

Extra K-11

Ironwood Commons

Casa Grande, Arizona

Planned Area Development Guide

July 22, 2004

Prepared for:

Beazer Homes
2005 W. 14th Street, Suite 100
Tempe, AZ 85281

Applicant/Developer:

Beazer Homes
2005 W. 14th Street, Suite 100
Tempe, AZ 85281

Prepared by:

Hoskin-Ryan Consultants, Inc.
3003 N. Central Avenue, Suite 1500
Phoenix, AZ 85012

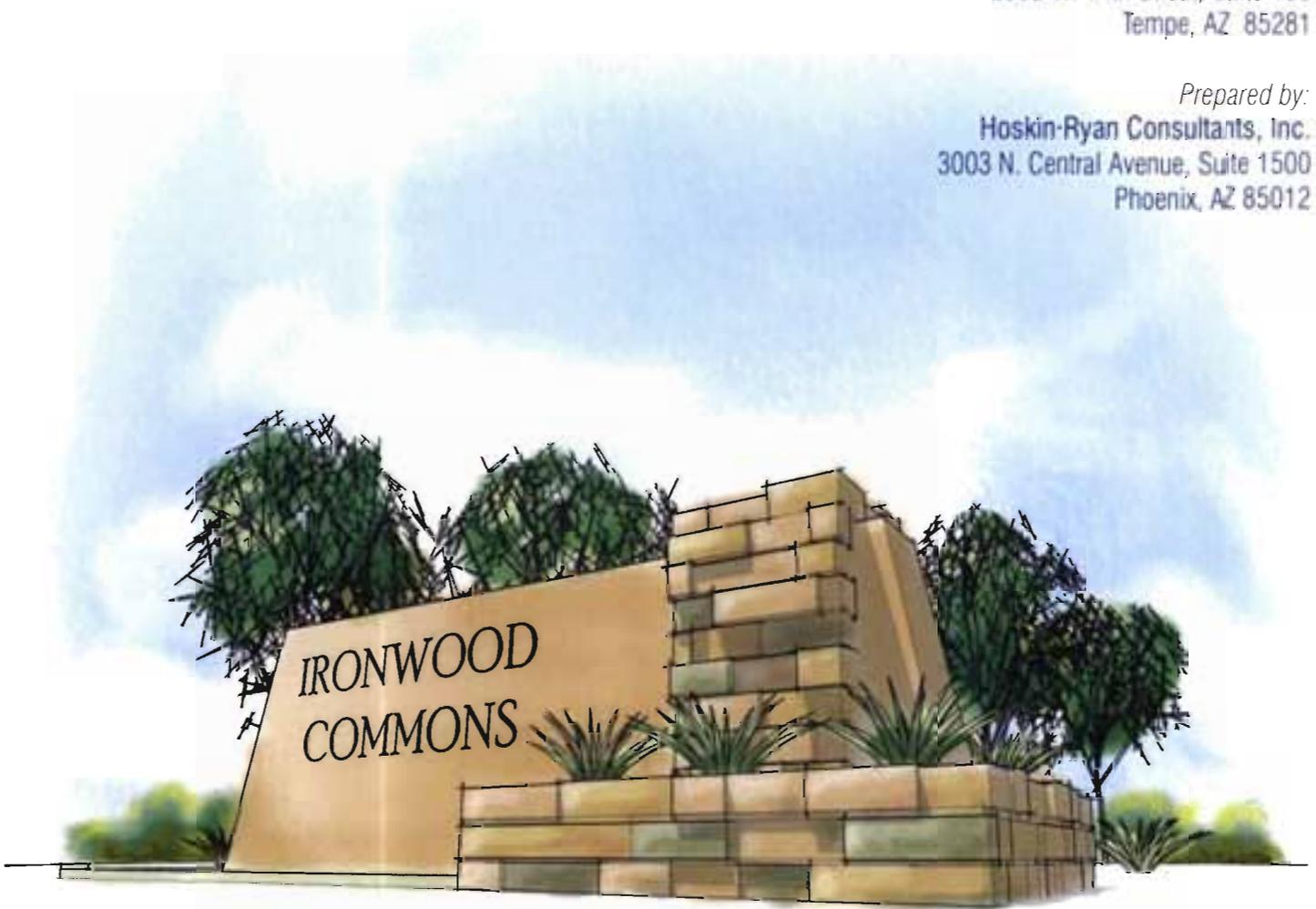




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1.0 INTRODUCTION:

Ironwood Commons is a proposed 90.986 acre master planned community located in the Southwest Quarter of the Northeast Quarter of Section 21, Township 6 South Range 6 East of the Gila & Salt River Base & Meridian, in the City of Casa Grande, Pinal County. The project is bounded on the east by Peart Road, on the south by McMurray Road, on the west by Colorado Street, and on the northwest by the Ironwood Elementary School and undeveloped land (See Figure 1.1 – Vicinity Map). Direct access to the site is provided by McMurray Boulevard on the South, Colorado Street on the West and by Peart Road on the East.

The community contains two parcels, which for the purpose of this narrative will be referred to as the South Parcel-Ironwood Commons I and the North Parcel -Ironwood Commons II (See Figure 1.2 – Ironwood Commons Site Plan).

The South Parcel-Ironwood Commons I was formerly zoned R-1 and R-3 and was officially rezoned as a Planned Area Development (PAD) effective January 19, 2000 by the Planning and Zoning Commission while the North Parcel is currently zoned R-3 and is now being submitted to the City of Casa Grande to correspondingly be rezoned as a Planned Area Development (PAD).

A PAD plat is not required for this PAD.

Final Plat for the South Parcel (See Appendix) was approved and recorded on April 27, 2004 while the preliminary plat (See Appendix) for the North parcel will be submitted for review and approval to the City of Casa Grande July, 2004.

The final plat of Ironwood Commons I-South Parcel will be re-subdivided to show the local street access between the north and south parcels.

The entire development will be subject to the PAD development standards that were being enforced at the time of project approval. Items subject to former standards include the open space design and allocation, open-ended cul-de-sacs, terminating vistas, lower residential density, and larger lot sizes.

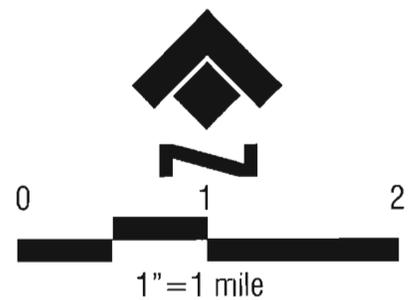
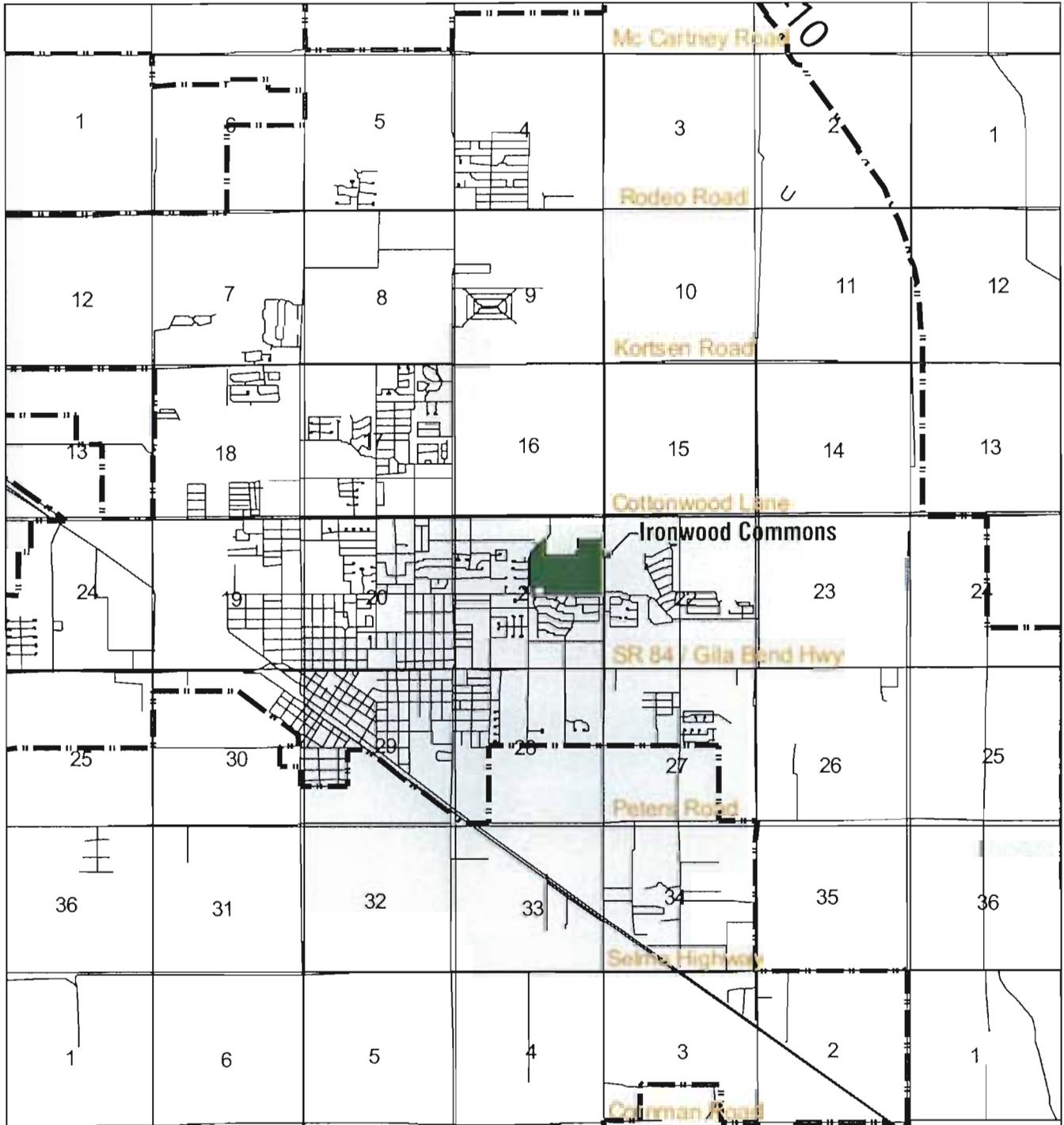
Except where permitted in the original PAD approval, Ironwood Commons II will also comply with the current PAD development standards to influence items such as setbacks, corner landscaped tracts, front yard landscaping.

2.0 PROJECT DESCRIPTION:

The proposed development consists of three hundred and forty two (342) residential “single-family” detached dwelling units ranging from five thousand five hundred (5,500) square feet to fourteen thousand eight hundred twelve (14,812) square feet in area.



Figure 1.1: Vicinity Map





The South Parcel-Ironwood Commons I is known as a portion of the Pinal County assessor parcel number 505-16-006J and has a total land area of 71.11 acres. It is located at the Northwest corner of Peart Road and McMurray Boulevard, Casa Grande, Arizona. The South Parcel has a yield of two hundred sixty three (263) single-family lots ranging from five thousand five hundred (5,500) square feet to fourteen thousand eight hundred twelve (14,812) square feet in area.

The North Parcel-Ironwood Commons II is known as a portion of the Pinal County Assessor Parcel Number 505-16-008E and has total land area of 19.876 Acres. It is located directly north of the south parcel and is bound on the east by Peart Road and on the west by the Ironwood Elementary School. The North Parcel has a yield of seventy nine (79) single-family lots ranging from six thousand eight hundred twenty five (6,825) square feet to nine thousand seven hundred sixty eight (9,768) square feet.

3.0 SITE CONDITIONS:

The proposed site was formerly utilized as agricultural land. Present cover consists of loose soils and light weed growth. Areas surrounding the site except north of the property are currently being developed. The general land slope in the area is from the southeast to the northeast at an average slope of 0.2%. The existing off-site street improvements include asphalt pavement with vertical curb and gutter. Several curb depressions are located in the street improvements to drain the runoff away from the roadways.

4.0 EXISTING LAND USE:

The entire site is currently vacant. The existing land use pattern surrounding the property generally consist of residential uses. A residential master planned community lies south of the project, while a portion of the southeast is at present being utilized for agricultural uses. A planned community currently owned by Richmond American Homes will be developed in the Northeast vicinity of the property, or east of Peart Road.

The Ironwood Elementary school is located northwest while vacant, undeveloped land borders the north side of the property.

5.0 EXISTING ZONE USE:

The South Parcel was previously zoned Single-Family (R-1) and Multi-Family (R-3) and was officially rezoned as a Planned Area Development (PAD) effective January 19, 2000 as mandated by the Council of the City of Casa Grande as per Ordinance No. 1178 and its subsequent amendments. The legal description of the property is set forth in "Exhibit A" and is attached in the appendix of this report. The Planning and Zoning Commission approved a major amendment to the PAD on October 2, 2003 subject to certain

conditions. A copy of the conditions as specified by the Planning and Development Department of the City of Casa Grande, dated October 13, 2003 is likewise included in the appendix.

The North Parcel is currently zoned R-3 and is now being submitted to the City of Casa Grande to correspondingly be rezoned as a Planned Area Development (PAD).

6.0 CONFORMANCE WITH THE CITY OF CASA GRANDE GENERAL PLAN 2010:

The entire property is designated by the Casa Grande General Plan 2010 as Low Density Residential, LDR (See Figure 3.1-Casa Grande Land Use Plan). Appropriate locations designated for LDR uses include those areas of the community where there is existing capacity of public services and facilities, and areas where services and infrastructure can be extended in a systematic progression from existing facilities. The LDR allows for a mix of residential uses that range from 1-4 dwelling units per acre with a target density of 2.5 DU/Ac. Target densities in excess of 2.5 DU/AC are permitted within the growth area of Casa Grande. The LDR permitted residential product shall be characterized by one- to two-story single-family detached homes on medium to large-sized lots.

