setbacks from 15 feet to 23 feet.
- Perimeter wall design. The perimeter wall design as depicted in this document illustrates the use of varied material including block, stucco, and cultured stone. The theme wall will consist of smooth face 8" x 8" scored CMU block with two 8" stone veneer pop-outs located approximately 100 - 125 feet on center. See Wall and Entry Feature Exhibit included as Exhibit G of this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 100 - 125 feet apart in order to create visual "stagers" in the wall. See the Development Plan and Wall Exhibit for location of proposed theme walls.
- Multi-Use Path. A 10-foot wide concrete path will meander through the development's proposed open space corridors physically tying the community together as one. The internal multi-use path (10-foot wide minimum) and walkways (5-foot wide minimum) network shall be designed to provide safe and convenient connections/linkages to all open space amenities, and commercial and residential land uses. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements.

- Perimeter wall design. The perimeter wall design as depicted on

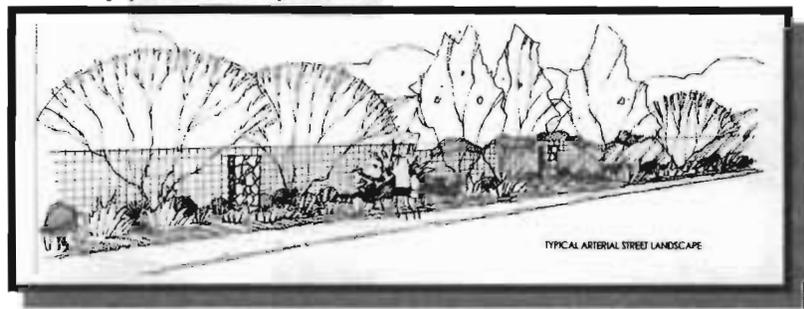


Exhibit 2/4 this document illustrates the use of varied material including block, cultured stone and wrought iron. Dietz-Crane has designed the theme walls of **Copper Buttes** and **Gila Buttes** with similar building materials in order to create a complementary theme wall along Val Vista Boulevard.

- Lot orientation. Many of the lots are oriented in such a way as to provide terminating views onto open space and preserved washes. Lots that back onto these spaces will have view walls as illustrated on the Site Plan.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Copper Vista** has not been determined at this time. The elevations and floor plans illustrated in this document are a sample of the type of product Dietz-Crane Homes builds. As illustrated, the homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product Dietz-Crane will build at **Copper Vista** will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to Council approval of the final subdivision plat for **Copper Vista**. Housing product for **Copper Vista** shall meet the minimum requirements of this PAD Guide and all applicable City Codes and ordinances and is subject to the final review and approval of the Planning and Zoning Commission. The following guidelines will be followed when developing the product for the project.

2.1 Elevations and Roofs

- A minimum of four home floor plans, each with three distinct elevations, will be utilized within parcels A and C. A minimum of four home floor plans, each with three distinct elevations, will be offered within parcel B.
- A minimum of three distinct home color schemes will be offered within parcels A and C. A minimum of three distinct home color schemes will be offered within parcel B. Low reflective desert colors (LRV of 50 or less) will be utilized.
- The developer/builder will not allow two similar home elevations to be located on adjacent lots within **Copper Vista**. A variety of architectural design features will

be incorporated into each home elevation to promote diversity from home to home.

- There will not be any more than three consecutive similar rear home elevations for homes backing on Val Vista Boulevard, Tuzigoot Road or Havasupi Drive.
- A variety of home roofing materials, colors, shapes or textures will be offered. All roofing will be of durable, long-lasting clay or concrete tile roofing material. A minimum of three tile colors will be provided within parcels A and C and within parcel B.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted mechanical equipment including HVAC coolers or antennas.
- All homes will have front entries. Emphasis will be placed on attracting attention to these entryways instead of the garages.
- All side elevations facing a public right of way will have at least one large window.
- Front-loaded garages will not extend more than 10 feet beyond the livable portion of the home.
- Non-tandem front-loaded garages for three or more cars shall not be allowed on any lot that is less than 65 feet wide at the 20-foot front setback line.
- The developer/builder shall develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows, and/or Pueblo-style architecture as standard features on at least four of the offered elevations per product type.
- The developer/builder shall develop a diverse housing product for the project that includes the use of side-entry garages as a standard feature on at least two of the offered homes for the 70-foot wide lots.

2.2 Add-ons

Add-on elements such as awnings and carports must be approved by the **Copper Vista** Master Homeowner's Association and will be constructed and painted to complement the homes. Carports or any other detached buildings/structures shall only be located within the rear yard. No more than one accessory building/structure per dwelling unit will be allowed. All accessory buildings/structures will be constructed of materials and colors complimentary to

the dwelling unit. Accessory buildings/structures will only be located within fenced rear yards and no closer than 5 feet from any property line or 20 feet from the perimeter of the PAD. Garage conversions shall be prohibited.

2.3 Mail boxes

All mail gang boxes will be built within a decorative block wall/structure feature meeting the United States Post Office requirements.

3.0 Additional Requirements for PAD Residential Architecture

A minimum of four of the standards listed below will be mandatory for Dietz-Crane Homes to implement at **Copper Vista**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to Council approval of the final subdivision plat for **Copper Vista**.

- Incorporate a variety of durable exterior materials and finishes. In addition to tile roofing, materials such as brick, stone, and masonry will be incorporated into all of the homes.
- Provide significant architectural features, such as covered front entries, front porches, and bay windows on at least fifty percent of the homes.
- Reduce the number of front-loaded garages. Use side-loaded and/or rear yard detached garages on thirty percent or more of the homes.
- De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage, and/or other effective methods.
- Exceed the mandatory requirements for the number of required distinct floor plans, elevations and home color schemes.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

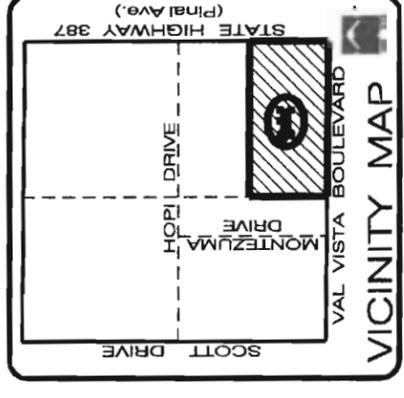
Copper Vista

Exhibit A
Final Development Plan
Wall Exhibit
Topographical Exhibit

FINAL DEVELOPMENT PLAN FOR

COPPER VISTA

The south half of the southeast
quarter of Section 20, T. 5 S.,
R. 6 E., G&SRM, Pinal County,
Arizona



DEVELOPER / OWNER

DIETZ-CRANE
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

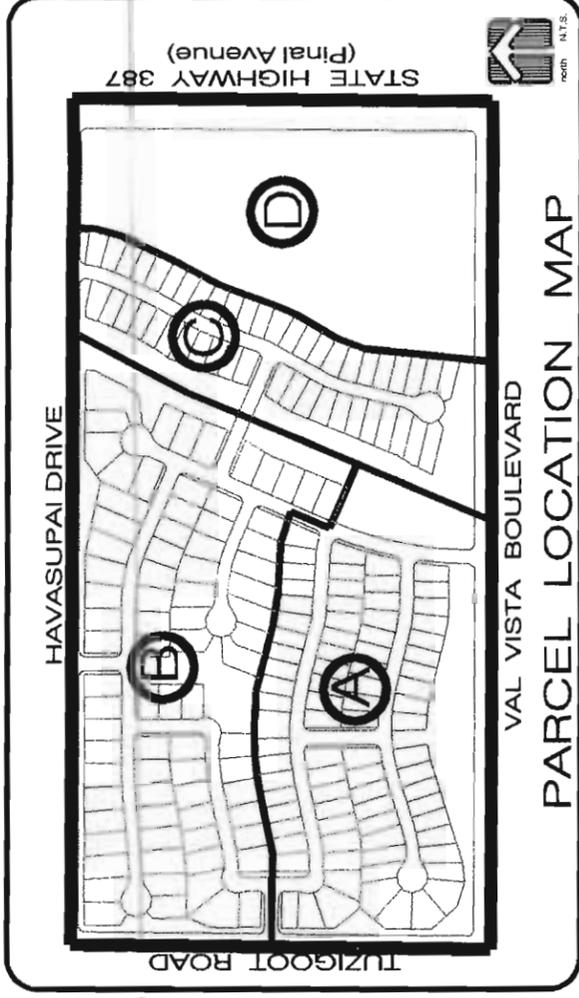
LAND PLANNER

ARIZONA LAND DESIGN
5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT:

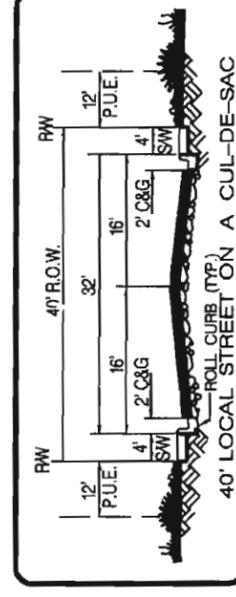
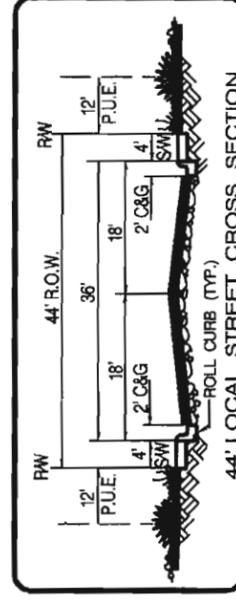
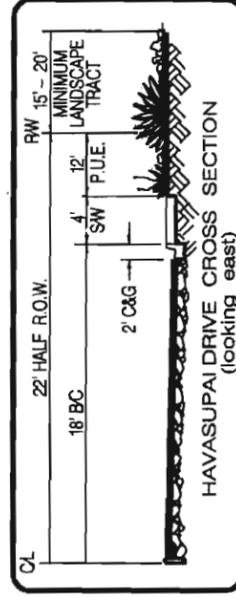
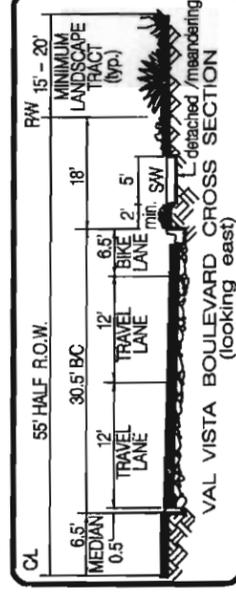
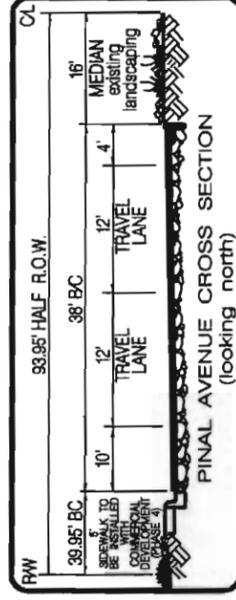
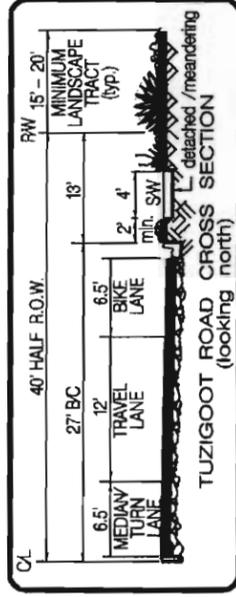
CHRISTINE TARATSAS, R.L.A.

ENGINEER

D.N.A. INCORPORATED
314 EAST 8TH STREET
CASA GRANDE, AZ 85222
PHONE: 520.836.5501
FAX: 602.271.9985
CONTACT: BILL COLLINGS, P.E.



TYPICAL STREET SECTIONS



TRACT	AREA	PROPOSED USE
A-1	3.1 AC.	RETENTION/OPEN SPACE
A-2	2.7 AC.	EXISTING WASHOPEN SPACE
A-3	.05 AC.	10' SIDE YARD LANDSCAPE TRACT
A-4	.05 AC.	10' SIDE YARD LANDSCAPE TRACT
A-5	.05 AC.	10' SIDE YARD LANDSCAPE TRACT
A-6	.05 AC.	20' SIDE YARD LANDSCAPE TRACT
A-7	0.2 AC.	RETENTION/OPEN SPACE
A-8	.02 AC.	10' SIDE YARD LANDSCAPE TRACT
PARCEL A TOTAL	6.22 ACRES	
B-1	.05 AC.	20' SIDE YARD LANDSCAPE TRACT
B-2	1.3 AC.	RETENTION/OPEN SPACE
B-3	.02 AC.	10' SIDE YARD LANDSCAPE TRACT
B-4	0.7 AC.	EXISTING WASHOPEN SPACE
B-5	.05 AC.	10' SIDE YARD LANDSCAPE TRACT
B-6	.02 AC.	10' SIDE YARD LANDSCAPE TRACT
B-7	1.6 AC.	EXISTING WASHOPEN SPACE
B-8	.05 AC.	10' SIDE YARD LANDSCAPE TRACT
B-9	0.8 AC.	LANDSCAPE TRACT/OPEN SPACE
PARCEL B TOTAL	4.50 ACRES	
C-1	1.1 AC.	EXISTING WASHOPEN SPACE
C-2	.05 AC.	LANDSCAPE TRACT/OPEN SPACE
C-3	2.1 AC.	RETENTION/OPEN SPACE
PARCEL C TOTAL	3.25 ACRES	
TOTAL OPEN SPACE = 14.06 ACRES		

PARCEL	EXISTING ZONING	PROPOSED ZONING	PROPOSED USE	GROSS AREA	NET AREA	YIELD	GROSS DENSITY	**NET DENSITY	OPEN SPACE AREA
A	UR	PAD	SINGLE FAMILY	22.6 AC.	20.9 AC.	81 LOTS	3.6 DU/AC	3.9 DU/AC	6.22 AC.
B	UR	PAD	SINGLE FAMILY	26.2 AC.	26.2 AC.	79 LOTS	3.0 DU/AC	3.0 DU/AC	4.50 AC.
C	UR	PAD	SINGLE FAMILY	12.0 AC.	11.4 AC.	46 LOTS	3.8 DU/AC	4.0 DU/AC	3.25 AC.
SUBTOTAL				60.8 AC.	58.5 AC.	206 LOTS	3.4 DU/AC	3.5 DU/AC	*14.06 AC/23.0%
TOTAL			COMMERCIAL	19.5 AC.	15.7 AC.	0 LOTS			
TOTAL				80.3 AC.	74.2 AC.	206 LOTS	2.6 DU/AC	2.8 DU/AC	*14.06 AC/17.4%

*OPEN SPACE AREA EQUATES TO 17.4% OF TOTAL SITE, OR 23.0% OF RESIDENTIAL PORTION OF SITE.

