

G-Diamond Ranch

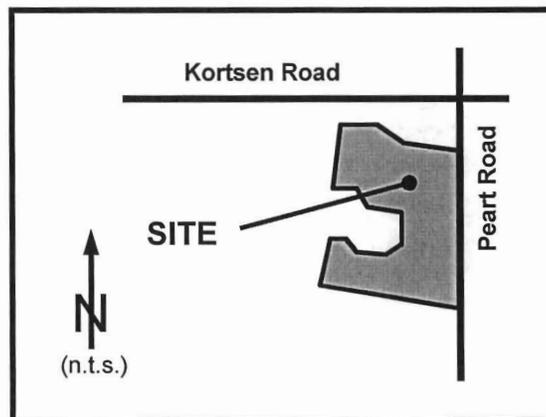
Amended Development Guide & Project Narrative

for a

PAD Amendment & Minor General Plan Amendment

for Parcels B, F, H, I & K

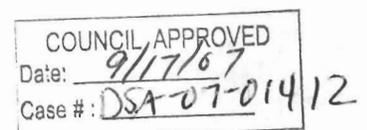
Related to approximately 44.5 acres of the 367-acre G-Diamond Ranch Master-Planned Development, located south of the southwest corner of Kortsen Road and Peart Road



Application case #: DSA-07-01412
(prior case #'s: CGPZ-69-03, CGPZ-48-04, CGPZ-09-05)

PAD Originally Approved / Amendment Submitted:

October 6, 2003 / July 18, 2007



Introduction & Description of Request:

The G-Diamond Ranch Planned Area Development (PAD) was approved by the Casa Grande City Council on October 6, 2003, as a mixed-use and master-planned development located on 367 acres (approximate gross size) at the southwest corner of Kortsens Road and Peart Road, under case #CGPZ-69-03. It was subsequently amended to allow changes to Parcels C, D & E – under application number CGPZ-48-04 (CGPZ-09-05 was withdrawn) – in regard to development standards and lot size mixes.

This application is for an Amendment to the PAD (affecting 44.15 acres), and related Minor General Plan Amendments (affecting 24.45 acres) for G-Diamond Ranch to allow for changes to Parcels B, F, H and I, and creates a new Parcel K, as explained and described below.

No changes are proposed to the remaining Parcels within G-Diamond Ranch (Parcels A, C, D, E, G/D-3 & J).

Existing G-Diamond Ranch – Preliminary Development Plan/ Project Description:

G-Diamond Ranch – as approved – is a mixed-use development proposed with single-family residential (SFR), multi-family residential (MFR - Medium and High-density Residential), and neighborhood commercial/office (COM) uses, along with a school site and significant open space/common area. A summary of the uses and their respective approximate net acreages – **as approved** – is as follows:

Use	Net Acreage (approx.)
SFR	283.6
MFR	22.0
COM	20.0
School	12.2
Total	337.8 *

* Net acreage excludes the areas for arterial and collector roadway dedications (approx. 14 acres).

Also as presently approved, G-Diamond Ranch is proposed to be developed as 10 separate 'parcels', labeled 'A' through 'J'. These parcels, their respective use, approx. net acreages, proposed number of units, and densities (as approved) are as follows (note that the **highlighted Parcels** are those Parcels proposed to be changed):

Parcel	Use	# Lots/Units	Density	Net Acreage
A	SFR	10	0.8/acre	11.0
B	SFR	17	1.4/acre	9.1
C	SFR	305	3.4/acre	85.6

D	SFR	246	3.8/acre	62.1
E	SFR	387	3.6/acre	102.2
F	SFR	7	0.5/acre	13.6
G / D-3	School	-	-	12.2
H	MFR	125	10.0/acre	12.0
I	MFR	159	15.9/acre	10.0
J	Com	-	-	20.0
TOTALS	-	1,254	3.5/acre	337.8

These uses and their respective general locations reflect the appropriate land use designations of the Casa Grande General Plan, as amended for the subject site under application CGPZ-12-03.

PAD Amendment & Minor General Plan Amendment Requests:

As noted previously, this PAD Amendment and Minor General Plan Amendment application proposes the following changes to Parcels B, F, H and I, and ‘creates’ a new Parcel K (in summary – explained in detail later in this Development Guide):

Parcel B: The use remains as Single-family (½-acre lot size), but the size of Parcel B increases from 9.14 acres to 11.30 acres. The overall number of lots decreases from 17 to 15.

The Development Standards and design parameters within Parcel B remain unchanged, except that there is now a limitation that homes on lots adjacent to Parcel A are now limited to one-story in height (tentatively numbered as Lots 1, 2, 3, 4, 6, 7 & 8).

Additionally, horses, and their accessory uses, are no longer proposed for Parcel B.

Parcel F: The use for Parcel F is now proposed as Open Space/Common Area only (formerly the use was both Open Space/Common Area and Single-family Residential).

The size of Parcel F decreases from 13.58 acres to 4.13 acres.

A Minor General Plan Amendment – as a companion application to this request – is proposed for Parcel F to designate the entire Parcel F area as Parks/Open Space (remove the LDR designation on 2.33 acres and change the Medium-density Residential #2 (8-12 d.u./acre) designation on a 1.8-acre portion of Parcel F (formerly part of Parcel H) to Parks/Open Space).

Parcel H: Parcel H will remain as Townhomes, but decreases in size from 12.0 to 10.2 acres.

The Development Standards and design parameters within Parcel H remain unchanged, except that the height of any structure is now limited to 28 1/2 stories.

Parcel I: The proposed use for Parcel I changes from Multi-Family Residential (“Apartments”) to Professional Office/Recreational Facility. The size of Parcel I decreases from 11.0 acres to 8.0 acres.

As part of the companion Minor General Plan Amendment application, the land use designation for Parcel I is proposed to change from both LDR (1-4 d.u./acre) and HDR (12-16 d.u./acre) to Office/Business Park and Parks/Open Space.

Parcel K: This is a new parcel (formed from portions of former Parcels F and I). The proposed use for Parcel K is Professional Office, with a size of 10.52 acres.

As part of the companion Minor General Plan Amendment application, the land use designation for Parcel K is proposed as Office/Business Park (from LDR & HDR).

Specifics regarding these Parcels are described in further detail later in this Development Guide.

