

# LOS PRADOS

PREPARED FOR:

KSW PARTNERSHIP  
110 S. MESA DRIVE / SUITE 5  
MESA, ARIZONA 85202  
(602) 834-0039



The  
Architects Group Inc.  
Architects And Planners

● Mr. Jerry Owen, Planner  
Planning Department  
City of Casa Grande  
300 East Fourth Street  
Casa Grande, Arizona 85222

● June 26, 1986

Dear Mr. Owen:

● It is with great pleasure that KSW Partnership submits the Preliminary Land Plan for a Planned Unit Development/Planned Commercial Center for a 23.57 acre parcel of land on Florence Boulevard in Casa Grande, Arizona.

Los Prados will be a mixed-use development combining residential, commercial, office and hotel uses. Los Prados has been planned to provide a truly high quality urban environment. To this end, the Architectural Controls, building type examples, and the Preliminary Land Plan are designed to reflect the character to be maintained on the site. The final Conditions, Covenants and Restrictions will be based on these guidelines.

KSW Partnership is proposing a large commercial parcel for a shopping center that is less than fifty thousand square feet in area and two separate building pads. One pad ties in closely with the shopping center. The other is a restaurant which ties in with the hotel site, serving traffic from the I-10 Freeway. KSW has received inquiries from several interested parties in regard to the restaurant. KSW Partnership is the developer and management company for the hotel and is thoroughly committed to the project. The professional office complex is anticipated to be used by the medical community affiliated with the hospital across Florence Boulevard and acts as a buffer between the hotel and apartments.

This information is intended to provide Casa Grande's City Council, Planning Commission, staff and other reviewing agencies with the necessary information to review and approve this zoning.

We look forward to working with the City of Casa Grande in the review, zoning and development of Los Prados.

Sincerely,



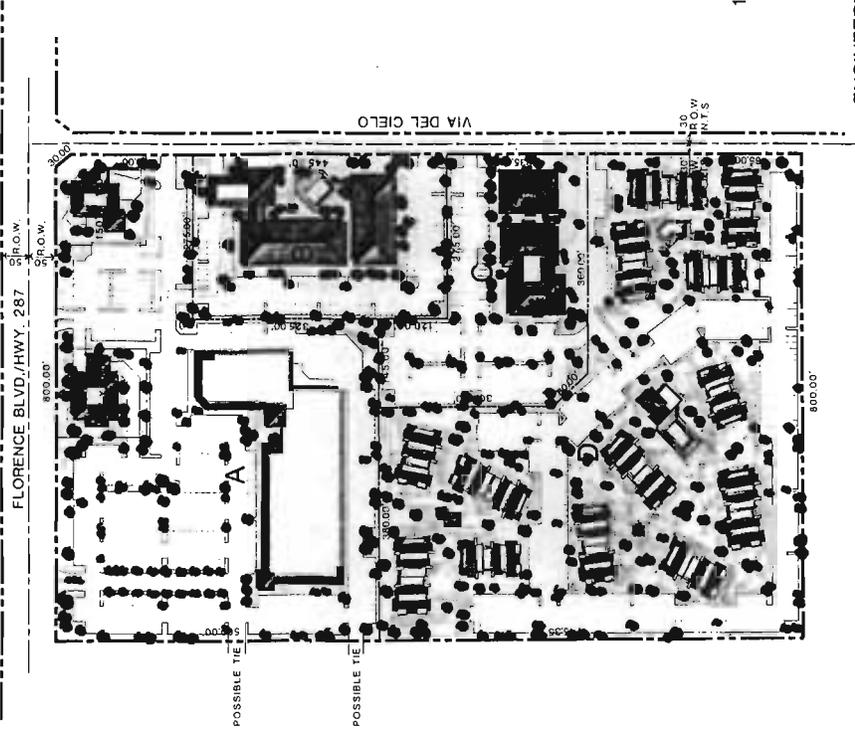
David G. Sellers, Architect  
for THE ARCHITECTS GROUP, INC.

