MCCARTNEY CENTER

A PLANNED AREA DEVELOPMENT
(Revised 10-3-13)

for a

MAJOR PAD AMENDMENT
FOR COMMERCIAL PARCEL C

#:DSA-13-00020

Submitted by:
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Approved: 10/18/13
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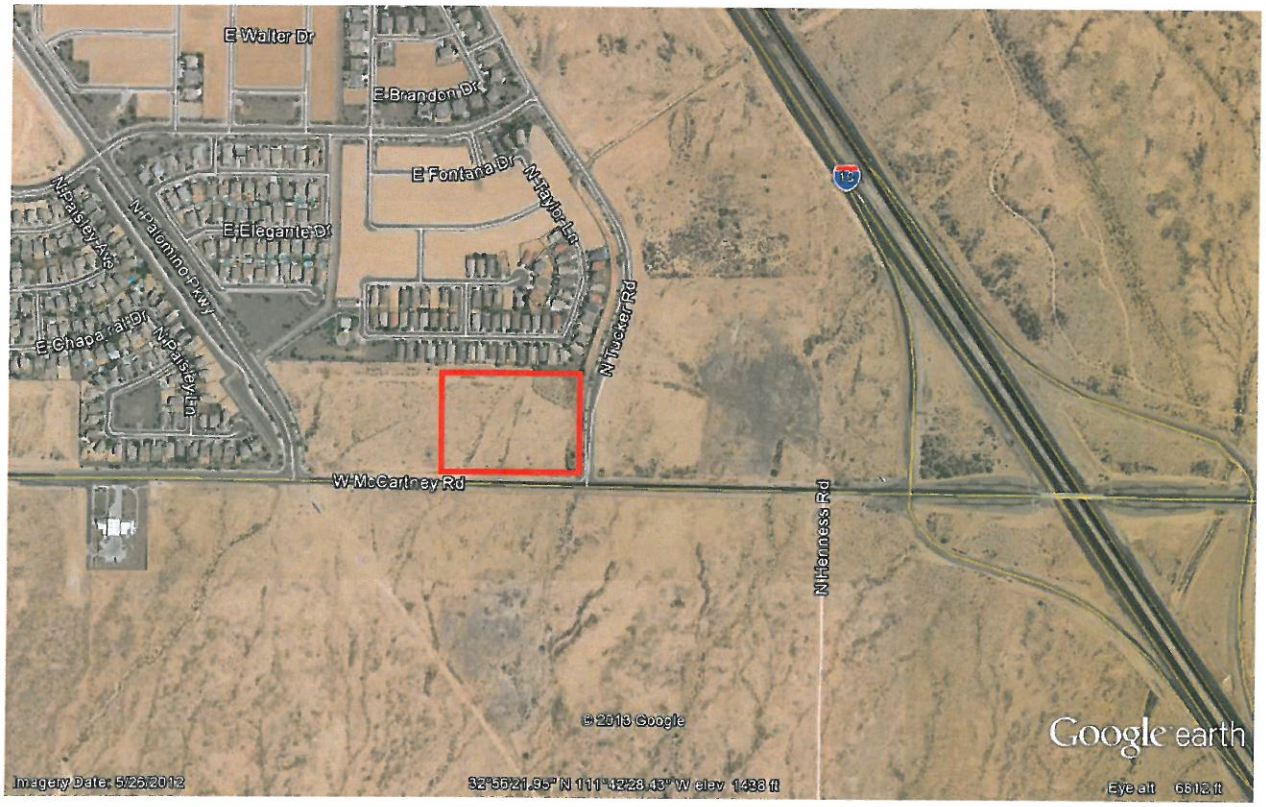
Introduction:

McCartney Center is a proposed "Mixed Use" development located at the northeast corner of Peart Road and McCartney Roads in Casa Grande, Arizona. The area which is the subject of the PAD zoning, under Ordinance 1178.153, adopted by the Casa Grande City Council on August 21, 2000, includes 312.6 acres. Subsequent to its adoption in 2000, the McCartney Center PAD was amended by application CGPZ 58-04, which was approved by the City Council on October 20, 2004. A copy of the original approved PAD and the 2004 Major Amendment, both of which will be referred to herein as the "Approved PAD", are attached hereto as **Exhibit A** and **Exhibit B**, respectively.

This application for a Major PAD Amendment will affect only one (1) commercial parcel designated as Parcel C ("Parcel C"), as depicted on Exhibit 5 of the Approved PAD. This PAD Amendment relates only to allowable Signage upon Parcel C. The commercial signage criteria for the Approved PAD is listed on Pages "ix (Section 7) – x (Section 7.4)" of Commercial Appendix B of the Approved PAD.

Parcel C Description:

Parcel C, the subject of this Major PAD Amendment, is located at the northwest corner of McCartney Road and Tucker Road, as generally depicted in the aerial photograph below. The property includes 8.35 net acres of real property and is currently vacant and undeveloped.



The property to the west and east is zoned PAD Commercial under the Approved PAD with the property to the north being zoned for residential uses and currently developed with single-family

homes. Access to Parcel C is proposed from McCartney Road and Tucker Road, as shown on the Site Plan, attached hereto as **Exhibit C.**

Existing McCartney Center PAD:

McCartney Center, as presently approved, is a mixed-use development including single-family residential, multi-family residential, and commercial land uses, as well a reserved future school site. The allocation of land use under the Approved PAD is as listed below:

PAD PARCEL TABLE - NWC I-10 & McCARTNEY

PARCEL	TYPICAL LOT SIZE	MIN LOT AREA SF	GROSS ACRES	EST. UNITS*	GROSS DU/AC	# LOTS <7000 SF	O.S./R ACRES	% O.S./R
PARCEL AA	50'X110' LOTS	5,500	37.3	169	4.5	141	4.13	11.07%
PARCEL BB	80'X115' LOTS	9,200	17.1	40	2.3	0	3.22	18.83%
PARCEL CC	60X120' LOTS	7,200	21.3	55	2.6	0	5.05	23.71%
PARCEL DD	60'X117' LOTS	7,200	42.0	127	3.0	0	6.43	15.31%
PARCEL EE	70'X115' LOTS	8,050	21.4	54	2.5	0	5.29	24.72%
PARCEL FF	70'X115' LOTS	8,050	33.4	80	2.4	0	7.22	21.62%
PARCEL GG	80'X115' LOTS	9,200	20.8	49	2.4	0	4.18	20.10%
PARCEL HH	School Site 80'X115' LOTS	9,200	13.5	43	3.2	0	n/a	n/a
	TOTALS		206.8	817	3.0	141	35.52	17.18%
PARCEL								
A	COMMERCIAL		6.8					
B	COMMERCIAL		11.1					
C	COMMERCIAL		10.2					
D	COMMERCIAL		24.8					
E	COMMERCIAL		21.8					
F	COMMERCIAL		6.0					
G	MULTI-FAMILY		14.8	265	17.9			
H	MULTI-FAMILY		10.4	186	17.9			
	TOTALS		312.7	451				

Percent < 7,000 SF = 25% (with or without school site)

Proposed PAD Amendment:

This Major PAD Amendment relates only to the allowable signage on Parcel C, which is designated as a commercial parcel in the Approved PAD. The Commercial Signage criteria, as stated on page 14 of the Approved PAD, shall be amended to as follows:

Each commercial parcel described in this PAD, except Parcel C, shall be permitted to have a monument sign, provided it is in general conformance with those illustrated on Exhibit 7A. *"Parcel C shall be permitted to have two (2) monument signs (illuminated or non-illuminated) along McCartney Road. Each monument sign shall not exceed one hundred (100) square feet in total sign area (excluding architectural embellishments) and shall not exceed eight*

(8) feet in height. The conceptual design for the monument signs for this Parcel C are depicted on ***Exhibit D****, attached hereto and labeled as "Sign Exhibit 7B". The final design of any monument signs shall be as provided for in an approved Comprehensive Sign Plan for each Commercial Parcel.*

Additionally, Section 7.4 of Commercial Appendix B of the Approved PAD shall be revised as follows:

- There shall be no more than *two (2) detached monument signs (illuminated or non-illuminated) for Commercial Parcel C. There will be no more than* one detached sign on Commercial Parcel B.
- A maximum of one detached sign will be located on the I-10 frontage. Anchor tenants from Parcels D, E and F shall be allowed usage of this sign as sign area permits. This sign shall be located on Parcel E.
- Parcel F will be allowed a maximum of one detached sign
- Parcel E will be allowed a maximum of two detached signs, including the one previously described along the I-10 frontage.
- Parcel D will be allowed a maximum of one detached sign,
- Parcel A will be allowed a maximum of one detached sign.
- Except for the one I-10 frontage sign, all detached signs will be located adjacent to the City Arterial road frontage.

As previously stated, Parcel C is located along the major roadway of McCartney Road, which traverses the City from east to west. Additionally, Parcel C is located less than ½ mile from Interstate 10, with both conditions making Parcel C well suited for commercial development. The developed single family residences north of Parcel C are separated from the commercial land use through an existing masonry wall, as well as a required landscape and building setback which will afford additional buffering of the commercial uses. The monument signs proposed for Parcel C will generally be located more than 500 feet from closest residential boundary line. Any light emanating from the proposed monument signs will have no impact upon the existing residential development based upon the separation distance from the homes to the signs, the existing and future landscape and building setbacks, and the presence of the existing masonry wall along the south boundary line of the residential development.