These changes – if approved – will have the following affect to the overall land use mix within G-Diamond Ranch:

Existing Uses	Net Acreage (approx.)	Proposed Uses	Net Acreage (approx.)	Difference
SFR	283.6	SFR	272.7	- 10.9
MFR	22.0	MFR	10.0	- 12.0
COM	20.0	COM	20.0	0.0
P/OS	-	P/OS	4.1	+ 4.1
OFC	-	OFC	18.5	+ 18.5
School	12.2	School	12.2	0.0
Total	337.8 *		337.8 *	-

* Net acreage excludes the areas for arterial and collector roadway dedications (approx. 14 acres).

As now proposed, G-Diamond Ranch consists of 11 separate 'parcels', labeled 'A' through 'K'. These parcels, their respective use, approx. net acreages, proposed number of units, and gross densities (as proposed) are as follows:

Proposed Parcels, Uses & Sizes:

Parcel	Use	# Lots/Units	Density	Net Acreage
A	SFR	10	0.8/acre	11.0
B	SFR	15	1.3/acre	11.3
C	SFR	305	3.4/acre	85.6
D	SFR	246	3.8/acre	62.1
E	SFR	387	3.6/acre	102.8
F	P/OS	-	-	4.1
G / D-3	School	-	-	12.2
H	MFR	102	10.0/acre	10.2
I	OFC & P/OS	-	-	8.0
J	Com	-	-	20.0
K	OFC	-	-	10.5
TOTALS	-	1,065	3.15/acre	337.8

The overall affect of the proposed changes reduces the number of dwelling units from 1,254 to 1,065 (a reduction of 189 units), and reduces the density from 3.5 to 3.15 d.u./acre.

PAD Amendment - Parcel Specifics:

The details as to the proposed changes to Parcels B, F, H, I and K are as follows:

Parcel B (Large-lot single-family residential):

Parcel B is proposed to increase slightly – from 9.14 acres to 11.30 acres (an increase of 2.16 acres), and is proposed for 15 site-built homes/lots (formerly 17 homes/lots), with an average lot size of approximately ½-acre. The density for Parcel B is approximately 1.33 dwelling units per acre. Homes within these parcels are likely to be custom/semi-custom, and as such are not subject to Design Review (unless developed as production housing). Horses, and their accessory uses, are no longer proposed for Parcel B.

The area for the additional 2.16 acres is taken from the former Parcel F, which was designated for Low-density Residential uses (1–4 d.u./acre). Therefore, no Amendment to the Casa Grande General Plan is needed.

The future developer(s) of this parcel may opt to develop this parcel as a gated community, with private streets. Such determination shall be made at the time of

approval of any Preliminary Plat(s) for this parcel, and shall be subject to City of Casa Grande approval.

Model home sales offices/complexes may occur within Parcel B.

Parcel B also proposes its own retention and open space areas, which will be privately maintained.

The development standards for Parcel B are as follows:

Front Setback:	20' (to front-loaded garage – 15' front setback to livable area and/or side-loaded garage)
Side Setback:	10'
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	28' / 2 stories, except that homes on lots adjacent to Parcel A shall be limited to 18' / 1 story

Accessory structures within Parcel B shall observe these same development standards, and shall be limited in size to a maximum of 33% of the rear yard area (for each individual structure).

The other development standards for Parcel B shall be the same as those provided under the Urban Ranch (UR) zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

All homebuyers within G-Diamond Ranch will be provided – at the time of the sale of the respective home – with a Disclosure Statement that notifies them of the non single-family residential uses within G-Diamond Ranch that are proposed to occur on parcels G/D-3, H, I, J and K, as well as the potential for equestrian uses on Parcel A.

Covenants, Conditions, and Restrictions (CC&R's) will be established in order to ensure that the community maintains a high level of quality and to protect the investments of its residents. The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in homes, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R's will be provided to the City of Casa Grande for review and approval prior to the approval of any Final Subdivision Plats.

Homeowners' Associations (HOA's), with a master association and sub-associations (where necessary), will be formed for all Parcels (with the possible exception of parcels A, B, F &/or I) to enforce the CC&R's and to maintain all landscape tracts, perimeter walls, and open space areas including drainageways, perimeter walls and landscaping within rights-of-ways (except arterial roadway medians).

Parcel F (Open Space/Common Area):

Parcel F is currently designated for both Open Space/Common Area and as Single-Family Residential uses (5, 1/2-acre lots).

It is proposed to remove Single-family Residential as a use for Parcel F, thereby limiting the use to Open Space/Common Area.

The size of Parcel F decreases from 13.58 acres to 4.13 acres.

A Minor General Plan Amendment – as a companion application to this request – is proposed for all of Parcel F to change the land use designations as follows:

- On 2.33 acres of Parcel F (presently designated for both Parks/Open Space and Low-density Residential (1-4 d.u./acre)), remove the LDR designation, leaving this portion of Parcel F designated as Parks/Open Space only).
- The remaining 1.8 acres of Parcel F (portion formerly within Parcel H) will be amended to change the land use designation from Medium-density Residential #2 (8-12 d.u./acre) to Parks/Open Space.

Parcel F may be developed in conjunction with Parcel I (under the Recreational Facility scenario), and be developed and maintained by the City. Should this not occur, the development and ongoing maintenance of Parcel F shall be by the Homeowners' Association.

Parcel H (Multi-family Residential):

Parcel H remains proposed for multi-family residential uses, but decreases in size from 12.0 to 10.2 acres.

Parcel H is proposed to be developed for attached single-family, townhome or condominium residential uses (including duplexes, cluster housing, etc.), at a density of approximately 8 to 12 dwelling units per acre. The site is designated for Medium-density Residential uses (MDR 2) on the land use plan element of the Casa Grande General Plan. This designation allows a density of 8 to 12 dwelling units per acre (target density of 10.0 d.u./acre).

Model home sales/rental offices/complexes may occur within Parcel I or phases of development.

The development standards for Parcel H are as follows:

Front Setback:	20' (to front-loaded garage – 15' front setback to livable area and/or side-loaded garage)
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Side Setback:	10' (5' & 10' for single-family dwelling)
Corner Side Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	28' / 2 stories (was 35' / stories not defined)

The other development standards for Parcel H shall be the same as those provided under the R-3 zoning district and other applicable sections of the Casa Grande Zoning Ordinance, except that single-, two-, three- and four-family dwellings shall follow the applicable development standards of the R-2 zoning district.