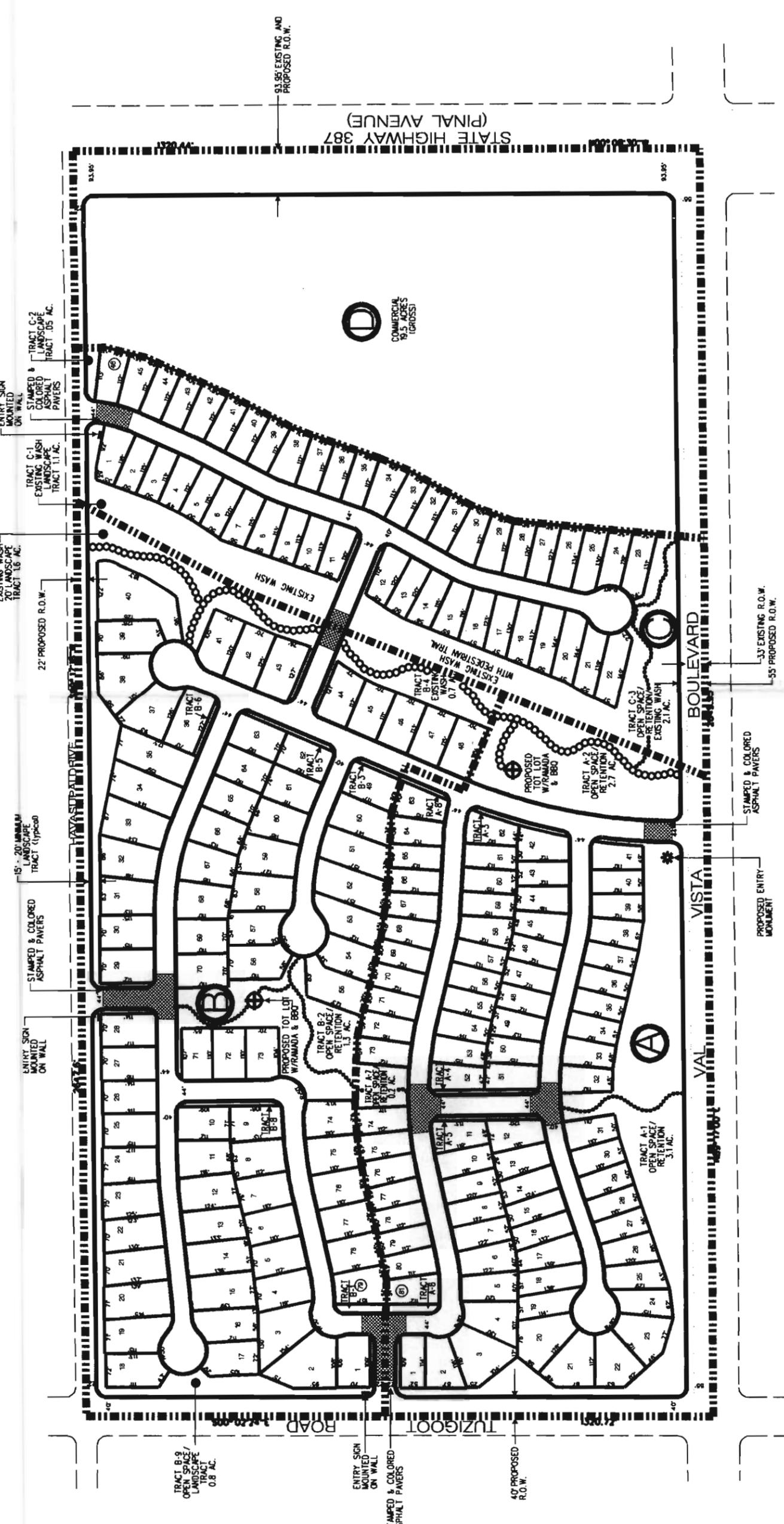
OPEN SPACE AREA INCLUDES ALL LANDSCAPE TRACTS.

**NET DENSITY EXCLUDES PROPOSED RIGHTS-OF-WAYS ALONG PINAL AVENUE & VAL VISTA BOULEVARD.

RESIDENTIAL DEVELOPMENT GUIDELINES

PARCEL	PROPOSED ZONING	MINIMUM LOT AREA	LOT SIZE	MINIMUM YARD SETBACKS			MAXIMUM BLDG. HEIGHT	DISTANCE BETWEEN BUILDINGS	P.A.D. PERIMETER	LOT COVERAGE
				*FRONT	**REAR	***SIDE (INTERIOR)				
A	P.A.D.	5,500 S.F.	50' X 110'	15'-23'	15'	5'	35' - 2 story	10'	25'	50%
B	P.A.D.	7,700 S.F.	70' X 110'	15'-23'	15'	5'	35' - 2 story	10'	25'	50%
C	P.A.D.	5,500 S.F.	50' X 110'	15'-23'	15'	5'	35' - 2 story	10'	25'	50%

* 15' TO LIVABLE PORTION OF HOME OR COVERED PORCHES. 18' - 23' MIN TO FRONT LOADED GARAGE SIDE LOADED GARAGES WILL BE SETBACK 15' REAR SETBACKS FOR LOTS BACKING ONTO ARTERIAL OR COLLECTOR ROADWAYS IS 20'
** LANDSCAPE TRACTS PROVIDED ADJACENT TO ALL CORNER LOTS. MINIMUM OF 10' TRACT AND MINIMUM OF 5' BUILDING SETBACK FROM TRACT
*** A MINIMUM OF 15' SEPARATION SHALL BE PROVIDED BETWEEN A MULTI-STORY HOME AND ANY OTHER HOME.
o TWO STORY HOMES ARE NOT ALLOWED ON LOTS LESS THAN 6,000 SQUARE FEET
A LOT MATRIX WILL BE PROVIDED WITH EACH PLAT WHICH DESCRIBES EXACT SQUARE FOOTAGE OF EACH LOT.



- LEGEND:**
- ENTRY MONUMENT
 - ENTRY SIGN
 - TOT LOT, BARBEQUE AND RAMADA
 - 5' WIDE CONCRETE PATH
 - 10' WIDE CONCRETE PATH
 - PAVERS OR STAMPED COLORED ASPHALT
 - * ENTRY MONUMENT
 - ENTRY SIGN
 - TOT LOT, BARBEQUE AND RAMADA
 - 5' WIDE CONCRETE PATH
 - 10' WIDE CONCRETE PATH
 - ▨ PAVERS OR STAMPED COLORED ASPHALT

DEVELOPER / OWNER
 DIETZ-CRANE HOMES
 3612 WEST DUNLAP AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: 602.973.8632
 FAX: 602.973.2258
 CONTACT: CRAIG PROUTY

LAND PLANNER:
 ARIZONA LAND DESIGN
 5202 EAST OAKHURST WAY
 SCOTTSDALE, ARIZONA 85254
 PHONE: 480.951.6410
 FAX: 480.315.8698
 CONTACT: CHRISTINE TARATSAS, R.L.A.

ALD
 Arizona Land Design

Professional Surveyor Seal: CHRISTINE TARATSAS, R.L.A., No. 10000, State of Arizona, Exp. 12/31/2007.

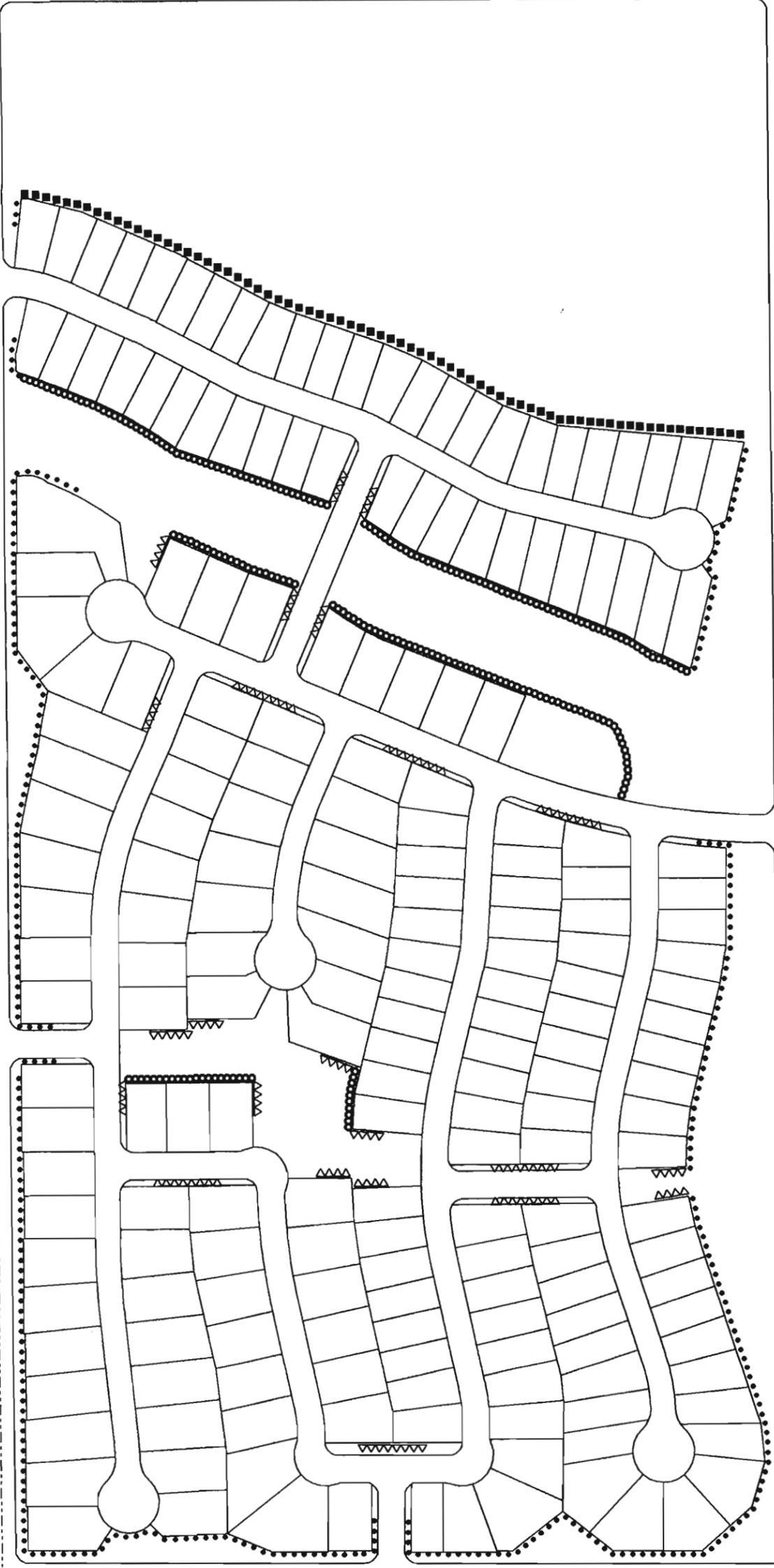
Professional Engineer Seal: CRAIG PROUTY, No. 10000, State of Arizona, Exp. 12/31/2007.

Job #: 02-018
 Date: 02-28-00
 Rev.: 03-30-00
 Rev.: 04-30-00
 Rev.: 10-08-00
 SHEET 2 OF 3

COPPER VISTA

FINAL DEVELOPMENT PLAN

HAVASUPAI DRIVE



STATE HIGHWAY 387
(PINAL AVENUE)

ROAD

TUZIGOOT

BOULEVARD

VISTA

VAL

DEVELOPER / OWNER

DIETZ-CRANE HOMES
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

LAND PLANNER:

ARIZONA LAND DESIGN
5202 EAST OAKHURST WAY
SCOTTSDALE, ARIZONA 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT: CHRISTINE TARATSAS, R.L.A.

LEGEND:

- THEME WALL
(8' high on Val Vista Boulevard) ●●●●●
- VIEW WALL ○○○○○○○○○
- 8' BLOCK WALL ■■■■■
- 6' BLOCK SUBDIVISION WALL ▲▲▲▲▲

COPPER VISTA WALL EXHIBIT



JOB# 98-018
DATE: 02-28-00
REV.: 03-30-00
REV.: 07-20-00
REV.: 10-08-00
SHEET 3 OF 4



DEVELOPER / OWNER

DIETZ-CRANE HOMES
 3612 WEST DUNLAP AVENUE
 PHOENIX, ARIZONA 85051
 PHONE: 602.973.8632
 FAX: 602.973.2258
 CONTACT: CRAIG PROUTY

LAND PLANNER:

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 5202 EAST OAKHURST WAY
 SCOTTSDALE, ARIZONA 85254
 PHONE: 480.951.6410
 FAX: 480.315.8698
 CONTACT: CHRISTINE TARATSAS, R.L.A.



COPPER VISTA
TOPOGRAPHICAL EXHIBIT

JOB# 84-019
 DATE: 02-28-00
 REV: 02-28-00
 SHEET 4 OF 4

Copper Vista

Exhibit B Legal Description and PAD Plat

COPPER VISTA

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT BEING A BRASS CAP IN A HAND HOLD; THENCE S.89°17'00"W. ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 93.95 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PINAL AVENUE (S.R. 387); THENCE N.00°08'30"W. A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VAL VISTA ROAD AND THE TRUE POINT OF BEGINNING; THENCE S.89°17'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF VAL VISTA ROAD A DISTANCE OF 2555.92 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N.00°02'24"W. ALONG SAID LINE A DISTANCE OF 1280.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE N.89°17'18"E. ALONG SAID LINE A DISTANCE OF 2553.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PINAL AVENUE; THENCE S.00°08'30"E. ALONG SAID LINE A DISTANCE OF 1280.47 FEET TO THE TRUE POINT OF BEGINNING.