Satisfaction of Conditions for Approval of a Major PAD Amendment:

The proposed Major Amendment to the McCartney Center PAD is in conformance with the stated conditions for a Major PAD Amendment based on the following:

1. ***The proposed Major Amendment to the PAD will be in conformance with the Casa Grande General Plan 2020 for the property based upon the following criteria:***

   a. *Neighborhoods Category* – Appropriate Land Uses. The Casa Grande General Plan 2020 identifies this property to be within the *Neighborhoods Category*. Within this category, appropriate land uses include single use retail

and neighborhood and community retail developments. Additionally, appropriate zoning within the *Neighborhoods Category* includes Planned Area Developments (PAD), as well as Neighborhood Business Zone (B-1) and General Business Zone (B-2):

i. The proposed commercial developments on Parcel C are intended to provide relatively small scale commercial services to the immediately surrounding residential areas and the traveling public.

ii. The scale of the commercial development at 8.35 net acres is highly compatible with the adjoining residential developments based upon its overall size and location in relation to the major arterial road of McCartney Road and Interstate 10.

iii. The proposed users of the commercial property will include single-use retailers, as well as small, neighborhood-oriented commercial service providers, all of which are allowed within the B-1 and/or B-2 zones.

iv. The conceptual site plan, included as **Exhibit C** for the proposed retail center has been designed to provide pedestrian and vehicular connectivity across the larger property.

b. *Neighborhoods Category* – Intensity. As stated in the Casa Grande General Plan 2020, the density and intensity of commercial uses within the *Neighborhoods Category* should meet the criteria of allowing neighborhood commercial, community commercial, and service developments on single sites up to 30 acres:

i. The commercial Parcel C is comprised of a net land area of 8.35 acres, an area well below the limits established by the General Plan.

ii. The proposed commercial developments have been designed to reflect a limited neighborhood scale which is compatible with surrounding residential developments.

c. *Neighborhoods Category* – Infrastructure. The General Plan requires that certain infrastructure and mobility criteria be met for developments within the *Neighborhoods Category*. The proposed commercial and high school parcels and their future development will be in compliance with this criteria for the following reasons:

i. All roadways within the proposed commercial development shall comply with City standards and be connected to adjoining public rights-of-way at key access points.

ii. The proposed commercial development will provide connections for pedestrians and bicycles to the adjoining residential developments.

iii. All utilities servicing the commercial developments will be underground.

iv. The proposed commercial development shall include a minimum 10 percent open space.

d. *Neighborhoods Category* – Form & Design. Parcel C will be in conformance with the Spatial Form and Design criteria for commercial developments within the *Neighborhoods Category* of the General Plan 2020 for the following reasons:

i. The proposed commercial developments will provide direct vehicular access to arterial streets.

ii. Neighborhood service uses on the commercial development, which may include drive-thru's or auto-oriented uses, shall be buffered from adjoining residential land uses through landscape, screening or design elements.

iii. Shade will be provided throughout the proposed commercial development through a combination of trees and building architectural features to provide shaded walkways and sidewalks.

2. The subject property is suitable for the uses permitted in the proposed zone.

a. The proposed uses upon Parcel C include a variety of commercial uses, including single-use retail developments and service-oriented developments. All such uses are deemed to be appropriate land uses within the *Neighborhoods Category* of the General Plan 2020.

b. The location of Parcel C, the proposed retail and commercial uses, and the proposed signs are ideally situated for commercial development as the location will allow commercial uses to service the needs of the local community with safe and efficient access to the major public rights-of-way.

c. The design of the developments upon Parcel C also provides for an adequate distance buffer, significant landscape, and other site features which will buffer

the commercial activities from the adjoining residential properties to the north.

3. ***The proposed Major PAD Amendment is proper at this time and will not be detrimental to adjacent properties of residents.***

   a. This Major PAD Amendment providing for reasonable and appropriate signage on the commercially zoned Parcel C will not have any detrimental effects upon adjacent or surrounding properties as all residentially zoned properties in close proximity will have adequate buffers to ensure mitigation of noise from the commercial uses light from any signage.

   b. The limited scale of the proposed commercial land use on Parcel C and the related signage is harmonious with other commercially zoned properties in the area, as well as adjoining residentially zoned tracts.

   c. Based upon current economic and market conditions, the approval of this Major PAD Amendment will allow Parcel C to be developed with limited, neighborhood-oriented commercial uses which will serve the immediate needs of the local community, as well as generate long-term tax revenue for the benefit of the City and its residents.

Conclusion

This Major Amendment to the McCartney Center PAD allowing for additional monument signage on Parcel C meets the criteria for a major amendment to a PAD for the following reasons:

1. The Major Amendment to the PAD will not have any detrimental effects upon adjacent or surrounding properties as all residentially zoned properties in close proximity will have adequate buffers to ensure mitigation of noise and light from the commercial uses, and the commercial uses are harmonious with other existing and approved land uses in close proximity.

2. The proposed uses upon the new commercial Parcel C will be in compliance with the development criteria of the *Neighborhoods Category* of the General Plan 2020.

3. The proposed commercial developments will meet or exceed the Infrastructure and Form & Design criteria for such developments established by the General Plan 2020.

Exhibits:

The following exhibits are included within the PAD Development Guide for purposes of illustration, and to more clearly define the goals of the proposed Major Amendment to the McCartney Center:

Exhibit A - McCartney Center PAD, dated July 25, 2000
Exhibit B - Major Amendment to McCartney Center PAD, Dated October 20, 2004
Exhibit C - Parcel C Commercial Site Plan
Exhibit D - Sign Exhibit 7B

EXHIBIT A
Major PAD Amendment McCartney Center
Parcel C

McCartney Center PAD, dated July 25, 2000

McCARTNEY CENTER

A Planned Area Development

PAD

Casa Grande, Arizona

Initial Submittal: May 1, 2000
Revised: May 25, 2000
Revised: June 19, 2000
Revised: July 25, 2000

Submitted By:
Legacy Land Development, L.L.C.

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INTRODUCTION

McCartney Center is a proposed "Mixed Use" development located at the northeast corner of Peart and McCartney Roads in Casa Grande, Arizona. This 312.6 acre site is situated in an area that is experiencing a rapid change in land use from agricultural production and raw desert to urban development. The urban growth that has consumed the area along Florence Boulevard and Pinal Avenue is now expanding along these major arterial routes and places this property in its urban fringe. In an effort to control this urban growth, the City has recently annexed this and other surrounding properties.

The purpose of this PAD is to allow for the development of a Mixed Use development, which will consist of several types of single-family residential, multi-family residential and commercial land uses. The preparation of this Planned Area Development (PAD) for McCartney Center incorporates the Residential Design Standards for Planned Area Developments for the City of Casa Grande and is the result of a collective effort by the members of a Project Team that include a land planning consultant, commercial/retail consultants, civil engineers, traffic engineers, and an experienced land developer. See Exhibit 10 for the identification of the Project Team members.

As a "Mixed Use" development, McCartney Center will be designed to create neighborhoods, which are consistent in their design and density, and provide open space amenities for their residents while interfacing with the commercial components. Design Guidelines have been prepared to establish requirements for the compatible development of architectural character between the various homebuilders. The project includes an average single-family density of 3.0 dwelling units per acre (3.0 Du/Ac). Land will be reserved for a future school site and there will be open space/common areas created for recreational use and storm water retention, all of which will be linked by a pedestrian trail system, that will follow the El Paso Gas line traversing the property. Similar entrance features into the neighborhoods and a master landscape theme will also support these neighborhoods.

THE PROJECT SITE

The site is generally configured in a rectangular shape and generally comprises the south half of Section 35, T5S, R6E. Existing access to the property occurs along the existing section line streets, but primarily along McCartney Road (Exhibit 1-Vicinity Map). The existing zoning for the site is General Rural, which represents its original zoning classification when the area is annexed from Pinal County. This GR zoning permits 1 Du/Ac. The proposed zoning is Planned Area Development (PAD).

Some of the regional facilities that potentially impact this property include; its close proximity to the Interstate 10 on the eastern boundary, McCartney Road on its southern boundary and the El Paso Gas easement that cuts through the property.

EXISTING CONDITIONS

McCartney Center, like most of the surrounding properties has been and is currently raw desert. The property is gently sloping to the south and southwest with a fall of approximately seven feet from the east to the west and from the north to the south. There is one residence to the west and an agricultural use to the southwest of the property.

All required utilities (water, sewer, natural gas, electricity, telephone, and cable television) are either already available to the project site, or will be extended to the site by the developer in conjunction with the utility provider. All utilities will be committed to be available prior to the actual development of this site.

A Phase I Environmental Assessment has been completed for this site. The site has no environmental hazards, thus no mitigation measures will be implemented. An ALTA Survey has been prepared and submitted to the City for review. There are no encroachments.

PROPOSED LAND USES

The proposed land uses within McCartney Center will include single-family residential (which will include other ancillary uses typical of residential neighborhoods such as open space/common areas), multi-family residential, commercial and land reserved for a future school site.

SINGLE-FAMILY:
The planned residential communities of McCartney Center will allow several homebuilders the ability to construct homes using similar architectural character on lots that will vary in size from 5,500 sf to 9,600 sf. The number of lots will not exceed 617 with the School Site (572 without the School Site), which represents an average density of approximately 3.0 Du/Ac (with or without the School Site). Of this total, approximately 20% of the lots will be 80' x 115' or larger, approximately 55% will be 60' x 120' or larger, and the remaining 25% of the lots will be 50' x 110' or larger.