The architectural style, building materials, colors, landscaping theme, etc., shall compliment the same elements as developed within the single-family residential portions of G-Diamond Ranch. Development of Parcel H, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscaping, signage, open space, parking, access, etc.

Parcel I (Professional Office/Recreational Facility):

The use for Parcel I is presently Multi-Family Residential (“Apartments”). The proposed use for Parcel I is Professional Office/Recreational Facility. The size of Parcel I also decreases from 11.0 acres to 8.0 acres.

As part of the companion Minor General Plan Amendment application, the land use designation for Parcel I is proposed to change from High-density Residential (12-16 d.u./acre) to Office/Business Park and Parks/Open Space.

Parcel I is proposed under two different use/development scenarios (or a combination thereof): Professional Office and/or Recreational Facility.

Under the Professional Office scenario, the proposed uses within Parcel I will primarily consist of those uses identified as the permitted and conditionally permitted uses of the C-O (Commercial Office) zoning district. These uses include, but are not limited to, the following:

- Professional, Semi-Professional, Administrative and Business Offices;
- Banks and similar financial institutions;
- Medical, dental, chiropractic and similar-type offices, but not including hospitals or medical facilities;
- Studios for photography, commercial arts, or other professional work;
- Business, technical or vocational school(s); and,
- Additional office uses that are similar in nature to those specifically listed above. The Planning and Development Director shall determine which additional similar uses may be allowed within the PAD. Appeals shall be made to the Planning and Zoning Commission and City Council through the Major Amendment to a PAD process.

Permitted accessory uses include, but are not limited to, business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises.

It is anticipated that this site will develop as an office complex or complexes. However, it may develop as any of a number of Commercial Office scenarios.

The development standards for Parcel I are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Side Setback:	20'
Rear Setback:	15'
Residential Zone Boundary:	30'
Maximum Height:	28' / 2 stories (was 35' / stories not defined)
Minimum Lot Width:	150' (corner lots = 200')

Other development standards for Parcel I shall be the same as those provided under the C-O (Commercial Office) zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

The architectural style, building materials, colors, landscaping theme, etc., shall compliment the same elements as developed within the single-family residential portions of G-Diamond Ranch. Development of the site, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscaping, signage, parking, access, etc. At the time of the submittal of a site plan for the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial area such as design theme, landscape theme, signage, open space, shared access and parking, etc.

The other development scenario is one where Parcel I (or portion of) may develop as a public Recreational Facility.

Parcel K (Professional Office):

This is a new parcel (formed from portions of former Parcels F and I). The use for Parcel K is proposed as Professional Office, with a size of 10.52 acres.

As part of the companion Minor General Plan Amendment application, the land use designation for Parcel K is proposed to change from LDR (1-4 d/u//acre) and HDR (12-16 d.u./acre) to Office/Business Park.

The proposed uses within this parcel will primarily consist of those uses identified as the permitted and conditionally permitted uses of the C-O (Commercial Office) zoning district. These uses include, but are not limited to, the following:

- Professional, Semi-Professional, Administrative and Business Offices;
- Banks and similar financial institutions;
- Medical, dental, chiropractic and similar-type offices, but not including hospitals or medical facilities;
- Studios for photography, commercial arts, or other professional work;
- Business, technical or vocational school(s); and,
- Additional office uses that are similar in nature to those specifically listed above. The Planning and Development Director shall determine which additional similar uses may be allowed within the PAD. Appeals shall be made to the Planning and Zoning Commission and City Council through the Major Amendment to a PAD process.

Permitted accessory uses include, but are not limited to, business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises.

It is anticipated that this site will develop as an office complex or complexes. However, it may develop as any of a number of Commercial Office scenarios.

The development standards for Parcel K are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Side Setback:	20'
Rear Setback:	15'
Residential Zone Boundary:	30'
Maximum Height:	28' / 2 stories (was 35' / stories not defined)
Minimum Lot Width:	150' (corner lots = 200')

Other development standards for Parcel K shall be the same as those provided under the C-O (Commercial Office) zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

The architectural style, building materials, colors, landscaping theme, etc., shall compliment the same elements as developed within the single-family residential portions of G-Diamond Ranch. Development of the site, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscaping, signage, parking, access, etc. At the time of the submittal of a site plan for the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial area such as design theme, landscape theme, signage, open space, shared access and parking, etc.

Development Team:

The G-Diamond Ranch development team consists of the following:

Owner:

Guy and Carlotta S. Gilbert Revocable Intervivos Trust &
Guylotta Limited Partnership
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715 East Granada
Tempe, AZ 85281

Land Planner:

Jeff Farr
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480.927.9208

Engineer (PAD):

Bill Collings
DNA, Inc.
314 East 8th Street
Casa Grande, AZ 85222
520.836.5501

Zoning Consultant:

Greg Loper, AICP
9024 West Yukon Drive
Peoria, AZ 85382
602.550.7004

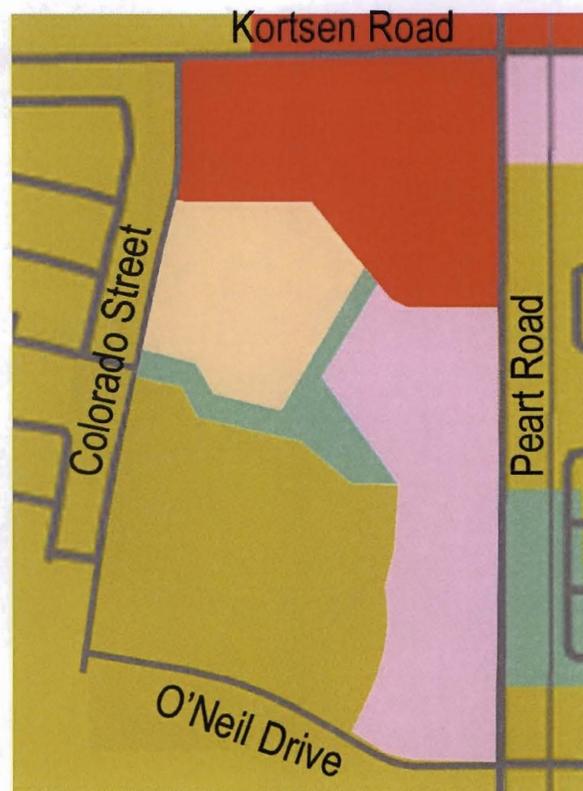
Minor General Plan Amendment Request for:
G Diamond Ranch