D.N.A. INC.
PROJECT NO. 99-244
FEBRUARY 23, 2000

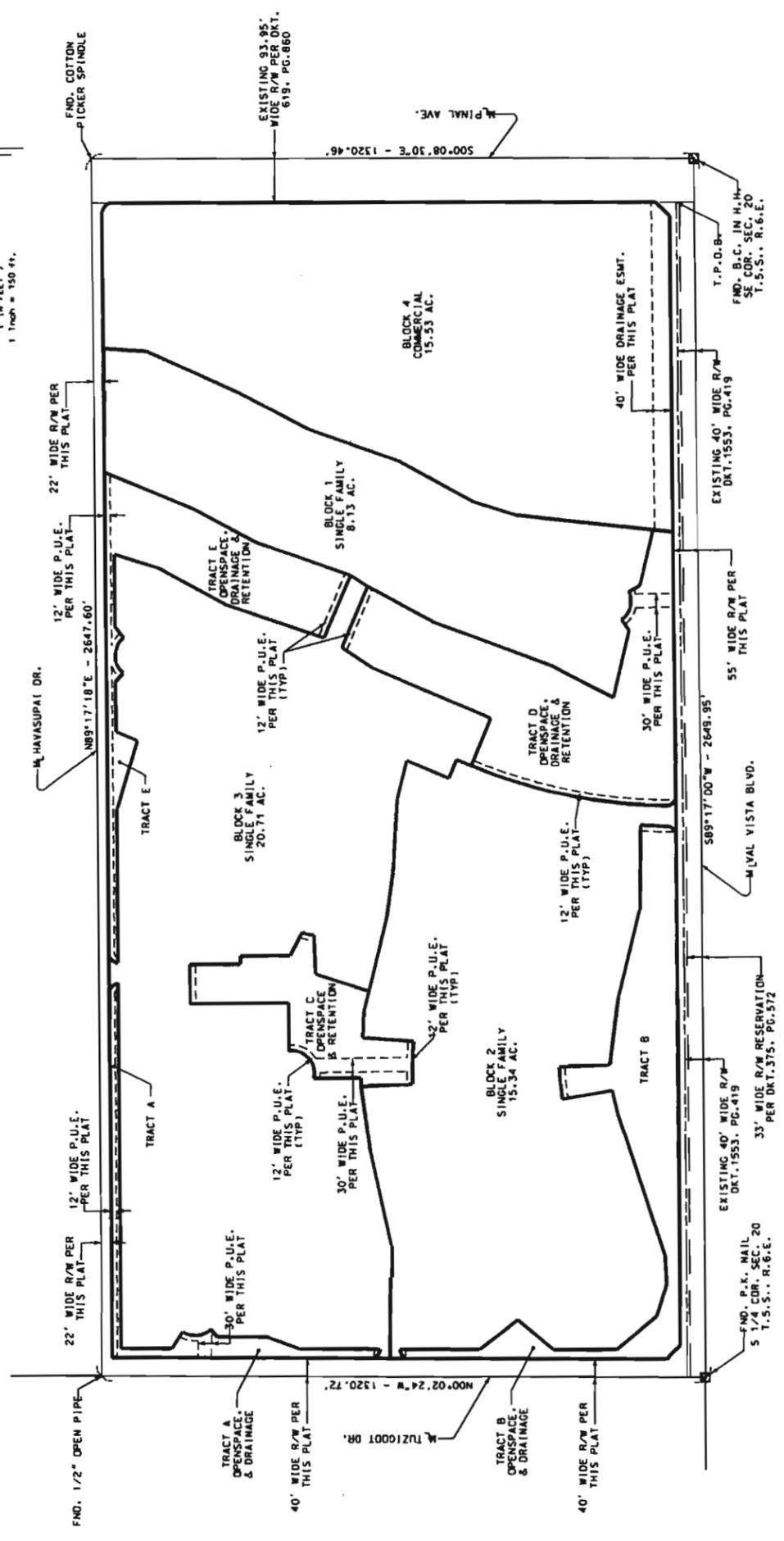
PRELIMINARY DEVELOPMENT PLAT COPPER VISTA

A PLANNED AREA DEVELOPMENT LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, T.5.S., R.6.E., GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER: COPPER MOUNTAIN, L.L.C.
C/O DIETZ-CRANE HOMES
3612 W. DUNLAP AVENUE
PHOENIX, AZ 85051

DESCRIPTION	LANDUSE	AREAL (SQ. FT.)	UNIT	DU/AC.
OPEN SPACE	DRAINAGE/RETENTION	12.06		
BLOCK 1	SINGLE FAMILY	8.13	46	5.66
BLOCK 2	SINGLE FAMILY	15.34	81	5.28
BLOCK 3	SINGLE FAMILY	20.71	80	3.86
BLOCK 4	COMMERCIAL	15.53	0.30 FAR	202.846 S.F.

LEGEND
 SET 5/8" REBAR
 FOUND SEC. CORNER AS NOTED
 FND 1/2" REBAR



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, T.5.S., R.6.E., OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, SAID POINT BEING A BRASS CAP IN A HAND HOLE, THENCE S89°17'00"W ALONG THE SOUTH LINE RIGHT OF SOUTHEAST QUARTER A DISTANCE OF 93.95 FEET TO A POINT ON THE WEST LINE OF SOUTHEAST QUARTER, THENCE N00°02'24"W ALONG SAID WEST LINE OF SOUTHEAST QUARTER A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF VAL VISTA ROAD AND THE TRUE POINT OF BEGINNING; THENCE S89°17'00"W ALONG THE NORTH RIGHT OF WAY LINE OF VAL VISTA ROAD A DISTANCE OF 2555.92 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE N00°02'24"W ALONG SAID LINE OF SOUTHEAST QUARTER A DISTANCE OF 1280.72 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER, THENCE S00°08'30"E ALONG SAID LINE OF SOUTH HALF OF SAID SOUTHEAST QUARTER A DISTANCE OF 2833.65 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF VAL VISTA ROAD, THENCE S00°08'30"E ALONG SAID LINE A DISTANCE OF 1280.47 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

- STATE OF ARIZONA)
 COUNTY OF PINAL)
- KNOW ALL MEN BY THESE PRESENTS, THAT COPPER MOUNTAIN L.L.C., AN ARIZONA LIMITED LIABILITY CORPORATION, AS OWNER, HAS HEREBY SUBDIVIDED UNDER THE NAME OF COPPER VISTA, A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, T.5.S., R.6.E., GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS PLAT OF COPPER VISTA, AND HEREBY DECLARES:
- THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE MEASUREMENTS AND DIMENSIONS OF THE BLOCKS, ROADS AND EASEMENTS SITUATED WITHIN COPPER VISTA, AND THAT EACH BLOCK AND ROAD SHALL BE KNOWN BY THE NUMBER AS SHOWN ON THE PLAT.
 - THAT ALL ROADWAYS SHOWN ON THE PLAT ARE HEREBY DEDICATED FOR ROADWAY PURPOSE, INCLUDING BUT NOT LIMITED TO ACCESS, DRAINAGE, TRANSMISSION LINES, AND PUBLIC UTILITIES.
 - THAT UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO THE PUBLIC AND PRIVATE UTILITY COMPANIES FOR INSTALLATION AND MAINTENANCE OF UTILITIES.
 - THAT ALL TRACTS AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC FOR OPEN SPACE, DRAINAGE AND RETENTION PURPOSES AND SHALL REMAIN IN PERPETUITY.
 - WE THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE CITY OF CASA GRANDE, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS, HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID UTILITY EASEMENTS, INCLUDING BUT NOT LIMITED TO FLOODING, FLOODING OR DAMAGE CAUSED BY WATER WHETHER SURFACE, FLOOD OR RAINFALL AND BY REASON OF INGRESS AND EGRESS.
- IN WITNESS WHEREOF, COPPER MOUNTAIN L.L.C., AS OWNER HAS EXECUTED THIS SUBDIVISION PLAT THE _____ DAY OF _____, 2000.

BY: PHILIPP J. POLICH, OPERATING MANAGER

ACKNOWLEDGMENT

ON THIS, THE _____ DAY OF _____, 2000, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED PHILIPP J. POLICH, WHO ACKNOWLEDGED HIMSELF TO BE THE OPERATING MANAGER OF COPPER MOUNTAIN L.L.C., AND HE HAS REQUESTED THAT THIS INSTRUMENT BE RECORDED TO BE EFFECTIVE FROM THE DATE OF RECORDING. THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING IN THE NAME OF THE CORPORATION AS SUCH OFFICER.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF COMPLIANCE

DEVELOPMENT OF LAND WITHIN THE COPPER VISTA PLANNED AREA DEVELOPMENT IS TO BE IN ACCORDANCE WITH THE COPPER VISTA DEVELOPMENT GUIDE AS RECORDED WITH THE PINAL COUNTY RECORDER'S OFFICE AND ON FILE WITH THE CITY OF CASA GRANDE PLANNING DEPARTMENT.

100 YEAR WATER SUPPLY

COPPER VISTA SUBDIVISION IS WITHIN AN AREA DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576, SUBSECTION E.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SURVEY AND PLATTING OF THE PREMISES DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY, 2000 AND MONUMENTATION FOUND OR SET IS AS SHOWN HEREON.

WILLIAM E. COLLINGS
 R.L.S., 16801



APPROVALS
 APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, THIS _____ DAY OF _____, 2000.

MAYOR
 ATTEST:

CITY CLERK

THIS PLAT IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2000.

THE FINAL DEVELOPMENT PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2000.

PLANNING AND ZONING COMMISSION CHAIRPERSON
 DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2000, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER

I CERTIFY THAT IN MY OPINION ALL BLOCKS AND TRACTS WITHIN THE DEVELOPMENT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

PLANNING DIRECTOR _____ DATE _____

B.N.A. INC.
 CIVIL ENGINEERING
 LAND SURVEYING

340 E. WILLETTA ST.
 PHOENIX, ARIZONA
 85004
 (602) 271-9911

DRAWN: DIMIAN DATE: 3/30/00 JOB: 99-244 SHEET 1 OF 1

Copper Vista

Exhibit C Casa Grande Land Use Plan Comparison

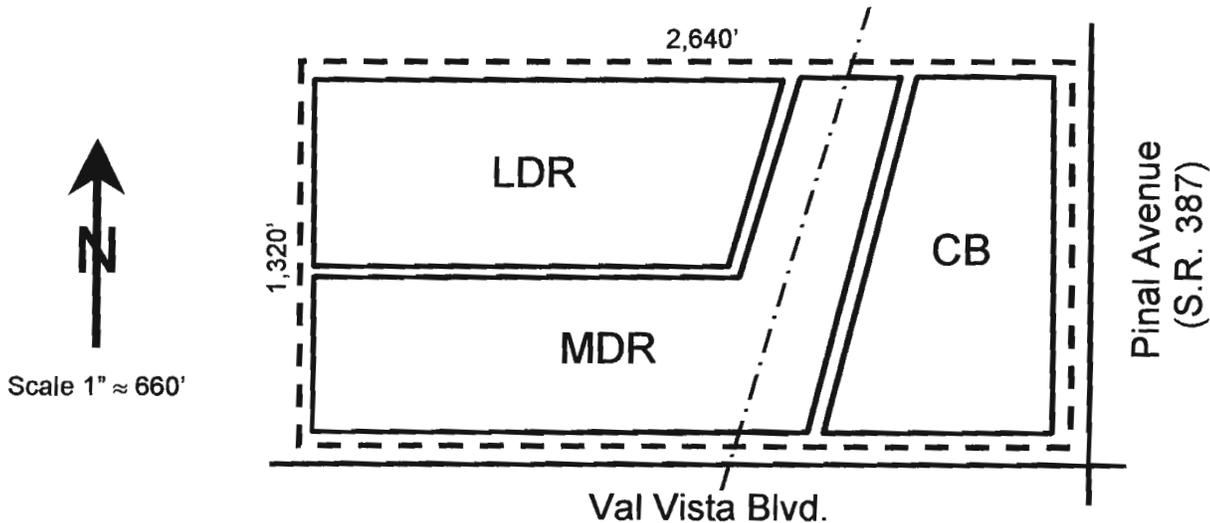
Update/Amendment to the City of Casa Grande General Plan

For approximately 80 acres at the northwest corner of
Pinal Avenue and Val Vista Boulevard

As approved by the Casa Grande City Council on August 2, 1999, under application
CGPZ-64-99, subject to the following stipulations:

1. The maximum density of the of the medium-density residential portion of the site shall be no greater than 6 dwelling units per acre.
2. The maximum area of the medium-density residential portion of the site shall be 35 acres.

Approved Land Use Plan



Land Uses:

CB (Community Business)

MDR (Medium-density Residential: 4 – 12 d.u./acre typical,
capped at 6.0 d.u./acre for this site by stipulation)

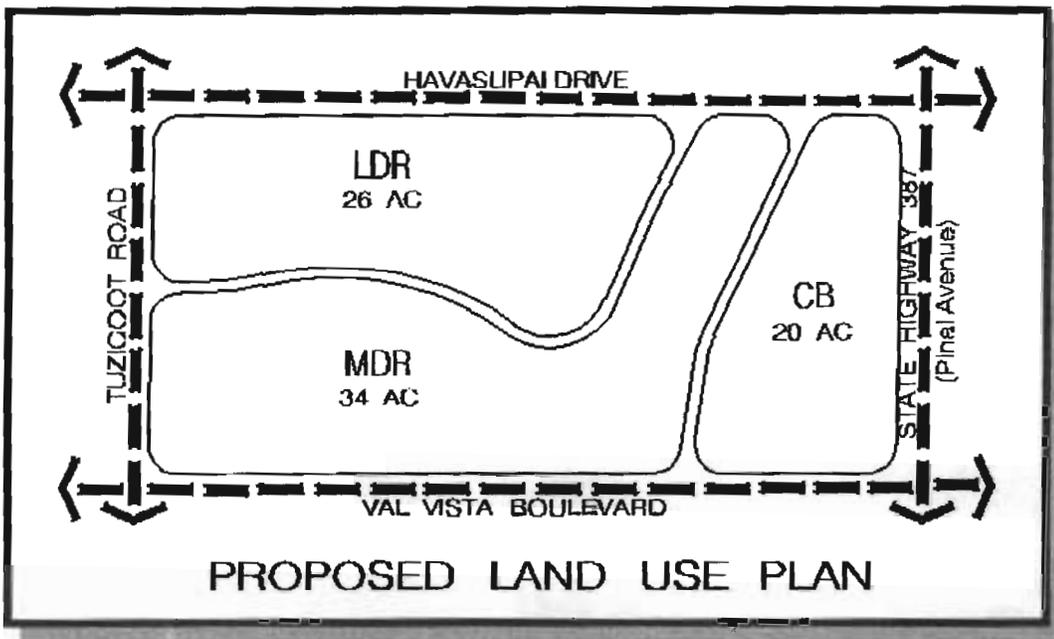
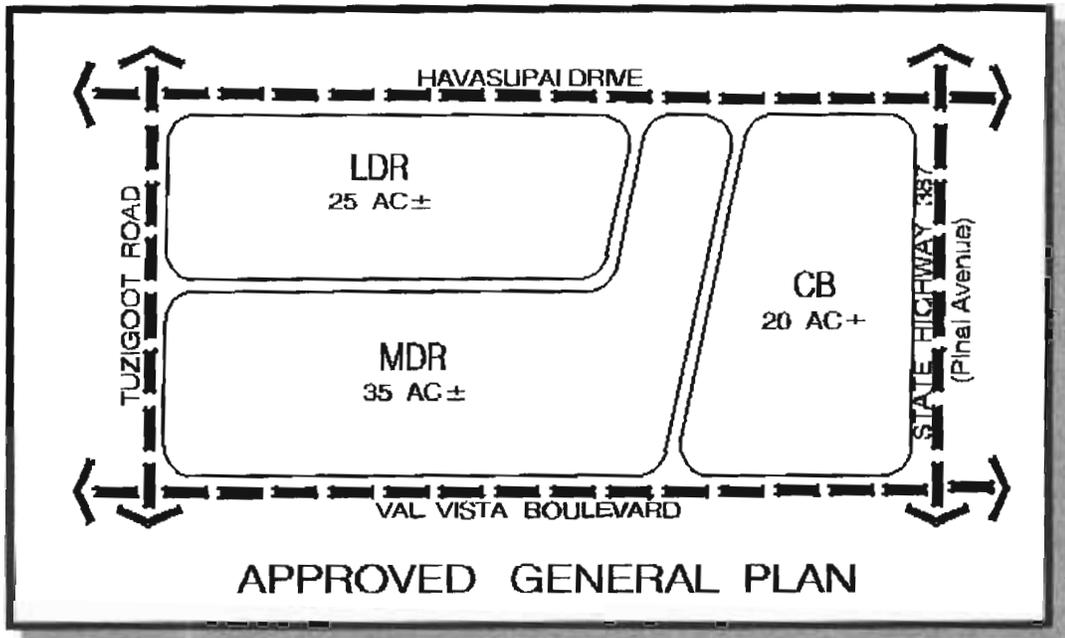
LDR (Low-density Residential: 1.4 – 4 d.u./acre)

Legal Description:

The S½ of the SE¼ of Section 20, T5S-R6E

APN:

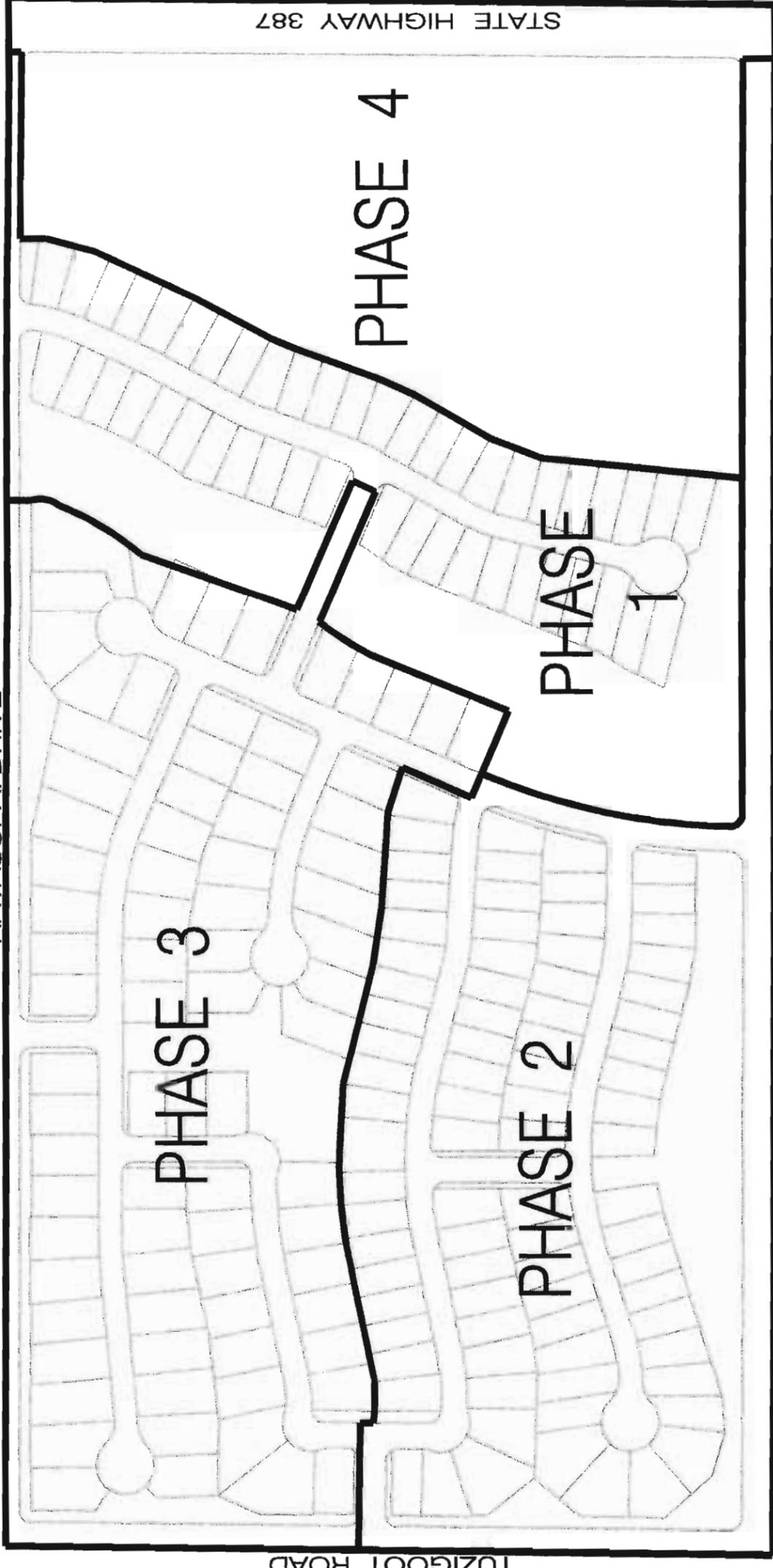
509-31-003



Copper Vista

Exhibit D Phasing Plan and Phasing Schedule

HAVASUPAI DRIVE



(Pinal Avenue)

DEVELOPER / OWNER

DIETZ-CRANE HOMES
3612 WEST DUNLAP AVENUE
PHOENIX, ARIZONA 85051
PHONE: 602.973.8632
FAX: 602.973.2258
CONTACT: CRAIG PROUTY

LAND PLANNER

ARIZONA LAND DESIGN
5202 E. OAKHURST WAY
SCOTTSDALE, AZ 85254
PHONE: 480.951.6410
FAX: 480.315.8698
CONTACT: CHRISTINE TARATSAS, R.L.A.

ENGINEER

DNA INCORPORATED
314 EAST 8TH STREET
CASA GRANDE, AZ 85222
PHONE: 520.836.5501
FAX: 602.271.9985
CONTACT: BILL COLLINGS, P.E.

PHASE	ANTICIPATED CONSTRUCTION DATES
1	2001 - 2003
2	2002 - 2004
3	2003 - 2005
4	2005 - 2010



NOT TO SCALE

JOB# 99-019
DATE: 02-28-00
REV.: 03-30-00
REV.: 04-30-00
SHEET 1 OF 1

COPPER VISTA

PHASING PLAN

VAL VISTA BOULEVARD

TUZIGOOT ROAD

Copper Vista

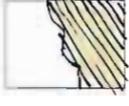
Exhibit E Landscape Master Plan

COPPER VISTA LANDSCAPE MASTER PLAN



TREES
CERCIDIUM SP.
PROSOPIS SP.
OLNEYA SP.
ACACIA SP.

CERCIDIUM SP.
MESQUITE
IRONWOOD
ACACIA



SHRUBS

LEUCOPHYLLUM SP.
CAESALPINIA SP.
SALVIA SP.
RUELLIA SP.
CASSIA SP.
DALEA SP.
CALLIANDRA SP.
TECOMA SP.

TEXAS RANGER
BIRD OF PARADISE
SALVIA
RUELLIA
CASSIA
DALEA
CALLIANDRA
YELLOW BELLS



GROUNDCOVERS/ACCENTS

LANTANA SP.
VERBENA SP.
GAZANIA SP.

LANTANA
VERBENA
GAZANIA



TURF AREAS

ALL TURF TO BE SEEDED BERMUDA

YUCCA SP.
BOUGAINVILLEA SP.
AGAVE SP.

YUCCA
BOUGAINVILLEA
AGAVE

ALL DECOMPOSED GRANITE TO BE 1/2" MINUS 'DESERT GOLD'
ALL RIVER ROCK TO BE 6"-8" SALT RIVER TYPE



MACDONALD
MAGDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 4338
PHOENIX, ARIZONA 85068
602.200.190 VOICE / 602.793.1158 FAX / 602.524.6344 CELL / 818.MACPHONE.COM/EH&H

PLOT DATE 5-4-07
SCALE 1"=200'
MLA JOB NUMBER 2000046
DRAWN BY RIM

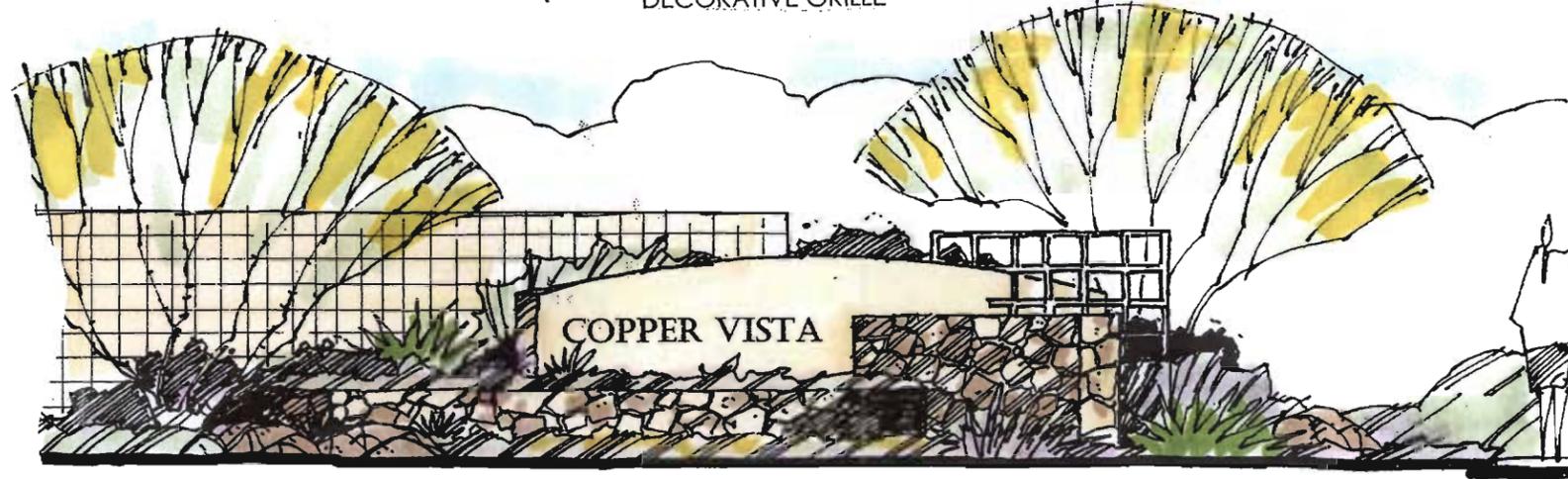
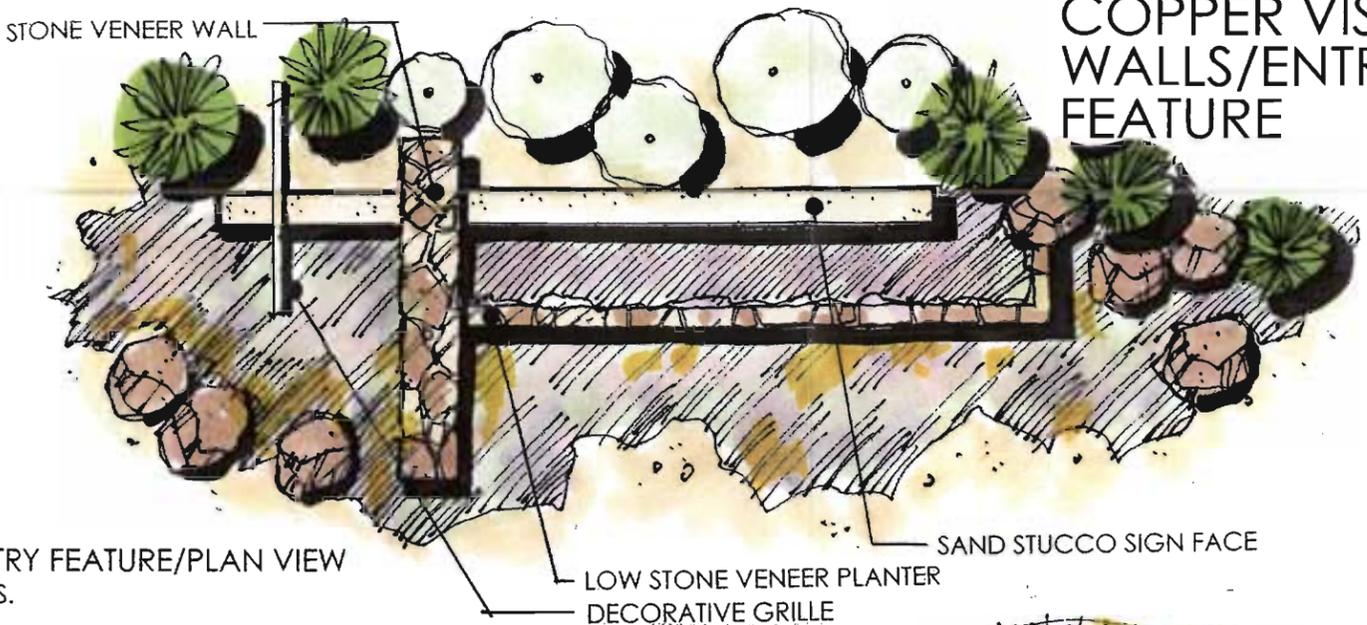
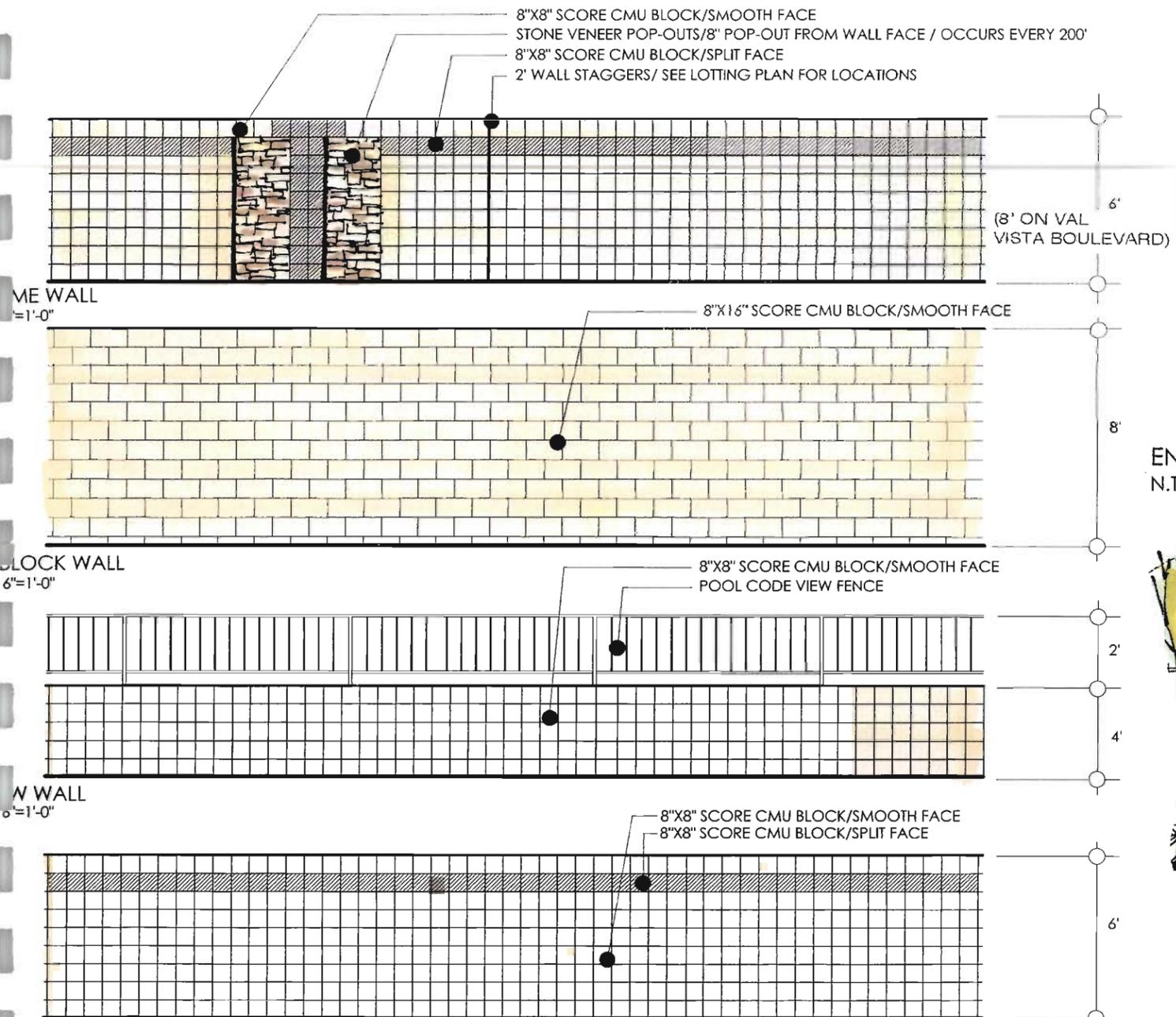
MASTER LANDSCAPE PLAN