**LOS PRADOS  
PROPOSED SITE PLAN**

# LOS PRADOS

CASA GRANDE, ARIZONA

EXISTING HOSPITAL



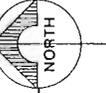
## LAND USE TABLE

- A. COMMERCIAL (SHOPPING CENTER)  
477,500 S.F. BUILDING  
8.27 ACRES
- B. COMMERCIAL (MOTOR HOTEL)  
TWO 22,500 S.F. PADS  
2.81 ACRES  
100 ROOMS
- C. COMMERCIAL (OFFICE)  
36,000 S.F.  
2.72 ACRES
- D. MULTI-FAMILY (APARTMENTS)  
154 UNITS  
9.77 ACRES  
15.76 D.U./AC.

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ENGINEERING AND SURVEYING OF ARIZONA INC.  
110 S. MESA DRIVE SUITE 1  
MESA, ARIZONA  
85202  
(602) 969-3200

PLANNED UNIT DEVELOPMENT / PLANNED COMMERCIAL CENTER



PRELIMINARY LAND PLAN  
1"=100'-0"



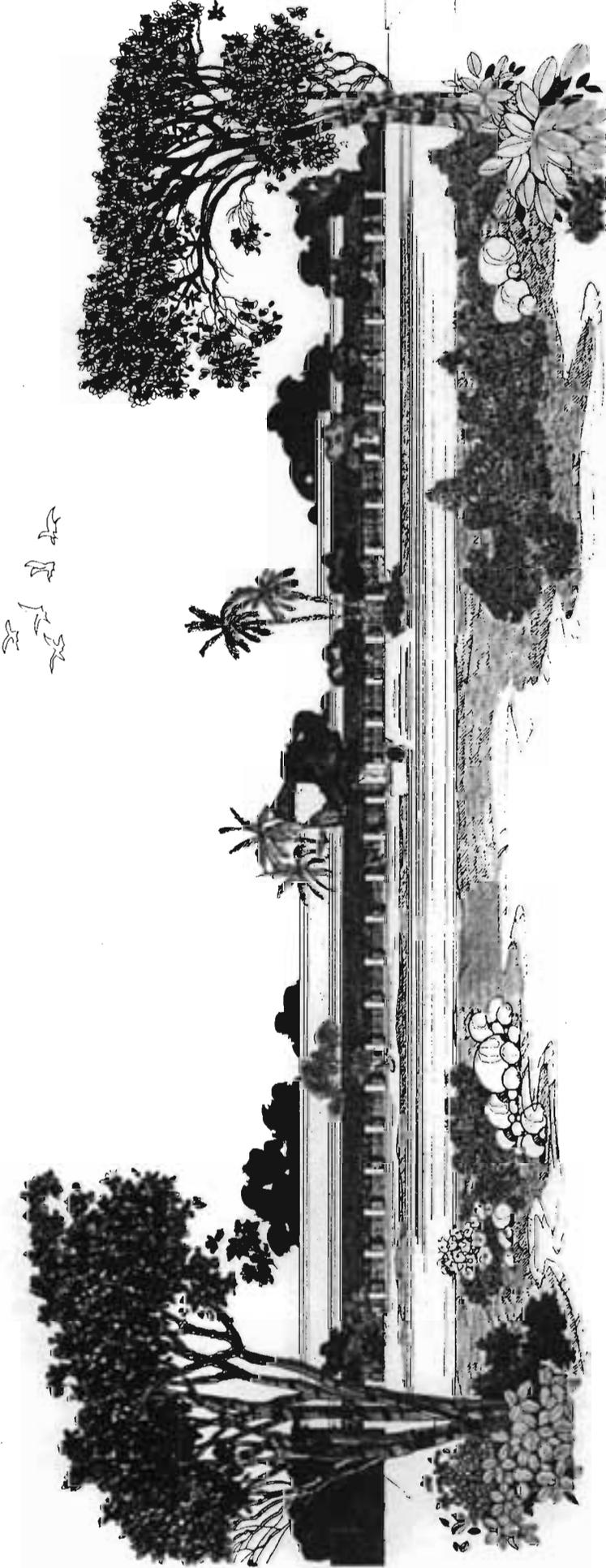
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MAY 12, 1986  
JUNE 26, 1986