Land Use Designation

- Rural Residential (0-1 DU/AC*) Target: .5 DU/AC
- Low Density Residential (1-4 DU/AC) Target: 2.5 DU/AC
- Medium Density Residential #1 (4-8 DU/AC) Target: 5.0 DU/AC
- Medium Density Residential #2 (8-12 DU/AC) Target: 10.0 DU/AC
- High Density Residential (12-16 DU/AC) Target: 14.0 DU/AC
- Master Planned Community (MPC)
- Commercial
- Regional Commercial
- Office/Business Park
- Employment
- Natural Resource Extraction
- Public/Semi-Public
- Parks/Open Space
- Revitalization Area



Existing General Plan



Proposed General Plan
 Amendment

Lot Summary Chart

Parcel	Minimum Dimensions	Nominal Area	Units
A	Projected	0.87 du/ac	10
B	Projected	1.43 du/ac	15
C-1	70' x 115'	8050 S.F.	99
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8050 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	School		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	55' x 115'	6325 S.F.	111
E-4	70' x 115'	8050 S.F.	27
F	Projected	0.50 du/ac	7
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	Projected	10.0 du/ac	125
I	Projected	15.9 du/ac	159
J	Commercial Use		0
TOTAL			1254

D-3
 Future School Site
 12.72 Acres Gross
 11.66 Acres Net

Legend

Arid Landscape Character:
 Drought Tolerant Trees, Shrubs,
 Ground Covers & Accent Plants

-  Project Entries
-  Public Streetscapes
-  Interior Common Open Space/Retention Areas

Lush Landscape Character:
 Canopy & Vertical Trees, Turf, Annuals

-  Project Entries
-  Landscape Tracts along Public R.O.W.s
-  Interior Common Open Space/Retention Areas

-  Tot Lot
-  Multi-Use Trail



Approved PAD Site Plan
G Diamond Ranch
 Conceptual Site Plan and
 Landscape/Open Space Plan

Exhibit Prepared
 By: **ALD**
 Arid Land Design
 5000 East Orchard Way
 Scottsdale, Arizona 85254
 Phone: 480.754.8100
 Fax: 480.754.8101



Job #04.23
 Date: 01.03.06

Amended Parcels

NOTE:
Amended Parcels in Bold Type.

Amended Lot Summary Chart

Parcel	Minimum Dimensions	Nominal Area	Units
A	Projected	0.87 du/ac	10
B	Projected	1.33 du/ac	15
C-1	70' x 115'	8050 S.F.	99
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8050 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	School		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8050 S.F.	81
E-3	55' x 115'	6325 S.F.	111
E-4	70' x 115'	8050 S.F.	27
F	Open Space		0
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	Projected	10.0 du/ac	102
I	Prof. Office/Rec Facility		0
J	Commercial Use		0
K	Prof. Office		0
Total			1065

Legend:

- 1/2 Acre Lots
- TownHomes
- Professional Office/
Recreation Facility
- Open Space Area

D-3
Future School Site
12.72 Acres Gross
11.66 Acres Net

Legend

Arid Landscape Character:
Drought Tolerant Trees, Shrubs,
Ground Covers & Accent Plants

- Project Entries
- Public Streetscapes
- Interior Common Open Space/
Retention Areas

Lush Landscape Character:
Canopy & Vertical Trees, Turf, Annuals

- Project Entries
- Landscape Tracts along Public
R.O.W.s
- Interior Common Open Space/
Retention Areas

- Tot Lot
- Multi-Use Trail



Amended PAD Site Plan G Diamond Ranch

Conceptual Site Plan and
Landscape/Open Space Plan

Exhibit Prepared
By **AID**
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Fax: 480-554-6443



Revised Exhibit Prepared by:
Drifting Sands Design

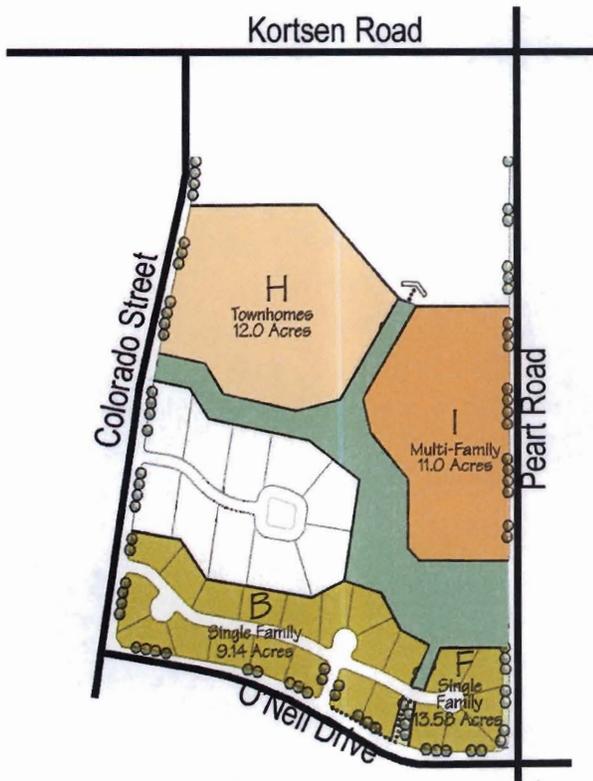
Job #04.23
Date: 01.03.06
Revised: 4/30/2007

PAD Amendment Request for:

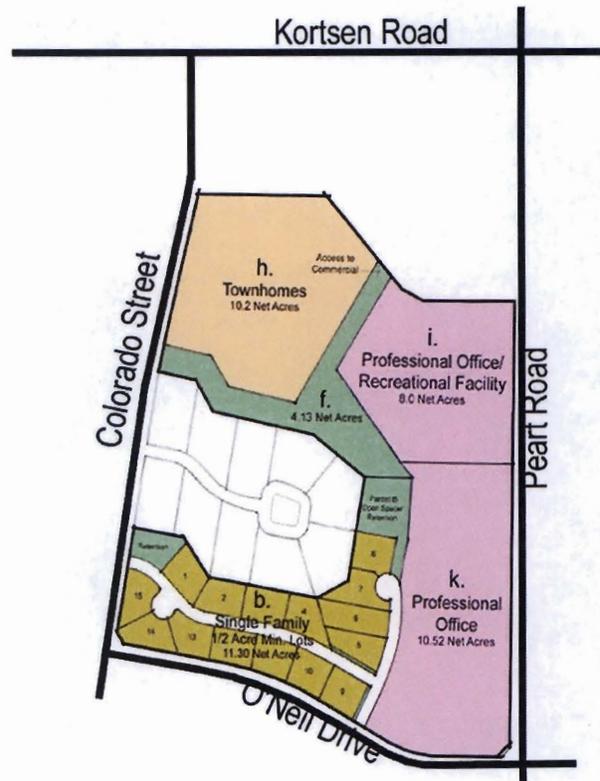
G Diamond Ranch

Legend:

-  1/2 Acre Lots
-  TownHomes
-  Multi-Family
-  Professional Office/Recreation Facility
-  Open Space Area



Existing PAD

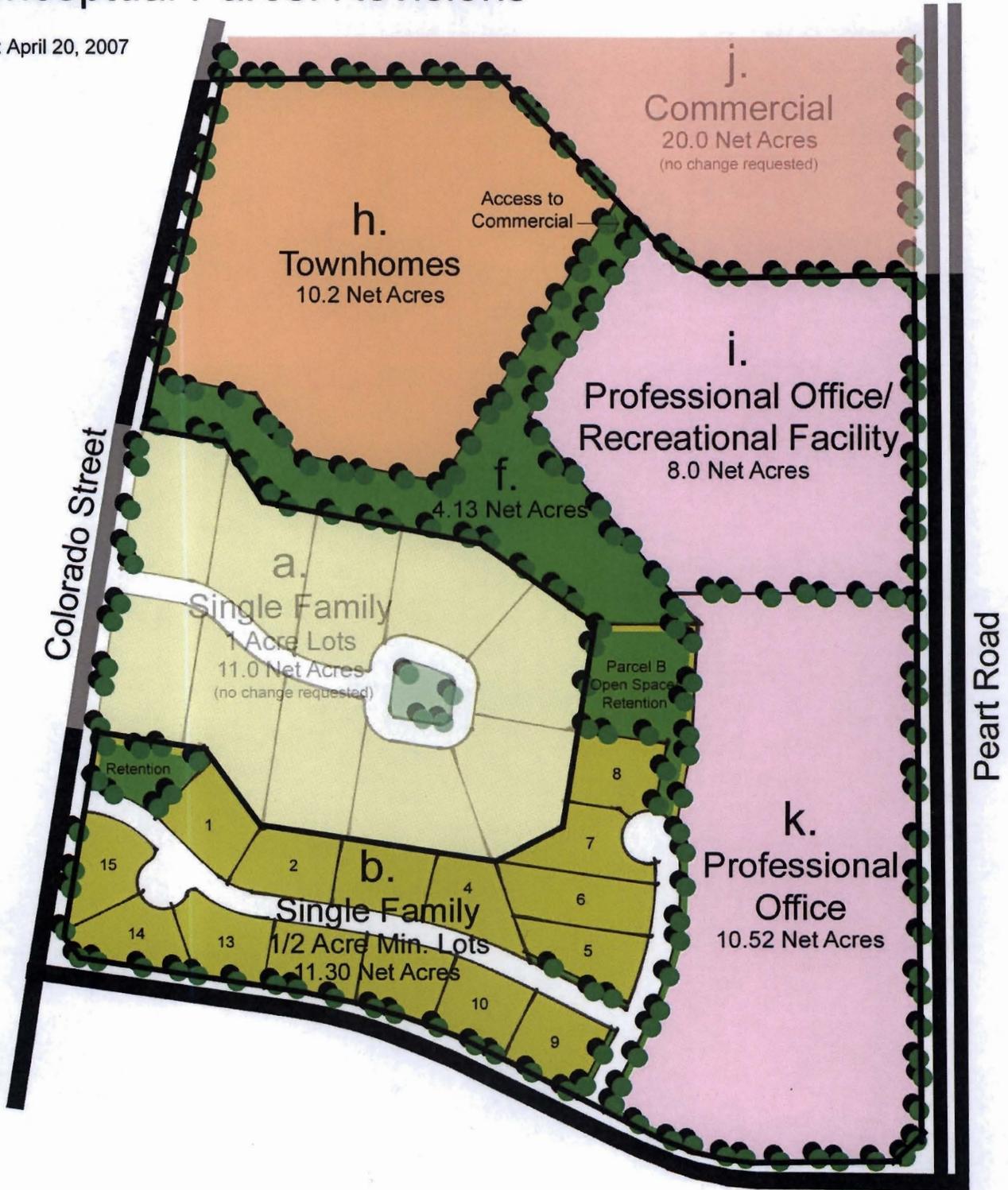


Proposed PAD Amendment

G Diamond Ranch

Conceptual Parcel Revisions

Date: April 20, 2007



Notes:

1. Net Acreage = Parcel Area minus Arterial & Collector Street R.O.W.
2. Acreage Calculations are Approximate and Subject to Modification based on Engineer's Final Calculations.

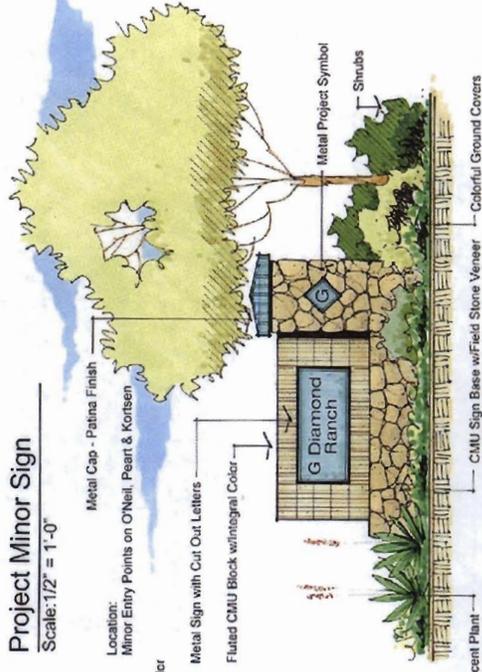
Major Project Monument Sign

Scale: 1/2" = 1'-0"



Project Minor Sign

Scale: 1/2" = 1'-0"



Location:
Minor Entry Points on O'Neil, Peart & Kortsen

Metal Cap - Patina Finish
Column w/Field Stone Veneer
Fluted CMU Block w/Integral Color