SCHOOL SITE:
An important component of this community will be the proximity to a future school site, which will be situated near the center of the residential developments. The land area for this school site is approximately twelve acres and will be reserved until sixty percent of the single-family lots have been

permitted. The developer/builder will then give the School District "notice", and provided that the School District can demonstrate that it has funding to construct a new school within eighteen months, the developer will donate the site to the District. Because this proposed location is both central to McCartney Center and the full section, the Project Team has incorporated a pedestrian trail system designed to promote pedestrian access to and from the school site. Exhibit 3 is the Preliminary Development Plan and illustrates this relationship between the neighborhoods and the school site.

MULTI-FAMILY:
One fourteen-acre multi-family site is being planned on the eastern edge of the property and a second ten-acre site is planned near the southwest corner of the property. The multi-family site will be subject to a Major Site Plan approval by the City Planning and Zoning Commission and shall have a maximum density of 18 units per acre.

COMMERCIAL:
The Commercial sites consist of a total of approximately 81 acres. There are approximately 29 acres along McCartney. Also, there are approximately 52 acres planned along McCartney and the eastern portion of the property to take advantage of the I-10 Freeway exposure.

PERMITTED USES

The single family residential parcels to be developed under this PAD zoning district are intended as neighborhoods of single family style homes with not more than one (1) site-built dwelling unit upon one (1) lot. The residential land uses and related open spaces proposed within this master plan reflect the current market interest by the majority of single-family merchant builders. The combination of lot sizes and housing types are intended to meet the demand of first-time and move-up housing markets which represents the highest demand for development in this market area. The land uses are organized to effectively use circulation corridors and open space to define the various residential neighborhoods. This open space system will provide a variety of recreational opportunities as well as provide a means to direct and retain storm runoff.

Principally Permitted Uses:

1. Residential
    1. Single Family – Parcels AA, BB, CC, DD, EE, FF, GG
    2. Multi-Family – Parcels G and H
    3. School Site with Single-family Overlay – Parcel HH
2. Commercial
    1. Commercial– Parcels A, B, C, D, E and F

The Commercial Uses listed in Exhibit 8 herein shall be the only commercial uses permitted in McCartney Center. The commercial developments will be subject to Major Site Plan approval by the City as well as the Design Guidelines contained herein.

It is understood that any changes in parcel boundaries, lot sizes, uses and density will be subject to review as an amendment to this PAD and approval by the City of Casa Grande through the public hearing process.

Community Facilities: The Project Team, (see Exhibit 10-Project Team) has prepared this PAD to include approximately 13 acres, which will be zoned PAD single-family, but reserved for a future school facility. McCartney Center proposes that the 13 acres be reserved for and hopefully dedicated to the School District as a future school site, as previously stated (See Appendix-D for School District Letter).

In addition to the school site, McCartney Center will incorporate other open space/common areas with integrated trail systems. Residents will have access to the trail system, which is designed to separate pedestrians from bicyclists and vehicular traffic (see Exhibit 5 -Open Space/Common Area Plan).

Other community facilities include meandering detached sidewalks that are 4' in width (see Exhibit 5-Open Space/Common Area Plan) along the internal collector streets. Sidewalks along the local residential streets will be 4' in width and placed at the back of curb. Sidewalks along the Arterial streets will be detached and 5' in width and will meander within the right-of-way. All walks will be constructed by the individual builders for their specific parcel in conjunction with their off-site infrastructure improvements.

CASA GRANDE GENERAL PLAN

An application to amend the General Plan will precede this PAD application. There are currently no land use designations for this subject site. This project proposes a "Mixed Use" PAD zoning. The following General Plan designations are requested:

- LDR - Approximately 205 acres
- HDR - Approximately 26 acres (Parcels G and H)
- CB - Approximately 7 acres (Parcel A)
- MRB - Approximately 75 acres (Parcels B, C, D, E and F)

ALLOCATION OF LAND USES

The proposed allocation of land uses, expressed in acres and as percentage of the area, as follows:

SITE DATA

PAD PARCEL TABLE - NWC I-10 & McCARTNEY

PARCEL	TYPICAL LOT SIZE	MIN LOT AREA SF	GROSS ACRES	EST. UNITS*	GROSS DU/AC	# LOTS <7000 SF	O.S./R ACRES	% O.S./R
PARCEL AA	50'X110' LOTS	5,500	37.3	169	4.5	141	4.13	11.07%
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H	MULTI-FAMILY		10.4	186	17.9			
	TOTALS		312.7	451				

Percent < 7,000 SF = 25% (with or without school site)

*** Final unit counts cannot be determined until subdivision and Major Site Plan applications are approved by the City.**

COMMON AREAS

The Preliminary Development Plan includes at least two open space/common areas that will be designed into these neighborhoods to provide both recreational uses for the residents as well as provide the required storm water retention for the project. The total open space/common area initially includes 32.1 acres, which represents 15.6% of the gross land area. These open spaces have been situated adjacent to a common trail system that allows residents to circulate through the project with a minimum of street crossings. This same trail system also provides an alternate route for children to walk to or ride their bikes to the proposed School site (see Exhibit 5-Open Space/Common Area Plan). It is the necessity of this McCartney Center PAD that these open spaces be maintained by a Home Owner's Association (HOA). The amenities to be located within these common areas include: open turf areas for passive and active recreation, picnic areas, and tot-lots (details are illustrated in Exhibit 5). At least 15% of the provided retention areas will be elevated above the 25-year floodwater surface elevation, including the tot-lot area.

Primary entrance features will be developed for the two major entries off McCartney Road, which will include identity signage on monument walls, a supporting landscape theme of low water use desert plant material, and other hardscape features, such as concrete areas, that will help to establish an identity for McCartney Center (see Exhibit 7-Master Wall Plan). These will be located at McCartney Center Road and at Camino Mercado Road.

LANDSCAPING

Low water use plant material as identified by the Casa Grande Landscape ordinance will be used exclusively on all public rights-of-way throughout the project. The use of this material will establish the landscape character for the project. The selection of material will be based on appearance and long term care.

Common area landscaping within the project shall be selected from the landscape palette, as referenced in Exhibit 6-Preliminary Landscape Plan. Upon request from the developer(s), additional landscape materials may be added to the recommended landscape palette, but subject to the initial review and approval by the HOA, then administratively approved by the Planning Department.

The internal collector roads and the Major Project Entries shall be landscaped with low water use plant material consisting of native canopy trees planted in a regular alignment with additional flowering trees, shrubs, cacti, and ground covers that will enhance the overall landscape theme. To provide a comprehensive theme throughout the project, the landscaping along neighborhood streets shall be compatible with the landscaping along the

perimeter roadways and the internal loop collector streets. A street tree program will be established as a part of these Design Guidelines, which will call for the installation of at least two 15-gallon, shade trees and four 5-gallon shrubs per lot located adjacent to the street frontage. This street tree pattern can effectively soften the linear views along streets and provide shade at the street for pedestrians. Ground covers may be turf (but limited for water conservation purposes), decomposed granite or other natural rock material. All bare earth must be covered by approved plant or rock materials to provide a neat, dust-free appearance.

The minimum plant sizes to be used in public rights-of-way* and common areas to provide the required landscaping are as follows:

Type	General Locations	Entries and Landscape Features
Trees	15 gallon	24" box
Shrubs	5 gallon	5 gallon
Ground covers	1 gallon	1 gallon

*Minimum plant sizes shall be increased for Commercial areas and rights-of-ways adjacent to Commercial areas.

Other landscape materials such as boulders, berms, low screen walls, and other decorative materials may be used to create or supplement imaginative landscapes, compatible with the southwest character of the development and the low water use theme. Creative use of landscape elements with lighting and thematic planting is encouraged.

All common areas shall be landscaped and will include with their installation an appropriate low water drip irrigation system for all non-turfed landscapes. Maintenance of the landscape and the irrigation system for all common areas and Right of Way areas will be the responsibility of the HOA.

All single-family homes must have the landscaping completed prior to the Certificate of Occupancy being issued by the City.

Each homebuilder within McCartney Center shall offer to the homebuyer a selection of front yard landscaping packages to choose from. These shall consist of a variety of water-conserving plants, ground covers and designs*. Prior to landscaping, all yards must be maintained in a neat, weed-free condition. On-lot landscaping shall be maintained by the owner/possessor of such lot. All landscaped areas shall be maintained in a reasonable and attractive manner, and all missing or dead plants shall be replaced by the homeowner within thirty days of notification from the HOA or the City.

* Turf/grass will not be offered as a part of the homebuilder installed front yard landscaping.

Detailed landscaping plans for McCartney Center, individual subdivisions and homebuilder installed front yard landscaping shall be submitted for review and approval by the City Planning Director to assure continuity of a quality landscaped environment during the subdivision process.

MINIMUM RESIDENTIAL BUILDING SETBACKS

(Measured from the property line)

Use	Front	Interior Sides	Corner Side	Rear Yard	PAD Perimeter
Single Family Detached	20'[1][4]	5'& 10' [5]	15'[3]	20'[2]	25'
Structures accessory to SF residences	20'	5'	20'[3]	5'[2]	25'

[1] Livable area and front porches can have 15' front setback

[2] Setbacks along the perimeter boundary of the PAD and backing up to collectors and arterials shall be a minimum of 25'. However, such lots that also back up to landscaped tracts and/or drainage tracts shall have a minimum of 20'.

[3] Local roads only, 20' collector or arterials. Landscaped tracts shall be included as part of the setback.

[4] May be reduced to a 15' front yard setback for side entry garages.