The proposed Ironwood Commons is within the growth area of Casa Grande and complies with the intent of the definition, as shown on Table 3.1- Project Lot Data, with an overall density of 3.5 DU's /Ac. The proposed land uses are within the allowed density and conform to the land uses and land use policies of the City of Casa Grande General Plan 2010. The Project is consistent with the goals established by the General Plan, and will serve as a supporting residential land use area for nearby employment opportunities

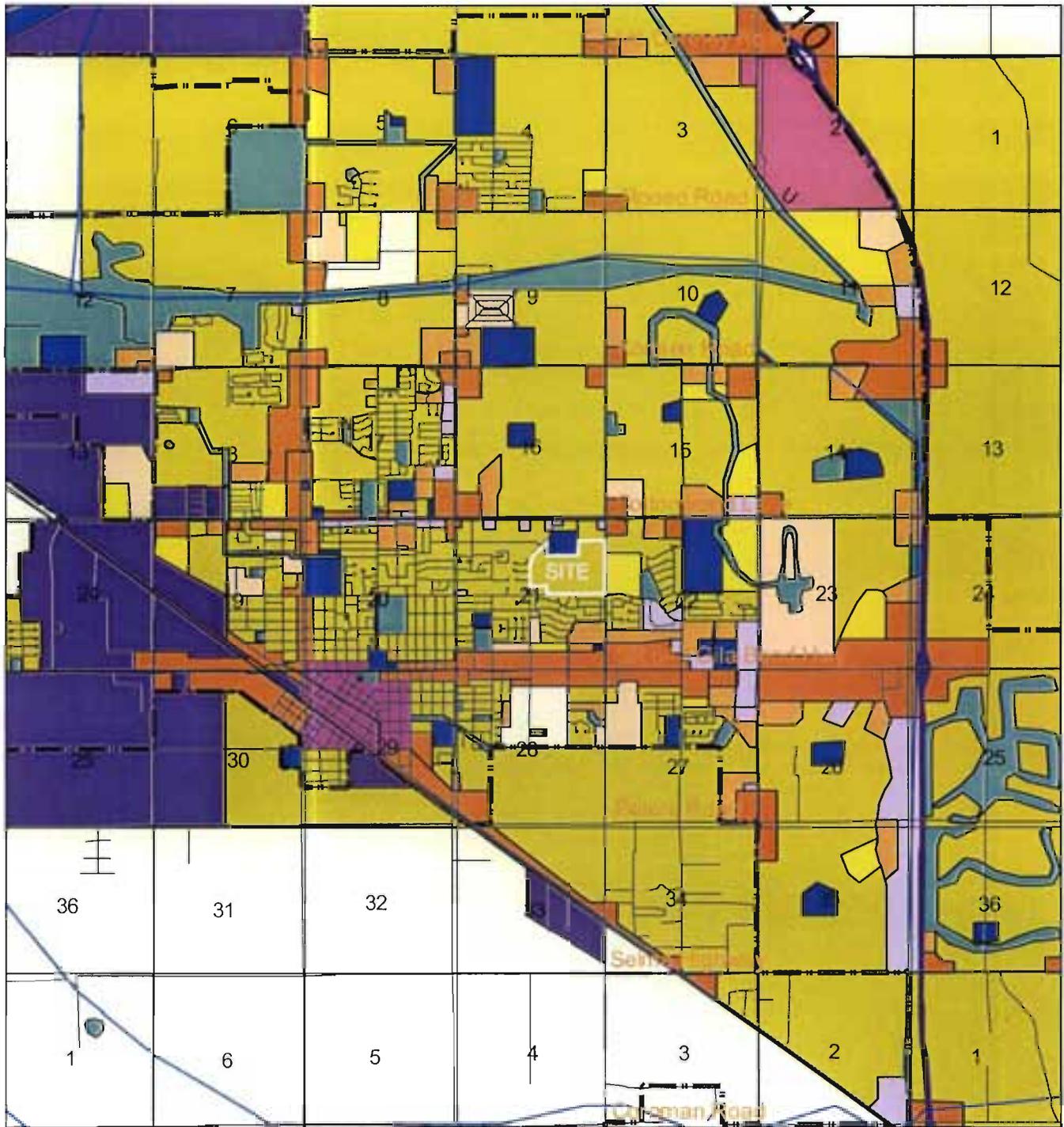
7.0 UTILITIES AND COMMUNITY FACILITIES:

7.1 SEWER:

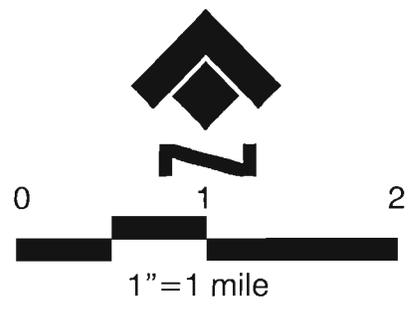
The City of Casa Grande will provide sewer service. There are existing sewer lines along three sides of the subject property. There is an eighteen (18) inch sewer line along Peart Road, an eighteen (18) inch sewer line along Colorado Street and a ten (10) inch sewer line along McMurray Boulevard. Sewer facilities will be provided according to City codes and the recommendations of the City Engineering Department.

There is a twelve (12) inch sewer line on the west side of Peart Road that is currently under construction. The line is adjacent to the frontage of Ironwood Commons II and is designed to connect to the existing sewer system located at the intersection of Peart and Cottonwood. This sewer

Figure 3.1: Casa Grande Land Use Plan



- | | | | |
|---|---|---|---------------------------|
|  | Rural Residential (0-1 DU/AC*) Target: 5 DU/AC |  | Office/Business Park |
|  | Low Density Residential (1-4 DU/AC) Target: 2.5 DU/AC |  | Employment |
|  | Medium Density Residential #1 (4-8 DU/AC) Target: 5.0 DU/AC |  | Natural Resource Extracti |
|  | Medium Density Residential #2 (8-12 DU/AC) Target: 10.0 DU/AC |  | Public/Semi-Public |
|  | High Density Residential (12-16 DU/AC) Target: 14.0 DU/AC |  | Parks/Open Space |
|  | Commercial |  | Revitalization Area |
|  | Regional Commercial |  | City Incorporated Bound |



line is of sufficient size and depth to service Ironwood Commons II-North Parcel.

7.2 WATER:

Water service will be provided by the Arizona Water Company. There are three (3) existing water mains in proximity of the property. There is an eight (8) inch line along Colorado road adjacent to the southern half of the property, an eight (8) inch line along Colorado Road north of the property extending to the northwest corner of the property, and a twenty four (24) line at the intersection of Cottonwood Lane and Peart Road.

Water mains within the project are anticipated to be 8" in size. The west side of Ironwood Commons-North Parcel will be provided with a water connection along Frederick Lane. Moreover, the east side of Ironwood Commons II-North Parcel will be provided a connection from the west side of Peart Road and from the south east corner of tract "A".

The development will be required to secure a "Certificate of Assured Water Supply".

7.3 NATURAL GAS:

Gas service is available from Southwest Gas. There is an existing gas main in Colorado Street adjacent to the north half of the west boundary of the subject property.

7.4 TELEPHONE:

Telephone service will be provided by Qwest.

7.5 ELECTRIC:

Electric service shall be provided by APS, (Note: Any utilities running through the site or any utilities, which need to be relocated for development of the site must be placed underground)

7.6 MAINTENANCE:

A homeowner's association (HOA) for Ironwood Commons I-South Parcel has been created to manage maintenance of the proposed open spaces. Ironwood Commons II-North Parcel will be integrated into the existing HOA.

7.7 SCHOOLS:

Casa Grande Public Schools
Ironwood Elementary School/Casa Grande Union High School

Note: The Casa Grande Elementary School District has indicated by letter that they do not oppose the proposed project and no school site is required from this project.

7.8 SAFETY (POLICE AND FIRE):

The City of Casa Grande Police and Fire Departments will provide safety services. Fire hydrants and streetlights will be provided per city codes, and per the recommendations of the Fire Department and Engineering Department.

7.9 SANITATION:

The City of Casa Grande Waster collection will handle refuse and garbage of the site.

8.0 ACCESSIBILITY AND CIRCULATION SYSTEM:

The proposed circulation system plan has been carefully designed to provide a high level of internal vehicular mobility and provide opportunity for effective alternative modes of navigation of the site. The subject development will provide a two-tier internal circulation system consisting of a local collector street and interior local streets. The local collector streets will provide primary access points to the development and will have a pedestrian circulation system including a bikeway along the right-of-way. The secondary circulation tier consists of internal local streets that will likewise include a pedestrian circulation system to promote pedestrian access throughout the site.

All internal roadway improvements shall be designed and built to city standards except as approved by the City Engineer. The internal local streets shall be forty four (44) feet in width and forty (40) feet in width for cul-de-sacs.

The development is designed to collect all internal traffic and channel it to five (5) ingress/egress points. Direct access to the site is provided by McMurray Boulevard on the South, Colorado Street on the West and by Peart Road on the East.

The developer of Ironwood Commons will be responsible for the engineering and construction of the half street improvements on McMurray Boulevard and Colorado Streets including meandering sidewalks, curb and gutter, and street frontage landscaping. A minimum total of 40-foot half major collector right-of-way is required for both streets. All rights-of-way shall be dedicated to the City.

Likewise, Peart Road, which is classified an arterial road will be required a minimum total of 55-foot half street improvements (See Figure 8.1: Peart Road). There is an existing thirty seven (37) foot right-of-way. The developer will dedicate an additional eighteen (18) foot for a total of fifty-five (55) foot half street right-of-way. Median cuts in Peart Road will not be permitted.

Summary of Proposed Street Improvements:

Arterial – (Peart Road)	R/W dedication = 55' (none required) Pavement: None additional Sidewalk" 5' wide on project side only PUE: 10' wide (Project side only-outside of R/W) (See Figure 8.1 – Peart Road)
Collector Street – (McMurray Blvd. & Colorado St.)	R/W dedication: 40' (non required) Total pavement: 45' boc-boc Sidewalk 4' wide on project side only PUE: 10' wide (project side only-outside of R/W)
"Local" Collector-	R/W dedication: 44' Total Pavement: 36' boc-boc Sidewalk: 4' wide (each side) PUE: 10' wide (each side-outside of R/W) (See Figure 8.2 – Local Street)
Interior Local Street -	R/W dedication: 44' (40' for cul-de-sacs) Total pavement: 36' boc-boc (32'-cul-de-sacs) Sidewalk: 4' wide each side PUE: 10' wide (each side-outside R/W) (See Figure 8.3– Interior Local Street)