Metal Sign with Cut Out Letters

Metal Project Symbol

Metal Sign with Cut Out Letters

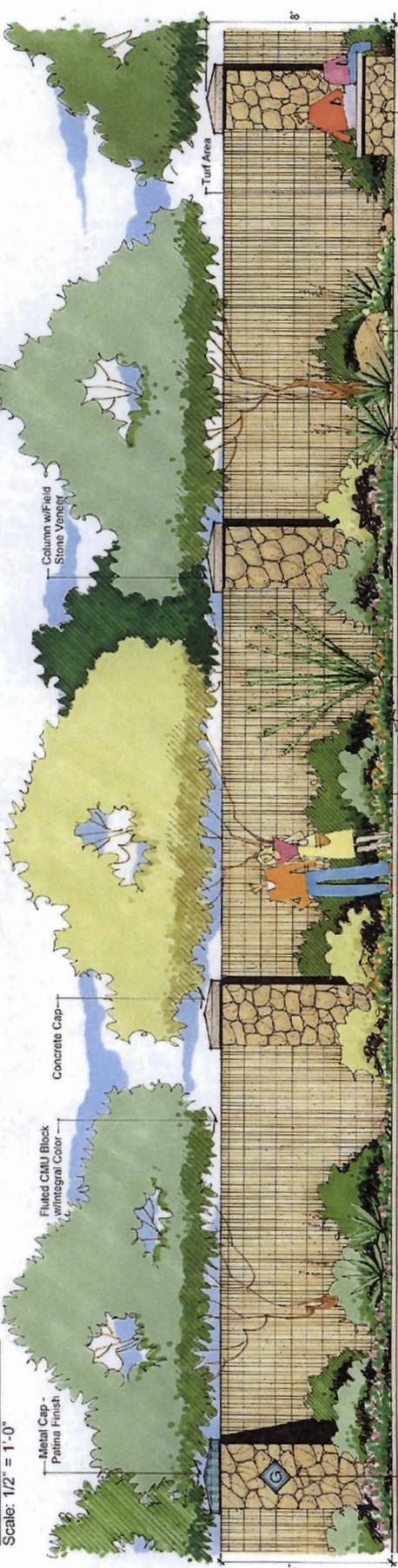
Fluted CMU Block w/Integral Color

Accent Plant

Colorful Ground Covers

Perimeter Wall

Scale: 1/2" = 1'-0"



Metal Cap - Patina Finish

Fluted CMU Block w/Integral Color

Concrete Cap

Column w/Field Stone Veneer

Accent Plant

Colorful Ground Covers

Shrubs

Decomposed Granite Surface

Large Accent Plant

Accent Plant

Granite Boulder

Project Bench

Conceptual Project Wall/Signage for:

G Diamond Ranch

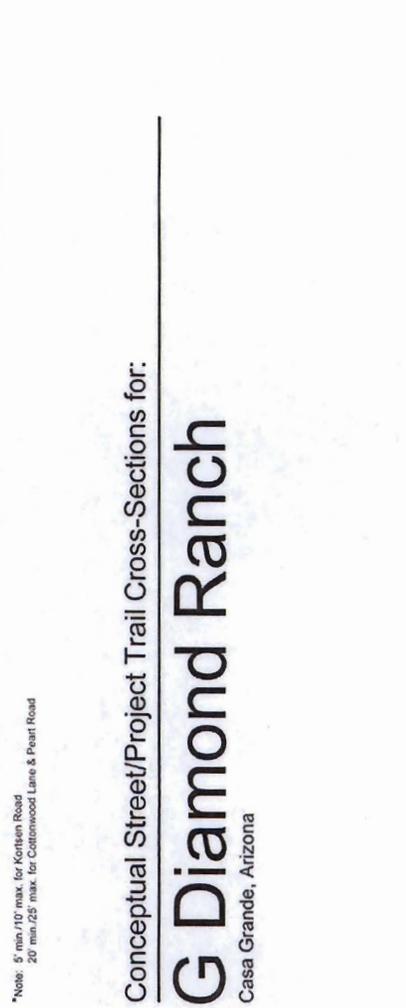
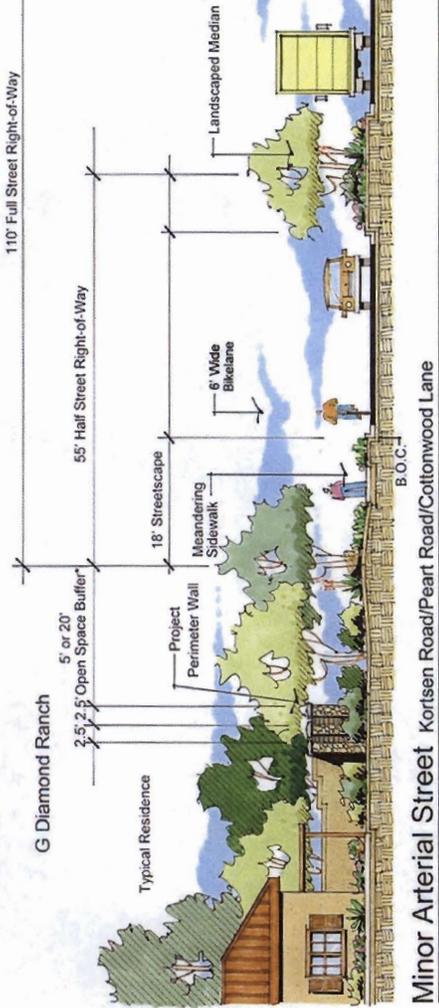
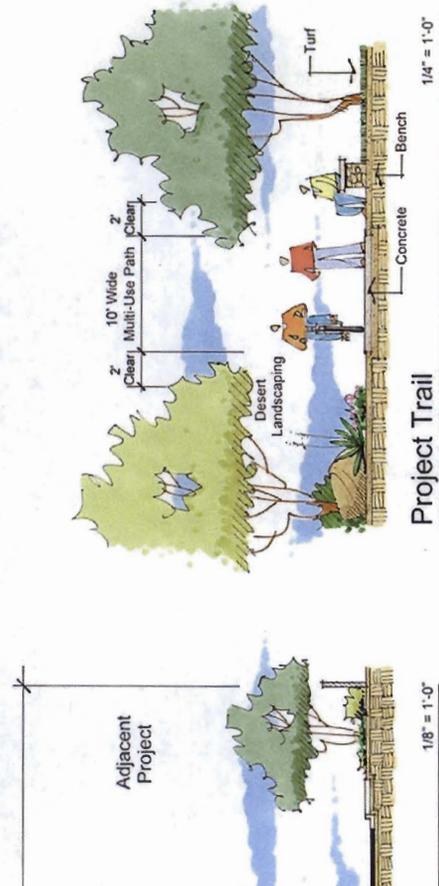
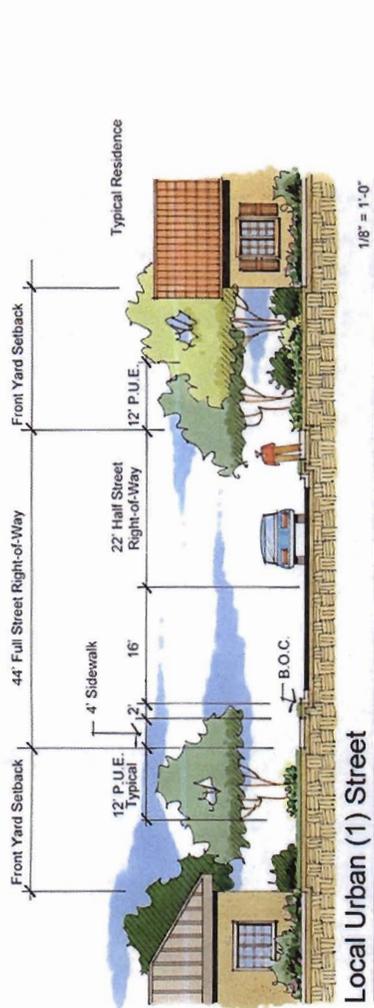
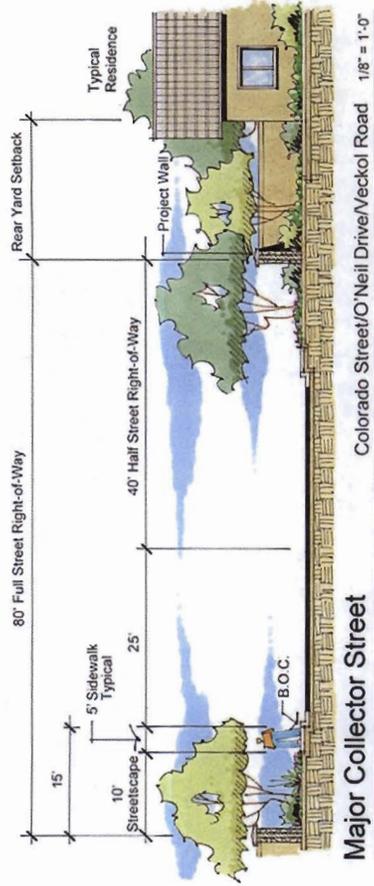
Casa Grande, Arizona