[5] Combined 10' separation distance is required between single-story homes. Combined 15' separation distance is required between a two-story home and any other home.

LOT AREA AND DIMENSIONS

(a) Single Family Detached

Use	Minimum Lot Area
Single-family dwelling	5,250 s.f. min.

(b) Minimum Lot Dimensions:

Use	Lot Width	Lot Depth
Single-family dwelling	50'[1]	110'

[1] 25% maximum of total yield to be less than 7,000 square foot lots.

(c) Lot coverage (for all lots): 45% maximum (Building footprint, including entry, garage and patios)

(d) Density: There shall not be more than one (1) single family dwelling unit on any one (1) lot.

(e) Encroachment into required front and side yards shall be permitted as provided in the current Section 17.20.070 of the Casa Grande Municipal Code Title 17 Zoning; provided, however, that with respect to encroachment into a side yard, such encroachment shall occur only on a side yard that is at least seven feet wide in the area of the encroachment and shall not cause the distance from the outside edge of the encroachment to the property line to be less than 5' wide.

(f) Development of the residential parcels shall, except as otherwise provided in the McCartney Center PAD, be subject to all applicable requirements of the current Chapter 17.52 of the Casa Grande Municipal Code Title 17 Zoning ("General Building and Development Requirements").

ADDITIONAL REQUIREMENTS for PAD LAYOUT and DESIGN

1. **Enhanced subdivision entryway features.**
   The main entrances to McCartney Center have been enhanced by virtue of entry monuments set in increased open space areas at primary ingress/egress locations (Camino Mercado and McCartney Center Roads) into the PAD. Detailed entry monumentation is illustrated on Exhibit 7.
2. **Landscape Buffers and Street Trees.**
   A sixty-foot wide landscape buffer has been provided along Camino Mercado, the main arterial that bisects McCartney Center. This will be maintained by the homeowner's association. Tree placement on the various streets will be as indicated on Exhibit 6-Preliminary Landscape Plan.
3. **Curvilinear Streets.**
   The street systems have been designed with curvilinear streets to break the monotony of "grid patterns". Landscaped and/or drainage buffers have been designed along the arterial and collector roads.
4. **Perimeter Walls.**
   Perimeter walls adjacent to McCartney Road have been designed with staggers and breaks. More detail will be visible on the Preliminary Plat.
5. **Entry Pavers.**
   The primary entry to each residential subdivision and path crossings will be enhanced by the use of pavers or stamped asphalt as shown on Exhibit 6.

6. **McCartney Path System.**
   A path system will be installed consisting of ten and eight-foot wide concrete multi-use paths and five-foot wide concrete walkways linking open areas, the school and communities. Paths will meet minimum AASHTO standards. The ten-foot path will occur within the El Paso easement (subject to El Paso review and approval) and the eight-foot path will be along the southern side of the east/west collector within the twenty-foot landscape tract. The ten-foot path shall be at least ten feet off of the curb and gutter and the eight-foot path shall be at least ten feet off the 4' sidewalk. Where the paths cross arterials or collectors, the City Engineer may require refuge medians.
7. **Applicant's Choice.**
   The applicant has elected the following to enhance the livability of this community:

   The applicant has proposed to DONATE approximately twelve acres to the Casa Grande School District in an effort to encourage the District to build a school in McCartney Center.

SPECIFICATIONS AND STANDARDS FOR STREETS, UTILITIES AND SERVICES

STREETS:

Streets, utilities, and other infrastructure, as approved by the City Engineer, will be provided in accordance with the following minimum standards and specifications for such improvements. Typical (conceptual) cross-sections for the various roadway classifications are located as Exhibit 9-Street Cross Sections.

(a) McCartney Center Road; Arterial (110' Right of Way, tapering to an 80' collector at the intersection of the first east-west collector)

(b) Peart Road; Collector (one-half of 80' Right of Way)

(c) Camino Mercado Road; Arterial (110' Right of Way)

(d) Major Entries; The two major entrances into the McCartney Center will be located on McCartney Center Road near the eastern portion of the property and the other at the relocated Camino Mercado Road. These shall consist of a 2-lane divided roadway in general conformance with the depiction on the Preliminary Development Plan. The two major entries will be developed with identity signage on monument walls and a supporting landscape theme. (See Page xi-Appendix B-Design Guidelines)

(e) Secondary Entries; The secondary entrance into McCartney Center is located on Peart Road slightly more than ½ mile north of McCartney. It shall consist of an adequate number of travel lanes as supported by the Traffic Report and approved by the City Engineer.

(f) Internal Collector Road; Improvements shall consist of an adequate ROW, width and number of travel lanes as supported by the Traffic Report and approved by the City Engineer. (Minimum of 80' R.O.W.)

(g) Internal Modified Collector; 60' ROW plus two 10' public utility easements. Improvements shall consist of two travel lanes totaling 36' (back of curb dimension) of pavement with 4' sidewalks on both sides.
(h) Local Streets; 44' ROW plus two 10' public utility easements. Improvements shall consist of two travel lanes totaling 36' (back of curb dimension) of pavement with 4' sidewalks on both sides.
(i) Traffic Signal; Future traffic signals will be planned where deemed necessary by the City Engineer.

The developer/builder of McCartney Center will be responsible for the following street improvements:

1. The engineering, design and the construction of the north half-street improvements for McCartney Road (55' R.O.W. dedication required). The improvements will include paving, striped bike lanes, curb, gutter, detached meandering sidewalk and frontage landscaping. The improvements (subject to the review and approval of the City Engineer), will be phased with the development of each adjoining parcel
2. The engineering, design and the construction of the east half-street improvements for Peart Road (40' R.O.W. dedication required). The improvements will include paving, striped bike lanes, curb, gutter, detached meandering sidewalk and frontage landscaping. The improvements (subject to the review and approval of the City Engineer), will be phased with the development of each adjoining parcel.
3. The engineering, design and the construction of full street improvements for McCartney Center Road (110' R.O.W. dedication required north to collector tie-in, then reduced to 80'). The improvements will include paving, striped bike lanes, curb, gutter, detached meandering sidewalks and frontage landscaping. The improvements (subject to the review and approval of the City Engineer), will be phased with the development of each adjoining parcel and will consist of half-street improvements for each adjoining parcel.
4. The engineering, design and the construction of full street improvements for Camino Mercado Road (110' R.O.W. dedication required north to the property boundary). The improvements will include paving, striped bike lanes, curb, gutter, detached meandering sidewalk and frontage landscaping. The improvements will be phased with the development of each adjoining parcel and will consist of half-street improvements for each adjoining parcel.

5. The engineering and construction of (and dedication of) all internal collector and local streets and cul-de-sacs to City standards, except as approved by the City Engineer (e.g., meandering sidewalks, landscaped traffic islands and paver treatments).
6. All public improvements must comply with the minimum requirements of the City Code, unless otherwise approved by the City.

DRAINAGE:

The proposed drainage system for this project is outlined in detail in the Preliminary Drainage Report" submitted to the City of Casa Grande under separate cover. In summary, three main washes will be developed to convey existing storm run-off through the property and discharge this water at historical discharge points to the south. On-site storm water will be retained in retention basins designed throughout the project.

Prior to City approval of any required "Final Plats", the applicant will submit "Final Drainage & Retention" reports that meet the approval of the City Engineer.

UTILITIES & COMMUNITY FACILITIES

The location of future water lines, sewer lines, and related facilities are detailed in Exhibit 11 (Master Water Plan) and Exhibit 12 (Master Sewer Plan) of this PAD Application. All such utilities and services will be provided in accordance with the City's minimum specifications and standards for such improvements.

SEWER:

Sewer service is provided by the City of Casa Grande. Sewer capacity shall be reserved for each parcel upon the City Council approval of a Final Subdivision Plat or Major Site Plan for the subject parcel. The developer has analyzed the requirements to provide sewer for McCartney Center and will install a 15" sewer line in Peart Road. This line will run south two miles to Kortsen Road and tie-in into a new 30" sewer line being planned by the City. The City may ask the developer to "oversize" this line for future developments of other properties. In such case, the City must negotiate with the developer for a "Payback District". Final sewer plans to service this property must be approved by the City Engineer prior to the recordation of any Final Plats for this project.

WATER:

Water is being provided by "Arizona Water Company". Arizona Water Company does not currently have a "Certificate of Assured 100-year Water Supply" which covers their service area in Casa Grande. Each development is required to file an application with the Arizona Department of Water Resources for this Certificate. An application for this development is currently in progress.

Arizona Water Company has an existing 16" water line at Pinal Avenue and McCartney Road. The developer/builder will install the appropriate sized line to tie-in at this location and go east in McCartney Road to Peart Road. McCartney Center will connect to this line at Peart and McCartney.

NATURAL GAS:

Natural Gas service is available from Southwest Gas. There is an existing El Paso gas line that passes through the property.

TELEPHONE:

US West Communication will provide telephone service.

ELECTRIC:

APS will provide electric service.

UNDERGROUND UTILITIES:

Except as otherwise approved by the City Council, all utilities located on the subject site or those utilities that need to be relocated for development of the subject property will be placed underground.

MAINTENANCE:

Maintenance of the proposed open spaces, right-of-way landscaping and roadway paver treatments within the site shall be by a homeowner's association. A copy of the HOA C.C.& R's will be submitted for review with the first Final Plat submittal.

SCHOOLS:

Casa Grande Public Schools.