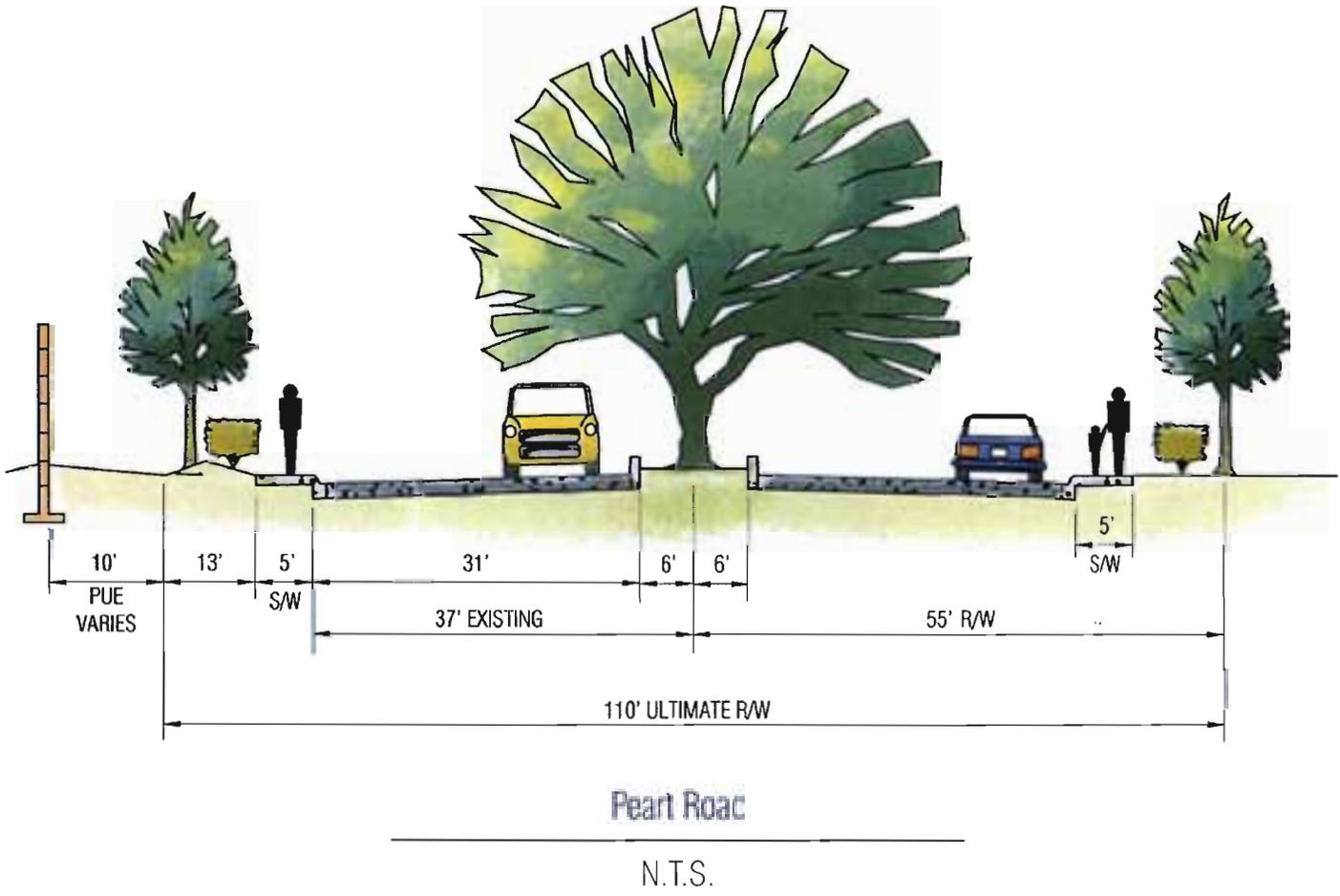
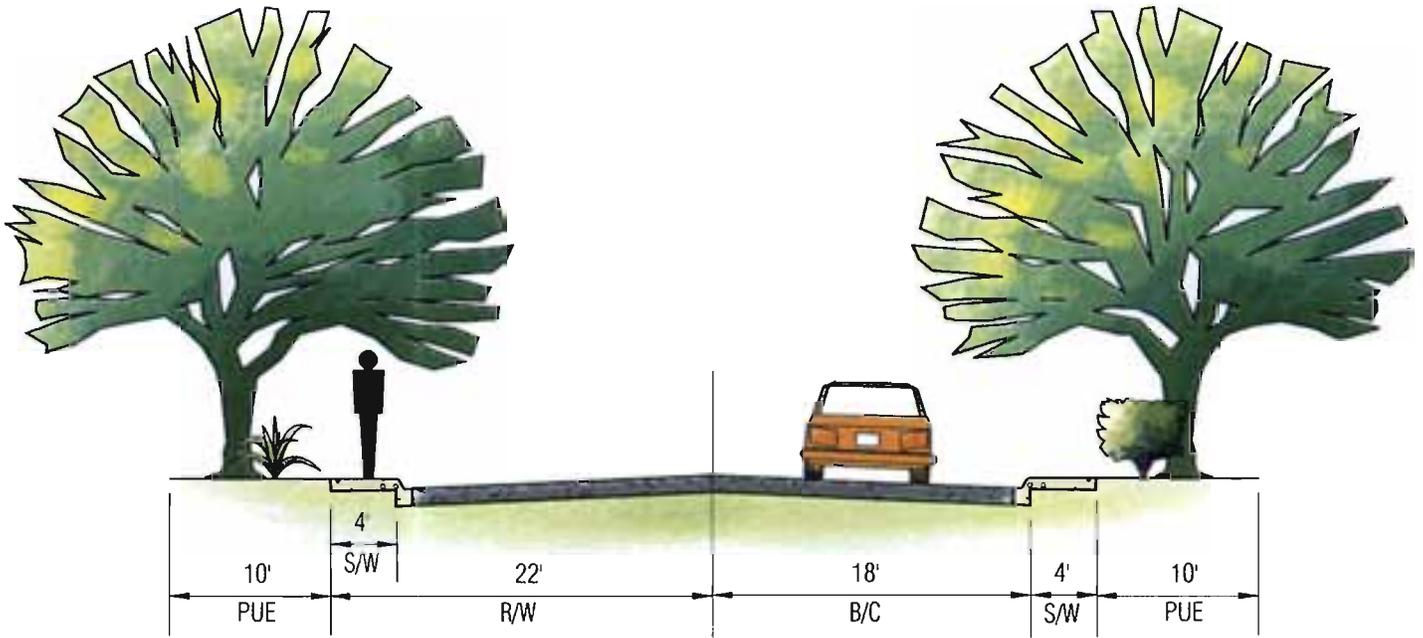


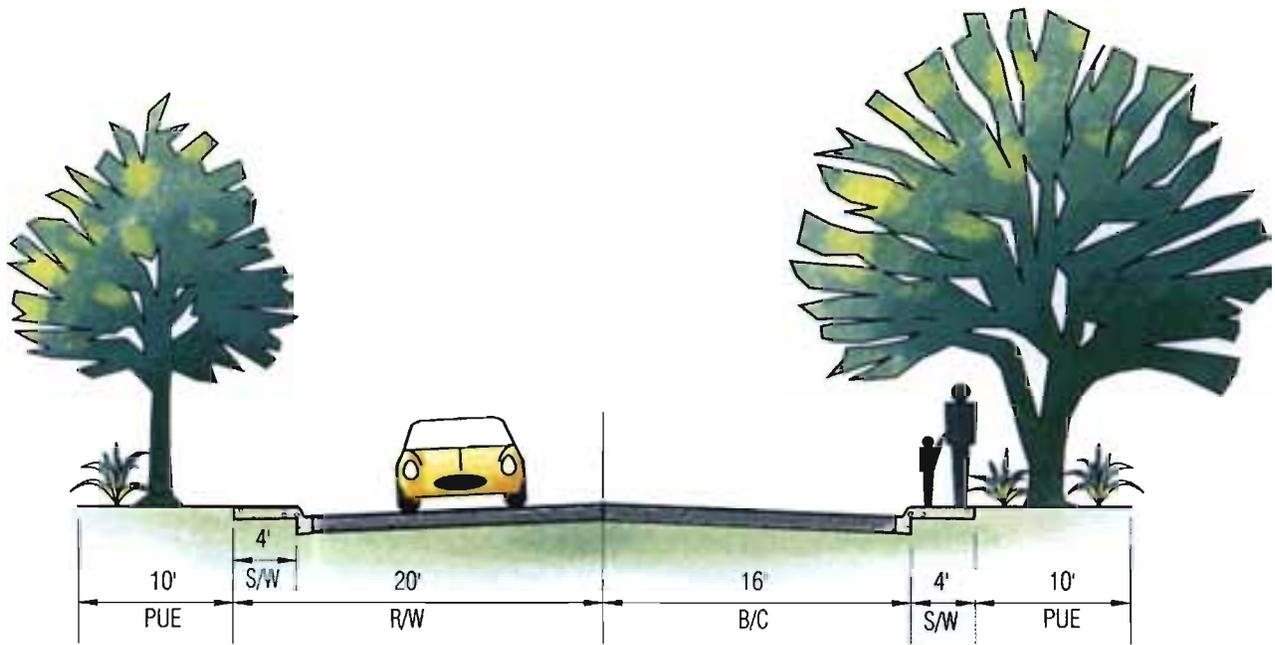
Figure 8.2: Local Street Collector



Local Street Collector
(Colorado Street & McMurray Boulevard)

N.T.S.

Figure 8.3: Local Street Cul-De-Sac



Local Street Cul-De-Sac

N.T.S.

9.0 LAND USE PLAN:

9.1 Architectural Design Criteria:

The development will conform to the City's "Residential Design Standards for Planned Area Developments. Any housing product previously approved for Ironwood Commons I may be used in Ironwood Commons II without additional Planning and Zoning Commission review and approval. Any new product will be submitted for review.

The architectural style within Ironwood Commons II will consist of southwestern themes. In order to provide a cohesive neighborhood identity and unity, the proposed facade materials, color palette, trim features, relief, and architectural treatments will be congruous in style for each home series. A variety of architectural design features will be incorporated into each home elevation to promote diversity. Moreover, building facades will be designed to complement the front yard landscape treatment.

All homes will have tile roofs. The proposed architectural color palette is desert hues and earth tones.

9.1.1 Building Setbacks:

The minimum setbacks (See Figure 9.1-Building Setbacks) required for this project shall be as follows:

- FRONT: 20-23 feet to front loaded garage, includes minimum stagger of three (3) feet every 3rd - 4th lot
15 feet to side entry garage, front livable, or front porch.
- REAR: 20 feet
- CORNER: 15 Feet. An adjacent 1/s, landscaped tract can count towards up to 10 feet of the corner setback.
- SIDE: 5'/10' A maximum three-foot encroachment into the 10 foot side yard for bay windows, entertainment niches, or fireplaces is permitted. Sideyard walls shall be extended to within 10 feet of the front corner of the home.

Accessory structures and rear yard patio covers open on three sides: Per City Code.

Patio

Article II- Section 17.52.090 of the General Building and Development Standards of Casa Grande provides that covered patios, or roofs attached to the main building or connecting the main building with a detached accessory building, may extend into a required rear or side yard; provided that portions of such structures extending into that yard:

- A. Shall not exceed twelve feet in height or project closer than five feet to a side or rear lot line;
- B. Shall be entirely open on at least three sides except for necessary supporting columns; except that a roof connecting a main building and an accessory building shall be open on two sides. Such covered patio or covered walkway shall be a maximum width equal to ten percent of the connecting side of the accessory building. In cases where a connecting wall is less than forty feet wide, however, a building permit applicant shall be allowed a maximum covered patio (or covered walkway) width of four feet. (Ord. 1178 § 6.4.9, 1987)

Staggered Front Yard Setback:

To achieve a range of variation in the streetscape, the front yard setback of houses will be staggered a minimum of three (3) feet every third or fourth lot so that no more than three (3) adjacent houses may have the same front setback. A typical lot layout is illustrated in Figure 9.2-Typical Lot Lay-out.

Figure 9.2- Typical Lot Lay-Out illustrates how the products are anticipated to be placed on a typical lot. Acceptable building wall to building wall rear setbacks will be provided to provide an interesting geometry and relationship between products.

9.1.2 LOT SIZE MIX:

The proposed development will provide an appropriate lot size mix. See Table 9.1-Percentage Yield by Lot Size for Ironwood Commons II. Lot mix for Ironwood Commons I can be found in the preliminary plat and is included the Appendix.

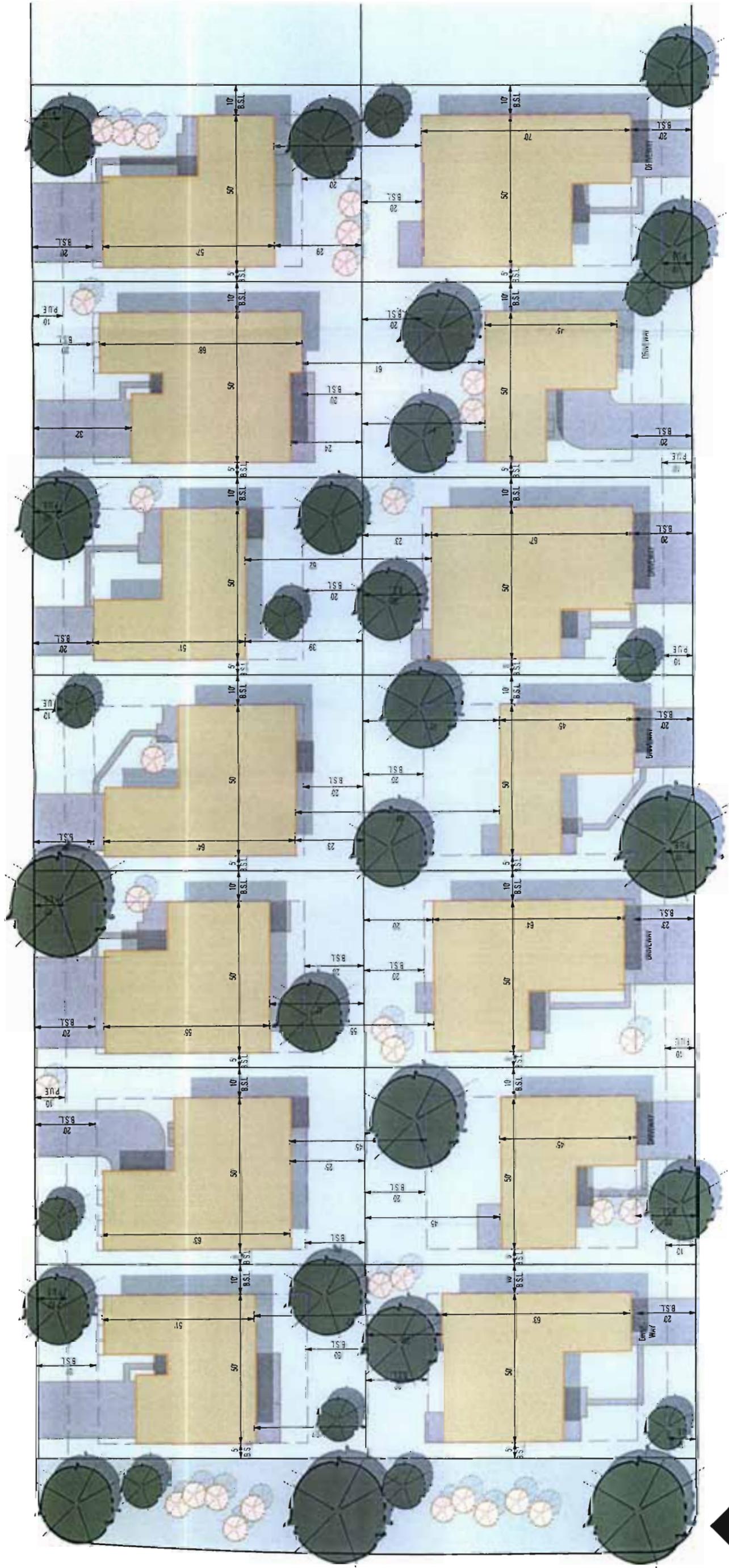


Figure 9.2: Typical Lot Layout

Table 9.1-Percentage Yield by Lot Size

Minimum Lot Size and Area	Yield	% of Yield
65' X 110' = 7150 SF	65	82.27%
64' X 110' = 7040 SF	1	0.012%
65' X 112' = 7280 SF	1	0.012%
74' X 112' = 8288 SF	1	0.012%
65' X 132' = 8580 SF	1	0.012%
74' X 132' = 9768 SF	1	0.012%
65' X 115' = 7475 SF	1	0.012%
74' X 115' = 8510 SF	1	0.012%
65' X 111' = 7215 SF	1	0.012%
74' X 111' = 8214 SF	1	0.012%
65' X 105' = 6825 SF	1	0.012%
74' X 105' = 7770 SF	1	0.012%
75' X 110' = 8250 SF	1	0.012%

9.1.3 LANDSCAPE DESIGN CRITERIA:

Ironwood Commons has been carefully designed to include a linked greenbelt system that will connect the neighborhoods throughout the site. Pedestrian connections will provide linkage through the internal tracts with developed open space area (See Figure 9.1.3a: Conceptual Landscape Plan).