# PROPOSED SITE PLAN

# LOS PRADOS PRODUCT TYPES

# LOS PRADOS



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# SHOPPING CENTER

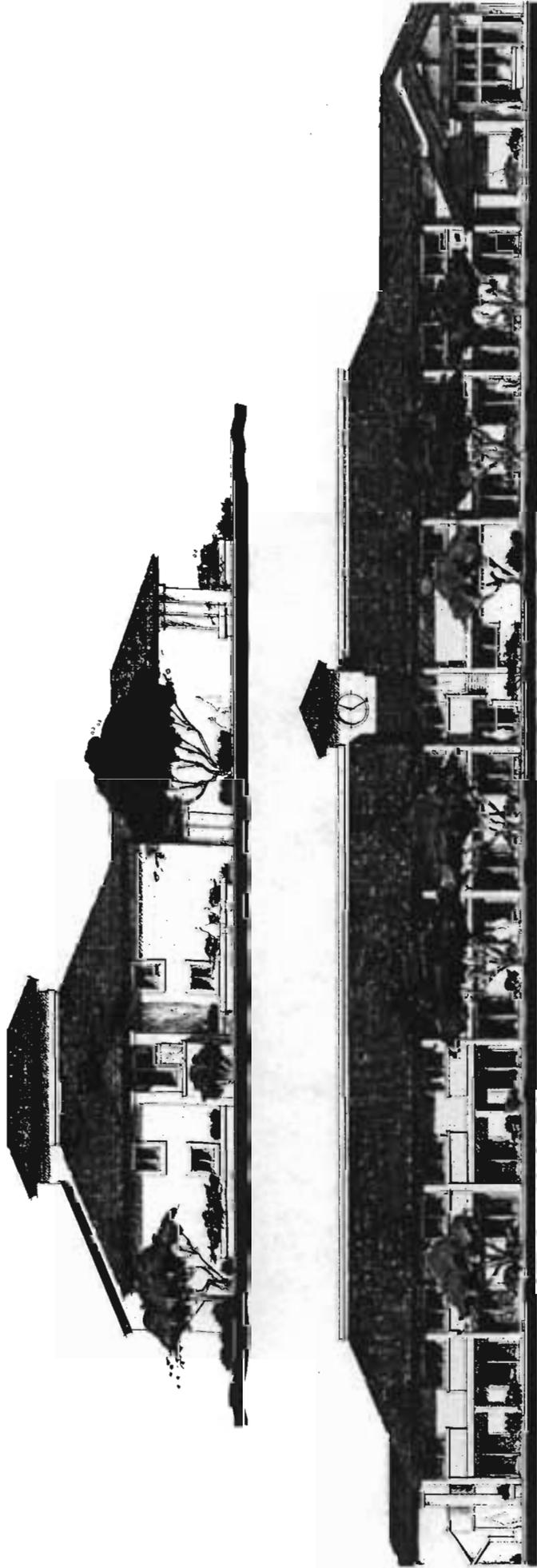


THE ARCHITECTS GROUP, INC.  
ARCHITECTS & PLANNERS  
4844 N. R.I. 17th STREET #200  
PHOENIX, ARIZONA 85018  
602-271-0862