SAFETY:

Safety services will be provided by the City of Casa Grande Police and Fire Departments. Fire hydrants and streetlights will be provided per City codes.

SANITATION:

City of Casa Grande Waste Collection.

SIGNAGE

RESIDENTIAL:

Each subdivision and multi-family development shall be permitted either a "monument" entry sign or a "perimeter wall" entry sign as illustrated on Exhibit 7.

COMMERCIAL:

Each commercial parcel described in this PAD shall be permitted to have a monument sign provided it is in general conformance with those illustrated on Exhibit 7. The commercial uses are also permitted to have attached signage on the buildings as is permitted by the City. All signage is subject to the review and approval of the City Planning and Zoning Commission. A "Master" sign program detailing requirements for sign number, size, color, location, type and materials shall be submitted to the City Planning and Zoning Commission for their review and approval prior to approving any Major Site Plan for the commercial parcels.

PHASING

The development is expected to take place over several years. Therefore no phasing plan can presently be determined. Market conditions will dictate what use and thus which parcel will be developed and when.

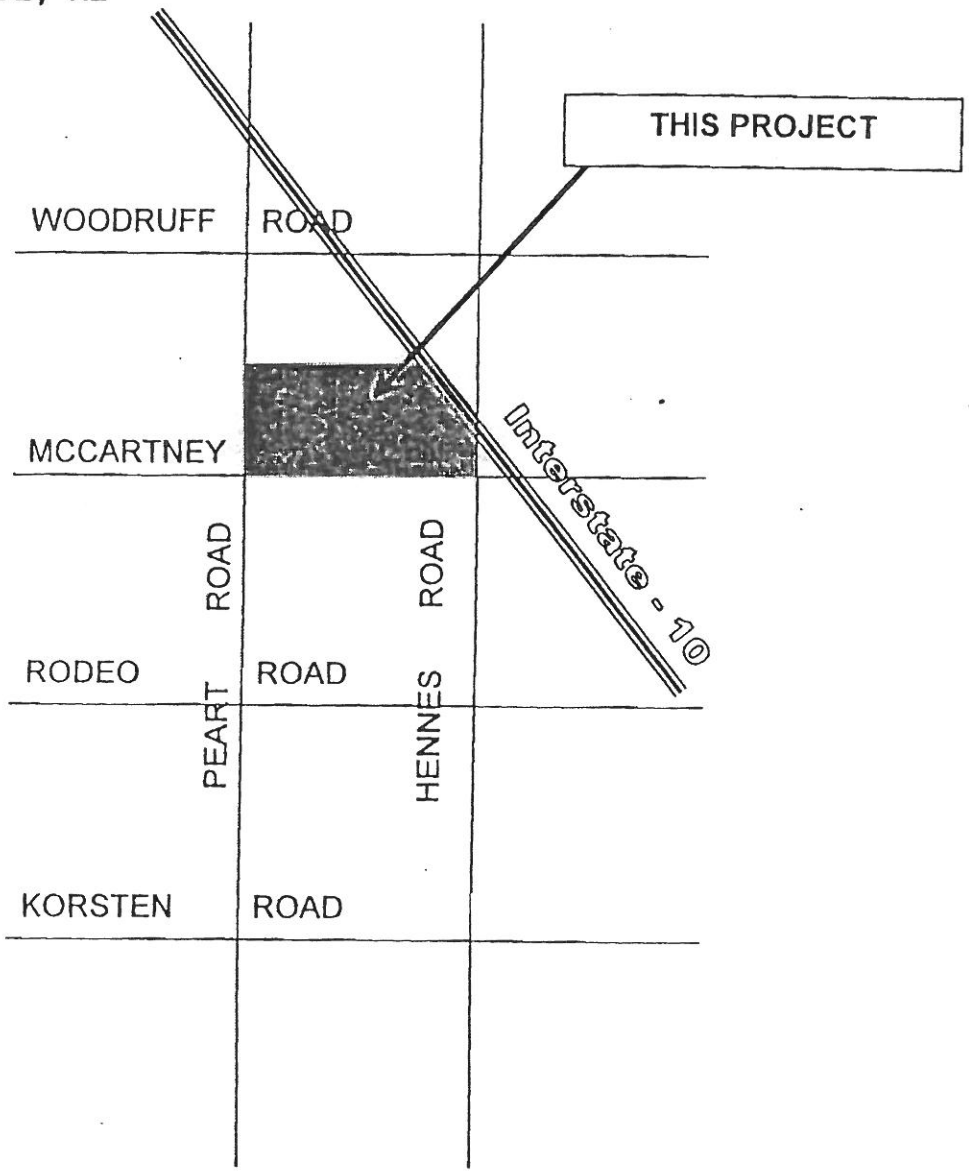
Since McCartney Road is an existing paved roadway, development will begin along McCartney and development will take place from south to north. Peart, McCartney Center, McCartney Road and Camino Mercado Road will be constructed as the adjoining parcels are developed.

The sewer and water lines to provide service to the various parcels will be installed in McCartney Road concurrently with the development of the first parcels. The arterial and collector half-streets will be constructed concurrently with the development of the adjoining parcels.

A detailed "Phasing Plan" meeting the approval of the City Engineer and City Planning Director shall be established during the improvement plan and Final Plat review process.