Copper Vista

**Exhibit F
Theme Walls
and
Entry Feature**

COPPER VISTA WALLS/ENTRY FEATURE



P.O. BOX 45358
 PHOENIX, ARIZONA 85064
 602.200.9190 VOICE / 602.795.1130 FAX / 602.524.6344 CELL / RIMAC@HOME.COM EMAIL

PLOT DATE 5.4.00
 SCALE VARIES
 MLA JOB NUMBER 2000046
 DRAWN BY RM

WALLS / ENTRY FEATURE

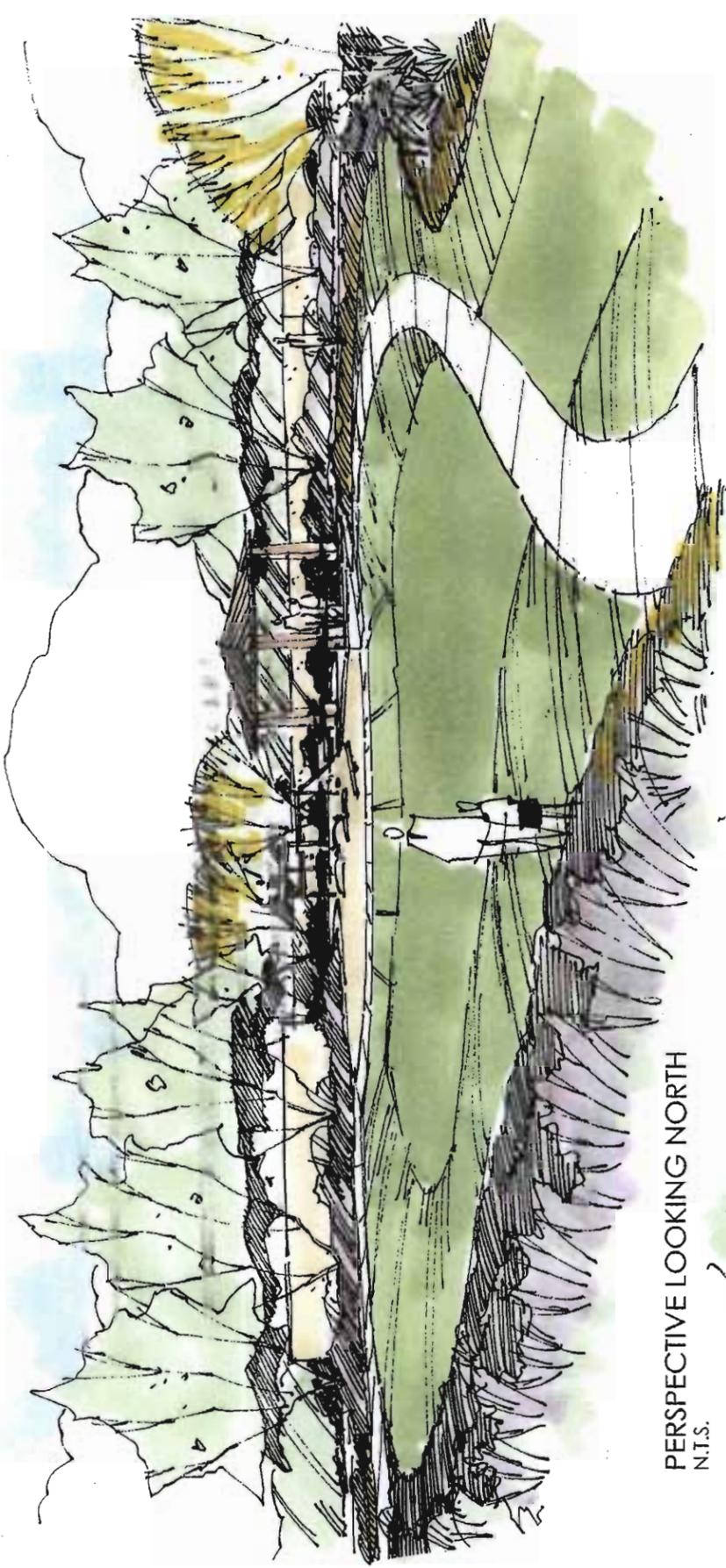
Copper Vista

Exhibit G Open Space Theme

COPPER VISTA
OPEN SPACE



OPEN SPACE ENLARGEMENT



PERSPECTIVE LOOKING NORTH
N.T.S.



VARIOUS OPEN SPACE ELEMENTS
N.T.S.



MACDONALD
MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 6338
RIMAC, CO. 80541
602.200.9190 VOICE / 602.795.1130 FAX / 602.524.6344 CELL / RIMAC@HOME.COM/EMAIL

PLOT DATE 5.4.00
SCALE VARIES
MLA JOB NUMBER 2000046
DRAWN BY RM

OPEN SPACE

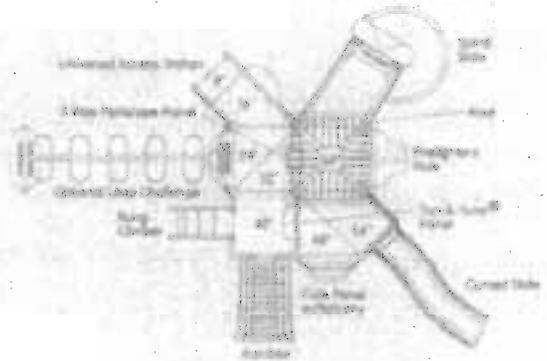
MaxPlay[™] Systems

Maximum Play For The Next Generation[™]

MaxPlay[™] Station 1

For those facilities with space and budget constraints, the MaxPlay[™] Station 1 may be the perfect choice. Like the MaxPlay[™] Station 2 it is designed specifically for early grade schoolers offering the same great slides and many of the same interactive play components. It can also be linked to any of the other MaxPlay[™] units creating a play environment with endless opportunities. Priced right with lots of play value and efficient space utilization, the MaxPlay[™] Station 1 is a perfect option for early grade schoolers.

Illustration is an example of the type of play structure to be installed at Copper Vista. The exact style and model to be determined at time of landscape construction document preparation and approved by City Planning Department.



Copper Vista

Exhibit H Perspectives

COPPER VISTA
PERSPECTIVES



WASH AND TRAIL / LOOKING NORTH



TYPICAL ARTERIAL STREET LANDSCAPE



MACDONALD
MACDONALD
LANDSCAPE ARCHITECTURE

P.O. BOX 45338
PHOENIX, ARIZONA 85044
602.200.9190 VOICE / 602.795.1135 FAX / 7602.524.8544 CELL / R1MAC@PHOENIX.COM EMAIL

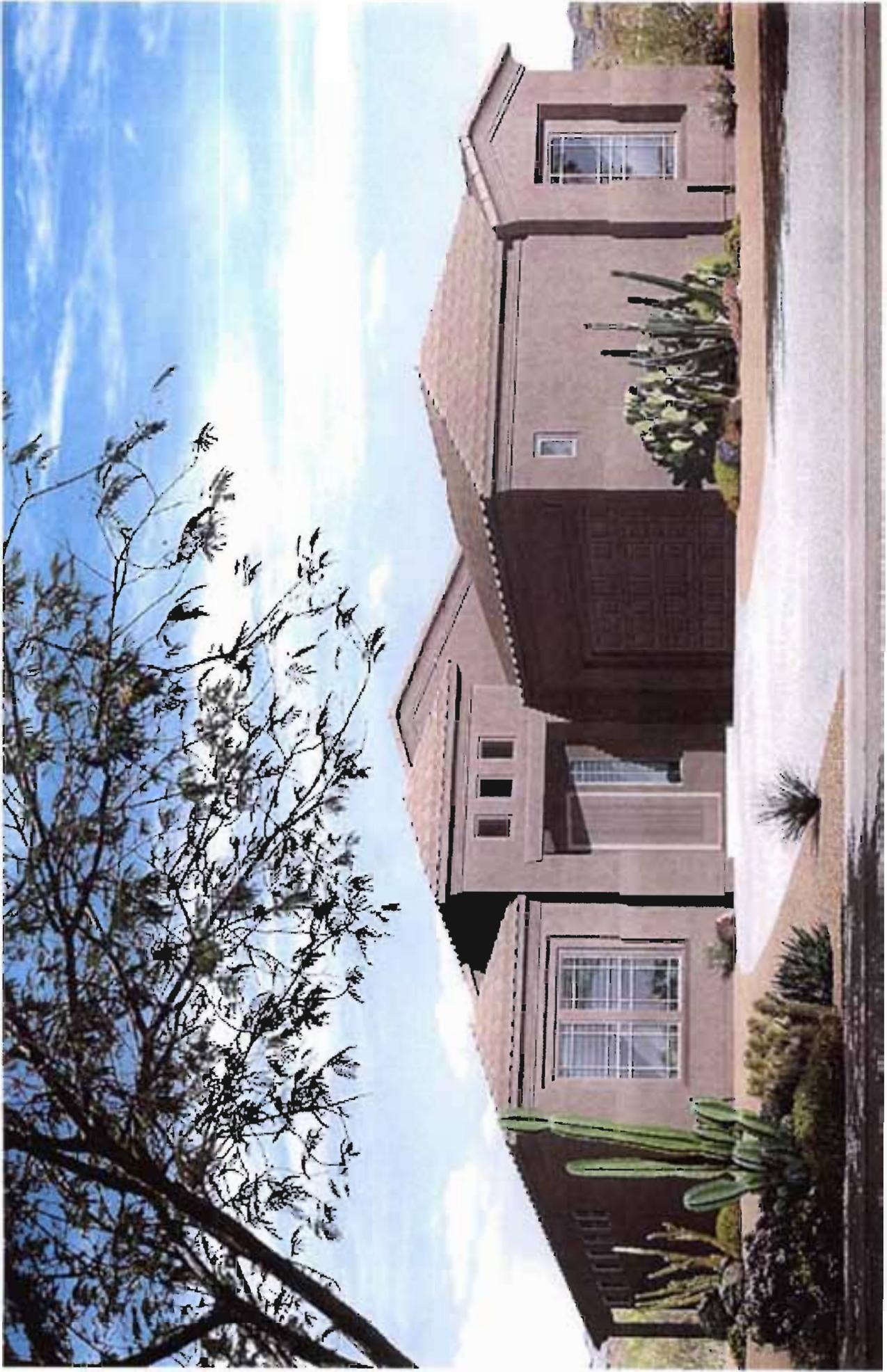
PLOT DATE 5.4.00
SCALE N.T.S.
M/A JOB NUMBER 200004 6
DRAWN BY R.M.

