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Submittal

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CASE # _____





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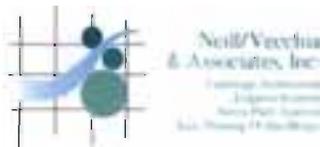
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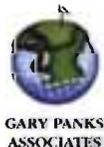
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Introduction/Summary

On May 19, 2004, the Pinal County Board of Supervisors approved the Grande Valley PAD. This community was envisioned as one of mixed uses, consisting of medium and medium-high density housing, local and general business uses and recreational opportunities. It consists of approximately 1,166 acres and is conveniently located adjacent to the Maricopa-Casa Grande Highway and near Val Vista Road and Montgomery Road, both of which are planned to be major arterial roadways.

On November 1, 2000, the Pinal County Board of Supervisors approved the Montaña Vistas PAD, consisting of 960 acres of manufactured/mobile housing, RV sites, business, Industrial and single family residential.

This current proposal is to amend the Grande Valley PAD to include the Montana Vistas PAD and add to it approximately 222 acres of land located at the northwest corner of the Maricopa-Casa Grande Highway and the Val Vista Road alignment.

This PAD submittal for Grande Valley, provided by Pulte Homes, is proposing to reduce density, improve and prepare for future circulation and accessibility, and integrate land uses and open space that will benefit the residents and surrounding region. This PAD request will also bring the property into the City of Casa Grande with more desirable land use than previously approved by Pinal County. The land is part of an annexation currently being processed by the City.

Project Location

Grande Valley is located on the Maricopa-Casa Grande Highway and is located within portions of Sections 29, 30 and 31, of Township 5 South, and Range 5 East, G & S.R.M within unincorporated Pinal County, Arizona (see **Vicinity Map** page 6). This land is currently being annexed to become the western edge of the City of Casa Grande and will serve as the entrance to the City from the west.

The site encompasses approximately 1774 acres, within three separate parcels as indicated on page 6. The entire project is currently zoned Planned Area Development (PAD) with Parcel 1 included in the approved Grande Valley/Montaña Vistas PAD and Parcels 2 and 3 included in the approved Montaña Vistas PAD.

Purpose of Request

Pulte Homes respectfully submits this request for a Planned Area Development amendment for Grande Valley and Montaña Vistas. The Grande Valley PAD approved on May 19, 2004, and the Montaña Vistas PAD, approved on November 1, 2000 currently govern land use for most of the property. The existing zoning consists of higher residential density, 7.0 per net acre, with manufactured housing and RV sites. Pulte Homes is proposing a lower residential density of 3.5 homes per net acre. The amendment for the Grande Valley PAD will provide a comprehensive plan for an active-adult community. Pulte



Homes is requesting two 12 acre school sites, multiple park sites, and a 61 acre commercial site in this PAD amendment, which will be relocated and consolidated from the previously approved PAD.

Project Description

Grande Valley is a 1774 acre Master Planned Community currently located between the towns of Maricopa and Casa Grande in Pinal County. The property is undergoing annexation proceedings in the City of Casa Grande. The site is bisected by Highway 238 and the Union Pacific Railroad.

The northern half of Grande Valley will be composed primarily of an active-adult residential community named Solera by Del Webb at Casa Grande. It will include an 18-hole golf course and a large recreation center. Solera will focus on using simple forms with an honest expression of building materials.

The property northwest of the future intersection of Val Vista and the Maricopa-Casa Grande Highway will be traditional residential, focusing on attracting young and older families. In addition, there will be a commercial retail center adjacent to the northwest side of Highway 238 and north of the proposed Val Vista.

The portion of this PAD request south of the Maricopa-Casa Grande Highway will be single family residential targeting younger and older families.

The northern and southern halves will be linked with a vehicular and pedestrian bridge located on the western portion of the site. This, in turn, will be connected to a pedestrian and bikeway trail system meandering throughout the greenbelt and open space areas within the development. At various locations, there will be neighborhood mini-parks. The features in each park will be designed specifically for the adjacent homeowners. For instance, the active adult neighborhoods may have ramada areas with bocce ball, rose gardens, golf putting greens (on cultured grass), and passive recreation areas. The traditional residential communities may compliment the ramada areas with basketball, volleyball, and other areas for active recreation.

The landscape within the community will have three distinctive zones: Arid, Semi-lush-arid, and Oasis. The Arid zones will be within the fringe of large open space areas that may include: the golf course, transitional areas and wash corridors. The Semi-lush-arid zones will include the buffer areas along Highway 238 and the Union Pacific Railroad. Other areas within this zone may include arterial and collector streets, accent areas within the golf course, the recreation center, and the commercial retail area. The Oasis zones will be located at the primary and secondary entrances into the overall project. This is to accentuate and define the project character of Grande Valley. The Oasis zone will also occur along the major spine that links the primary entrance to the Golf Course. Other areas within the Oasis zone will include the recreation / sales center, neighborhood mini-parks, and recreation areas.



School

Two parcels of land are being planned for elementary school use. These school sites have been carefully designed with consultation with the Casa Grande Elementary School District Superintendent. There will be a school site both north and south of Maricopa-Casa Grande Highway along the Val Vista Road alignment. A donation agreement has been executed with the Casa Grande High School District.

Commercial

Two parcels of land are planned for commercial use. These 61 acres will be located between the traditional residential and the active adult residential (Solera) adjacent to the realigned portion of Val Vista Road at Highway 238.

Lot Matrix

GRANDE VALLEY PAD LOT MATRIX								
Parcel	Lot Size	% of Lots	Lot Area (sq. ft.)	Setbacks (ft.)				
			Minimum Provided	* Front (Garage)	Side	Rear to Livable	Rear to Patio	
Solera	46x110	29.5%	5,060	20	5 / 5	20	10	
Solera	56x110	55%	6,160	20	5 / 5	20	10	
Solera	66x110	15.5%	7,260	20	5 / 5	20	10	
Traditional Phases 1, 2 & 3	45x115	25%	5,175	20	5 / 5	20	10	
Traditional Phases 1, 2 & 3	50x115	25%	5,750	20	5 / 10	20	10	
Traditional Phases 1, 2 & 3	55x115	25%	6,325	20	5 / 5	20	10	
Traditional Phases 1, 2 & 3	60x115	25%	6,900	20	5 / 10	20	10	
Total Lots		5,995	(3.5 DUs/Ac.)					
School	12 Ac.	N/A	N/A	N/A	N/A	N/A	N/A	
Commercial	61.2 Ac.	N/A	N/A	N/A	N/A	N/A	N/A	

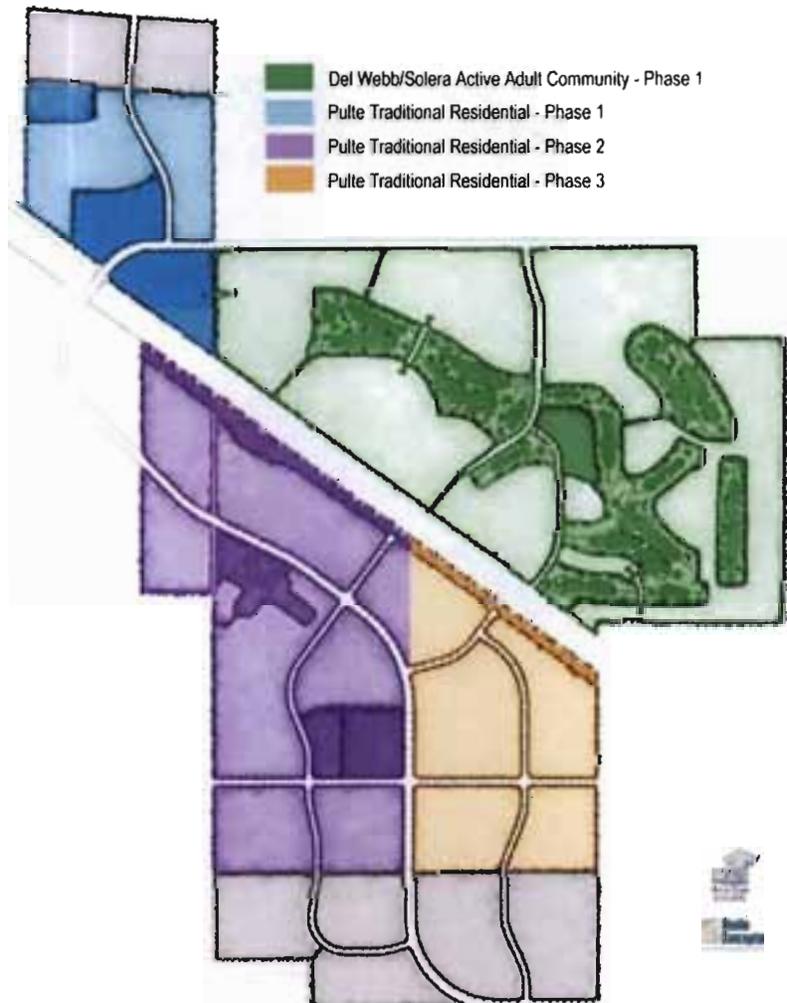
* For all front porches and side entry garages, allow 5' encroachment.



Phasing Plan

The Grande Valley project will consist of multiple construction phases. The first stage of land to be developed is north of the Maricopa-Casa Grande Highway. The construction will be broken down into phases to be approved by the Casa Grande review process. The second stage of development will be the western half of the property south of the highway. This will be broken down into smaller, more manageable construction phases. The third and final stage of development will be the eastern half of the property south of the highway. This will also be broken down into smaller construction phases.