McCARTNEY CENTER

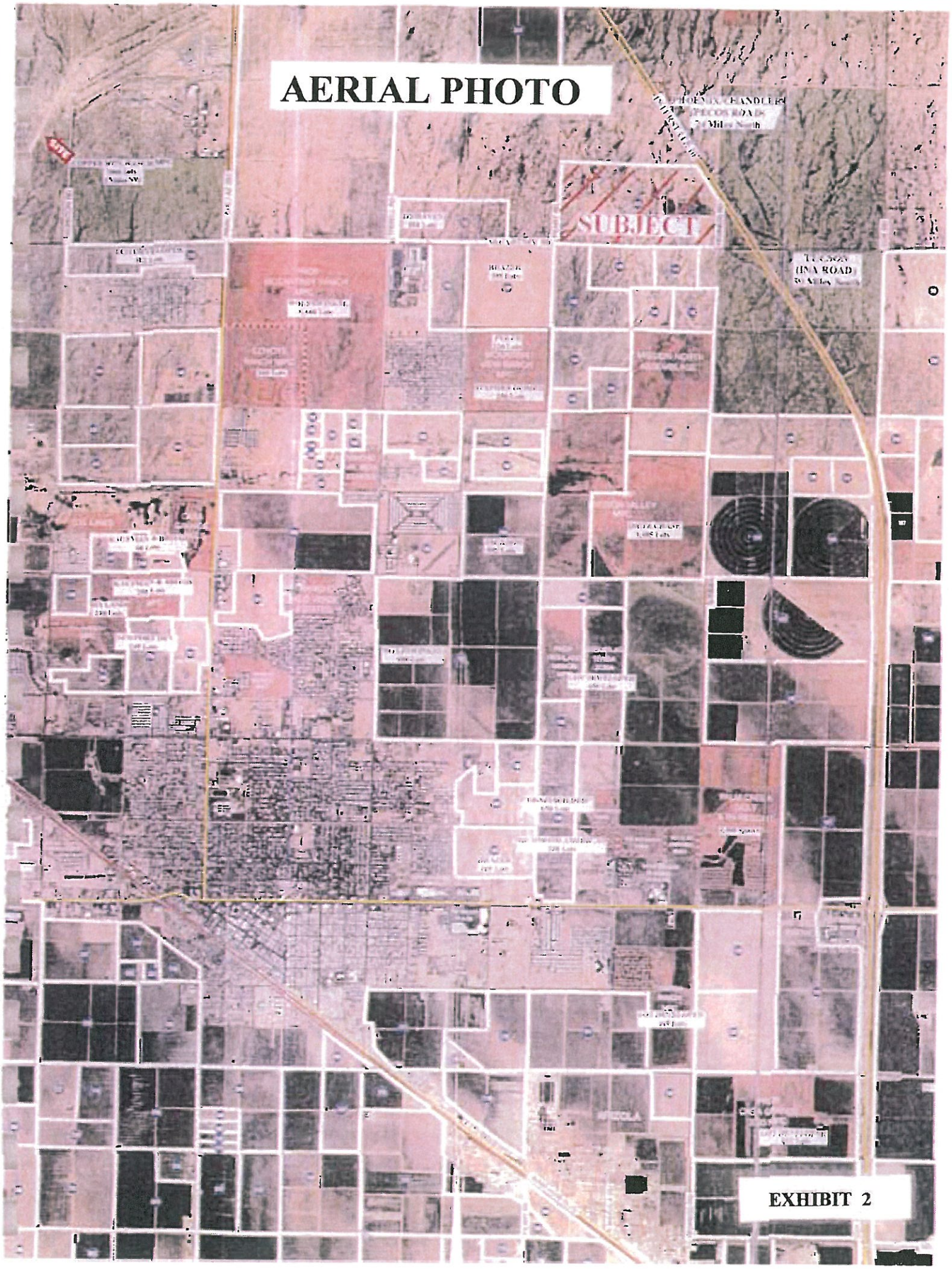
CASA GRANDE, AZ



VICINITY MAP

N

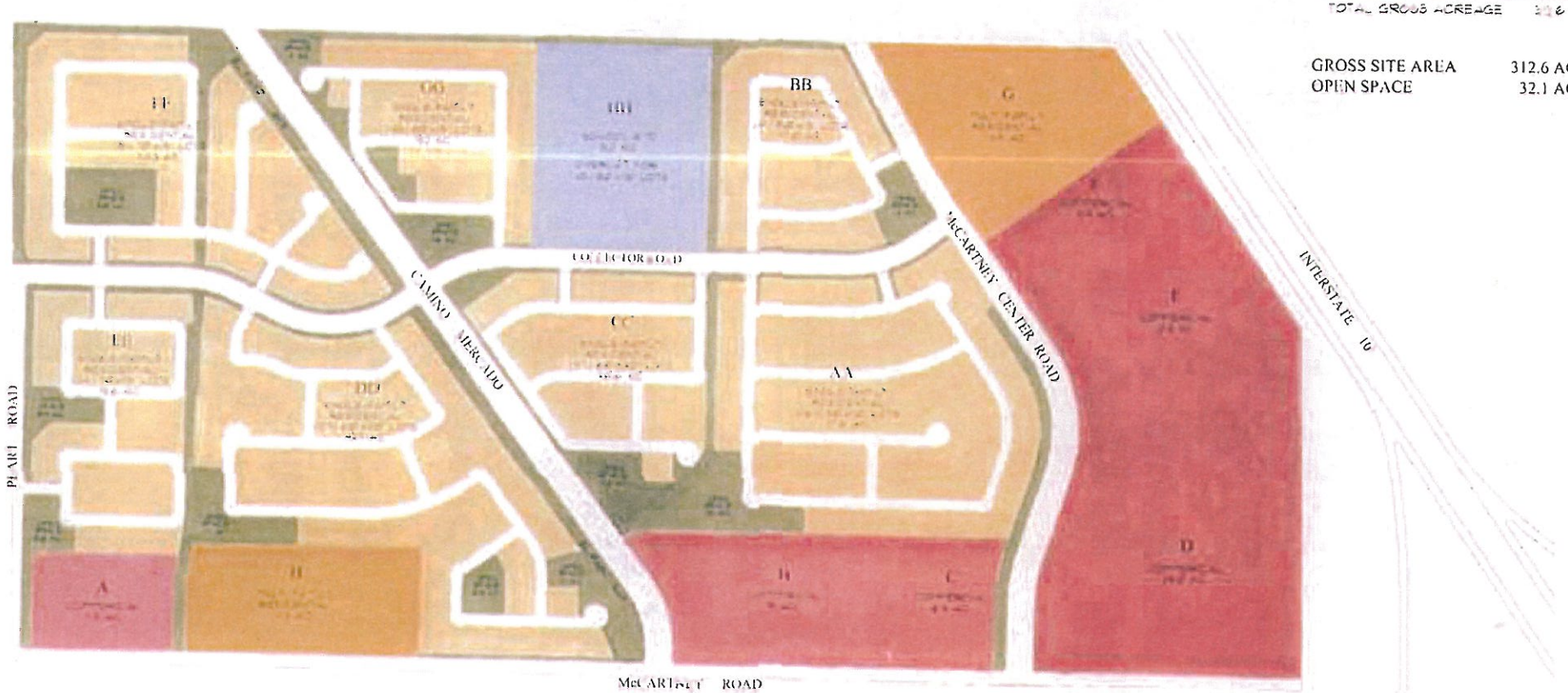
EXHIBIT 1


AERIAL PHOTO
SUBJECT
EXHIBIT 2

SITE DATA

COMMERCIAL	8.5 AC.
SINGLE FAMILY	180.0 AC.
MULTI-FAMILY	25.8 AC.
SCHOOL SITE	15.1 AC.
-	- AC.
TOTAL GROSS ACREAGE	312.6 AC.

GROSS SITE AREA	312.6 AC.
OPEN SPACE	32.1 AC(15.6%)



McCartney Center

Casa Grande, Arizona

CONCEPTUAL DEVELOPMENT PLAN

NORTH

PREPARED FOR: LEGACY LAND DEVELOPMENT, L.L.C.

EXHIBIT 3

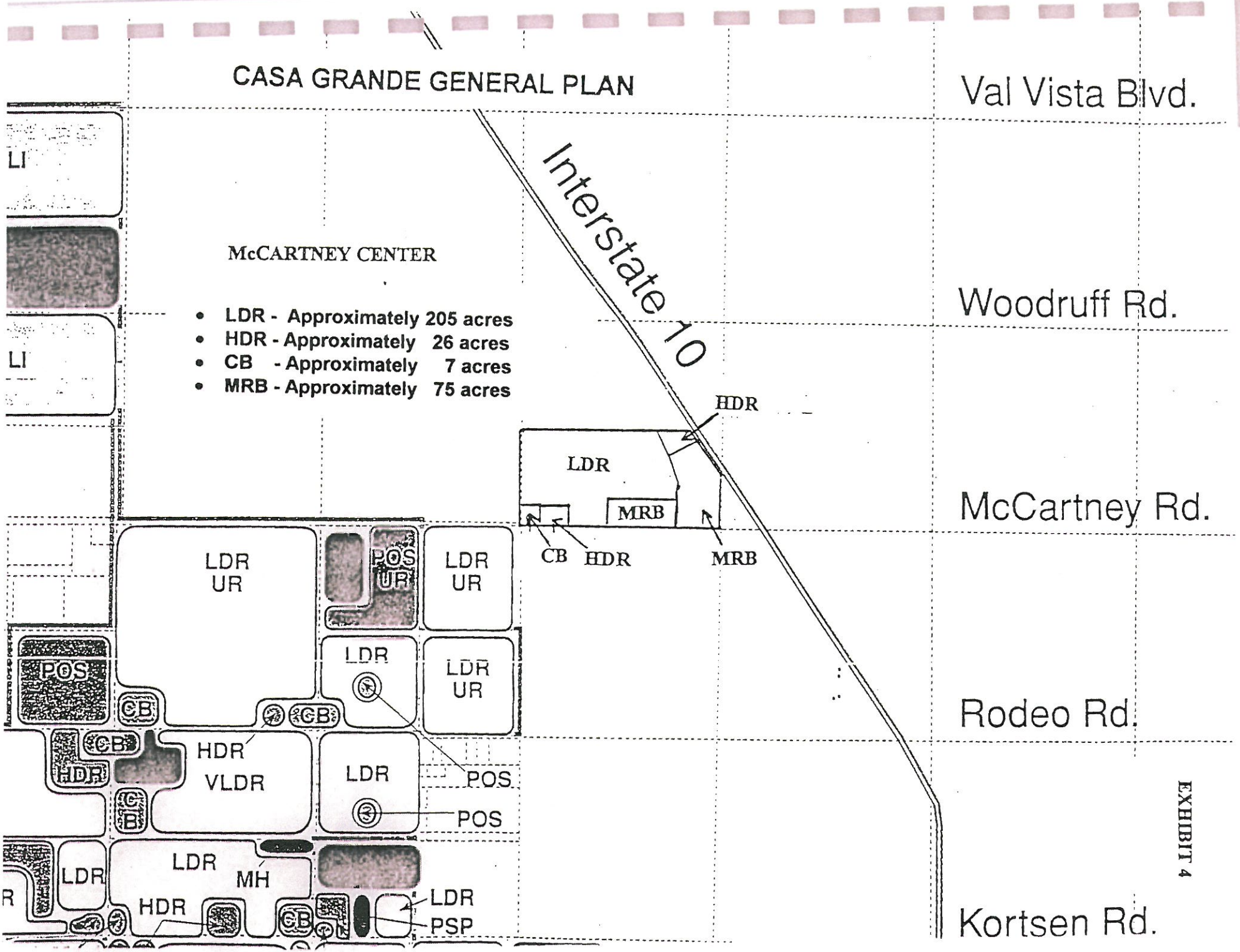
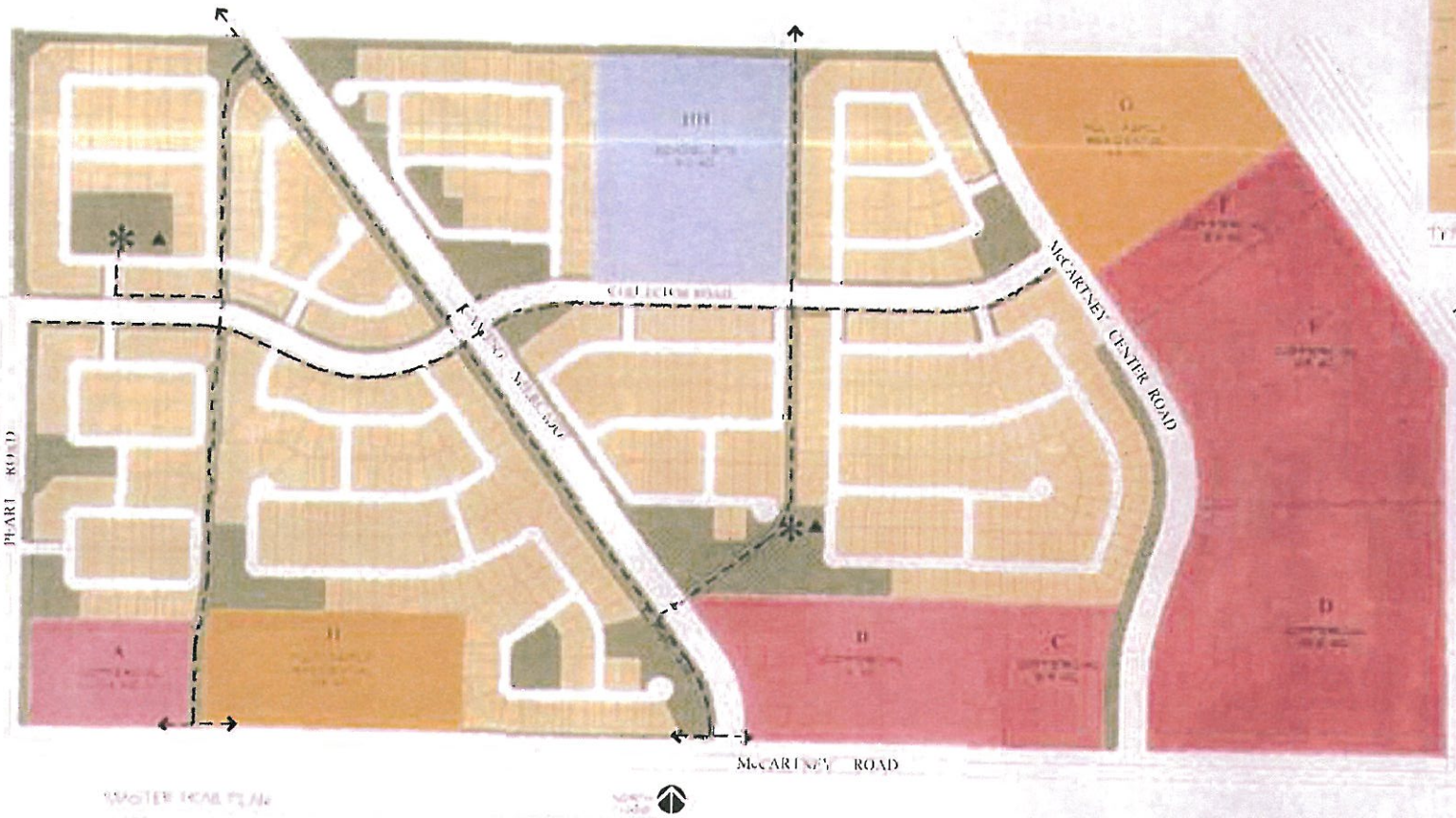
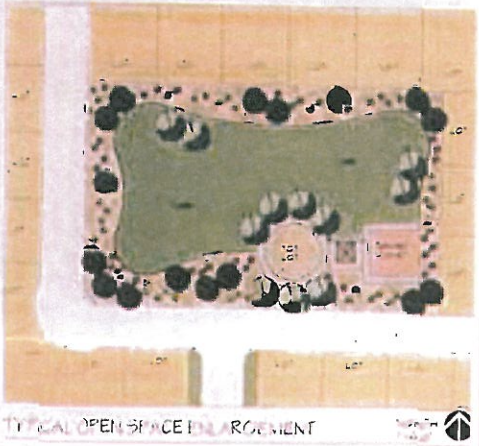