Design Concept/Theme:

The objective of the landscape design is to provide the community with a regional desert character.

Desert plants were selected to withstand severe conditions such as flooding, standing water and the seasonal water restrictions.

Curvilinear contours will be utilized to break up the linear outline of the retention basins. The contours will provide additional space for planting along the areas elevated above the bottom of the retention basins. Additionally, the contours will provide visual interest.

Plant Palette:

The plant palette will consist of native Sonoran Desert plants. These include drought tolerant trees, shrubs, cactus, and succulents. Added to this mix are some non-indigenous trees and shrubs that are regionally

PLANT LEGEND

BOTANICAL NAME
COMMON NAME
Trees: (15 Gal., 24" Box along Peart Road)

- Cercadium microblykum
Foothills Palo Verde
- Cercadium fendum
Blue Palo Verde
- Cercadium hybrid 'AZT'
Thornless Hybrid Palo Verde
- Chilopsis linearis
'Lucetta Hamilton'™
Desert Willow
- Fraseria viridula
Arizona Ash
- Olneya tesota
Ironwood Tree
- Prosopis hybrid 'Phoenix'™
Thornless Hybrid Mesquite
- Phacelium leucocaulum
Texas Ebony



Shrubs: (5 Gal.)

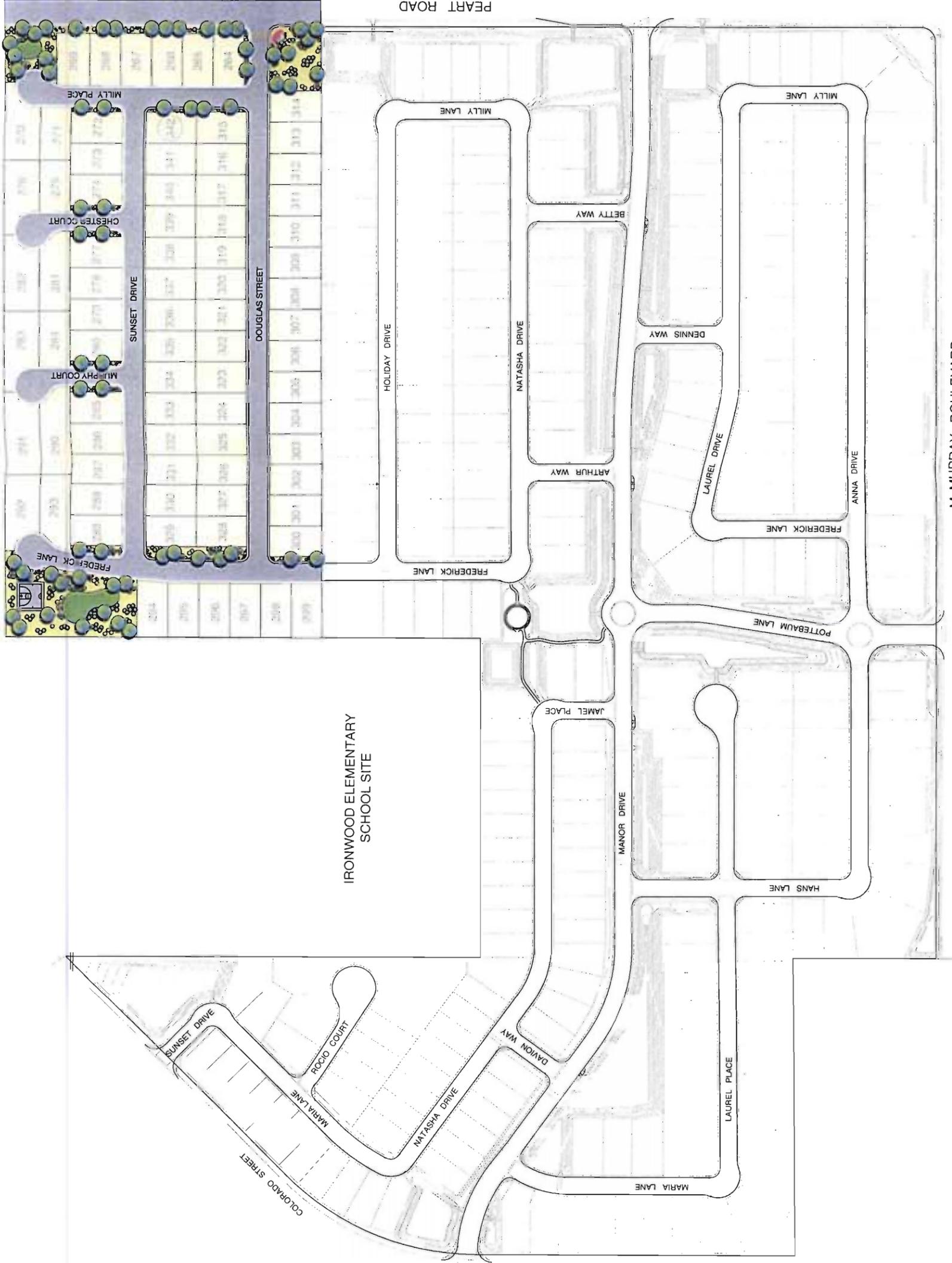
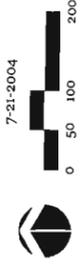
- Amorpha deltoidea
Hedge-net Bursage
- Castilleja
Yellow Bird of Paradise
- Caesalpinia mexicana
Mexican Bird of Paradise
- Calliandra californica
California Fan Palm
- Ruellia peruviana
Desert Ruellia
- Encelia lanuosa
Brittle Bush
- Jurca californica
Crested Cholla
- Larrea tridentata
Creosote Bush
- Muhlenbergia rigens
Blair Grass
- Rhus microcarpa
Mexican Bartramia Ruellia
- Dodonaea viscosa
Hopbush
- Simmondsia chinensis
Jojoba
- Sphaeralcea ambigua
Globe Mallow™
- Louis Hamilton™
Thornless Hybrid Mesquite
- Arizona Yellow Bell
'Gold Star'™

Accents: (5 Gal.)

- Agave americana 'Marginata'
Variegated Century Plant
- Agave schottlandii
'Durango Delight'™
- Dasyliodon kongkassima
Toothless Sotol
- Dasyliodon wheeleri
Desert Spoon
- Echinocactus grusonii
Golden Barrel Cactus
- Ferocactus wislizenii
Barnet Cholla
- Hesperaloe parviflora
Red Yucca
- Opuntia violacea
- Santa Rita
Cylindropuntia Prickly Pear

- Groundcover: (1 Gal.)
 - Banksia lasiocarpa
'Desert Mariposa'
 - Baccharis x 'Sham'
'Baccharis Thompson'™
 - Hymenocallis
Angelita Daisy
 - Lantana 'New Gold'™
New Gold Lantana
 - Penstemon eatonii
Firecracker Penstemon
 - Verbena goodingii
Gooding Verbena

- Turf: Mid-iron sod
- Annuals: Annuals @ 6" O.C.
Tranquillated
- Inerts: 6" Concrete Header
Decorative Paving



Ironwood Commons II

A Beazer Development

Figure 9.1.3a: Conceptual Landscape Plan

appropriate, as they will provide shade and a splash of color. The turf areas will have curved abstract shapes to give a natural look. Grass will be sowed as they survive standing water and will suitably blend with the desert environment as well. Cactus and succulents will provide accent vegetation to add a dramatic effect to the landscape and will remind people they are indeed in the Arizona desert.

Front yard landscaping shall be in compliance with the Residential Design Standards for Planned Area Developments, as amended.

Project Entry:

The Developer of the project shall construct features which will provide a sense of neighborhood arrival, such as a monument signage, decorative landscaping, enhanced wall detail, immediate accessibility to open space/trail system, etc. at all point at which the development may be entered from an arterial or public major collector road (See Figure 9.1.3b: Entry Monument).

Hardscape Elements:

The theme wall will consist of a combination of painted smooth and split-faced CMU block (See Figure 9.1.3c: Wall Plan). Enhanced decorative columns will be used on the theme wall along Peart Road. A builder wall will be constructed along the Ironwood Elementary School border wall to provide a secure boundary between the development and adjacent uses.

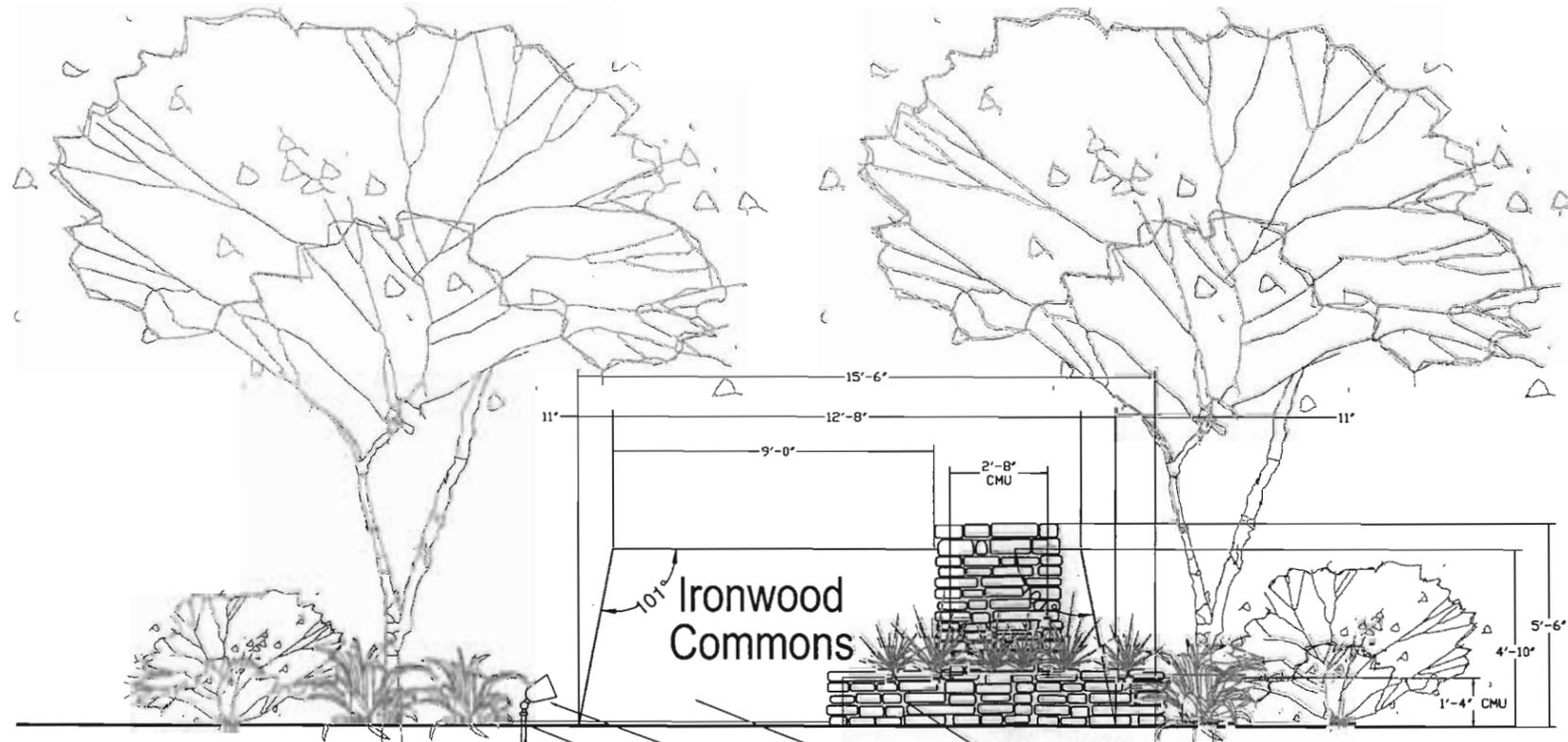
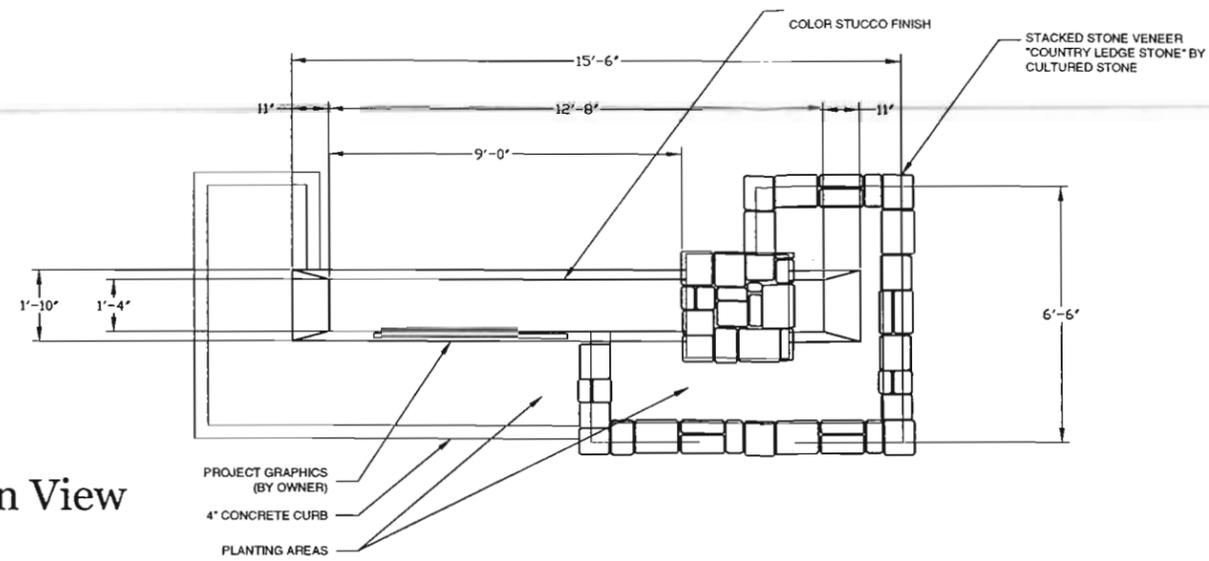
Decomposed granite will be used to outline the tracts. Larger granite size will be used in the retention basin bottoms. The color of the decomposed granite will blend well with the colors of the desert.