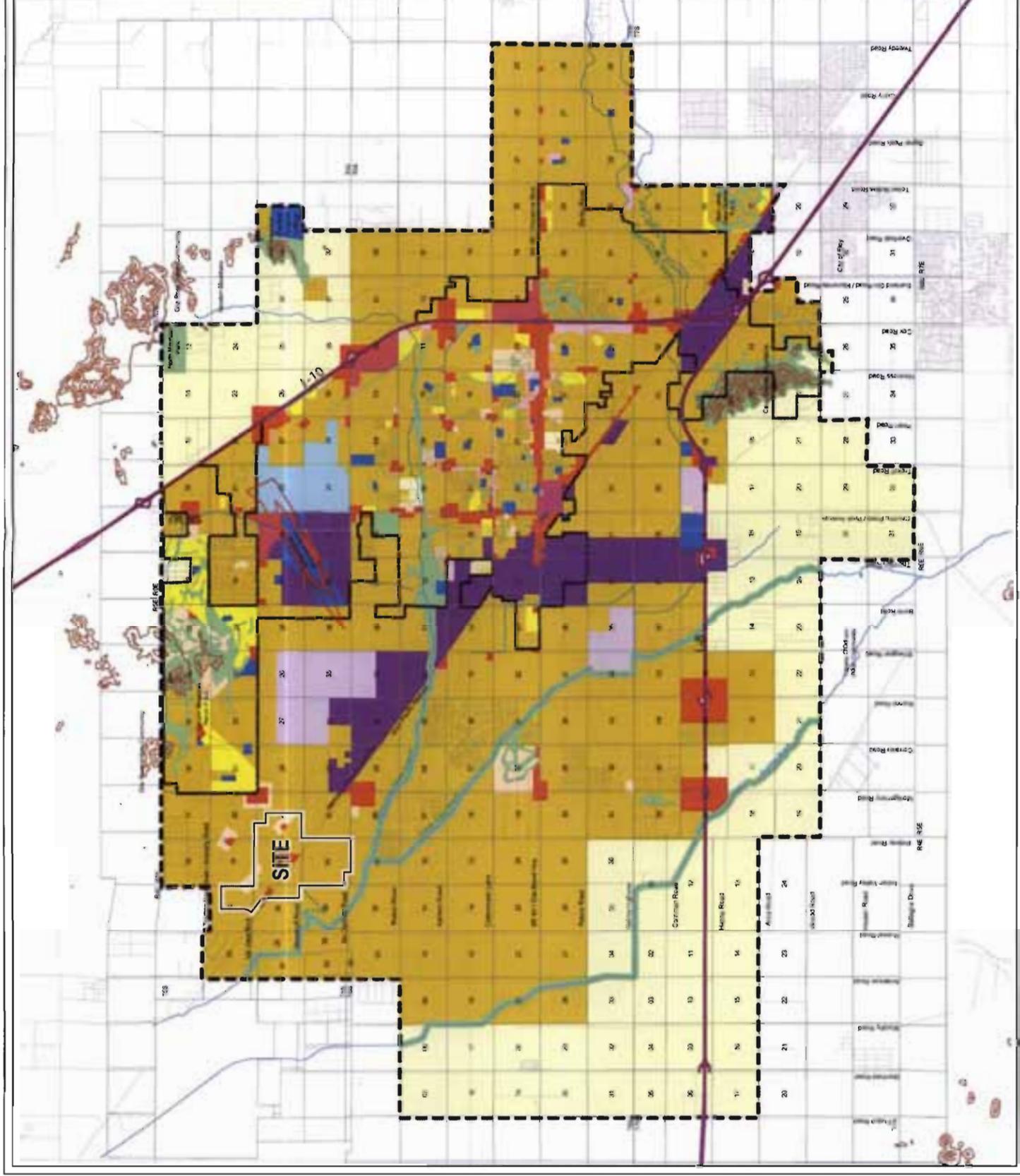
As each parcel is reviewed and approved by Casa Grande, the associated off-site improvements will be easier to determine. As parcels adjacent to Val Vista and the Maricopa-Casa Grande Highway are developed, the road frontage will be improved. Similarly, in the southern phases, when parcels adjacent to the arterial are developed, the associated half street will be constructed. The parks and trail systems will also be built with the adjacent parcels.





Regional Map

The Pinal County approved Grande Valley and Montana Vistas PADs were included in the Casa Grande General Plan 2010 Future Land Use. They were put into the General Plan as Low Density Residential. This PAD complies with that land use, targeting 3.5 dwelling units per acre. The commercial property approved in the Pinal County PADs was also included in the Casa Grande General Plan. After careful site planning, the commercial property has been relocated to another location. Therefore, a Minor General Plan amendment will need to be filed with this PAD. The Minor GPA will request the MPC designation to allow for flexibility in the future.



City of Casa Grande General Plan 2010

Future Land Use

With Proposed 2005 City Initiated
and Applicant Initiated Major Amendments

Legend

Land Use Designation	Target
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	
City Incorporated Boundary	
Planning Area Boundary	
Airport Noise Exposure Contours	

* DU/AC = dwelling units per acre

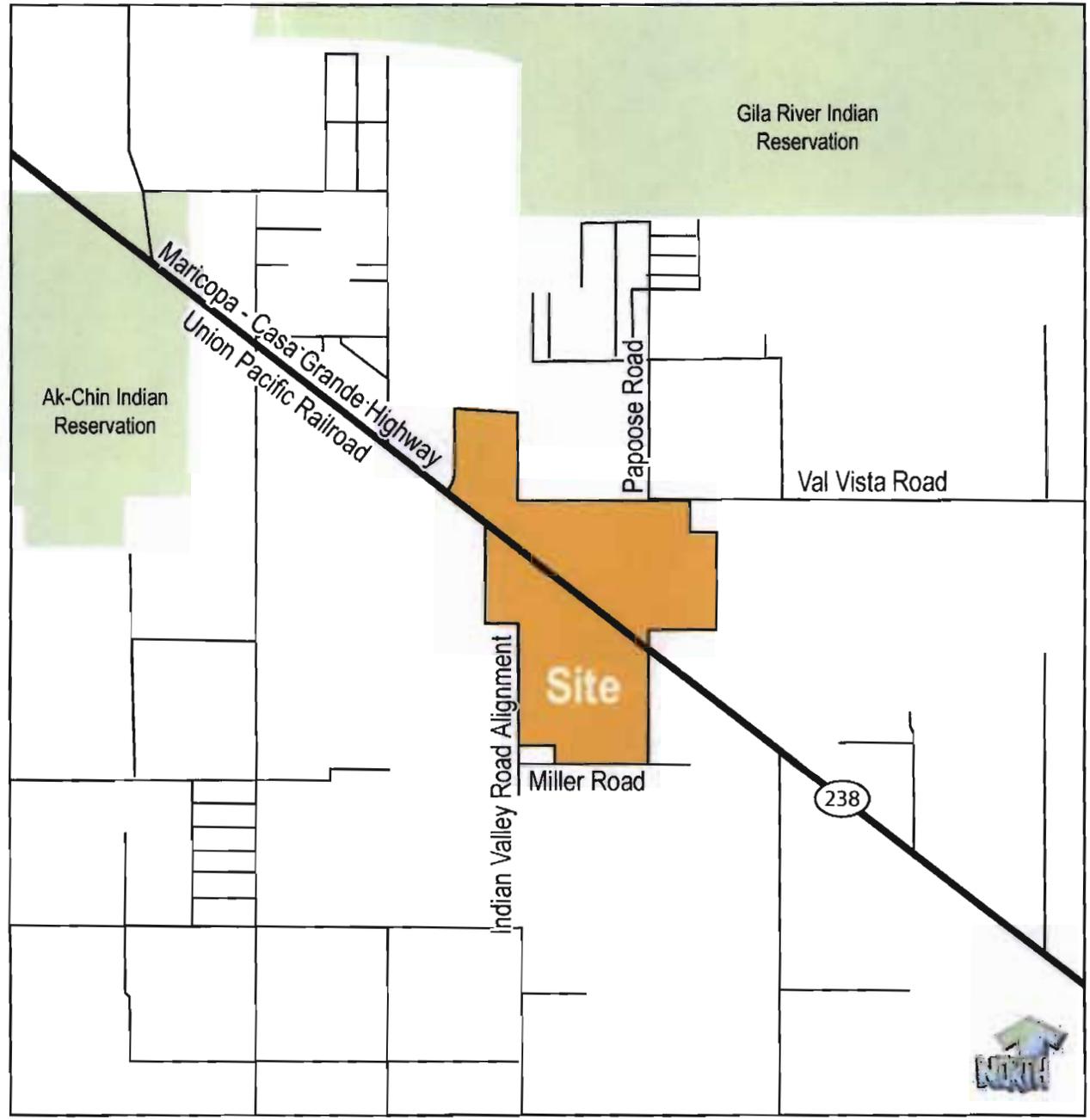
Note: A different target density for land designated Low Density Residential may be allowed depending on location. See Growth Areas and text in the General Plan document.