CASA GRANDE GENERAL PLAN
Val Vista Blvd.
Interstate 10
Woodruff Rd.
McCartney Rd.
Rodeo Rd.
Kortsen Rd.
McCARTNEY CENTER
• LDR - Approximately 205 acres
• HDR - Approximately 26 acres
• CB - Approximately 7 acres
• MRB - Approximately 75 acres
LI
LI
LDR
UR
POS
UR
LDR
UR
LDR
UR
LDR
UR
POS
CB
CB
CB
HDR
HDR
VLDR
LDR
POS
POS
CB
LDR
LDR
MH
HDR
CB
LDR
PSP
R
HDR
LDR
MRB
CB
HDR
MRB

EXHIBIT 4





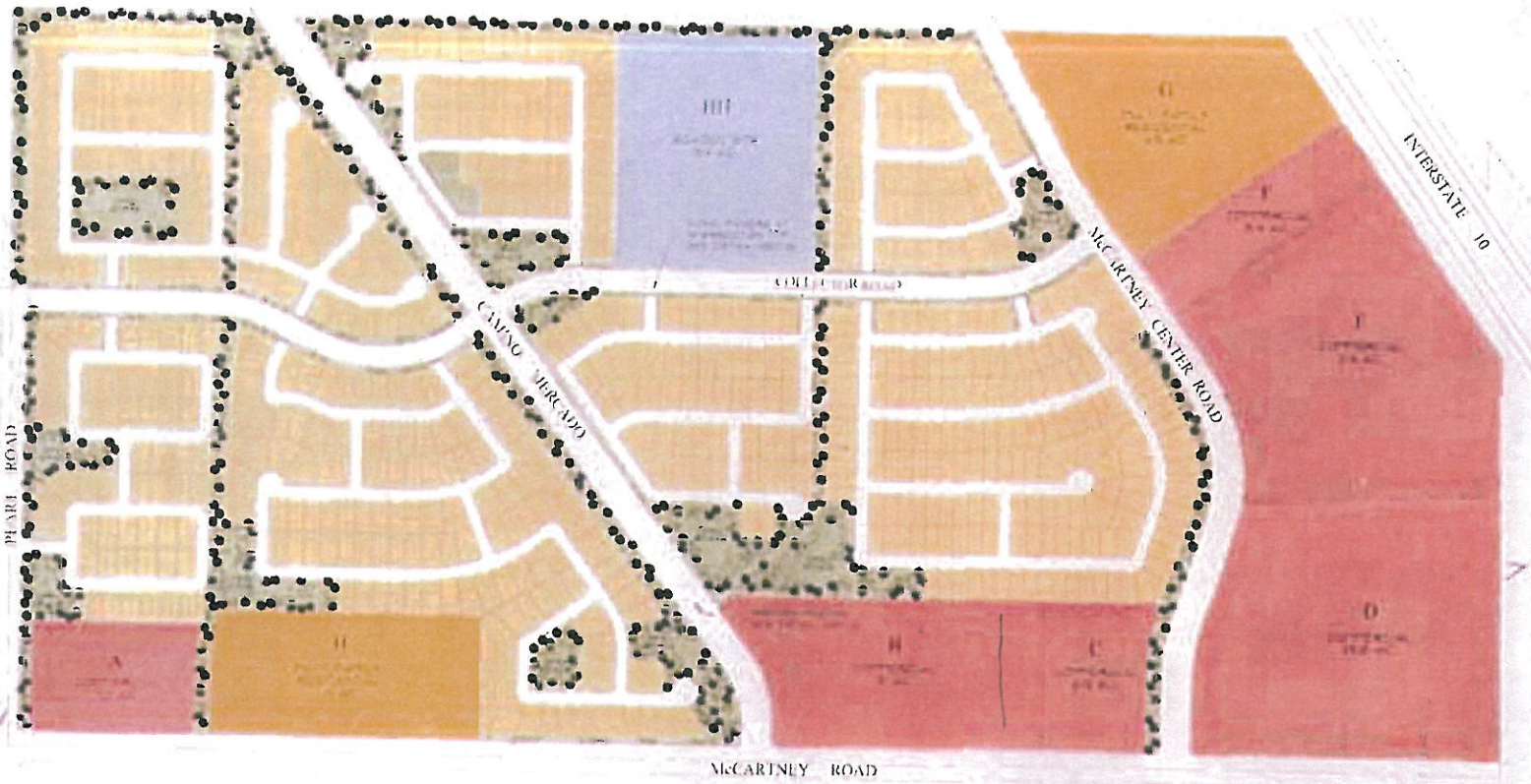
McCartney Center

Casa Grande, Arizona

CONCEPTUAL OPEN SPACE/
COMMON AREA PLAN

PREPARED FOR: LEGACY LAND DEVELOPMENT, L.L.C.

EXHIBIT 5



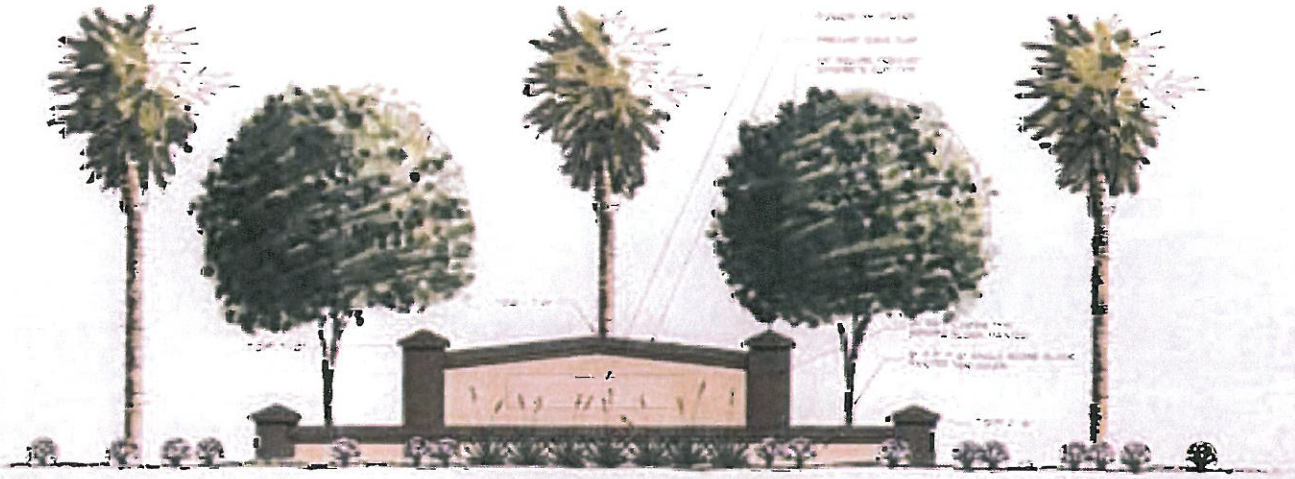
McCartney Center

Casa Grande, Arizona

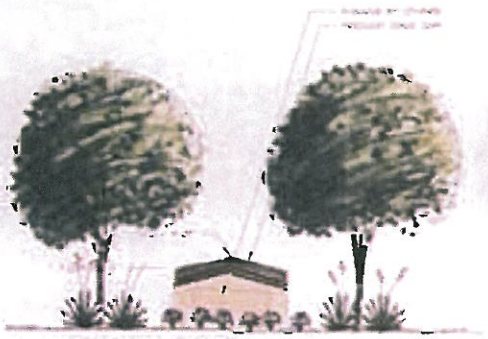
CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR: LEGACY LAND DEVELOPMENT, L.L.C.