prepared for:
GuyLolla Ltd.
715 E. Grand Ave.
Tempe, Arizona 85281



Drifting Sands Design
Date: June 10, 2003
Rev: August, 2003

Note:
Distance between columns vary from 20' minimum to 150' maximum.
Exact locations to be determined with final wall plans.

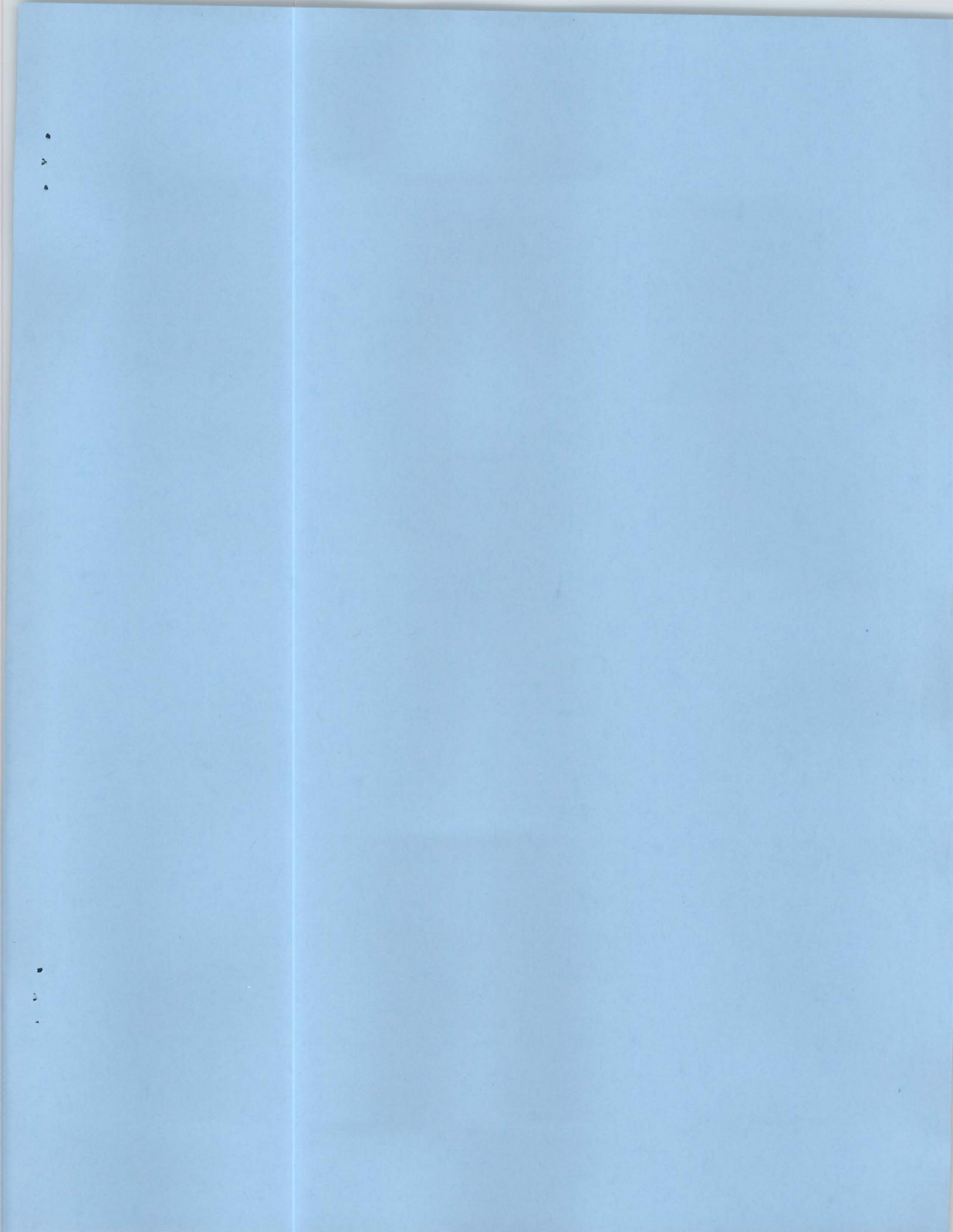


*Note: 5' min./10' max. for Kortsen Road
20' min./25' max. for Cottonwood Lane & Peart Road

prepared for
GuyLotta Ltd.
715 E. Granada Drive
Tempe, Arizona 85281

prepared by
Drifting Sands Design
Urban and Environmental Planning & Landscape Design
P.O. Box 2426 • Tempe, Arizona 85281 • 480.977.0328