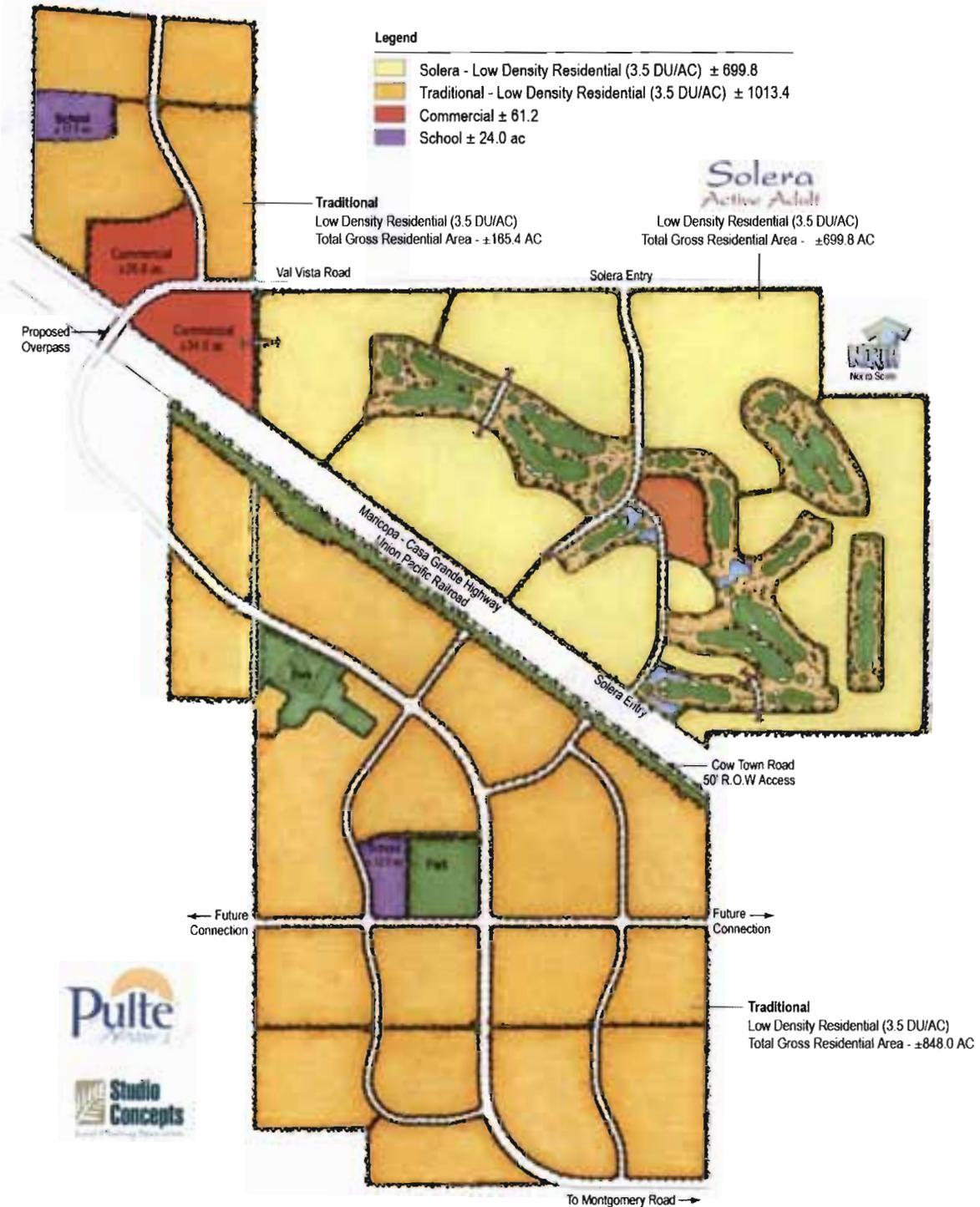
Partners For Strategic Action, Inc.
Lima & Associates
January 2005



Grande Valley
Vicinity Map



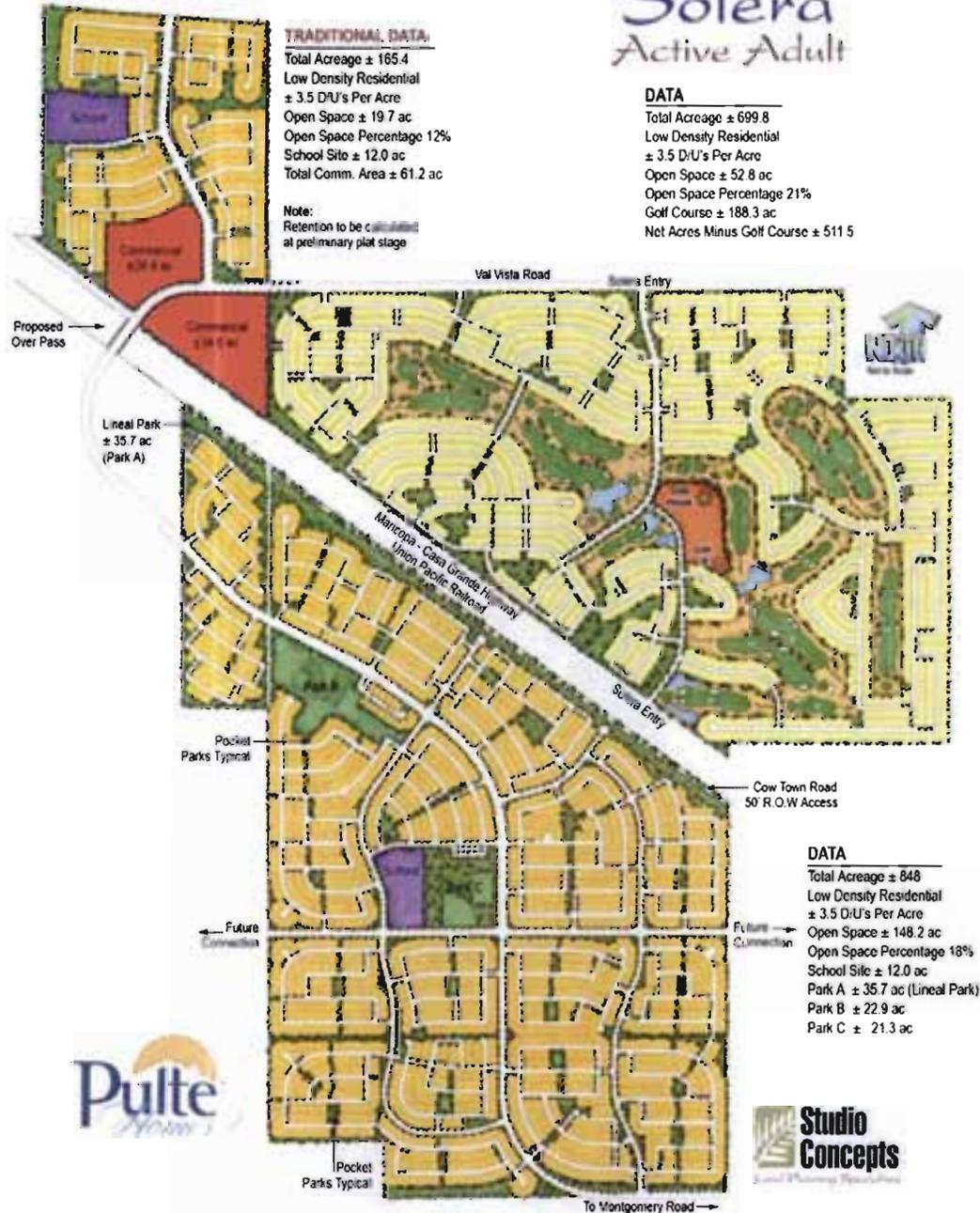
Conceptual Zoning Map





Conceptual Land Use Plan

Solera Active Adult



TRADITIONAL DATA
 Total Acreage ± 165.4
 Low Density Residential
 ± 3.5 D/U's Per Acre
 Open Space ± 19.7 ac
 Open Space Percentage 12%
 School Site ± 12.0 ac
 Total Comm. Area ± 61.2 ac

Note:
 Retention to be calculated
 at preliminary plat stage

DATA
 Total Acreage ± 699.8
 Low Density Residential
 ± 3.5 D/U's Per Acre
 Open Space ± 52.8 ac
 Open Space Percentage 21%
 Golf Course ± 188.3 ac
 Net Acres Minus Golf Course ± 511.5

DATA
 Total Acreage ± 848
 Low Density Residential
 ± 3.5 D/U's Per Acre
 Open Space ± 148.2 ac
 Open Space Percentage 18%
 School Site ± 12.0 ac
 Park A ± 35.7 ac (Lineal Park)
 Park B ± 22.9 ac
 Park C ± 21.3 ac