PERSPECTIVES

Copper Vista

Exhibit I Example Product Floor Plans and Elevations





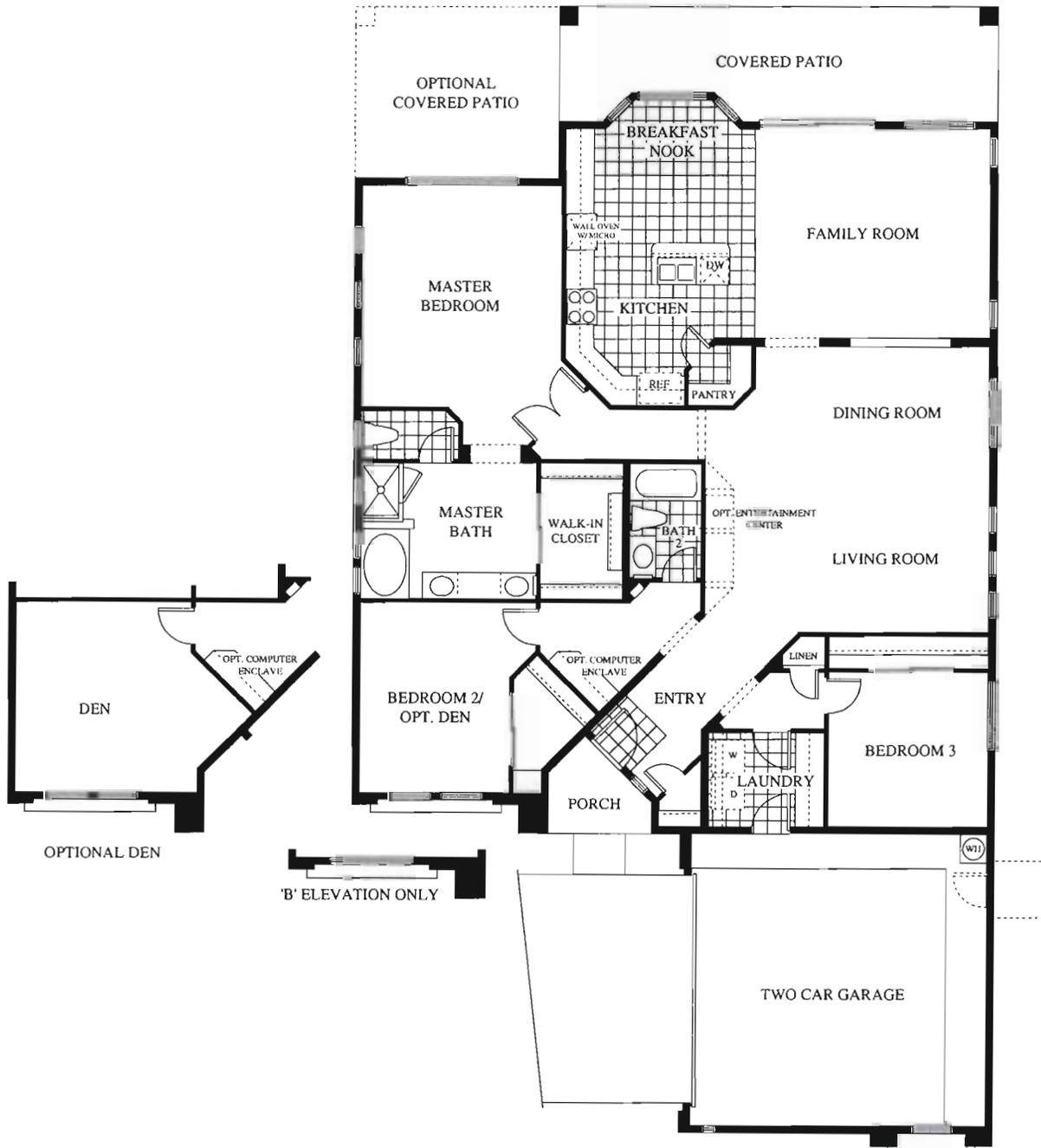


Highland at

Dove Valley Ranch

2136 SQUARE FEET
3 BEDROOMS, DEN OPTION,
FORMAL LIVING/DINING, 2 BATHS
DEN OPTION, 2 BATHS

Bay Hill Plan 2136



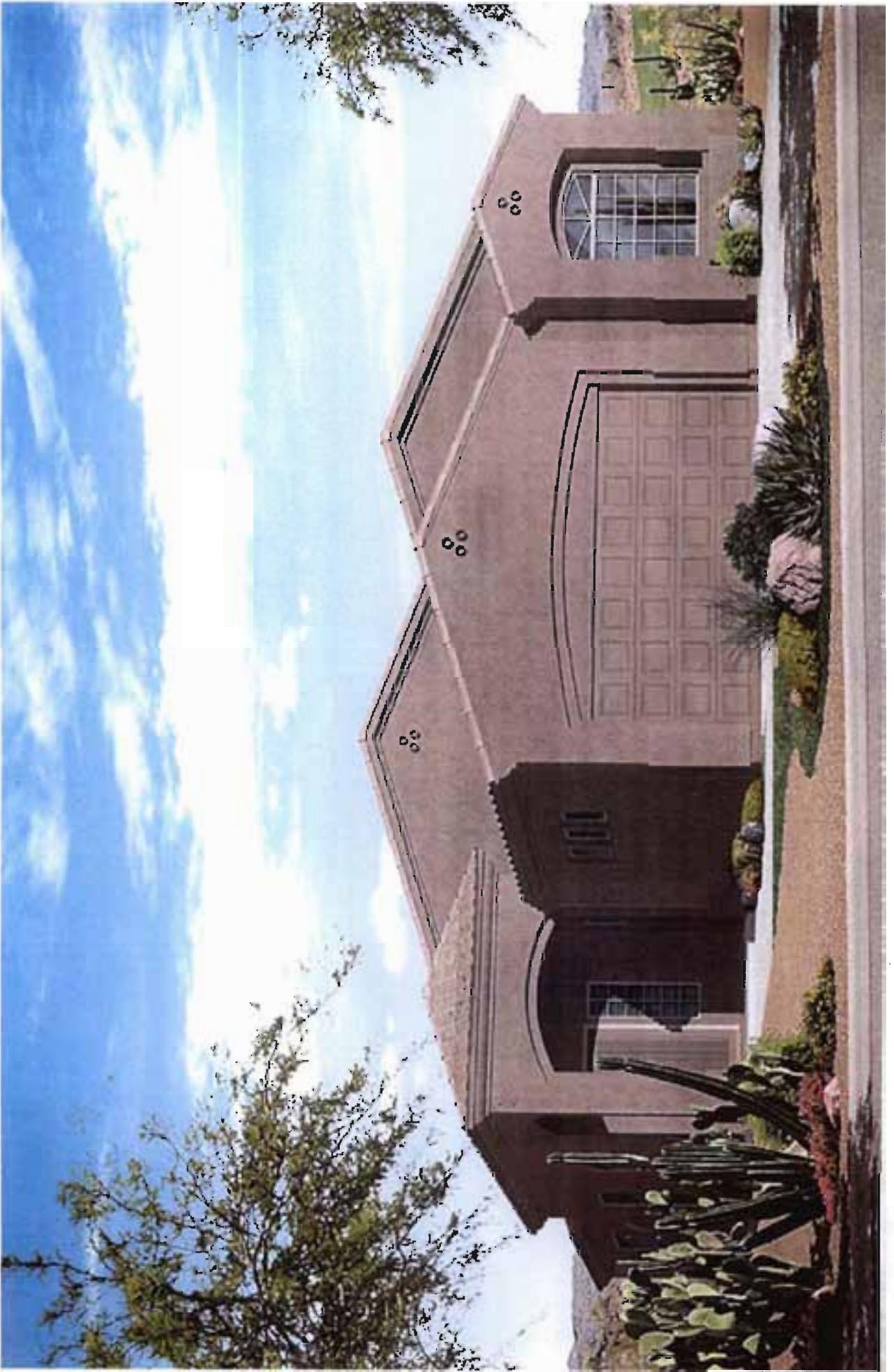
PRELIMINARY
SUBJECT TO CHANGE

In the interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
HOMES

Quality since 1954



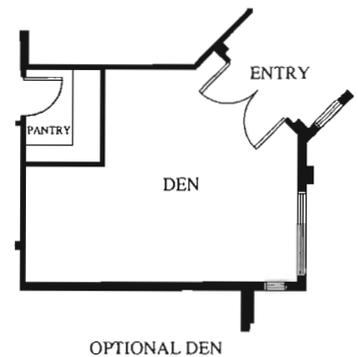
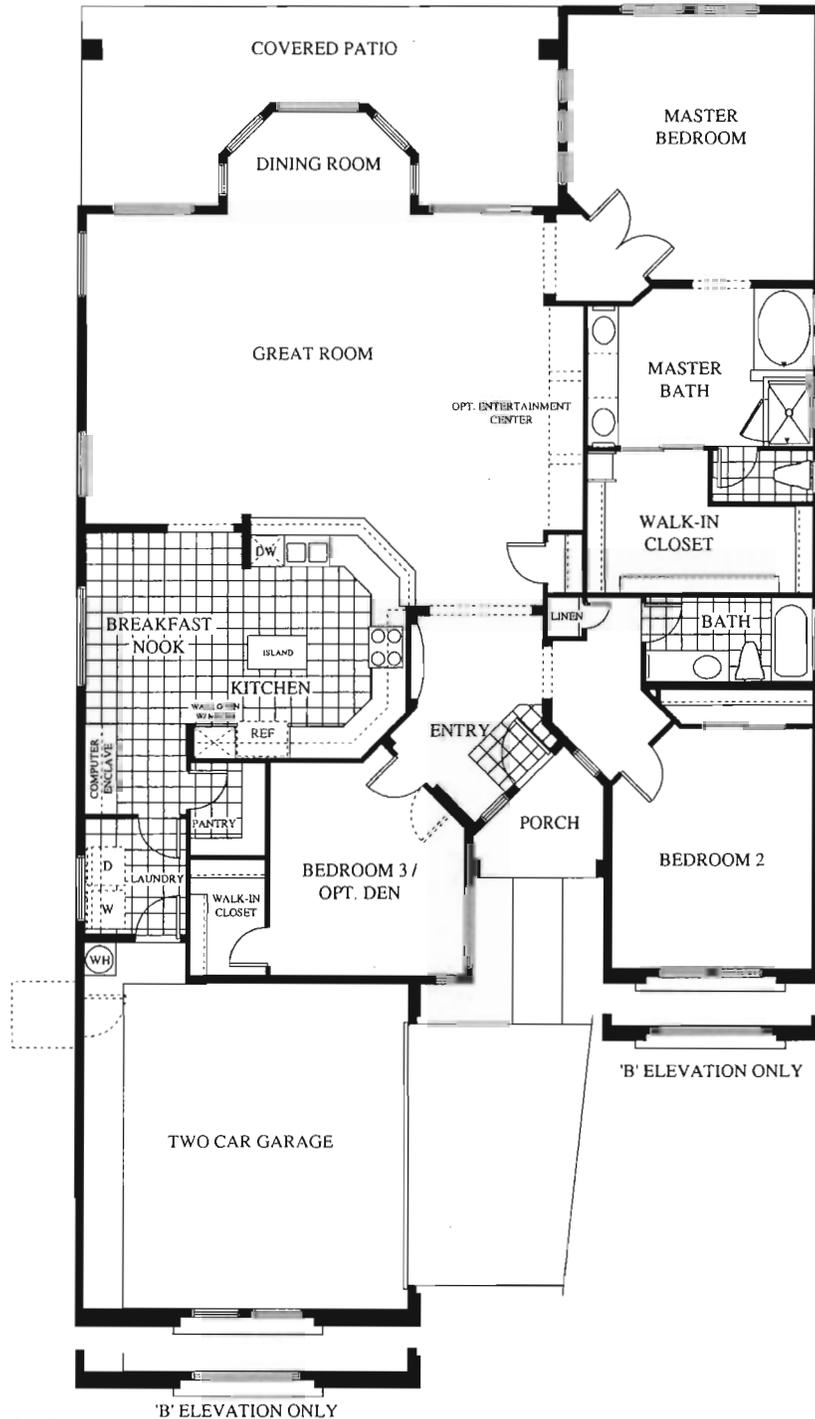




Highland at Dove Valley Ranch

2255 SQUARE FEET
3 BEDROOMS OR 2 BEDROOM
WITH DEN OPTION, GREAT ROOM,
2 BATHS

Torrey Pines Plan 2255

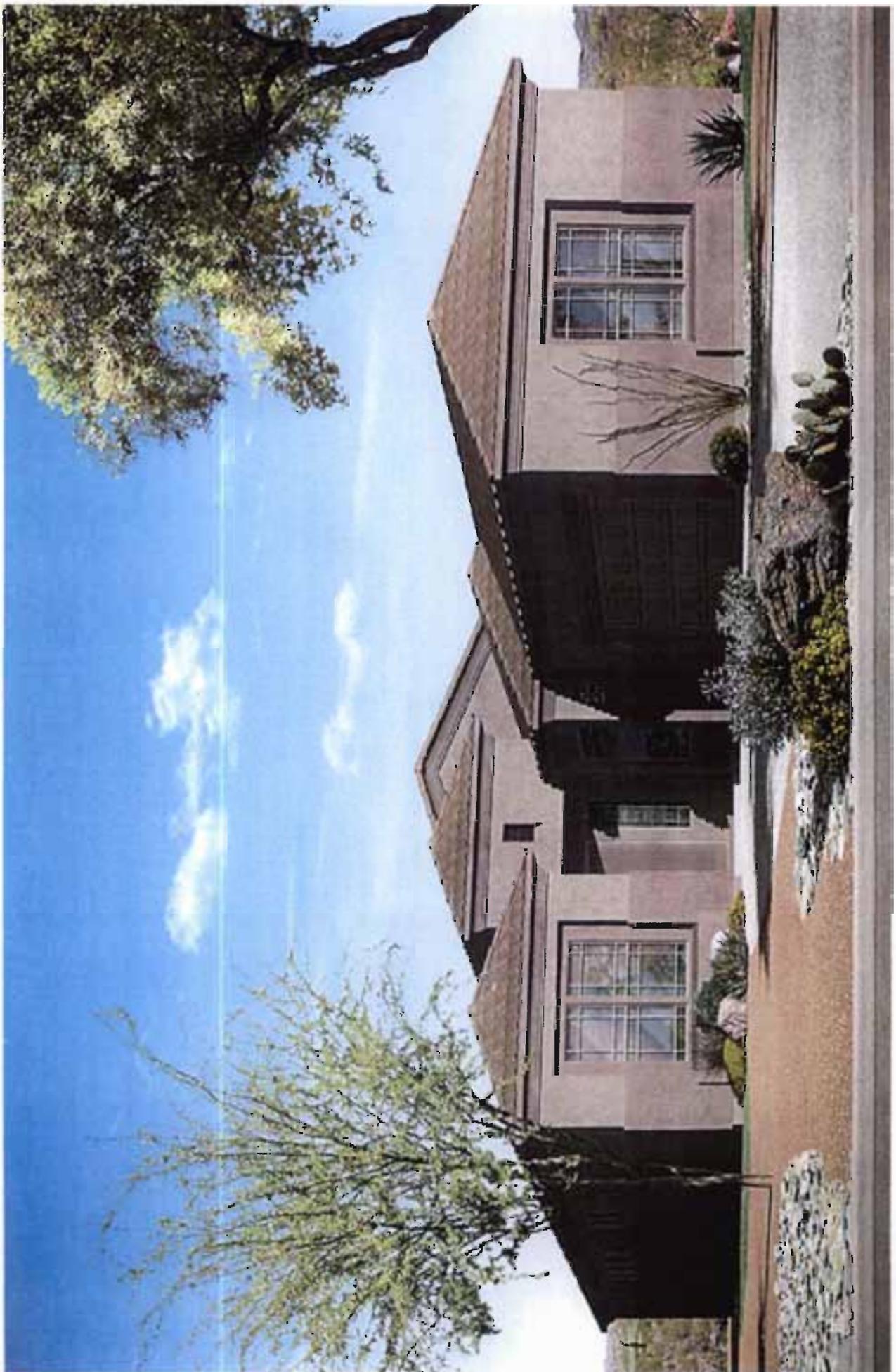


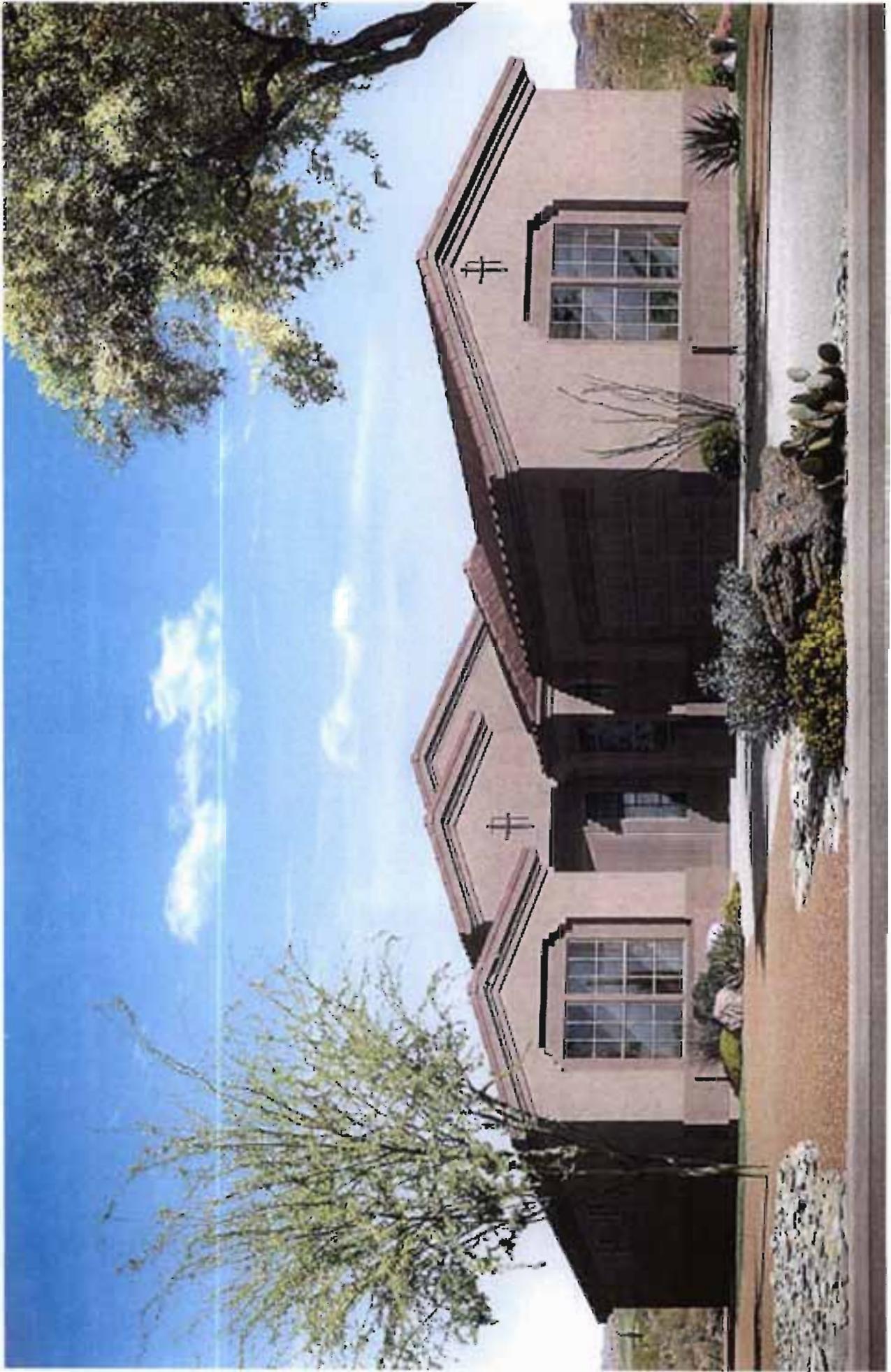
PRELIMINARY
SUBJECT TO CHANGE

In the interest of continuous improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
HOMES