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1 APRIL 86

# LOS PRADOS



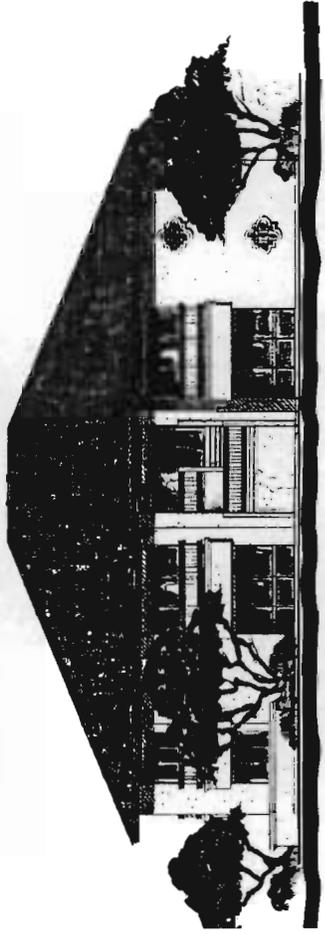
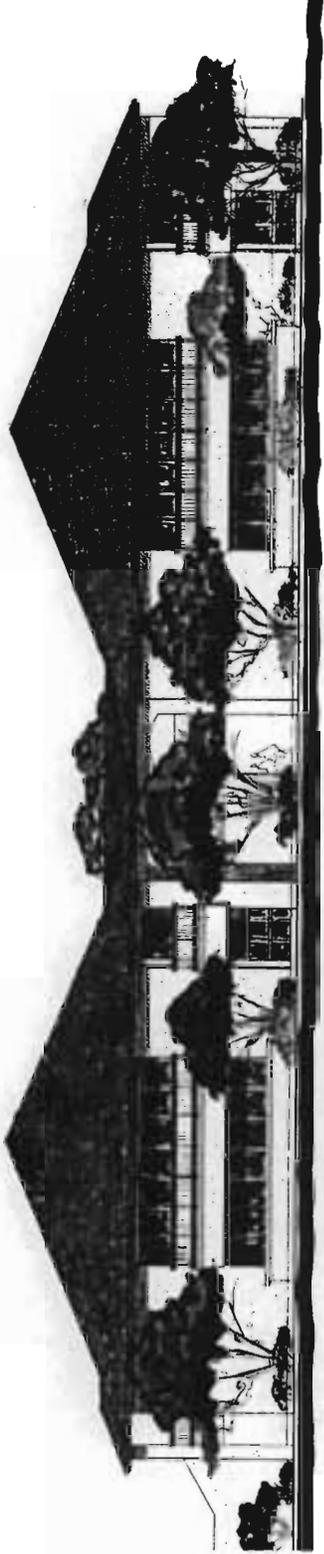
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(602) 969-3200

# MOTOR HOTEL

THE MOTOR HOTEL GROUP, INC.  
ARCHITECTS & PLANNERS  
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36-008 1 APRIL 86

# LOS PRADOS



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# OFFICE



THE ARCHITECTS GROUP, INC.  
ARCHITECTS & PLANNERS  
4000 N. CENTRAL EXPRESSWAY, SUITE 200  
PHOENIX, ARIZONA 85018  
602-241-0352

86-009

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# LOS PRADOS



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# APARTMENTS



THE ARCHITECTS GROUP, INC.  
ARCHITECTS & PLANNERS  
4645 ALPERTS LANE SUITE #200  
DULLES, VIRGINIA 20146  
612-241-0729

33-003

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# LOS PRADOS ARCHITECTURAL CONTROLS

## ARCHITECTURAL CONTROLS

This document sets forth standards and procedures used for reviewing architectural design, placement of buildings, landscaping, color schemes, exterior finishes and materials, and similar features proposed for use in LOS PRADOS.

Nothing in these Architectural Controls relieves the builder from full compliance with all municipal, state and other authorities having jurisdiction over the work.

## PHILOSOPHY

The CC&R's and the Architectural Controls are intended to protect property values and to maintain the high standard for development with LOS PRADOS.

To achieve harmony in appearance within LOS PRADOS, the developer seeks to encourage certain styles of residential architecture: "Spanish Colonial", "Territorial", "Santa Fe", and "Mission." These basic forms may be altered along Traditional, Modern or Contemporary designs. Examples of what the developer would not consider are: "Georgian", "Southern Colonial", "Greek Revival", "English Tudor", "New England Salt Box", or "California Redwood Ranch."