The path system will be constructed of concrete. The landscaping will be drought tolerant, chosen to complement the palette selected for the open space area.

Entry Pavers:

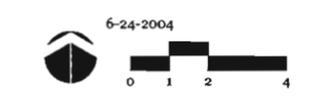
Decorative roadway pavement shall be limited to stamped concrete. Decorative stamped concrete paving at the main development entry points combined with the entry monuments will be utilized to enhance neighborhood arrival. This treatment will be extended along street crossings and at the central traffic circles not only for decorative purposes but also to help promote traffic calming.

Plan View



Elevation View

- STACKED STONE VENEER
"COUNTRY LEDGE STONE" BY
CULTURED STONE
- CMU SIGN WALL, INTEGRAL
COLOR STUCCO FINISH
- VISTA LANDSCAPE LIGHTING
MODEL #1007 - TWO (2) PER SIGN
- MOUNT PER MANUFACTURER'S SPECIFICATIONS.
VERIFY LOCATION IN FIELD WITH OWNER PRIOR
TO INSTALLATION
- 3/4" PVC CONDUIT



Ironwood Commons - Phase II

A Beazer Development

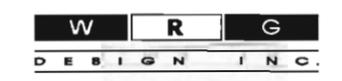
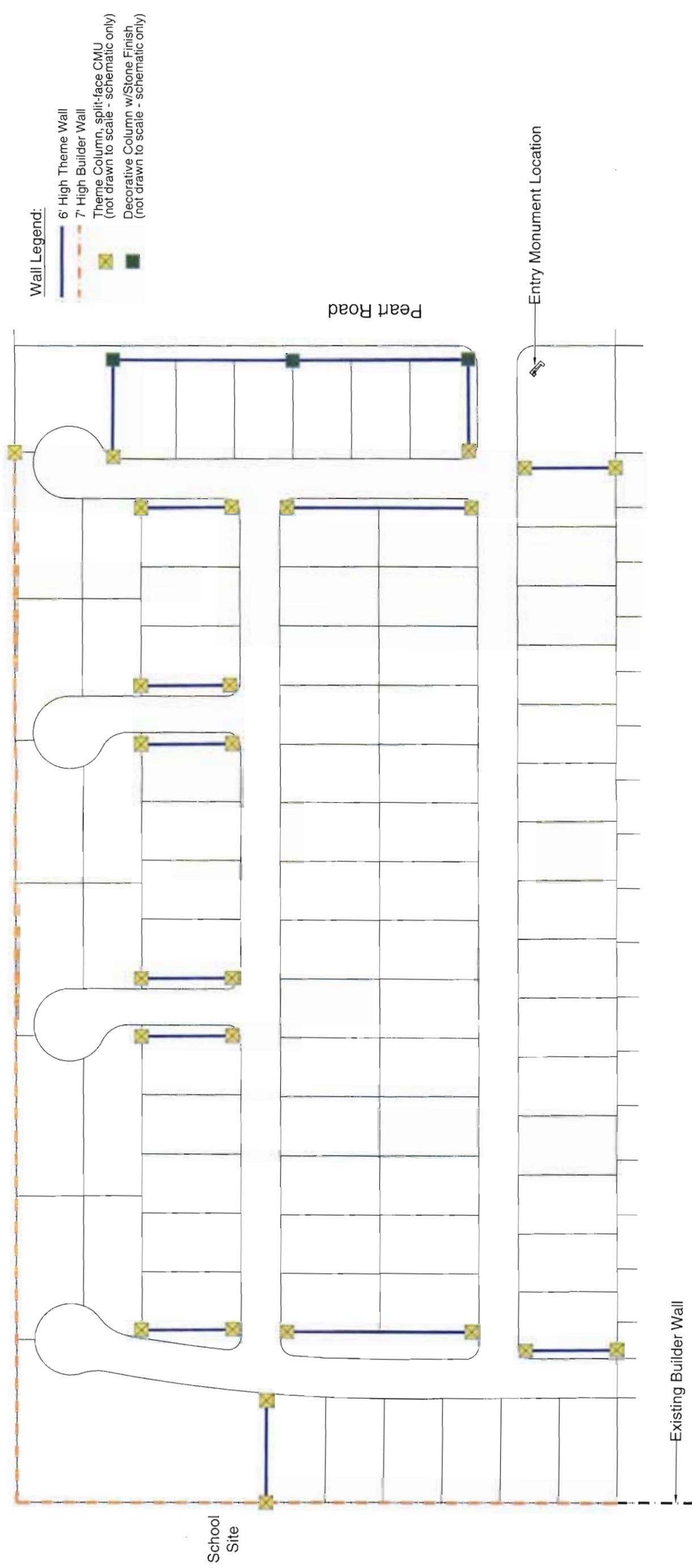


Figure 9.1.3b: Entry Monument



Ironwood Commons II

A Beazer Development



Figure 9.1.3c: Wall Plan

Staggered Perimeter Walls:

The Developer shall construct perimeter walls at the periphery areas along McMurray Boulevard. Such walls will have staggered or offset sections and/or breaks to relieve the linear character of the perimeter wall. Varied use of materials such as stone pilasters and colored capstone will be applied to the perimeter walls to show diversity.

Open Space:

Approximately 14.45 acres of open space or 15.88% of the entire proposed project area will be designated as private open space. The proposed development will provide 8.08 acres or 8.88% more than the required minimum 7% open space dedication as outlined in the City of Casa Grande's Zoning Ordinance, Chapter 17.40: Planned Area Development Zone. The homeowner's association shall maintain the proposed open space areas.

The open space tracts are strategically located to provide not only passive and active recreational facilities but will also provide significant storm water holding capacity. The open space areas include a centralized landscaped tract that will include a ramada with benches, and play equipment.

Passive recreation areas within the center of the tracts will be turfed and will be suitable for picnic use, while the edges of the tracts will be landscaped with bushes and trees for shaded reclining. A minimum of ten (10) foot landscaped tracts will be provided on all corners lots for additional easements.

Additionally, a half-court basketball court will be provided in the north west corner of Ironwood Commons II (See Figure 9.1.3.a: Conceptual Landscape Plan). The basketball court will be provide with lights that can be programmed to go on and off whenever HOA chooses. Durable benches shall likewise be provided in this area.

All open spaces, amenities, signs and walls will be subject to the review and approval of the city planning director. All said items will be addressed in the final landscape plans that will be prepared by a registered landscape architect.

10.0 PHASING PLAN:

Ironwood Commons will be constructed in three (3) phases; Model Phase, Phase I, and Phase II. Construction on the model homes is scheduled to commence on July 7, 2004. Model homes will be built on lots number 76, 77, 78, 80, 81, 82, 134, 135, and 136. Certificates of Occupancy will be delivered to prospective homeowners on November 30, 2004.

Phase I (west of the model homes) is currently under development. First production delivery is scheduled for March 1, 2005.

Phase II (east of the model homes) is also currently under development. First production delivery is scheduled for April 1, 2005

Ironwood Commons II will be built in one phase. Construction is slated to commence on February 10, 2006.

The development is anticipated to be built out by the year 2007.

11.0 COVENANTS, CONDITIONS AND RESTRICTIONS:

The developer has created and recorded a set of Covenants, Conditions, and Restrictions establishing a master home owners association (HOA) which will be responsible for the maintenance of the perimeter theme walls, signage, landscape buffers and landscaping in all common areas and adjacent rights of way.

The north and south parcels of Ironwood Commons will be under one HOA.

12.0 DEVELOPMENT TEAM:

The Applicant/Developer has assembled a development team to collaborate and design Ironwood Commons as a Planned Area Development that will meet that standards of the City of Casa Grande.

OWNER:

PINAL LAND COMPANY
5784 East Quartz Mountain Road
Paradise Valley, AZ 85253
Contact: Richard Henes
Ph: (480)348-0391
Fax: (480)340-0391

APPLICANT/DEVELOPER:

BEAZER HOMES
2005 W. 14th Street, Suite 100
Tempe, AZ 85281
Contact: Guy Lake
Ph: (480)921-5731
Fax: (480)967-2780

ENGINEER:

HOSKIN RYAN CONSULTANTS
3003 North Central Avenue, Suite 1500
Phoenix, AZ 85012
Contact: Tom Ryan
Ph: (602)252-8384
Fax: (602)252-8385

LANDSCAPE ARCHITECT:

WRG DESIGN, INC.

9977 N. 90th Street, Suite 350

Scottsdale, AZ 85258

Contact: Tim J. Daugherty

Ph: (602)977-8000

Fax: (602)977-8009

13.0 CONCLUSION:

The project development team has reviewed existing site conditions and the surrounding areas to establish a thoughtful approach for the future development of Ironwood Commons. A thorough analysis of the City of Casa Grande General Plan Update 2010, the Residential Design Standards for Planned Area Development, and the Zoning Ordinance has provided strong guidance in the design and refinement of the land use plan and PAD document that is being submitted for your careful consideration.

Development of the site shall be in accordance with all applicable code requirements of the Building, Fire, Planning, and Engineering departments, and the approved "final" development Guide, and any other conditions deemed necessary by the City Council.

APPENDIX

Casa Grande Elementary Schools

1460 North Pinal Avenue, Casa Grande, Arizona 85222
Telephone: (520) 836-2111

GOVERNING BOARD
David P. Snider, President
Roxy Achen, Member
Tom Hollenbach, Member
Garyc Vasquez, Member
Gregory Wuertz, Member

Frank D. Davidson
Superintendent
Garry J. Bond, Ed.D.
Assistant Superintendent for Instruction
Kevin J. Kelty
Administrative Services Manager

September 14, 1999

Mr. Rick Miller
City of Casa Grande
510 E. Florence Blvd.
Casa Grande, AZ 85222

VIA FACSIMILE

Dear Rick:

I have met recently with representatives of Gadsden Greens and a yet-unnamed project to the south of Ironwood School. While both of these are projects that will have an impact on the Casa Grande Elementary School District, I have no objections to either of the projects.

Should you have any questions, please feel free to contact me.

Sincerely,



Frank Davidson
Superintendent

FD:cm

xc: ✓ Philip Miller
C.R.A. Entitlements, L.L.C.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING ZONING ORDINANCE #1178 AND ITS SUBSEQUENT AMENDMENTS BY CHANGING THE ZONING FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND MULTI-FAMILY RESIDENTIAL (R-3) TO PLANNED AREA DEVELOPMENT (P.A.D) ON 71 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF PEART ROAD AND MCMURRAY BOULEVARD, CASA GRANDE, ARIZONA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, as follows:

Section 1. Authorization for Rezoning

Ordinance No. 1178 and its subsequent amendments are amended by changing the zoning from Single-Family Residential (R-1) and Multi-Family Residential (R-3) to Planned Area Development (P.A.D) on 71 acres of property located at the Northwest Corner of Peart Road and McMurray Boulevard, Casa Grande, Arizona. The legal description of the property is set forth in "Exhibit A" attached hereto and incorporated herein by this reference, and is known as a portion of Pinal County Assessor parcel number 505-16-006J.

This zoning change is subject to applicant/owner's compliance with all applicable law and ordinances and in accordance with the approved planned area development guide entitled "Ironwood Commons" and dated November 11, 1999 (revised).

Section 2. Effective Date

That the effective date of this Ordinance shall be January 19, 2000.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 20th day of December, 1999.


Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

LEGAL DESCRIPTION: FOR IRONWOOD VILLAGE PAD

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 22;

THENCE NORTH 89 47' 42" EAST, ALONG THE EAST-WEST MID-SECTION LINE, A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 11' 03" WEST, 37.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1,336.91 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 52' 52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,279.54 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 14' 59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,335.03 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 00 15' 21" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 139.68 FEET;

THENCE NORTH 89 44' 17" WEST, A DISTANCE OF 250.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 20° 29' 38", A DISTANCE OF 178.84 FEET TO A POINT OF TANGENCY;

THENCE NORTH 69 14' 39" WEST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A RADIUS OF 499.00 FEET, THROUGH A CENTRAL ANGLE OF 20 57' 39", A DISTANCE OF 182.55 FEET TO A POINT OF TANGENCY ON THE EAST-WEST MID-SECTION LINE;

THENCE SOUTH 89 47' 42" WEST, ALONG SAID MID-SECTION LINE OF THE NORTHWEST QUARTER, A DISTANCE OF 478.24 FEET TO THE POINT OF BEGINNING;

AND THE SOUTH 71.00 FEET OF THE NORTHWEST QUARTER, EXCEPT THE WESTERLY 37.00 FEET THEREOF.

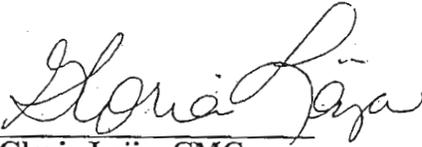
CERTIFICATION

STATE OF ARIZONA)

COUNTY OF PINAL)

I, Gloria Leija, City Clerk of the City of Casa Grande, hereby certify that the attached Ordinance No. 1178.134 is a true and correct copy of an original.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal of the City of Casa Grande, this 24th day of April 2000.