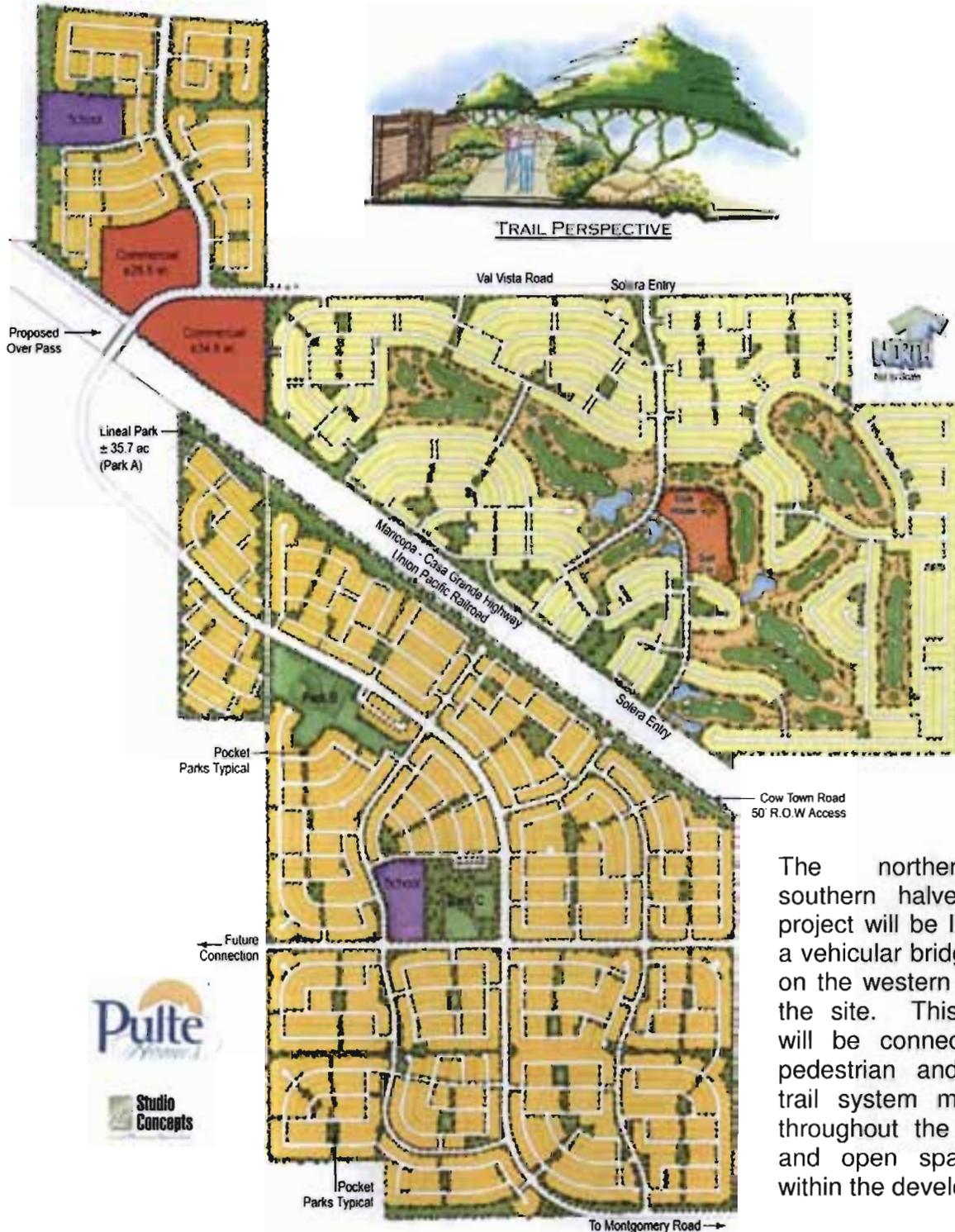


Grande Valley

Conceptual Land Use Plan / Park Plan

Casa Grande, Arizona
 November 20, 2012

Conceptual Trail/Park Plan and Open Space Plan



The northern and southern halves of the project will be linked with a vehicular bridge located on the western portion of the site. This, in turn, will be connected to a pedestrian and bikeway trail system meandering throughout the greenbelt and open space areas within the development.

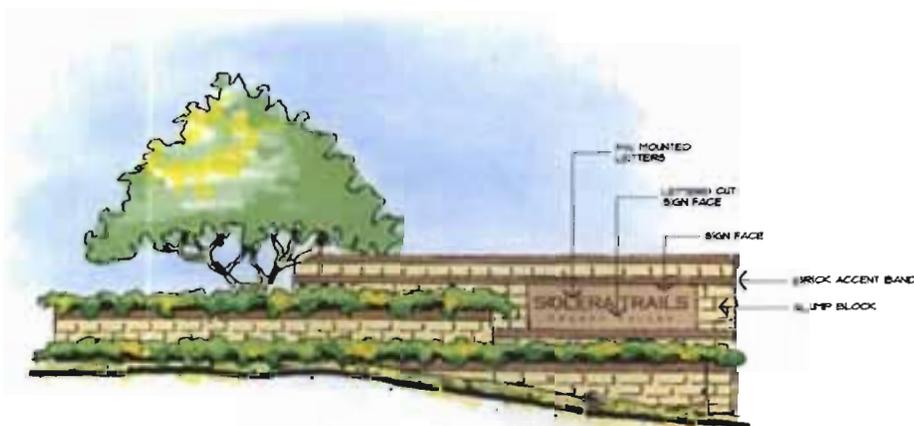
Project Theme and Monumentation

The project design theme will be based on the style of a southwest ranch, with its main entrances and major buildings located within a desert oasis. The materials for the monumentation and walls predominately may include slump block with accents of brick, both having warm earth tone colors. Other materials may include the use of wood timber as part of a special feature. Water features will also be integrated into the overall design of the project's main entrances at Val Vista Road and Highway 238.



PRIMARY ENTRY - SIGNAGE

Neil Vecchia & Associates, Inc.



SECONDARY SIGNAGE



Project Walls

Project Theme Walls and View Fencing

The project theme wall will be based on the style of a Southwest Ranch. The materials and their hierarchy will be as follows:

Primary and Accent Walls

Slump block with accents of brick in warm earth tone colors.

Secondary Walls

In addition to slump block and brick, the secondary walls may or may not include standard, scored, and/or split face CMU Block in warm earth tone colors

View Walls

The project will include both partial view walls (the top 2'-0" HT.) and view walls (top 4'-0" HT.). Fence colors compliment theme walls.

Neighborhood Parks

There will be neighborhood mini-parks at various locations. The features in each park will be designed specifically for the adjacent homeowners. For instance, the active adult neighborhoods may have ramada areas with passive recreation areas. The traditional residential communities may compliment the ramada areas with tot lots, basketball, volleyball, and areas for active and passive recreation. The parks and open space will own, maintain, and control the open space and common facilities. The city has shown interest in making one of the larger parks a city park. The developer is open to this. If one or more of the parks are dedicated to the city, the city would then own, maintain, and control those areas.



Traditional Play Park



Active Adult Park



Landscape

All landscaping will be low-water use, native and near-native vegetation, with the exception that turf will be placed within the golf course, portions of the open space/greenbelt and active and passive recreational areas; and flowers may be placed along the perimeter open space area and adjacent to offices, common buildings and individual dwellings. A landscape plan for the landscaping areas will be submitted for review and approval concurrently with a Preliminary Plat or site plan for any phase or portion of the development. Details regarding the exact location, size, and type of amenities will also be submitted with the Preliminary Plat/site plan for any particular phase or portion of the development.





School/Park Site

The Casa Grande Elementary District School District will serve the Grande Valley PAD for Kindergarten through Grade 8. A separate agreement shall be made between the developer and the school district for designation of the school site within the Grande Valley PAD. A voluntary financial contributions agreement has been made with the High School District.

By placing the school site adjacent to open spaces and open space corridors, a positive dynamic is created whereby school playgrounds and athletic fields, when not serving education needs, will be available to community residents for passive or organized use. The recreation and open space areas, besides providing areas of human interaction, will provide physical separation, buffer zones and transition between areas of urbanization.





Commercial / Mixed-Use Permitted Uses and Standards

The following are the permitted uses and development standards for Commercial land use within Grande Valley.

Allowable Uses in the Commercial Areas

- A "Large Single Retail Use" and/or "Large Multiple Use Shopping Center" use on the commercial parcels with arterial frontage providing that the use meets the requirements for such uses as outlined in the City Zoning Ordinance
- Accessory single-family residential uses when occupied by the owner, lessee, or watchman employed on the premises
- All ages book/video store
- Animal hospital/veterinarian office without outdoor kennels
- Appliance sales and service
- Art gallery/museum
- Athletic club
- Bakery with onsite sales and less than 3,500 square feet
- Banks and credit unions
- Blueprint/photo processing and/or sales
- Bowling alley
- Business/office machine sales and service
- Call centers
- Catering business
- Churches/Synagogues
- Cigar and tobacco store
- Clothing store
- Community meeting centers
- Convenience store
- Dance/theatrical/music studio
- Delicatessen
- Dry cleaning and/or Laundromat



- Electronics store
- Essential (as determined by City) public services/uses
- Florist
- Game rooms/pool halls
- Garden supply stores
- Gas station, fast-food restaurant, automotive (excluding auto body) repair, tire sales/repairs, and/or car wash uses shall be limited to commercial parcels with primary arterial roadway frontage
- Grocery store/food sales
- Hair salon/beauty parlor/barber
- Hardware store
- Home furnishings store
- Hotel
- Interior decorator
- Jewelry sales/service
- Liquor store
- Lock and key shop
- Medical urgent care center, including satellite hospital facilities
- Medical, dental and chiropractic offices
- Movie theater
- Municipal uses
- Nail salon
- Newsstand
- Optician
- Photographic Studio Concepts Professional and semi-professional offices
- Radio/television studio
- Shoe repair/service
- Sit-down restaurants
- Sports equipment sales and service
- Tavern/bar