In the event of inconsistency between the Architectural Controls and the CC&R's, the CC&R's shall prevail. Waiver of any Architectural Control is not to be construed as a waiver of

any other Control. Failure to exercise any of the Controls upon any property owner is not a waiver of the right to enforce the same Controls upon any other property owner.

#### SPECIFIC DESIGN/CONSTRUCTION REQUIREMENTS

Although the developer is highlighting the following areas of importance, the Architectural Control is not limited to the following items:

1. Easements - No improvements of any kind or nature shall be made or done by any owner or public purchaser, on or in the area covered by the LOS PRADOS easements.

2. Property Lines are to be verified prior to construction. It is the responsibility of the owner to ensure compliance.

3. Construction Vehicles - No vehicles will be allowed to trespass on adjoining properties.

4. Portable Restroom Facilities - Must be provided on the construction site during the course of construction. Trailers or motor homes are acceptable substitutes provided they are always made available to subcontractors. In no case may a trailer, motor home or temporary building be used for habitation.

5. Temporary Fencing - Upon completion of trenching for footings, a temporary chain link fence must be installed around the property lines to contain construction debris and provide safety and theft protection.

6. Construction Dumpster - Upon completion of footings and foundation walls, a construction dumpster must be placed and properly used on the construction site. It must be of sufficient size and quality to contain construction trash and debris.

7. Grading of Lots - Lots must be watered down for dust control purposes before grading. Unless previously graded by the developer, lots must not be graded until owner is ready to build.

8. Mechanical Equipment - Mechanical equipment (e.g., air conditioners, evaporative coolers, etc.) shall not be visible from common areas, streets or adjacent properties.

A. When mechanical equipment is ground mounted, it must be screened by a wall that is of the same finish and texture as the home. Approved fences in most cases will satisfy this requirement.

B. When mechanical equipment is roof-mounted, it must be screened by a wall or parapet that is an integral part of the home. Equipment shall be below the level of a horizontal plane drawn across the top of wall or parapet.

9. Solar Units - Solar Units are permitted on flat roofs provided they are concealed by screening which is an integral part of the structure of the home. Flat plate collectors are acceptable on any pitched roof, provided they are mounted directly to roof sheeting or substructure. Tile or shakes must be butted against the collector box.

10. Roofing Materials and Color - All elevated roofs must be concrete or clay tile. In flat roof construction, with parapet walls, the parapet must completely surround the roof area. Buildings with built up roofs must be built up on all sides.

11. Fences and/or Walls - Design of all perimeter walls and fences must be consistent throughout LOS PRADOS. Gates may be wood, metal or other approved material. The use of seconds or gray concrete block for any wall is acceptable only if the wall is painted or stuccoed on both sides.

12. Excavation Protection - Excavations more than 30" in depth should be adequately protected by safety barriers when the job site is unattended.

13. Wind-blown Debris - Items left on the lot during construction which are easily carried by wind should be adequately secured to prevent injury to neighbors (i.e., galvanized metal left on roofs).

14. Commencement of Hotel Construction - All construction plans must be submitted to the City of Casa Grande Building Department within 12 months after City Council approval of the LOS PRADOS zoning case or the zoning approved will revert back to its original designation.

15. Landscaping - Weed control must be performed consistently before, during and after construction. Landscaping shall have a consistent character or theme for all parcels of land at LOS PRADOS. Low maintenance and water consumption shall be important factors for consideration in plant selection for each parcel.

16. Signage - All site signage will be consistent with district standards as agreed upon by Applicant and City of Casa Grande.

17. City Ordinances and Standards - All standards and/or ordinances required by any city department will be adhered to.

#### SPECIFIC DESIGN/CONSTRUCTION PROHIBITIONS

The following items are mentioned because they are strictly prohibited.

1. Roofing Materials - The use of standard asbestos, asphalt, metal or composition shingles is not acceptable.

2. Fences or Walls - Any fences or walls previously installed by the developer shall not be removed, altered or painted.

The following fencing materials are specifically mentioned as not permitted:

Plastic

Bamboo

Corrugated Metal

3. Ventilators - Turbine type ventilators are not approved, unless screened.

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