Gloria Leija, CMC
City Clerk

DAVID K. UDALL
DALE R. SHUMWAY
DENNIS P. BLACKHURST
JOHN H. LYONS*
BARRY C. DICKERSON**
STEVEN H. EVERTS**
CLARK R. RICHTER
ROGER C. DECKER
DENISE LOWELL-BRITT
STEPHEN L. WEST
DAVID R. SCHWARTZ
RYAN P. DYCHES
PATRICIA K. HUSBANDS
BRIAN T. ALLEN
CURTIS M. CHIPMAN
APRIL A. SPEELMON

Certified Specialists by the
State Bar of Arizona
* Injury & Wrongful Death Litigation
** Family Law

LAW OFFICES

**UDALL, SHUMWAY, BLACKHURST,
ALLEN & LYONS, P.C.**

30 WEST FIRST STREET
MESA, ARIZONA 85201-6654

TELEPHONE: (480)461-5300
FAX: (480)833-9392
e-mail: dku@udallshumway.com

SOUTHEASTERN ARIZONA
OFFICE
135 EAST MALEY
WILLCOX, ARIZONA 85643

TELEPHONE: (520)384-2289
FAX: (520)384-2280

ROBERT M. JARRETT, JR.

In Memory of
PETER W. TAYLOR
1954 - 1999

WRITER'S DIRECT LINE

(480)461-5305

June 16, 2000

Phil Miller
CRA ENTITLEMENTS
5070 N 40th St Suite 240
Phoenix, AZ 95018

Re: Ironwood Ordinance

Dear Phil:

Enclosed is a certified copy of Ordinance No. 1178,134 on the Ironwood Commons in Casa Grande. It is dated December 20, 1999.

Very truly,



David K. Udall

DKU/ck

Enc.

3011994.1 \ June 16, 2000
10733-00007

STAFF REPORT

To: Planning and Zoning Commission
From: Mark Eckhoff, Senior Planner
Rick Miller, Planning and Development Director
Date: October 2, 2003
Re: CGPZ-93, 91-03: "Ironwood Commons" PAD Amendment and P-Plat

The following two requests, though under different applicants, pertain to the same site and will be discussed together.

1. CGPZ-93-03: Request by the City of Casa Grande for a Major Amendment to the Ironwood Commons PAD (Planned Area Development) to modify development standards for the subject PAD located at the northwest corner of McMurray Blvd. and Peart Road, A.K.A., a portion of Section 21, T6S, R6E, G&SRM, Pinal County, Arizona.
2. CGPZ-91-03: Preliminary Plat request by Hoskin-Ryan Consultants, C/O Tamara Montgomery for a proposed 263 lot residential subdivision within the Ironwood Commons Planned Area Development (PAD) located at the northwest corner of McMurray Blvd. and Peart Road, A.K.A., a portion of Section 21, T6S, R6E, G&SRM, Pinal County, Arizona.

The subject undeveloped property is zoned PAD (Planned Area Development). Surrounding properties are zoned and developed as follows:

Location	Zoning	Current Uses
North	R-1 (Single-Family Residential) R-3 (Multi-Family Residential)	Ironwood Elementary School Undeveloped
South	R-1 (Single-Family Residential) R-3 (Multi-Family Residential)	Existing and proposed homes Acacia Landing Subdivision
West	R-1 (Single-Family Residential)	Existing and proposed homes
East	PAD (Planned Area Development)	Ironwood Village PAD

The Commission previously approved a preliminary plat (p-plat) for the site, but the p-plat had to be resubmitted due to subsequent changes made to the p-plat. A revised p-plat is now being brought back to the Commission for re-approval. At the same time, staff has made an effort through a City initiated PAD amendment to ensure the PAD complies with all current City standards to the greatest and most reasonable extent possible. While not a vested PAD, as determined by the City Attorney, a relatively substantial amount of time and money has been invested in this project. Thus, full compliance would be difficult and costly (e.g., loss of lots) for the property owner.

This project is bounded by McMurray Boulevard to the south, Peart Road to the east, Colorado Street to the west, and a school and vacant property to the north. As a condition of project approval, sidewalks will be added to the surrounding, otherwise improved, rights-of-way. A secondary collector road will provide the primary access in and out of this development. This

road will be built to a local road standard, but it will have adjacent landscape buffers and have no homes fronting the street. The remainder of the interior road system will also be improved to City standards, except as approved by the City Engineer.

Two hundred and sixty-three (263) site-built single-family homes are proposed. Single-family lot sizes range from 5,500 to 14,812 square feet in area. The current lot matrix indicates that 22 percent of the total lots will be less than 7,000 square feet and 15 percent of the lots will be over 8,000 square feet in area. A few of the lots (36) under 7,000 square feet will be between 5,500 and 6,999 square feet in area. The Commission will note that this is a slight departure from our current PAD standards, but staff notes that this PAD was approved prior to the recent amendment to the PAD standards. Staff supports this slight deviation in return for other accommodations the homebuilder and applicant have made to bring this project more in line with current development standards.

Over 15 percent of the site is designated for open space by this plan. Open space areas include a prominent 1.6 acre central landscaped tract that will include a tot lot and ramada, as well as several smaller open space tracts and landscape buffers along adjacent roadways. Desert landscaping and a limited amount of turf will be used in the open space areas. A Homeowner's Association will be established to maintain all open space areas.

Due to the immediate proximity of Ironwood Elementary School, the Elementary School District did not express a need for a new school site within this subdivision. No objections were received from either the Elementary or High School Districts when this PAD was originally approved.

Ironwood Commons utilizes the City's PAD development standards in place at the time of project approval. The proposed lower residential densities, larger lot sizes, open space allotment and design, open ended cul-de-sacs, terminating vistas, and central traffic circle increase diversity and sustainability. Except where approved by this request, the project will also comply with the current PAD standards. Major areas to be revised based on the new PAD standards include setbacks, corner landscape tracts, and more stringent front yard landscaping requirements.

Ironwood Commons will also comply with the City's current PAD architectural requirements to improve housing quality and diversity. The proposed homebuilder, Beazer Homes will submit floor plans, elevations, colors, and materials to staff and the Commission at a future date for review and approval.

Phasing of this development, proposed in two phases, is shown on the p-plat.

Staff recommends approval of CGPZ-93-03, subject to the following conditions:

1. A PAD Plat shall not be required for this PAD.
2. All internal and adjacent roadway improvements shall be designed and built to City standards, except as may be approved by the City Engineer, e.g., 10 foot p.u.e.'s, proposed pavement widths on internal streets, and the proposed 40 foot cul-de-sac right-of-way. The Pottebaum alignment street shall be widened to accommodate a left turn lane. A local street connection to the north per the original PAD is not required.

3. A minimum total 40-foot ½ major collector right-of-way is required for McMurray Blvd. and Colorado Street. A minimum total 55-foot ½ right-of-way is required for Peart Road. All rights-of-way shall be dedicated to the City. Unless otherwise approved by the City Engineer, a decel lane shall be required for the main entrance into the project from Peart Road.
4. Decorative roadway pavement shall be limited to stamped concrete. The only required location for the stamped concrete shall be within the central traffic circle.
5. Minimum setbacks shall be revised as follows:

Front: 20-23 feet to front loaded garage, includes min. 3' stagger every 3rd-4th lot. 15 feet to side entry garage, front livable, or front porch.

Rear: 20 feet.

Corner: 15 feet. An adjacent l/s tract can count towards up to 10 feet of the corner setback.

Side: 5'/10'. A maximum three-foot encroachment into the 10 foot side yard for bay windows, entertainment niches, or fireplaces is permitted.

Accessory structures and rear yard patio covers open on three sides: Per City Code.
6. The lower "traffic circle" will be subject to the review and approval of the City Engineer during the civil plan reviews.
7. A minimum 10-foot wide H.O.A. maintained landscape tract is required adjacent to all corner lots.
8. Multi-story homes will not be allowed on lots less than 6,000 square feet or on corner/end lots
9. Sideyard walls shall be extended to within 10 feet of the front corner of the home.
10. Decorative wall, sign, and landscape plans shall be subject to Planning Department review and approval. Walls for this PAD shall not include the use of stucco. The landscape theme and plant palette shall be similar to that used for the adjacent Acacia Landing subdivision. Minimum five foot wide concrete walkways shall be required throughout the open areas to increase pedestrian linkages.
11. All future improvement plans and subdivision plats, shall comply with all applicable City Engineering codes, as amended, except as approved by the City Engineer.
12. Front yard landscaping shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended,
13. Homes shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended,

14. One Homeowner's Association shall be established for Ironwood Commons and said association shall be responsible for maintaining all open space improvements, including landscaping within adjacent rights-of-way, and perimeter walls.
15. With the exception of specified roadway/p.u.e. changes, paver, lot width, lot area, roadway landscape tract, and lot size ratios as demonstrated by the proposed p-plat per CGPZ-91-03, development of this site shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended, the Ironwood Commons Final Development Guide (where more stringent than the *Residential Design Standards for Planned Area Developments*) and all applicable City codes.
16. Any other conditions the Commission deems necessary.

Staff recommends approval of CGPZ-91-03, subject to the following conditions:

1. All Plats shall be in conformance with the Ironwood Commons PAD zoning, as amended.
2. All street names are subject to the approval of the Building department.
3. The Final Plat shall indicate No Vehicle Access (NVAE) to lots other than from the front driveway.
4. The improvement plans must be submitted and approved by City staff prior to Council approval of the Final Plat(s). The method and amount of financial assurance shall be approved as to form by the City Attorney prior to Council approval of the Final Plat(s).
5. Development of this site shall be in compliance with the Ironwood Commons PAD, as amended and all applicable City codes.
6. Any other conditions the Commission deems necessary.

October 13, 2003

Rick Miller
City of Casa Grande
510 E. Florence Boulevard
Casa Grande, AZ 85222

RE: CGPZ-93-03: Major Amendment to a PAD

Dear Mr. Miller:

This letter is to inform you that the City's request for a Major Amendment to a PAD Amendment was approved by the Planning and Zoning Commission, on October 2, 2003 subject to the following conditions:

1. A PAD Plat shall not be required for this PAD.
2. All internal and adjacent roadway improvements shall be designed and built to City standards, except as may be approved by the City Engineer, e.g., 10 foot p.u.e.'s, proposed pavement widths on internal streets, and the proposed 40 foot cul-de-sac right-of-way. The Pottebaum alignment street shall be widened to accommodate a left turn lane. A local street connection to the north per the original PAD is not required.
3. A minimum total 40-foot $\frac{1}{2}$ major collector right-of-way is required for McMurray Blvd. and Colorado Street. A minimum total 55-foot $\frac{1}{2}$ right-of-way is required for Peart Road. All rights-of-way shall be dedicated to the City. Unless otherwise approved by the City Engineer, a decel lane shall be required for the main entrance into the project from Peart Road.
4. Decorative roadway pavement shall be limited to stamped concrete. The only required location for the stamped concrete shall be within the central traffic circle.
5. Minimum setbacks shall be revised as follows:

Front: 20-23 feet to front loaded garage, includes min. 3' stagger every 3rd-4th lot. 15 feet to side entry garage, front livable, or front porch.

Rear: 20 feet.

Corner: 15 feet. An adjacent l/s tract can count towards up to 10 feet of the corner

setback.

Side: 5'/10'. A maximum three-foot encroachment into the 10 foot side yard for bay windows, entertainment niches, or fireplaces is permitted.

Accessory structures and rear yard patio covers open on three sides: Per City Code.

6. The lower "traffic circle" will be subject to the review and approval of the City Engineer during the civil plan reviews.
7. A minimum 10-foot wide H.O.A. maintained landscape tract is required adjacent to all corner lots.
8. Multi-story homes will not be allowed on lots less than 6,000 square feet or on corner/end lots
9. Sideyard walls shall be extended to within 10 feet of the front corner of the home.
10. Decorative wall, sign, and landscape plans shall be subject to Planning Department review and approval. Walls for this PAD shall not include the use of stucco. The landscape theme and plant palette shall be similar to that used for the adjacent Acacia Landing subdivision. Minimum five foot wide concrete walkways shall be required throughout the open areas to increase pedestrian linkages.
11. All future improvement plans and subdivision plats, shall comply with all applicable City Engineering codes, as amended, except as approved by the City Engineer.
12. Front yard landscaping shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended,
13. Homes shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended,
14. One Homeowner's Association shall be established for Ironwood Commons and said association shall be responsible for maintaining all open space improvements, including landscaping within adjacent rights-of-way, and perimeter walls.
15. With the exception of specified roadway/p.u.e. changes, paver, lot width, lot area, roadway landscape tract, and lot size ratios as demonstrated by the proposed p-plat per CGPZ-91-03, development of this site shall be in compliance with the *Residential Design Standards for Planned Area Developments*, as amended, the Ironwood Commons Final Development Guide (where more stringent than the