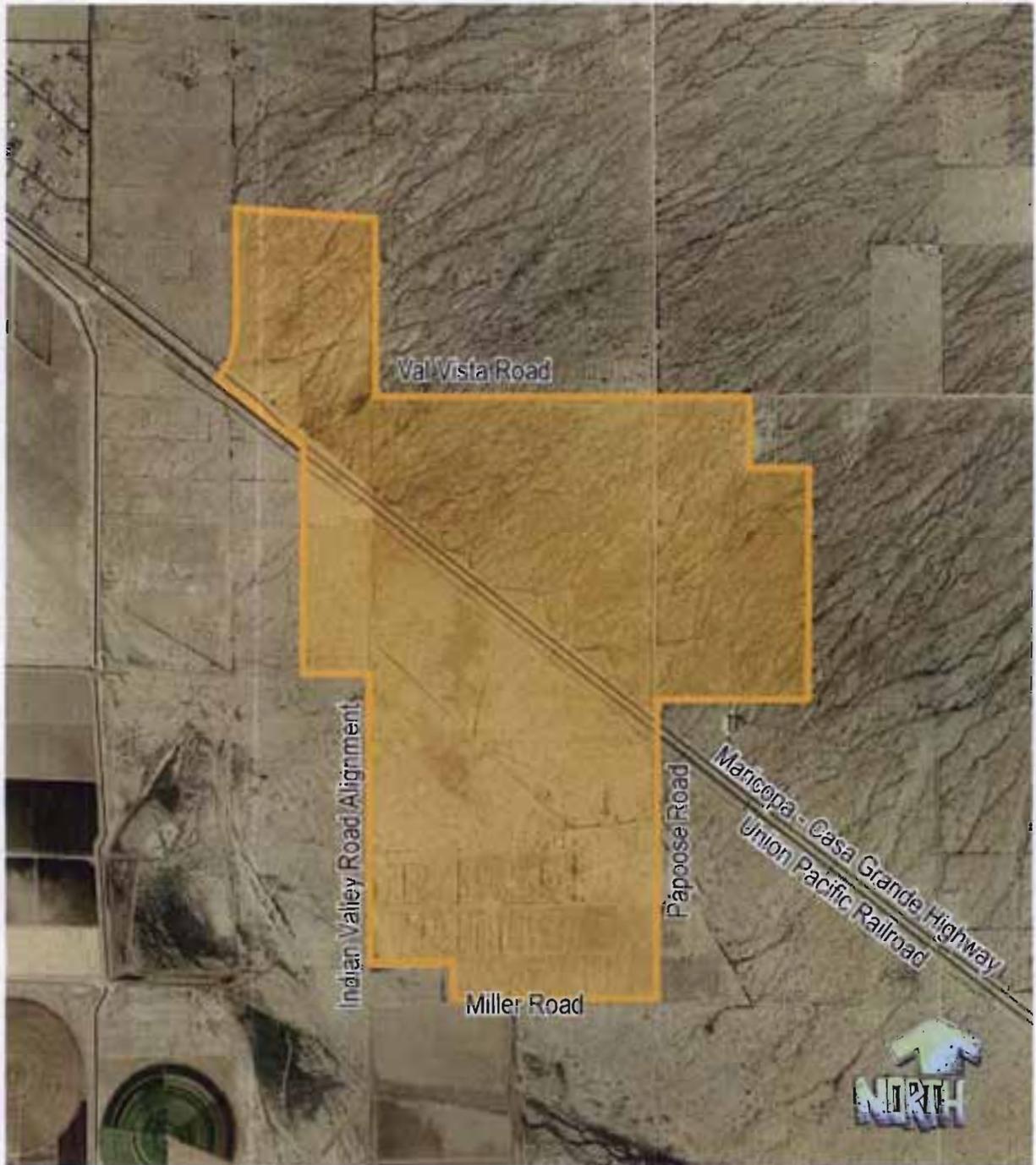
- Permitted accessory uses, including business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises
- Additional retail and office uses that are similar in nature to those specifically listed above (excluding any uses that are of a primary outdoor nature such as automotive, RV, boat and manufactured home sales) shall also be permitted. Pawn shop, consignment store, thrift store and tattoo/piercing parlor uses are prohibited. 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.

Development Standards

Building setbacks and building heights for the commercial area: Front 35', Rear 15', Sides 15', Corner 25', and maximum height is 35'. A 45 foot residential boundary setback also applies.



Aerial Photo



Aerial Photo with Overlay





Circulation System and Accessibility

Perimeter Section-line Roadway System

As noted above with the “Location and Accessibility” section of this Project Narrative, the subject site is generally bounded on the perimeter by section-line roadways. As proposed, the typical section-line ‘grid’ system will be abandoned, and instead the project will be developed with an interior curvilinear roadway system and interconnecting collectors and local streets. Connections to adjacent properties will be provided where deemed necessary.

Although Papoose/Midway Road, which runs along the eastern boundary of the Phase I site, exists as an unimproved roadway north of the Maricopa-Casa Grande Highway and provides for access to areas to the north and east of the subject site, no access is proposed onto this portion of Papoose/Midway Road. Therefore, no improvements are proposed for this section of Papoose/Midway Road, unless access to the subject site is provided or such improvements are required by Casa Grande.

Onsite Circulation System

Within Phase North, Val Vista Road, which generally follows an east-west section-line alignment as it meanders through the Copper Mountain Ranch development, will ‘turn’ southwest, west of the Midway/Papoose Road alignment, and will connect with the Maricopa-Casa Grande Highway at the Indian Valley Road alignment. Val Vista Road will be developed and constructed as a minor arterial roadway with 110 feet of right-of-way (as deemed necessary) and two paved lanes in each direction, with a center turn-lane (as deemed necessary). Deceleration/acceleration lanes and/or turn lanes may also be provided.

Within Phase II and III, an arterial roadway system will be developed on the interior of the site that connects Val Vista Road and the vehicular bridge to future connection with Montgomery Road. This roadway (not yet named), will be developed and constructed as a principal arterial roadway, 140 feet of right-of-way (as deemed necessary per the approved traffic impact study) and two paved lanes in each direction, with a center turn-lane (as deemed necessary per the approved traffic impact study). Deceleration/acceleration lanes and/or turn lanes may also be provided.

Minor collector roadways will connect with Phase II and III arterial roadways, and will have a right-of-way of 60 feet, depending on the type of collector that is necessary. Local streets, with a right-of-way of 44 feet to 50 feet will provide additional connections between the interior areas and the interior collector roadway system.



Streets within the development (except for on-lot circulation and streets within the recreational vehicle park) will be paved public streets, and will be constructed to Casa Grande requirements. Once accepted by the City, they will then be maintained by the City. Right-of-way widths and improvements for the interior street system will meet Casa Grande requirements.

Since the overall project is designed for internal circulation, consideration will be given to providing local, collector and arterial street connections to adjacent properties to the north, south, east and west only where deemed necessary.

No direct access by an individual residential lot to an arterial roadway will be allowed.

The actual determination for right-of-way, improvements, and the location of roadways, roadway connections and driveways will be determined at the time of review of the Preliminary Plat/site plan for development of any particular phase or portion of any 'Development Unit', in conjunction with a Traffic Impact Study (as required).

Arterial Streets

The primary entrances to Grande Valley will be from Maricopa-Casa Grande Highway and Val Vista Road with minor traffic to be generated from the Signal Peak Collector. Pulte Homes is proposing a realignment of Val Vista Road. The proposed realignment is intended to provide a circulation route for future traffic expansion. A bridge is proposed to pass over the Maricopa-Casa Grande Highway and the Union Pacific Railroad. This overpass will tie into Val Vista Road along the north and south sides of the Maricopa-Casa Grande Highway. The overpass will create a safe traffic circulation pattern by eliminating an additional at grade crossing. (Refer to Conceptual Parcel Plan)

Collectors/Local Streets

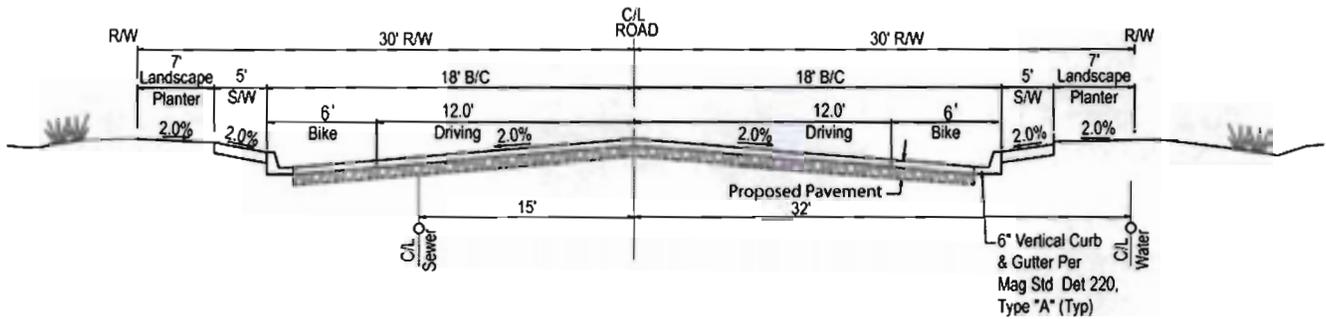
The primary circulation route throughout Grande Valley will be via a central collector street system meandering from the arterial access points (Maricopa-Casa Grande Highway and Val Vista Road) and from the north/south Signal Peak Collector. An internal local street system will be curvilinear in nature with cul-de-sacs and looped streets which will provide functionality, interest, visual and respect homeowner as it improves public safety throughout the project, while reducing vehicular speeds. The overall street design serves to discourage cut through traffic and unifies each neighborhood.

Pedestrian and Multi-Use Paths

Pedestrian sidewalks extend along arterial and collector streets within and adjacent to the project. In addition, the sidewalks will be provided on every street in the community. The sidewalks allow all residents access to community amenities and other residences. Pedestrian connections will be provided to major open space and recreational areas within the development.