Quality since 1954

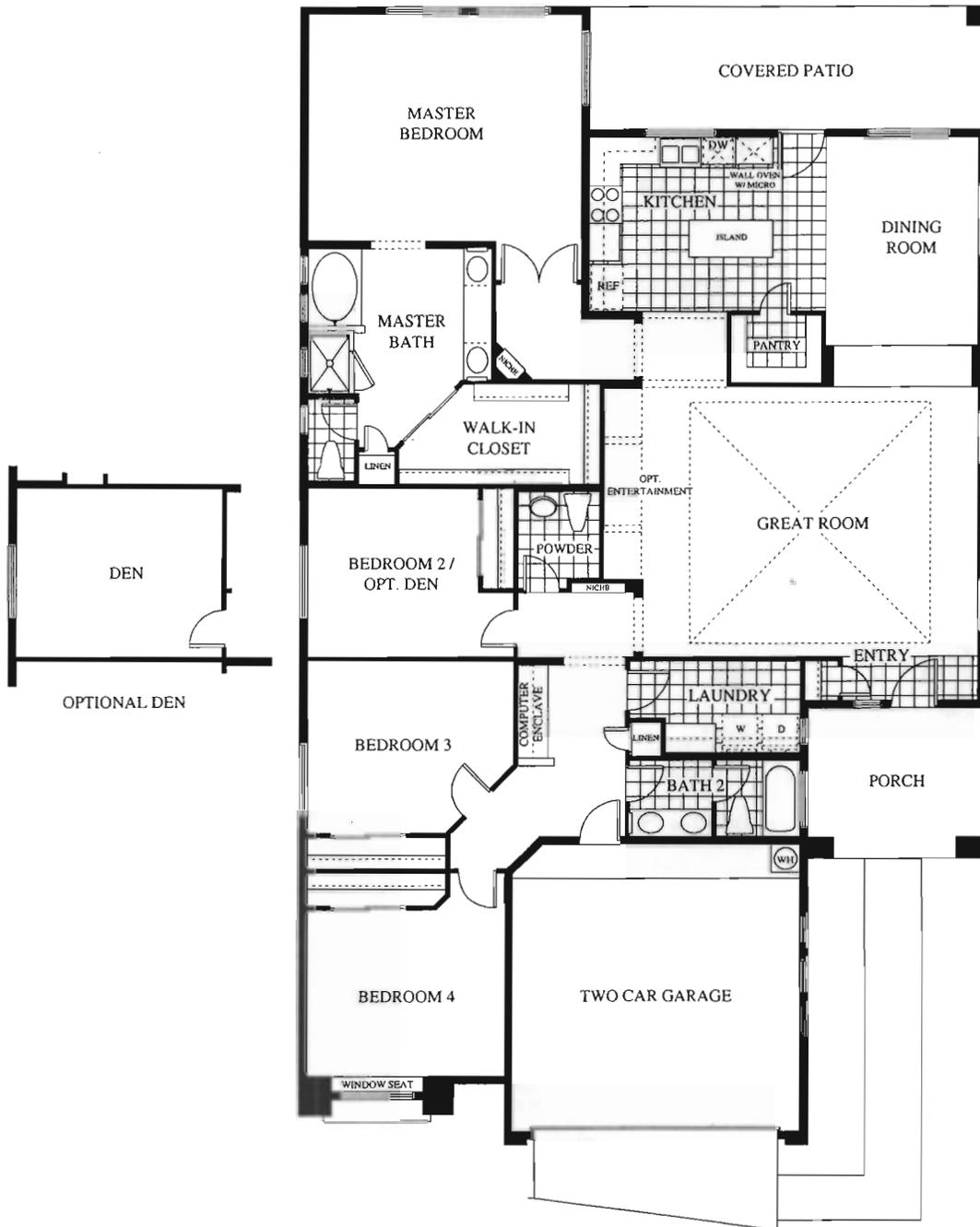




Highland at Dove Valley Ranch

2395 SQUARE FEET
4 BEDROOMS, GREAT ROOM,
DEN OPTION, 2.5 BATHS

Oakhurst Plan 2395

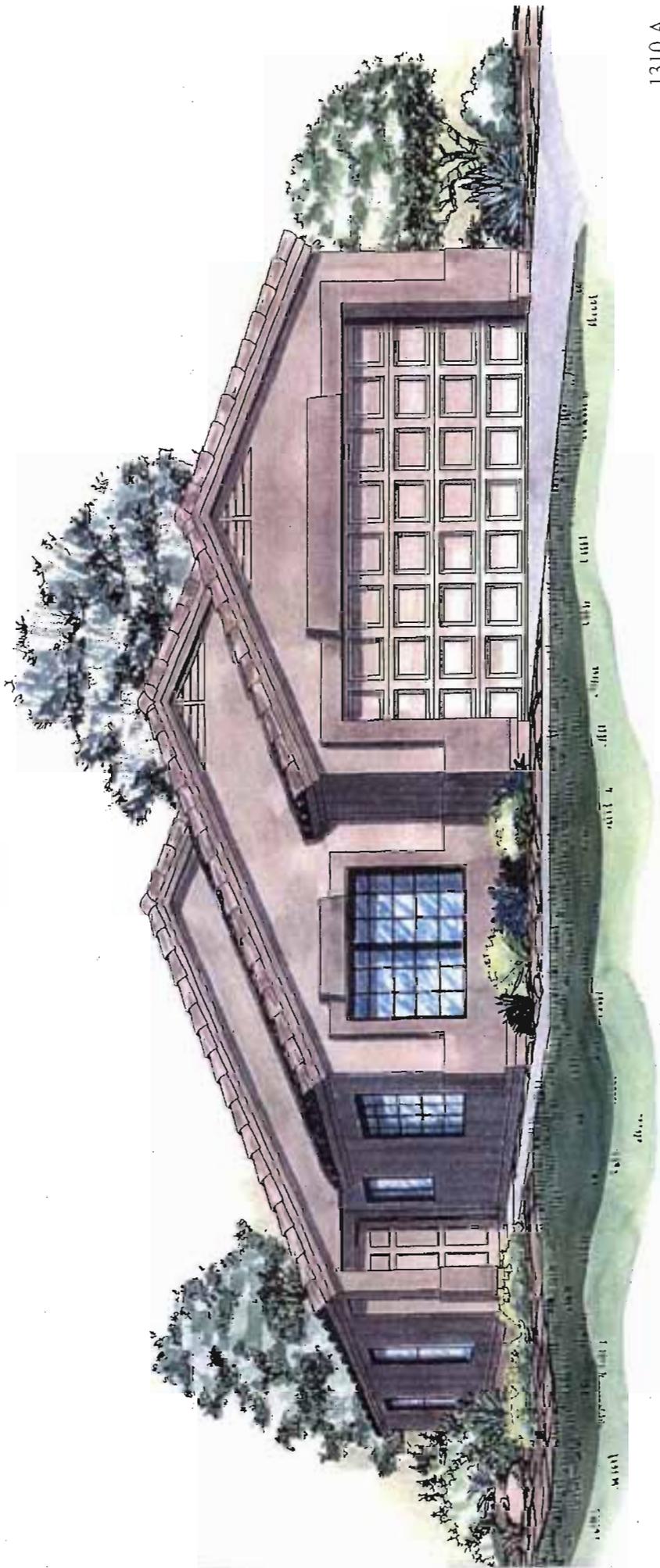


PRELIMINARY
SUBJECT TO CHANGE

In the Interest of continuous Improvement, Dietz-Crane Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation. Consult a sales representative for additional information. Prices subject to change without notice. All dimensions and square footages are approximate. Ceiling heights and window sizes, styles and locations may vary with interior design. Floorplans and exterior elevations are artist renderings.

DIETZ-CRANE
H O M E S

Quality since 1954



1310 A

The Payson

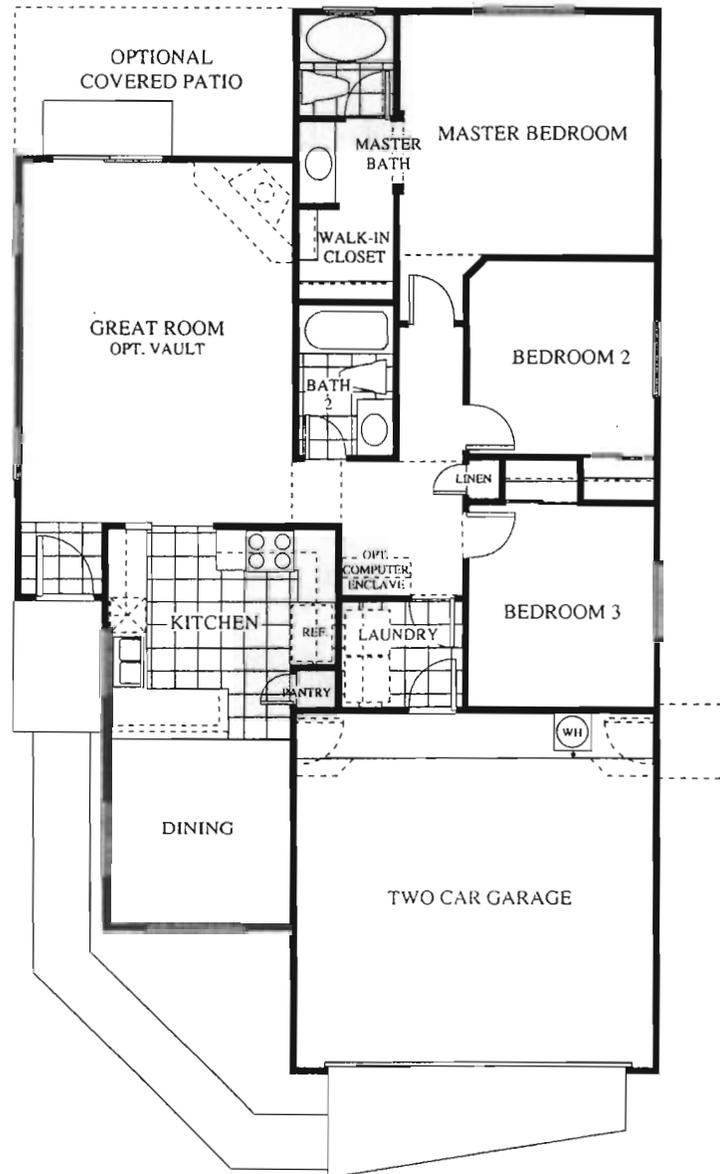
Model 1310.4

DIETZ-CRANE

H O M E S

Quality since 1954

3 BEDROOMS, 2 BATHS, ONE STORY,
1310 SQ. FT.





3087 A

The Acacia

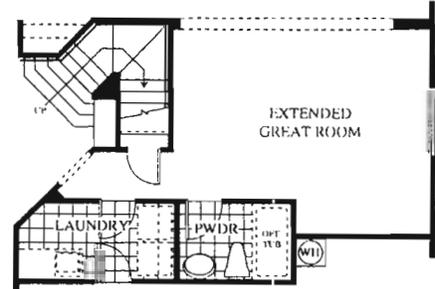
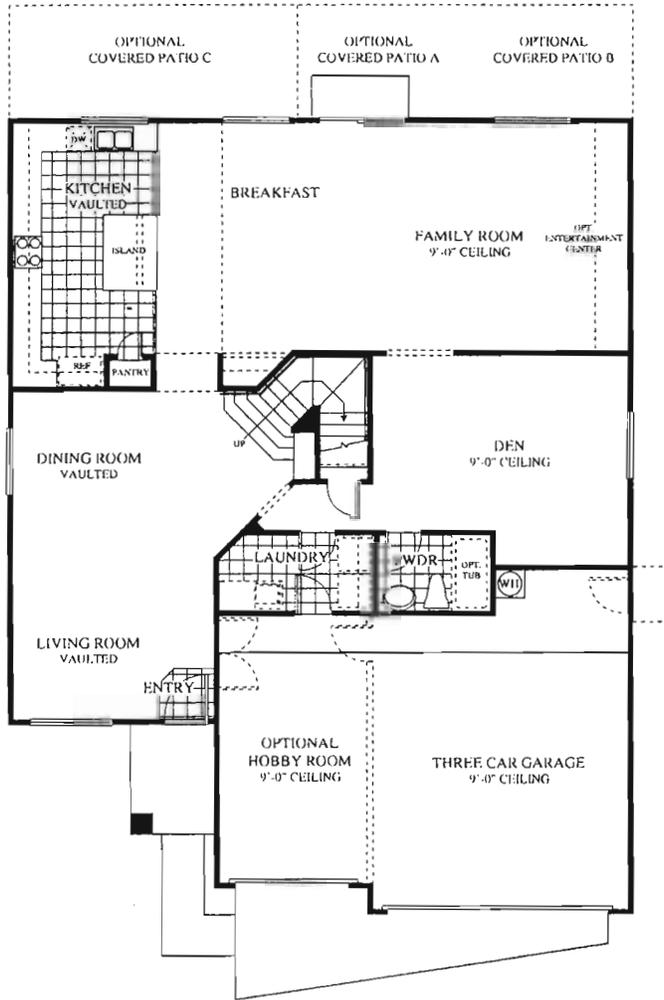
Model 3087.4

DIETZ-CRANE

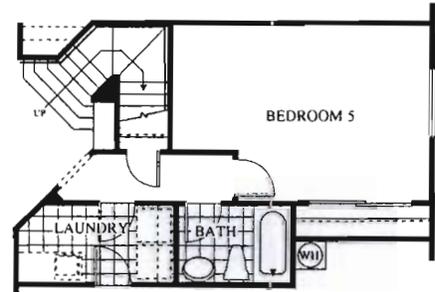
HOMES

Quality since 1954

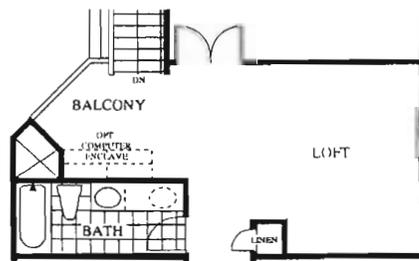
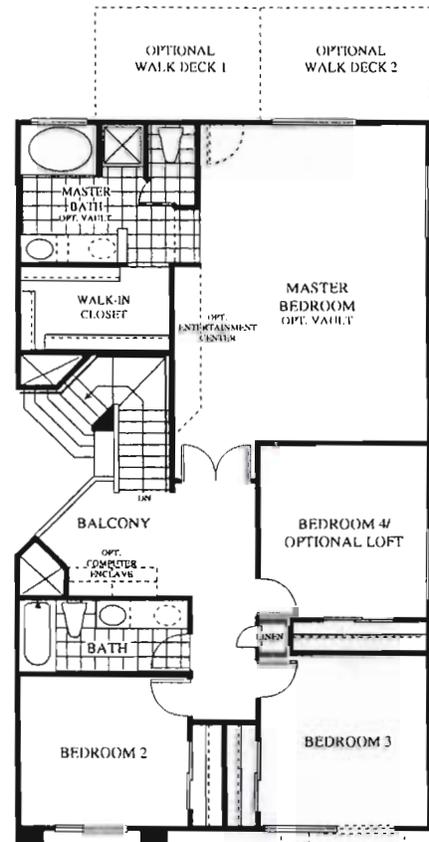
4 BEDROOMS AND A DEN, OR WITH A VARIETY OF OPTIONS, 5 BEDROOMS, 2 1/2 TO 3 BATHS, LOFT, EXTENDED GREAT ROOM, 3 CAR GARAGE, 3087 SQ. FT.