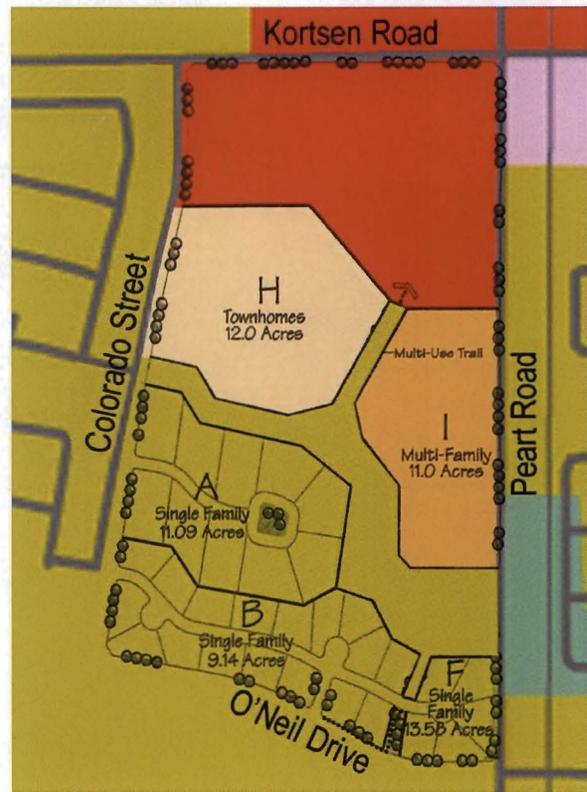
Date: June 10 2003
Revised: August, 2003



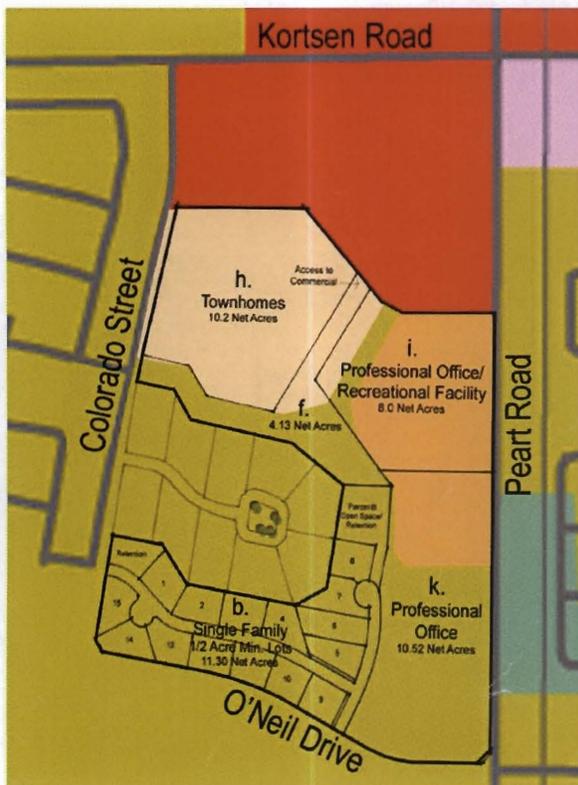
Minor General Plan Amendment Request for: G Diamond Ranch

Land Use Designation

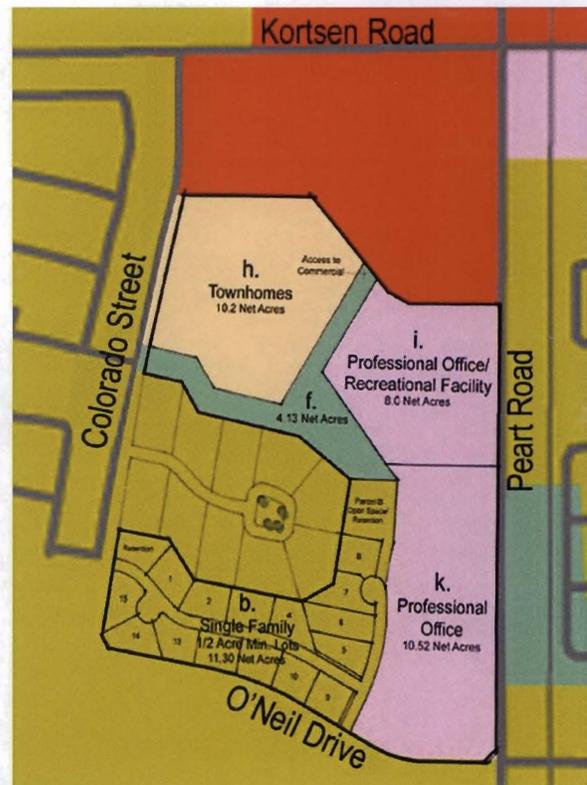
- Rural Residential (0-1 DU/AC*) Target: .5 DU/AC
- Low Density Residential (1-4 DU/AC) Target: 2.5 DU/AC
- Medium Density Residential #1 (4-8 DU/AC) Target: 5.0 DU/AC
- Medium Density Residential #2 (8-12 DU/AC) Target: 10.0 DU/AC
- High Density Residential (12-16 DU/AC) Target: 14.0 DU/AC
- Master Planned Community (MPC)
- Commercial
- Regional Commercial
- Office/Business Park
- Employment
- Natural Resource Extraction
- Public/Semi-Public
- Parks/Open Space
- Revitalization Area



Existing General Plan/
Approved PAD



Existing General Plan/
Proposed PAD Amendment



Proposed General Plan Amendment/
Proposed PAD Amendment

DSA-07-01412