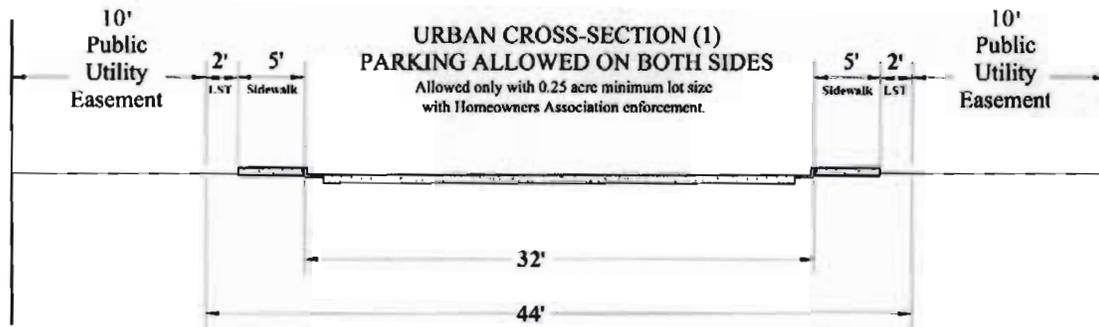


Collector Street Section

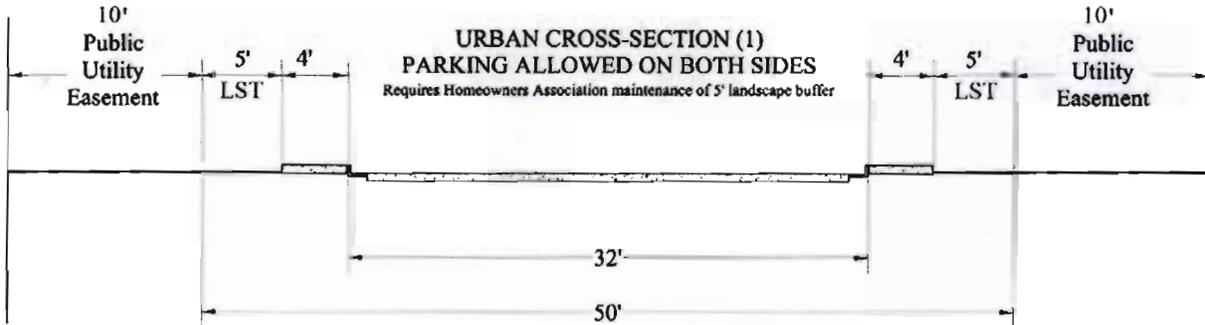




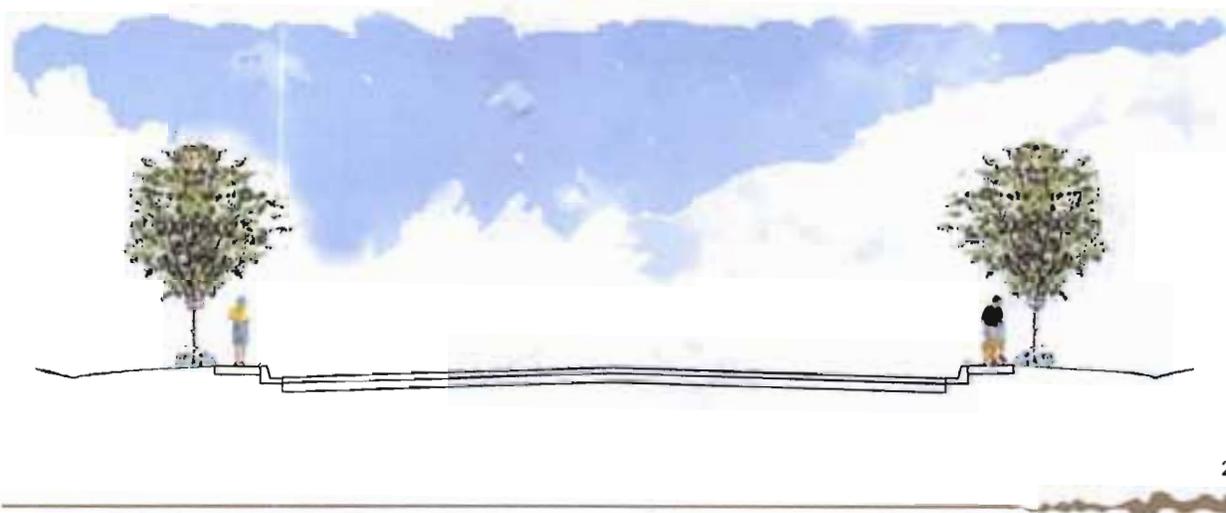
Local Street Sections



(Not to Scale)

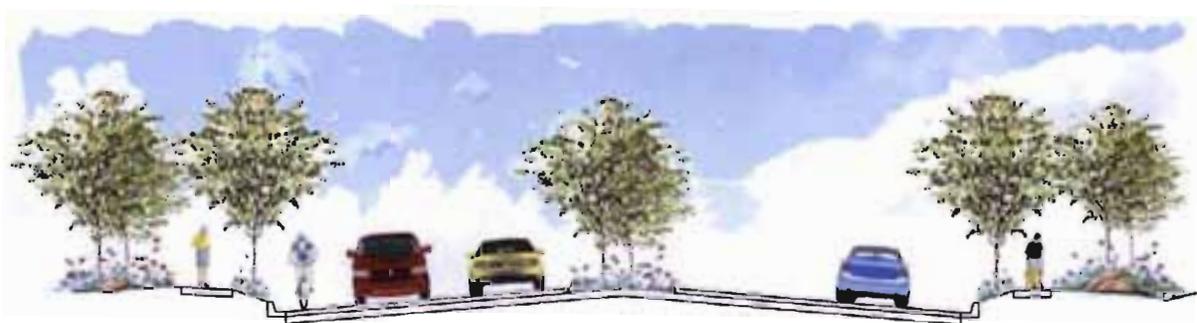
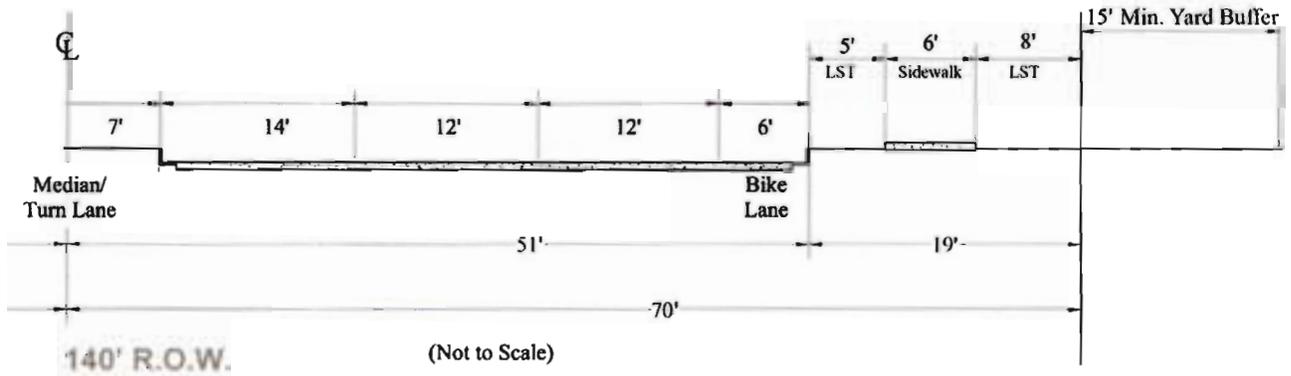
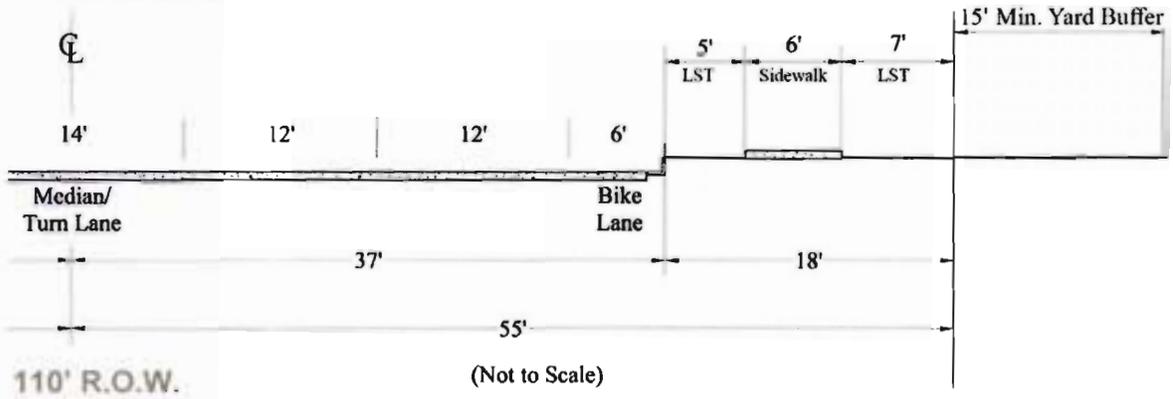


(Not to Scale)