CGPZ-93-03
Page 3 of 3

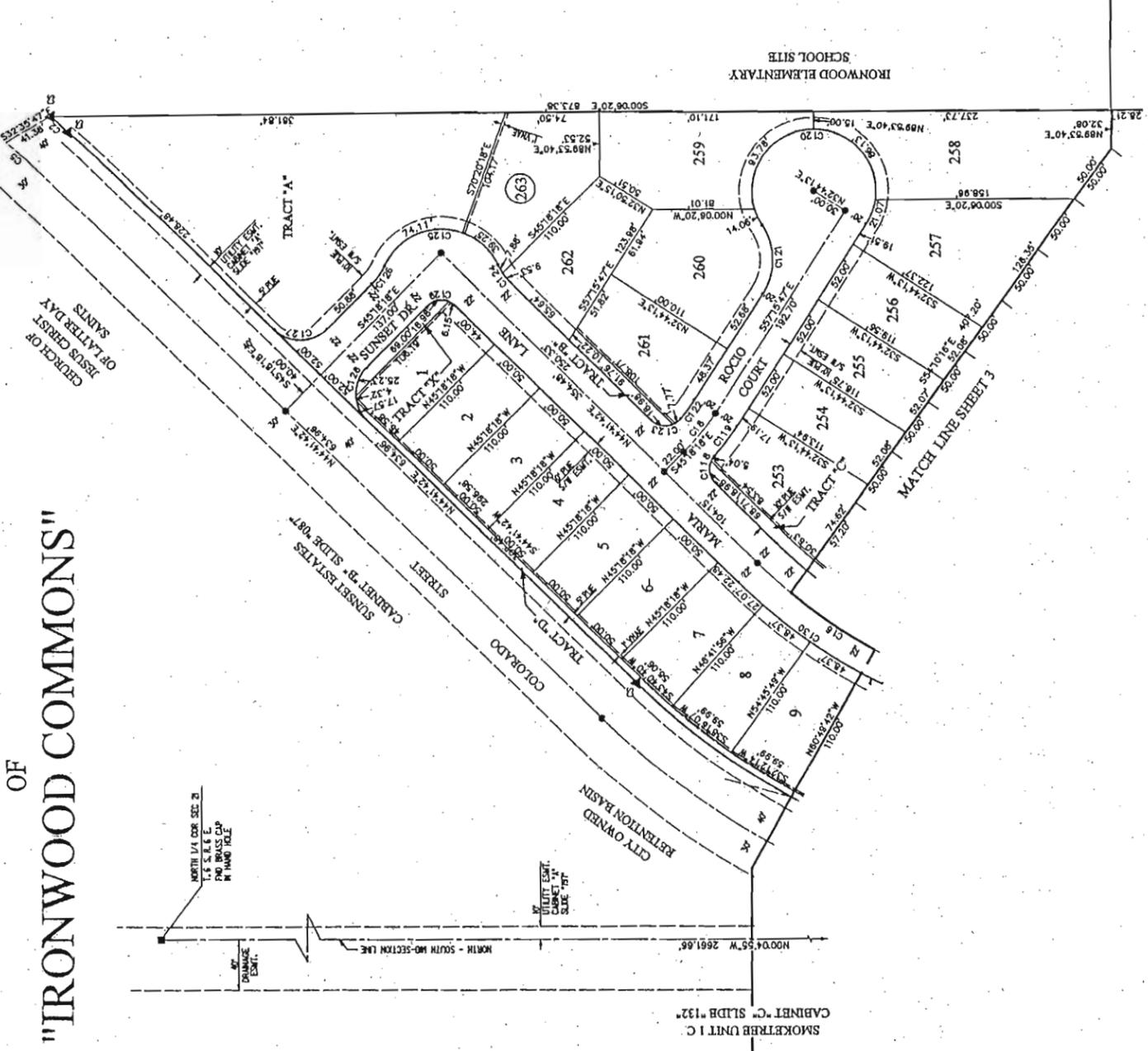
Residential Design Standards for Planned Area Developments) and all applicable City codes.

Sincerely,

Laura Blakeman, Administrative Assistant
Planning & Development Department

STATE OF ARIZONA } 266
 COUNTY OF PINAL } 2004-033584
 I hereby certify that the within instrument is filed
 in the office records of the County of Pinal
 on this 26th day of March 2004.
 Date: 3/10/04
 Record of: Lora J. Davis, Registrar
 Lora J. Davis, Registrar
 Deputy

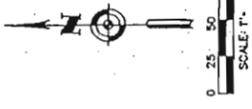
FINAL PLAT OF "IRONWOOD COMMONS"



111	16.00	25.13	0.90	00.00
112	50.00	17.41	0.19	56.54
113	50.00	11.31	1.29	50.43
114	50.00	17.41	0.19	56.54
115	178.00	11.27	0.36	16.39
116	16.00	22.61	0.89	58.12
117	12.00	18.02	0.86	01.19
118	214.60	29.89	0.07	58.46
119	50.00	215.04	2.48	25.19
120	50.00	57.96	0.68	25.19
121	174.60	18.80	0.08	10.05
122	16.00	26.75	0.95	47.24
123	50.00	17.41	0.19	56.54
124	50.00	11.31	1.29	50.43
125	50.00	17.41	0.19	56.54
126	50.00	11.31	1.29	50.43
127	30.00	47.12	0.90	00.00
128	30.00	47.12	0.90	00.00
129	16.00	25.13	0.90	00.00
130	455.97	1.42	7.4	01.7
131	60.00	84.79	0.80	58.12
132	16.00	25.13	0.90	00.00
133	16.00	25.13	0.90	00.00
134	32.00	29.87	0.38	09.06
135	30.00	47.12	0.90	23.12
136	16.00	25.13	0.90	00.00
137	16.00	25.13	0.90	00.00
138	222.00	1.40	5.6	0.38
139	16.00	25.13	0.90	56.54
140	16.00	25.13	0.90	00.00
141	32.00	29.87	0.38	09.06
142	32.00	29.87	0.38	09.06
143	25.00	28.54	1.80	00.00
144	25.00	28.54	1.80	00.00
145	25.00	28.54	1.80	00.00
146	452.97	1.40	81	02.0

CURVE TABLE

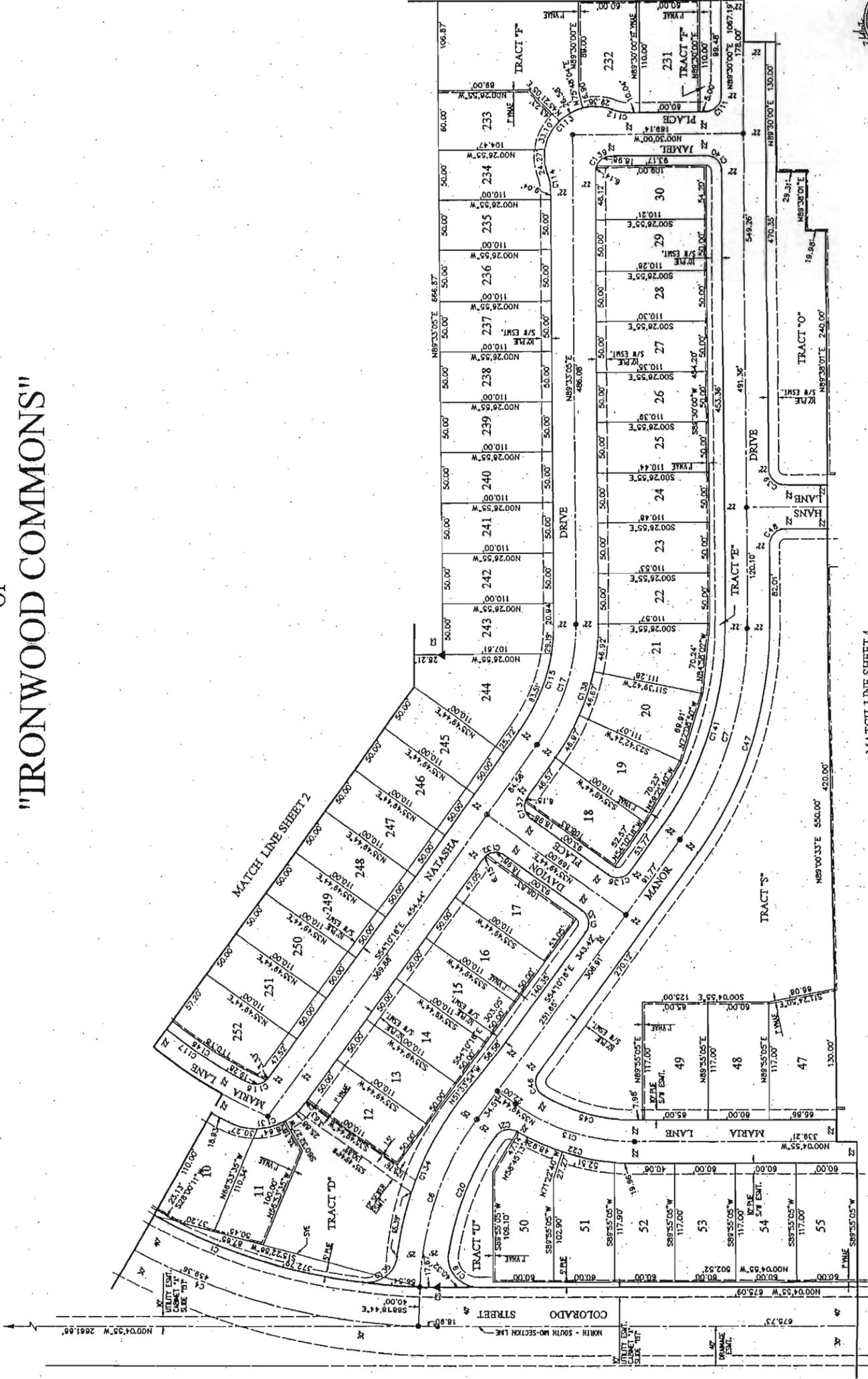
NO.	RADIUS	ARC	DELTA
1	571.97	447.00	044.46
2	665.49	19.51	001.40
3	30.00	47.03	089.48
4	611.97	478.26	044.46
5	625.49	28.62	002.37
6	300.00	178.76	032.08
7	1350.00	21.82	038.13
8	1500.00	114.84	004.23
9	300.00	46.65	008.54
10	300.00	48.72	008.18
11	200.00	48.51	01.53
12	500.00	72.76	01.33
13	500.00	20.31	002.19
14	500.00	128.35	035.14
15	200.00	126.63	035.16
16	184.60	40.62	011.57
17	30.00	51.92	009.27
18	275.00	125.51	026.08
19	222.00	121.39	031.19
20	50.00	17.41	019.56
21	50.00	11.31	1.29
22	50.00	17.41	019.56
23	50.00	11.31	1.29
24	50.00	17.41	019.56
25	50.00	11.31	1.29
26	16.00	25.13	0.90
27	50.00	17.41	019.56
28	50.00	11.31	1.29
29	38.00	59.88	090.15
30	38.00	45.89	089.45
31	16.00	25.13	0.90
32	16.00	25.13	0.90
33	16.00	25.13	0.90
34	16.00	25.13	0.90
35	50.00	19.52	024.21
36	50.00	23.03	26.31
37	50.00	53.78	081.37
38	16.00	25.13	0.90
39	16.00	25.13	0.90
40	16.00	25.13	0.90
41	278.00	45.15	009.18
42	322.00	13.18	002.20
43	16.00	24.96	089.22
44	16.00	25.39	090.54
45	178.00	83.95	030.14
46	16.00	25.72	095.40
47	372.00	23.89	038.08
48	30.00	47.26	090.15
49	30.00	47.26	090.15
50	44.00	67.13	087.24
51	478.00	19.42	002.19
52	50.00	17.41	019.56
53	50.00	11.31	1.29
54	50.00	17.41	019.56
55	50.00	11.31	1.29
56	50.00	17.41	019.56
57	50.00	11.31	1.29
58	16.00	25.13	0.90
59	16.00	26.32	094.15
60	1522.00	116.52	004.23
61	46.00	72.51	090.19
62	16.00	25.09	089.48
63	16.00	25.72	095.40
64	16.00	25.72	095.40
65	178.00	25.56	008.13
66	322.00	78.10	013.53
67	16.00	25.18	090.11
68	322.00	52.29	009.15
69	44.00	69.12	090.00
70	1478.00	13.15	004.23
71	16.00	25.13	0.90
72	16.00	25.13	0.90
73	278.00	67.42	013.53
74	222.00	19.39	003.00
75	50.00	13.94	015.58
76	50.00	17.41	019.56
77	50.00	17.41	019.56
78	50.00	24.13	090.09
79	50.00	24.13	090.09
80	44.00	70.66	101.28
81	16.00	26.36	094.23
82	1522.00	116.52	004.23
83	16.00	25.13	0.90
84	16.00	25.13	0.90
85	16.00	25.13	0.90
86	16.00	25.13	0.90
87	16.00	25.13	0.90
88	16.00	25.13	0.90
89	16.00	25.13	0.90
90	30.00	46.95	089.40
91	1478.00	13.15	004.23
92	16.00	23.91	085.36
93	16.00	25.13	0.90
94	50.00	11.31	1.29
95	50.00	11.31	1.29
96	50.00	17.41	019.56
97	50.00	17.41	019.56
98	50.00	11.31	1.29
99	50.00	17.41	019.56
100	50.00	17.41	019.56
101	50.00	11.31	1.29
102	50.00	11.31	1.29
103	50.00	17.41	019.56
104	50.00	11.31	1.29
105	50.00	17.41	019.56
106	16.00	25.13	0.90
107	16.00	25.13	0.90
108	44.00	34.40	044.47
109	49.00	76.62	089.34
110	44.00	34.40	044.47



Hoskin • Ryan Consultants, Inc.
 civil engineering architects
 10111 N. 19th Ave., Suite 100, Phoenix, AZ 85024
 (602) 998-8888
 www.hoskin-ryan.com

FINAL PLAT OF "IRONWOOD COMMONS"

STATE OF ARIZONA
 COUNTY OF PINAL
 I, LAURO DEAN-LYLE, County Clerk, do hereby certify that the within instrument is filed in the official records of this County in Book 055, Page 416/04.
 Date: 05/26/04
 Requested by: LAURO DEAN-LYLE
 Witness my hand and official seal.
 Lauro Dean-Lyle, Pinal County Recorder
 By: _____ Deputy