OPTIONAL EXTENDED GREAT ROOM



OPTIONAL BEDROOM 5



OPTIONAL LOFT

These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice. All square footages are approximate.



2575 A

The Lantana

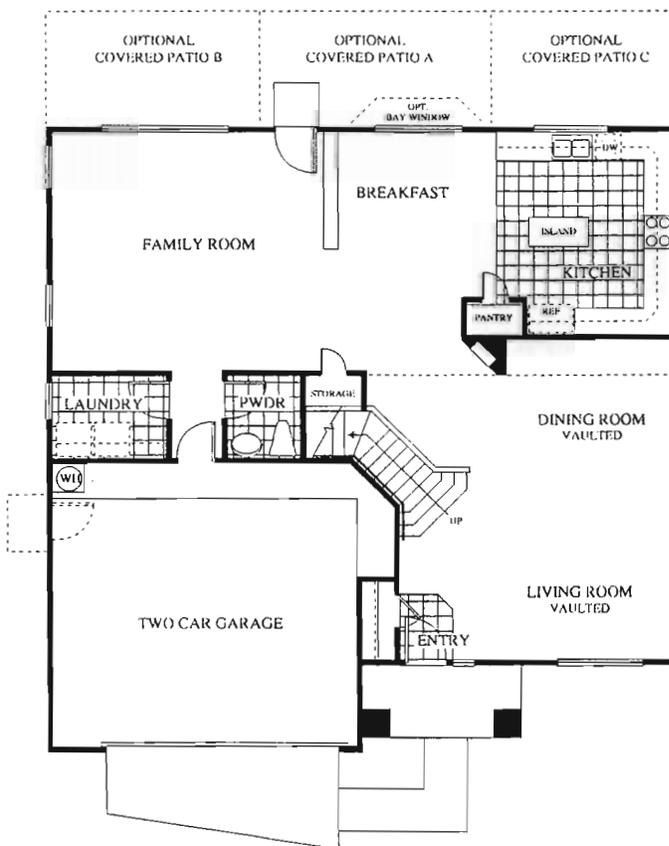
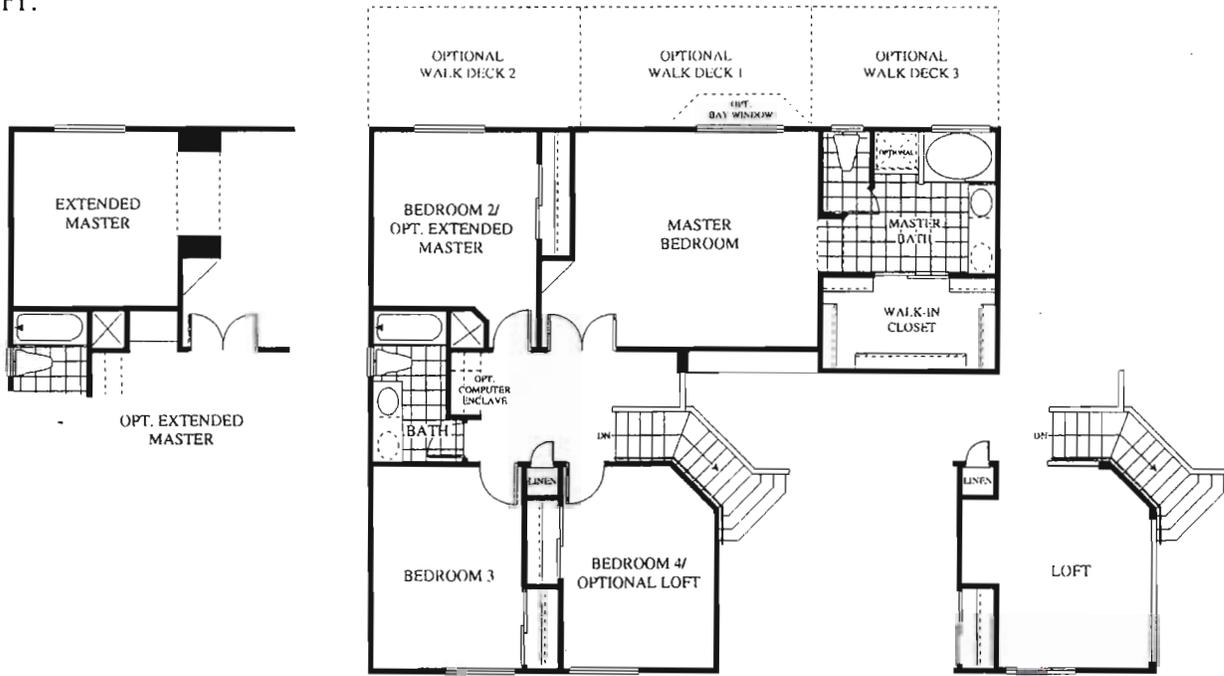
Model 2575.4

DIETZ-CRANE

HOMES

Quality since 1954

4 BEDROOMS, OR WITH EXTENDED,
 MASTER SUITE, OR LOFT OPTIONS,
 2 1/2 BATHS, 2 CAR GARAGE,
 2575 SQ. FT.



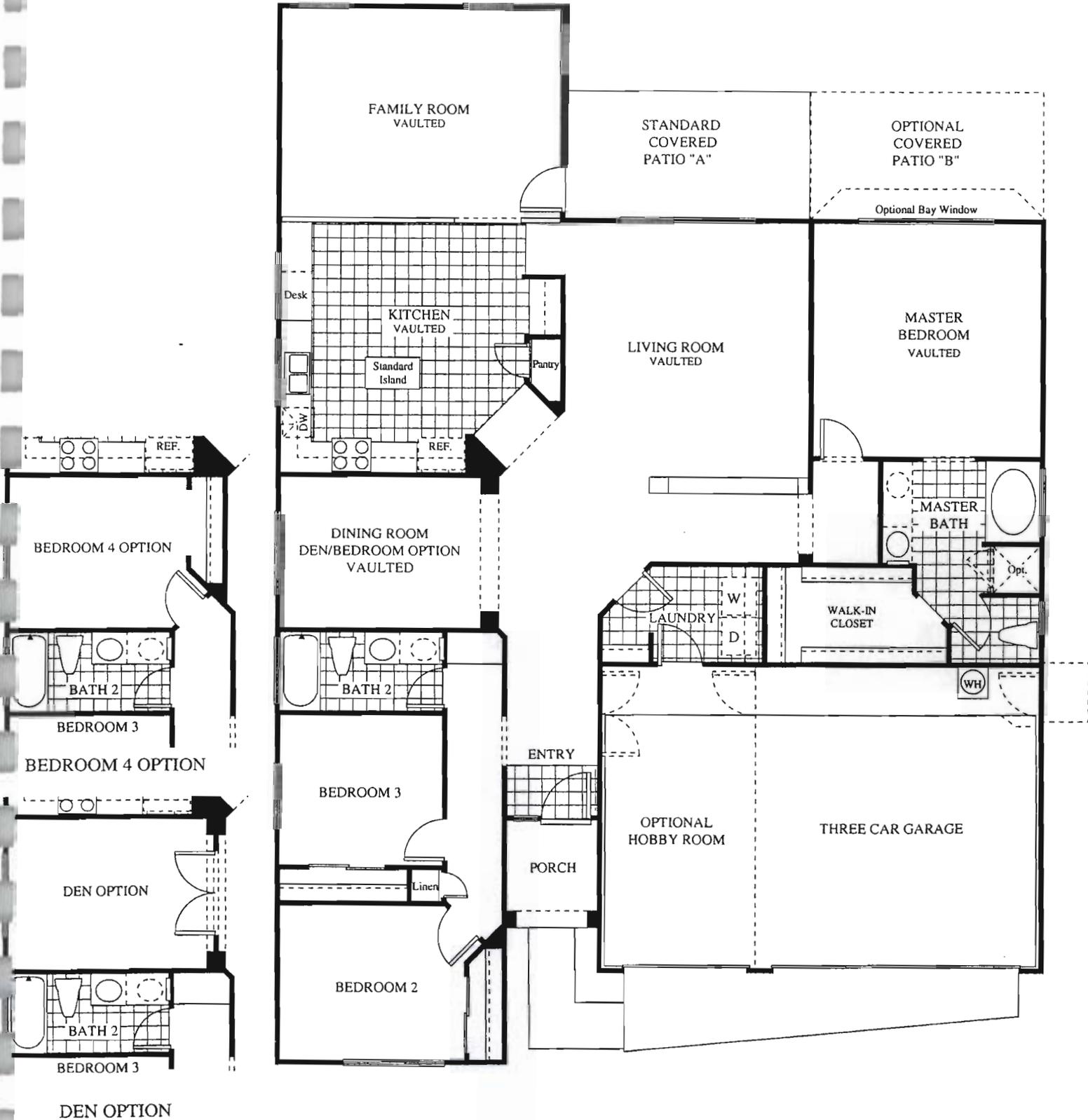
These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice. All square footages are approximate.



2210 A

The Jerome Model 2210.3

3 Bedrooms, 2 Baths, One Story,
Optional 4th Bedroom,
3 Car Garage, 2210 sq. ft.





2187 F

The Ocotillo

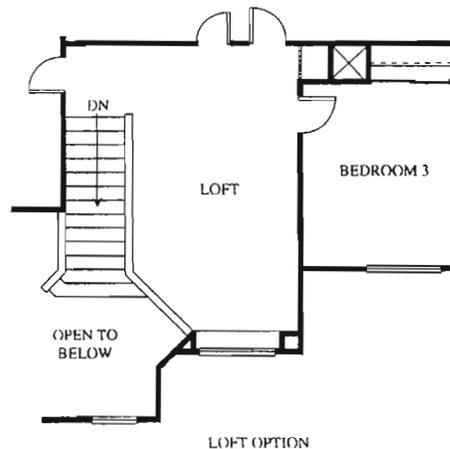
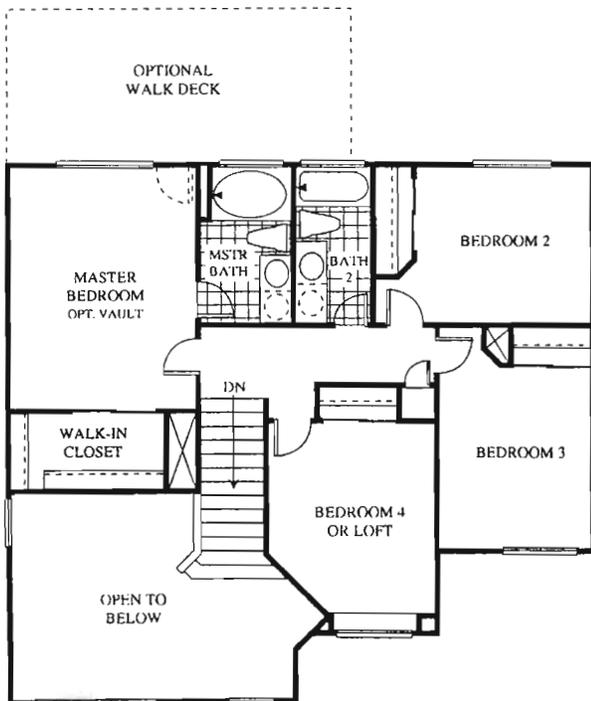
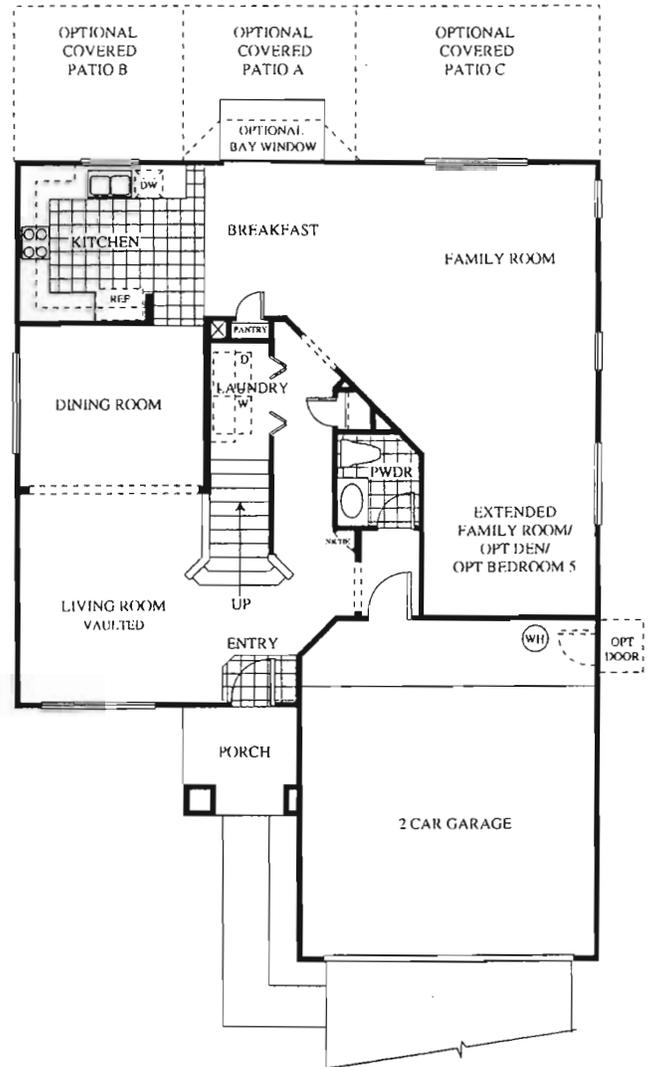
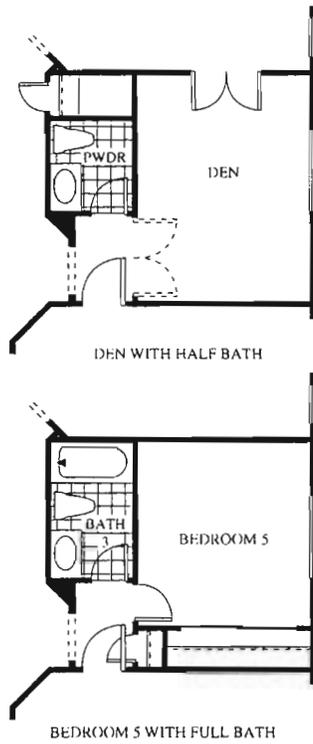
Model 2187.4

DIETZ-CRANE

HOMES

Quality since 1954

4 BEDROOMS, OR WITH A VARIETY OF OPTIONS,
DEN, 5 BEDROOMS, 2 1/2 TO 3 BATHS,
2 CAR GARAGE, 2187 SQ. FT.



These renderings are artist conceptions, actual homes may have minor differences from these drawings and are subject to change without notice. All square footages are approximate.



1934 f