Arterial Street Section

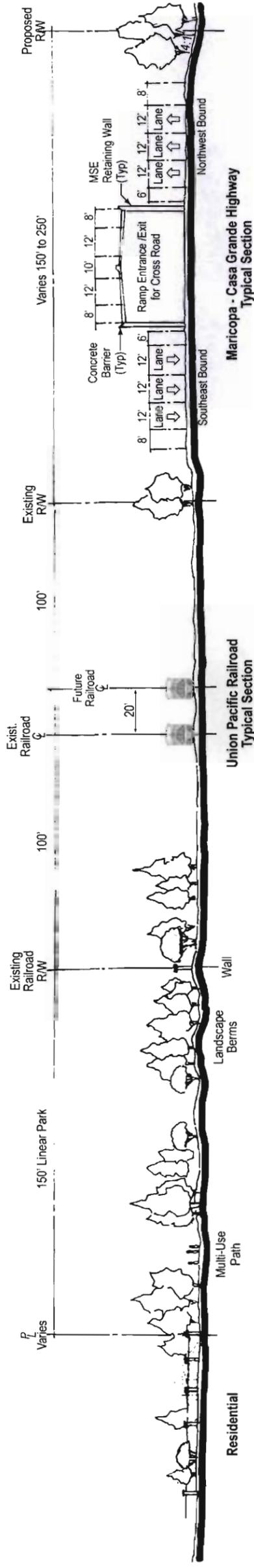




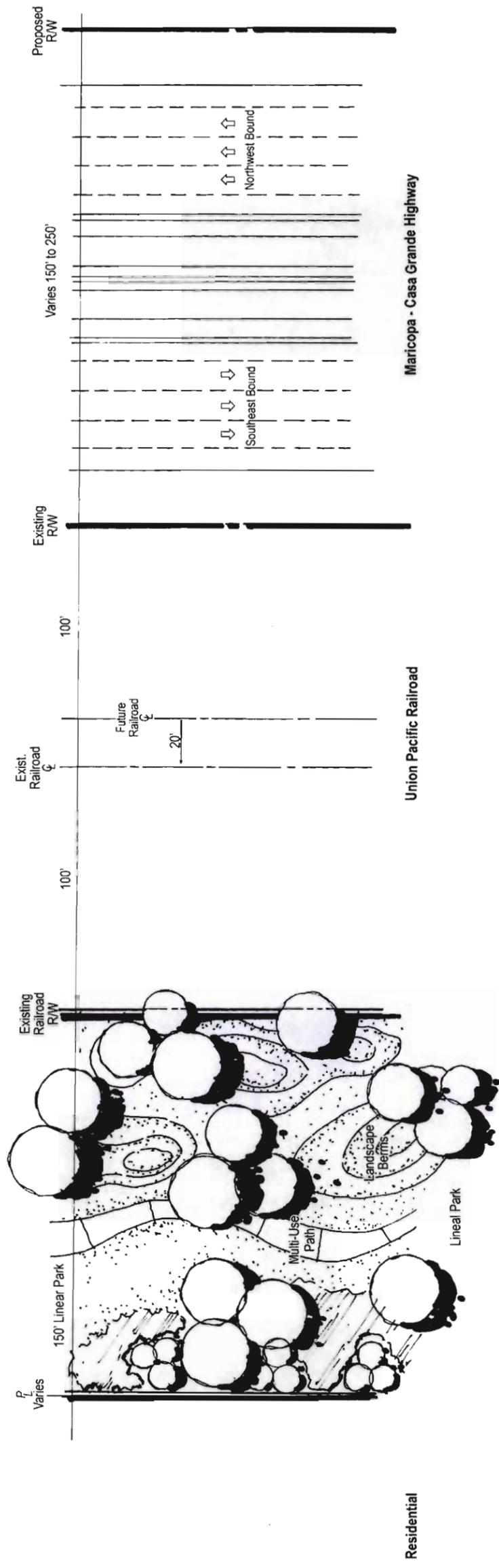
Railroad and Linear Park Right-of-Way

Southside Linear Park- Located along the northern perimeter of the south side of Grande Valley is an approximately 1 1/2 mile long Linear Park. The area incorporates continuous landscape berms, screen walls, and a perimeter wall to help mitigate the visibility and noise derived from the adjacent trains of the United Pacific Railroad as they pass by the site. The Union Pacific Railroad has a 200' right-of-way that includes the current and future railroad tracks. The Linear Park serves as a useful buffer, and provides an average of 150' separation between the Union Pacific Railroad and residential space. (Refer to the Railroad and Linear Park Section and Plan views)

Typical Cross Section



Plan View





Public Facilities

- Fire Casa Grande Fire Department
- Police Casa Grande Police Department
- Library Casa Grande Library

Utility Providers

- Electric Arizona Public Services (APS)
- Natural Gas Southwest Gas
- Phone Cox Communications or Qwest
- Cable Cox Communications
- Sewer Global Resources, Palo Verde Utility Company
- Water Global Resources, Santa Cruz Water Company

Most of the above-mentioned providers already maintain existing facilities in this area. Additional utility infrastructure required to serve the subject property will be constructed as part of the Grande Valley PAD.

Existing Electrical Facilities

There are existing 12KV-3 Phase transmission lines, owned by Electric District No. 3, along the Maricopa-Casa Grande Highway. In addition, APS has some 2 Phase transmission lines running to the north from the highway along Papoose Road. The City of Casa Grande may require any lines smaller than 64KV to be relocated underground along the property frontage, however, ED3 and APS would not require this relocation.

Existing Sewer Facilities

There are no existing sewer facilities within the immediate area for this project. The closest two potential providers for this site are Palo Verde Utilities Company and the City of Casa Grande.

The City of Casa Grande is currently agreeing to allow Global Water Management, LLC, the parent company of Palo Verde Utilities, to provide service to the project.

Grande Valley Sewer Analysis

The recommend velocities for sanitary sewer flowing half full or full should exceed 2.0 fps to prevent settlement of solids in the pipe and should not exceed 10.0 fps. It is recommended that a combination of 8", 10" up to 30" pipes be utilized within the site, using the minimum allowable slopes.



Sewer Facilities

Palo Verde Utilities Company is conceptually planning a new 60-acre sewer treatment facility located around Anderson Road & the Santa Cruz Wash. Ultimately Grande Valley could connect to this facility via offsite sewer mains either along the Santa Cruz Wash or within the Maricopa Casa Grande Highway Corridor.

As an interim solution Palo Verde Utilities Company could provide a sewer main line from their existing wastewater treatment facility, located within the City of Maricopa, south to the project. This line would be abandoned once the ultimate facility at Anderson Road was brought on-line.

Existing Water Facilities

There are no existing water facilities within the immediate area for this project. The City is currently negotiating an agreement that will allow Global Water Management, LLC, the parent company of Santa Cruz Water Company, to provide water service to the project.

Water Facilities

Santa Cruz Water Company is currently studying the best wells in the area to supply the project with water. They would require the donation of well & tank site locations within the project if ground water production is available in the area. Initial review of ground water availability maps indicates that the site may need extremely deep wells for production.

Grande Valley Water Analysis

In order for Santa Cruz Water Company to serve the site, the developer has requested that this project be added to the existing Certificate of Convenience and Necessity (CC&N) for Santa Cruz. Since Santa Cruz is a designated provider, they will supply the 100-year assured water from Arizona Department of Water Resources (ADWR).

Final Design Criteria

The normal operating pressure for the water system should be between 40 – 75 psi.

The minimum operation pressure with fire flow is 25 psi.

Two valves are normally required on all tees and three valves are normally required on all crosses.

Fire hydrants are generally spaced every 600 feet.

A final water system analysis will be required prior to final plat approval.

A Certificate of Assured Water Supply will need to be submitted to the Arizona Department of Water Resource as part of the subdivision approvals.



Irrigation Facilities

The site contains a labyrinth of abandoned irrigation ditches, and a concrete holding pond. All of these facilities appear to be part of a private irrigation system for the property fed by groundwater wells. They do not serve any other properties and are currently abandoned.

Grading and Drainage

The flows across Grande Valley can be characterized as:

- Shallow sheet flow, with shallow concentrated flows from the northeast to the southwest.
- Concentrated flows under the Maricopa-Casa Grande Highway and Union Pacific Railroad.
- Collection of flows downstream of the railroad into a channel and levee system towards the east, terminating at the end of the site.

The site is located within Zone C and a portion in Zone A, per FEMA FIRM Panel 04007 0700D, dated March 5, 1990. Zone C is classified as “areas of minimal flooding”. Grande Valley PAD has some Zone A (a special flood hazard area of indeterminate depth), but the current Parcels 1, 2, and 3 are all in Zone C (see the FIRM Panel below).

The following preliminary calculations were prepared for this findings report calculating the required retention, following the City of Casa Grande Drainage Design Guidelines for the 100-year, 1-hour storm (2.39 inches).

Final Design Criteria

A final drainage report will be required prior to final plat approval.

Runoff for the 100 year, 1 hour storm will need to be retained onsite.