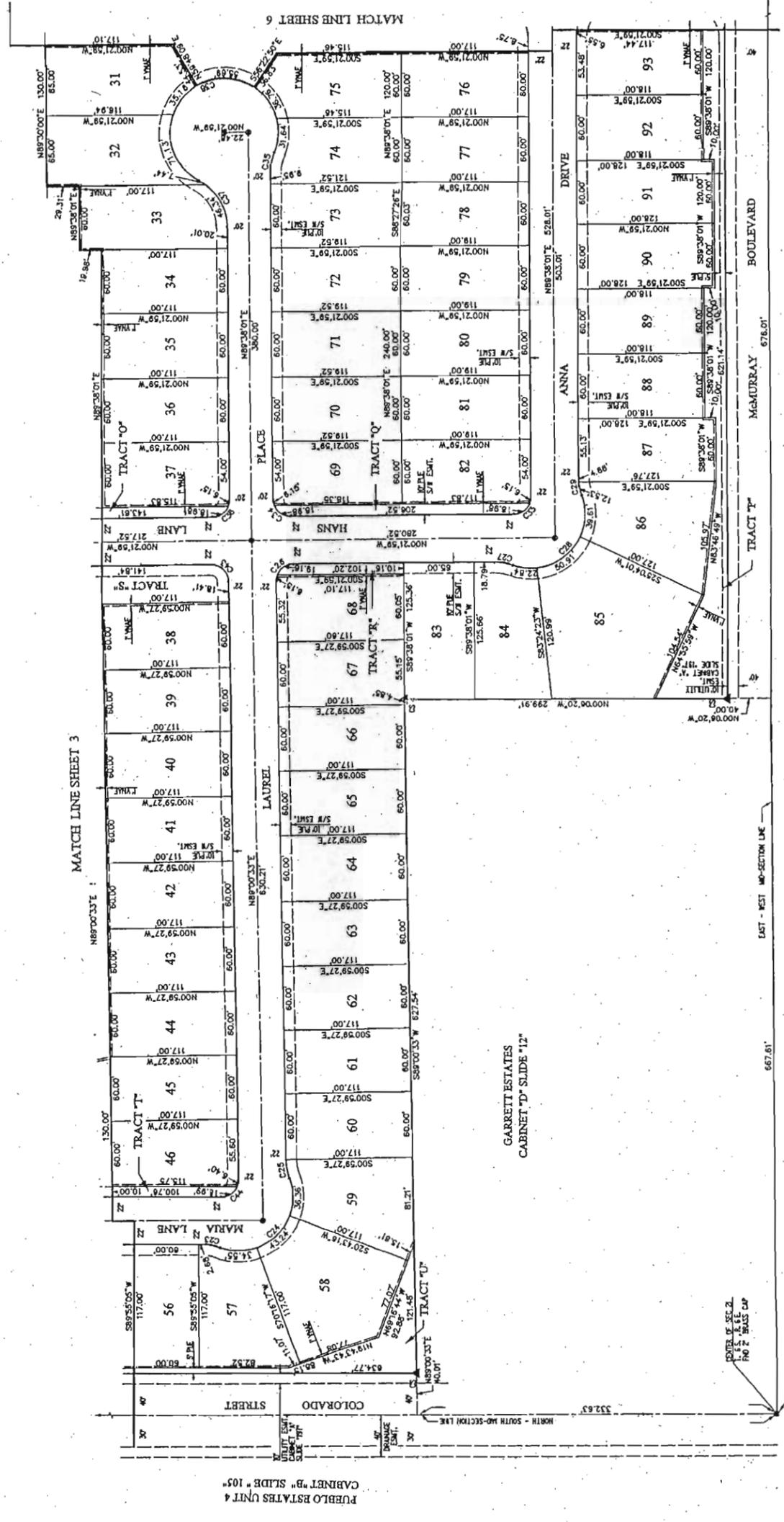
SMOKETREE UNIT 1 A CABINET "R" SLIDE "041"
 SMOKETREE UNIT 1 B CABINET "D" SLIDE "143"
 SMOKETREE UNIT 1 C CABINET "C" SLIDE "132"



FILE: C:\Projects\03-059-01\Ironwood Commons\3-7703.dwg

FINAL PLAT OF "IRONWOOD COMMONS"

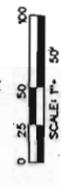
STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is true
 and correct according to the records of this County
 Date: 08/04/04
 Signature: [Signature]
 Notary Public
 My Commission Expires: 08/04/04
 By: [Signature] Deputy



ACACIA LANDING
 CABINET "C" SLIDE "132"

GARRETT ESTATES
 CABINET "D" SLIDE "12"

PUEBLO ESTATES UNIT 4
 CABINET "B" SLIDE "105"

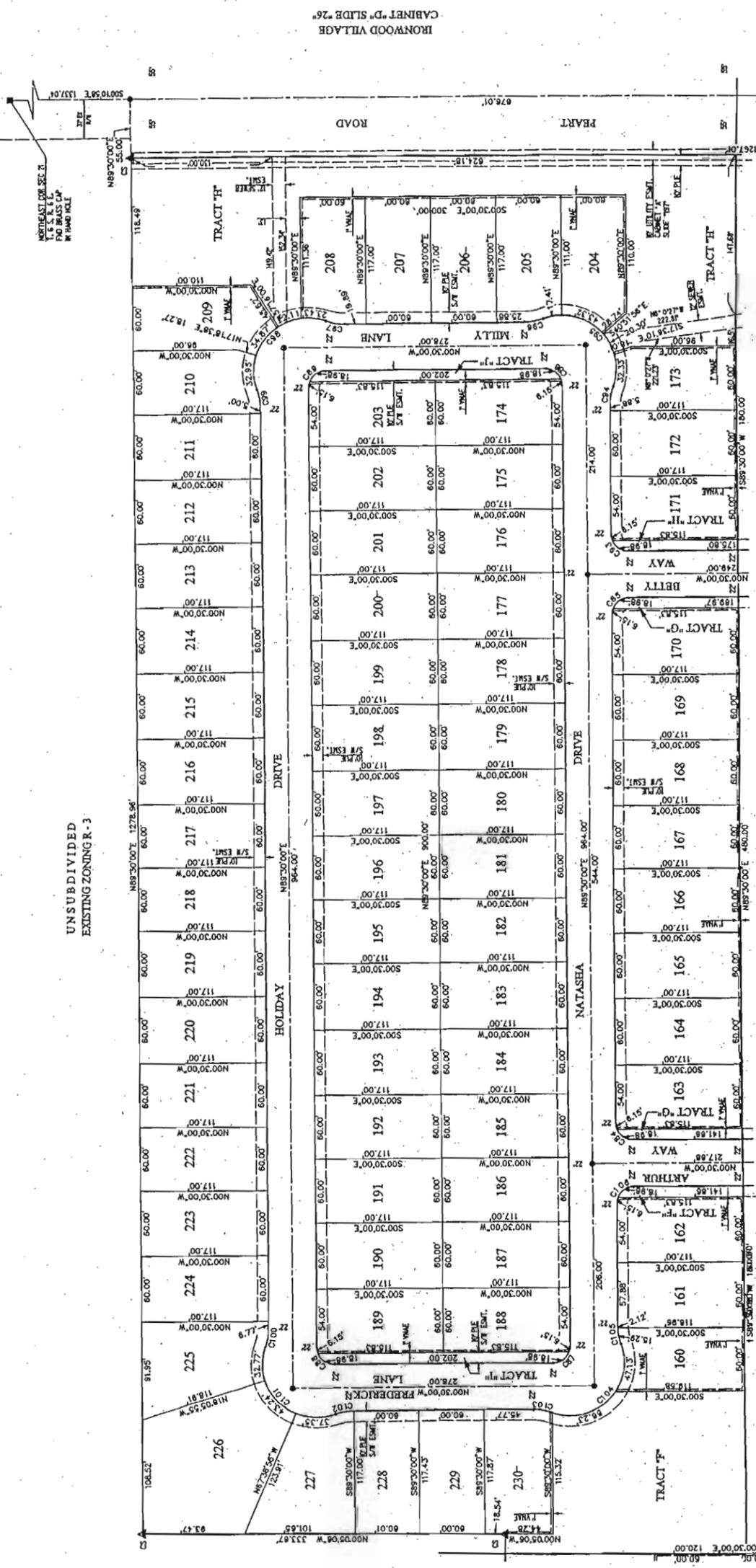


Hoskin • Ryan Consultants, Inc.
 10000 N. 10th Street, Suite 100
 Phoenix, Arizona 85020
 (602) 955-1100
 www.hoskinryan.com

STATE OF MONTANA
 COUNTY OF PHUL
 I hereby certify that the within instrument is filed
 in the official records of this County as
 Book: 005
 Page: 516/64
 Witness my hand and official seal
 this 12th day of May, 2004.
 L. J. [Signature]
 County Recorder
 Deputy

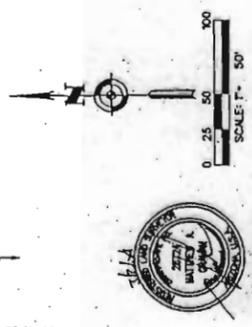
FINAL PLAT
 OF
 "IRONWOOD COMMONS"
 UNSUBDIVIDED
 EXISTING ZONING R-3

COTTONWOOD LANE



IRONWOOD ELEMENTARY SCHOOL SITE
 MATCH LINE SHEET 3

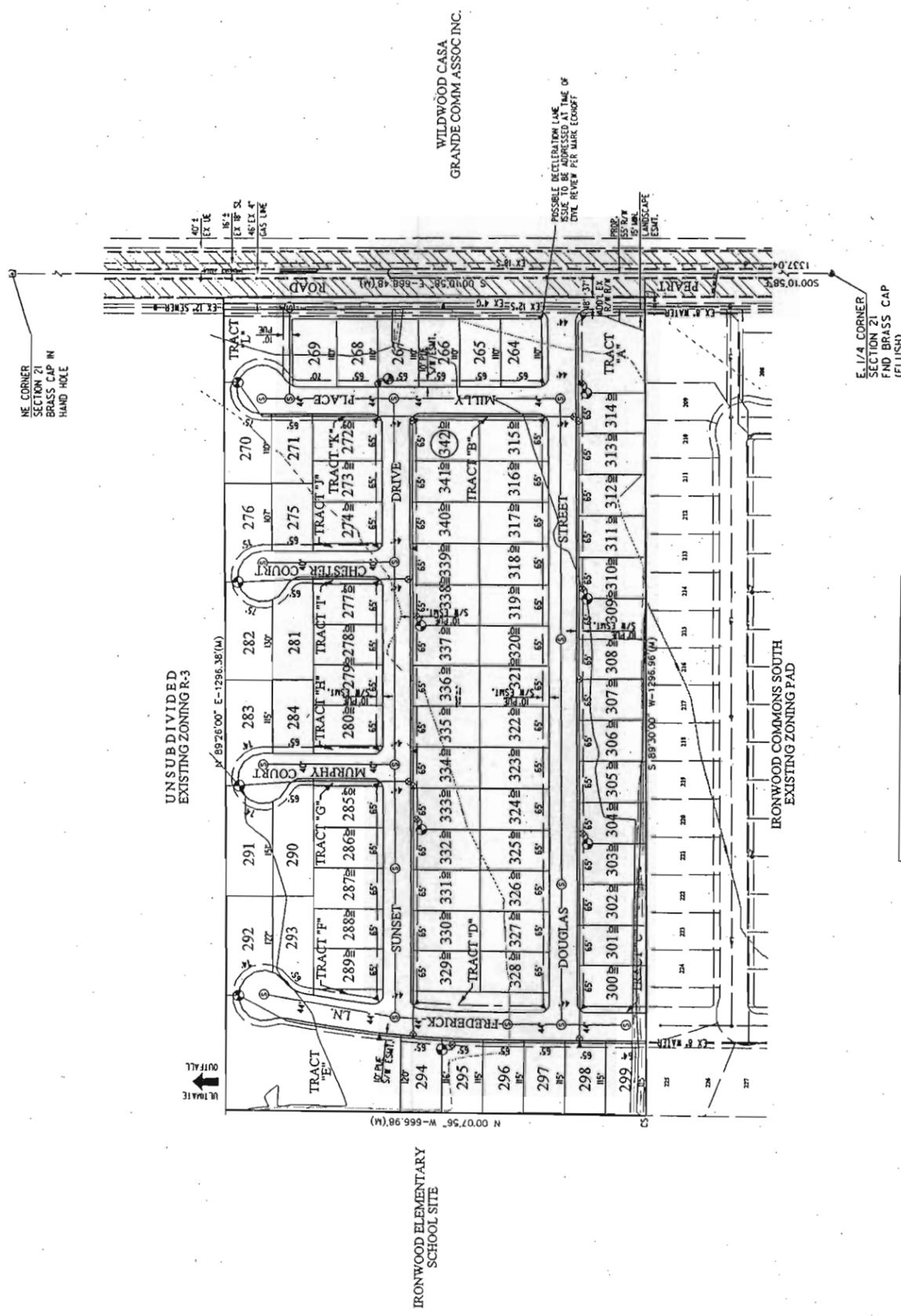
MATCH LINE SHEET 6



Hoskin-Ryan Consultants, Inc.
 CONSULTANTS
 1000 N. [Address]
 Helena, MT 59601
 (406) 261-1111
 www.hoskin-ryan.com



PRELIMINARY
 NOT FOR
 CONSTRUCTION



LEGEND

—	BOUNDARY LINE
- - -	PUBLIC UTILITY EASEMENT
— 12" —	WATER LINE
⊗	WATER VALVE
⊕	FIRE HYDRANT
— 6" —	SEWER LINE
⊙	SEWER MANHOLE
▲	A.D.A. SIDEWALK RAUP