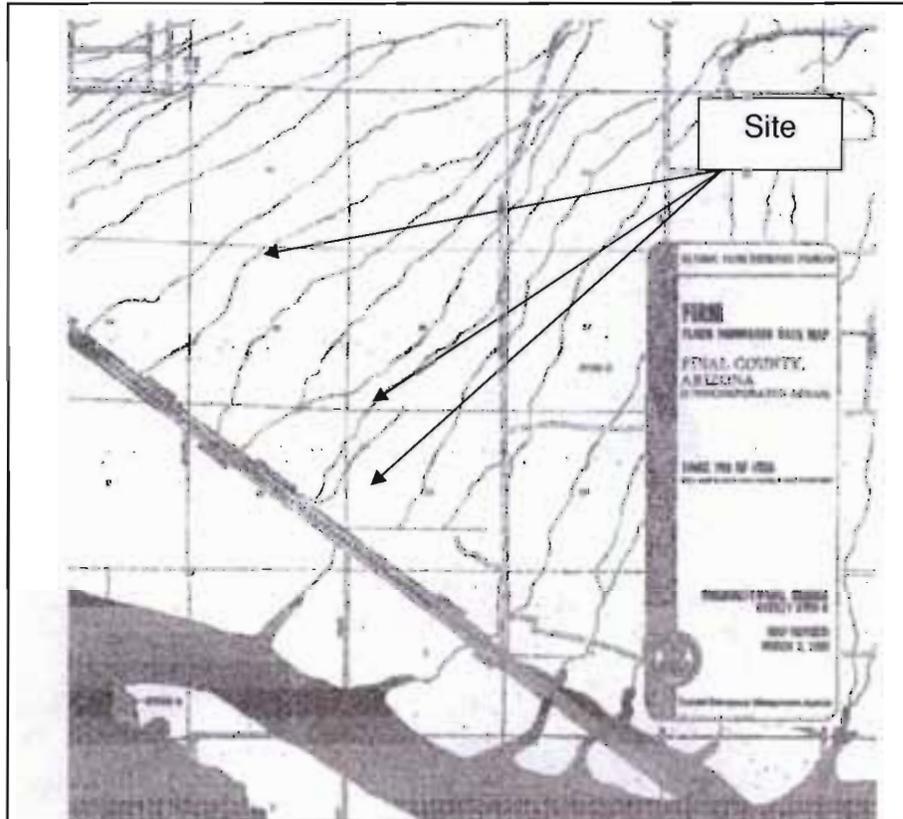
Standing water is not allowed within retention basins after 36 hours.

Drywells are allowed within the City.

Maximum depth of flow within any street is eight inches (8") for the 100 year storm.

Curb streets shall be designed to carry the runoff from the 10 year, 1 hour storm (1.6 inches).

The Flood Damage Prevention Code/Drainage Design Guidelines from the City of Casa Grande are included in **Appendix E**.



Conclusion

Pulte Homes, in conjunction with a talented and diverse design team, will create a community that will set the standard for residential development in Casa Grande, Arizona.

Grande Valley will feature targeted amenities that reflect the distinctive lifestyle and unique characteristics that has become the hallmark for quality living, while affording the residents a fully sustainable community.



Existing Zoning (Pinal County)

<p align="center">Grande Valley Planned Area Development</p> <p>(final dated June 21, 2004 without graphics, March 1, 2004 with graphics)</p>	<p>Prepared By: The WLB Group</p>	<p>PZ-007-04 and PZ-PD-007-04</p> <p>Submitted: Revised: June 21, 2004 Approved: May 19, 2004</p>
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The existing zoning for Parcels 1, 2 and 3 is Planned Area Development (PAD), per the approved PADs for both Grande Valley and Montaña Vistas. The following is a summary of the approved residential development standards for the Grande Valley portion of the project.

Grande Valley – CR-3 Overlay

Maximum Building Height	30 ft (2-story)
Minimum Lot Width	45 ft
Minimum Lot Depth	100 ft
Minimum Lot Area	4,500 sf
Open Space	15%
Maximum Density	3.5 DU/ac
<u>Minimum Setbacks</u>	
Front yard	10 ft (minimum 18ft to back of S/W)
Rear yard	10 ft
Side yard	5 ft

Grande Valley – CR-4 Overlay

Maximum Building Height	30 ft (2-story)
Minimum Lot Width	25 ft
Minimum Lot Depth	100 ft
Minimum Lot Area	2,500 sf
Open Space	15%
Maximum Density	3.5 DU/ac
<u>Minimum Setbacks</u>	
Front yard	10 ft (minimum 18ft to back of S/W)
Rear yard	10 ft
Side yard	5 ft

(See the Zoning stipulations below)



Plant Palette

The Arid Zone Plant List

Trees

Botanical Name

1. Acacia greggii
2. Cercidium floridum
3. Cercidium microphyllum
4. Chilopsis linearis
5. Olneya tesota
6. Prosopis velutina
7. Prosopis glandulosa

Common Name

- Cat's Claw Acacia
- Blue Palo Verde
- Foothills Palo Verde
- Desert Willow
- Ironwood
- Velvet Mesquite
- Texas Mesquite

Shrubs

Botanical Name

1. Ambrosia deltoidea
2. Anisacanthus thurberi
3. Asclepias subulata
4. Calliandra eriophylla
5. Celtis pallida
6. Cordia parvifolia
7. Encelia farinose
8. Ericameria laricifolia
9. Justicia californica
10. Larrea tridentate
11. Lycium berlandieri
12. Lycium fermontii
13. Psilotrophe cooperii
14. Simmondsia chinensis
15. Viguiera deltoidea
16. Zizphus obtusifolia (var. canescens)

Common Name

- Triangle Leaf Bursage
- Desert Honeysuckle
- Desert Milkweed
- Pink Fairy Duster
- Desert Hackberry
- Little Leaf Cordia
- Brittlebush
- Turpentine Bush
- Chuparosa
- Creosote Bush
- Wolfberry
- Tomatillo
- Paperflower
- Jojoba
- Golden Eye
- Greythorn



Cacti and Succulents

Botanical Name

1. Carnegiea gigantea
2. Echinocactus fasciculatus
3. Ferocactus acanthodes
4. Ferocactus wislizenii
5. Fouquieria splendens
6. Opuntia acanthocarpa
7. Opuntia bigelovii
8. Opuntia engelmannii
9. Opuntia fulgida
10. Opuntia leptocaulis
11. Yucca baccata
12. Yucca elata

Common Name

- Saguaro
Hedgehog Cactus
Compass Barrel
Fishhook Barrel
Ocotillo
Buckhorn Cholla
Teddy Bear Cholla
Engelmann's Prickly Pear
Chain Fruit Cholla
Desert Christmas Cholla
Banana Yucca
Soap Tree

Annual Wildflowers

Botanical Name

1. Eschscholzia mexicana
2. Lupinus arizonicus
3. Lupinus sparsiflorus

Common Name

- Mexican Gold Poppy
Arizona Lupine
Desert Lupine

Groundcovers

Botanical Name

1. Verbena goodingii

Common Name

- Gooding Verbena

Perennial Wildflowers

Botanical Name

1. Baileya multiradiata
2. Melampodium leucanthum
3. Penstemon baccharifolius
4. Penstemon eatonii
5. Penstemon palmeri
6. Penstemon parryii
7. Penstemon spectabilis
8. Sphaeralcea ambigua
9. Zinnia acerosa

Common Name

- Desert Marigold
Blackfoot Daisy
Rock Penstemon
Firecracker Penstemon
Palmer's Penstemon
Parry's Penstemon
Royal Penstemon
Globe Mallow
Desert Zinnia



Transition Zone Plant List

Trees

Botanical Name

1. Acacia salicina
2. Acacia saligna
3. Caesalpinia cacalaco
4. Cercidium spp

Common Name

- Willow Acacia
Blue Leaf Wattle
Casalote Tree
Desert Museum Palo Verde

Shrubs

Botanical Name

1. Cassia species
2. Eremophila maculate

Common Name

- Cassia species
Valentine Bush

Groundcovers

Botanical Name

1. Hymenoxys acaulis
2. Lantana species
3. Verbena tenera
4. Verbena peruviana

Common Name

- Angelita Daisy
Lantana
Moss Verbena
Peruvian Verbena

Perennial Wildflowers

Botanical Name

1. Tagetes lemmonii

Common Name

- Mount Lemmon Marigold

Grasses

Botanical Name

1. Bermuda Hybrids

Common Name

- Bermuda Grass

**Oasis Zone Plant List (Also Includes Arid and Transitional Zones Plant Lists)**

Trees

<u>Botanical Name</u>	<u>Common Name</u>
1. Bauhinia species	Orchid Species
2. Dalbergia sissoo	Sissoo
3. Fraxinus velutina	Fantex Ash
4. Jacaranda mimosifolia	Jacaranda
5. Phoenix dactylifera	Date Palm (Core Area and Individual Parcel Entrances Only)
6. Olea europaea	Swan Hill Olive (Core Area and Individual Parcel Entrances Only)
7. Washingtonia filifera	California Fan Palm (Core Area and Individual Parcel)

Shrubs

<u>Botanical Name</u>	<u>Common Name</u>
1. Bougainvillea species	Bougainvillea
2. Gelsemium sempervirens	Carolina Jasmine
3. Hemerocallis species	Daylily
4. Nerium oleander P.P.	Petite Pink Oleander
5. Plumbago auriculata	Plumbago
6. Rosemarinus officinalis	Trailing Rosemary
7. Rosa banksiae	Lady Banks Rose

Accents

<u>Botanical Name</u>	<u>Common Name</u>
1. Chamaerops humilis	Mediterranean Fan Palm

The Prohibited Plant List

<u>Botanical Name</u>	<u>Common Name</u>
1. Brachycton populneus	Bottle Tree
2. Cynodon dactylon	Common Bermuda Grass
3. Eragrostis lehmanniana	Lehmann's Lovegrass
4. Eucalyptus spp.	Eucalyptus
5. Gutierrezia sarothrae	Snakeweed
6. Hordeum jubatum	Foxtail Barley
7. Olea europaea	Common Olive Tree (Fruit bearing)
8. Oleander spp.	Common Oleanders-Except Petite varieties
9. Parkinsonia aculeate	Mexican Palo Verde
10. Pennisetum ciliare	Buffalo Grass
11. Pennisetum spp	Fountain Grass
12. Pinus spp.	Pines
13. Rhus lancea	African Sumac
14. Thevetia peruviana	Yellow Oleander
15. Washingtonia robusta	Mexican Fan Palm