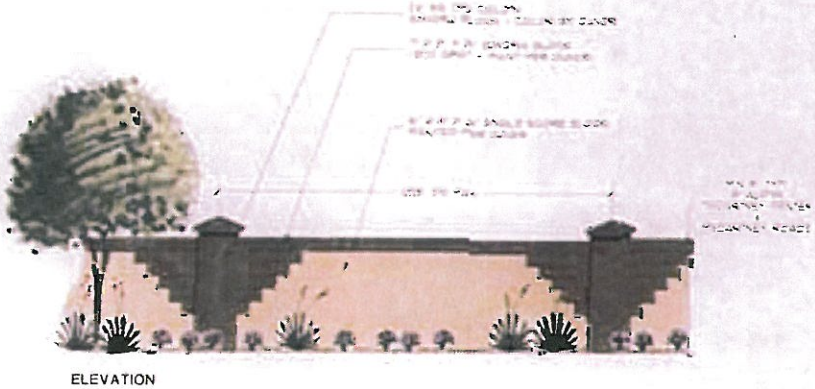
EXHIBIT 6



A ENTRY MONUMENT ELEVATION N.T.S

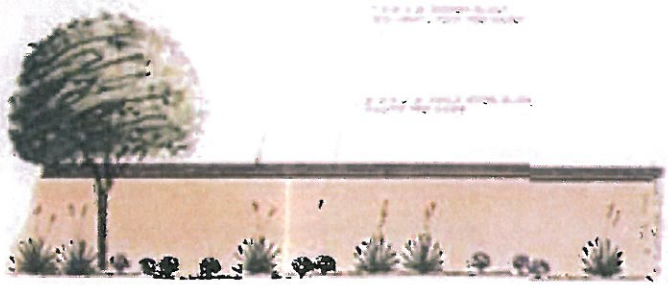


B ENTRY SUBDIVISION SIGN N.T.S.

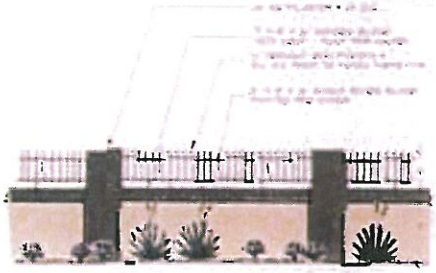


ELEVATION

C PERIMETER SCREEN WALL N.T.S.



D INTERIOR SCREEN WALL ELEVATION N.T.S.



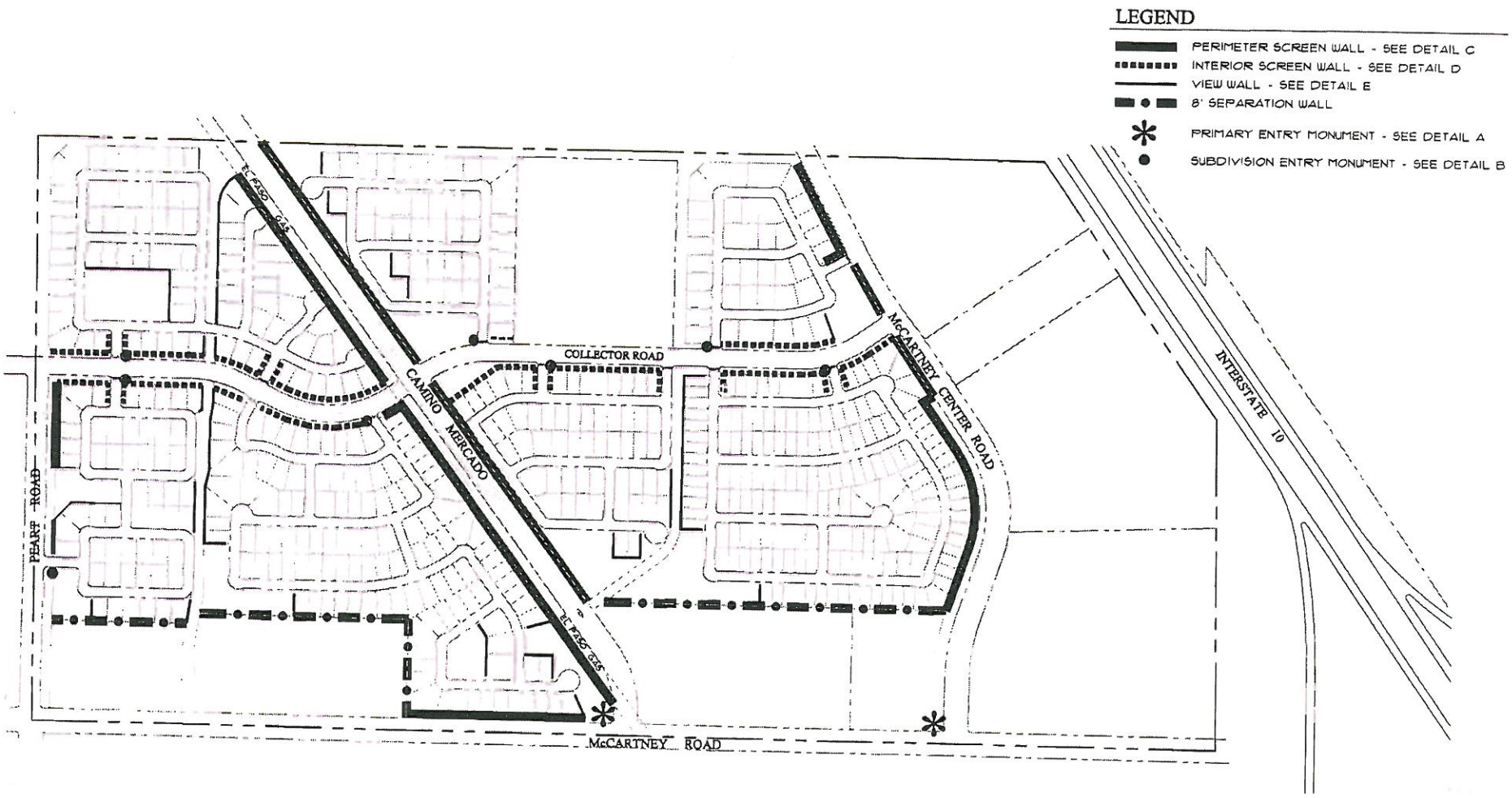
E VIEW WALL ELEVATION N.T.S.

McCartney Center Casa Grande, Arizona

CONCEPTUAL WALL ELEVATIONS

PREPARED FOR: LEGACY LAND DEVELOPMENT, L.L.C.

EXHIBIT 7A



McCartney Center

Casa Grande, Arizona

CONCEPTUAL WALL PLAN

1"=200'-0"
7/24/00

NORTH

PREPARED FOR: LEGACY LAND DEVELOPMENT, L.L.C.

EXHIBIT 7B

GILMORE GRAVES, INC.

COMMERCIAL PERMITTED USES
McCARTNEY CENTER
PARCEL A

1. Administrative, business and professional offices
2. Athletic clubs
3. Banks and other savings and lending institutions
4. Barber shop
5. Beauty parlor
6. Business and office machine sales, service and repair
7. Candy and ice cream store
8. Clothing and costume rental shop
9. Convenience stores (no more than 4,000 square feet)
10. Dancing or theatrical studio
11. Delicatessen and catering establishment
12. Drug Store
13. Dry cleaning and laundry establishment
14. Essential public service or utility installation
15. Florist
16. General service uses including business, personal and professional service establishments
17. General retail businesses engaged in direct sales to the ultimate consumer (excluding all principally outdoor uses)
18. Laundromat, self-service
19. Lock and key shop
20. Medical, dental or health clinic
21. Newsstand
22. Offices
23. Optician
24. Pharmacy
25. Photographic studio
26. Public buildings (Post Office, Police, Fire, etc.)
27. Restaurants
28. Restaurant, convenience
29. Shoe repair and shoe shine shop
30. Tavern, bar or lounge
31. Video sales and rental

Exhibit 8

COMMERCIAL PERMITTED USES
McCARTNEY CENTER
PARCELS B and C

1. Administrative, business and professional offices
2. Appliance sales, service
3. Appliance repair
4. Athletic clubs
5. Banks and other savings and lending institutions
6. Barber shop
7. Beauty parlor
8. Business and office machine sales, service and repair
9. Business, technical or vocational school
10. Candy and ice cream store
11. Cigar and tobacco store
12. Clothing and costume rental shop
13. Convenience stores
14. Custom dressmaking, furrier, millinery or tailor shop
15. Dancing or theatrical studio
16. Delicatessen and catering establishment
17. Drug Store
18. Dry cleaning and laundry establishment
19. Essential public service or utility installation
20. Florist
21. Gas service station (maximum of two)
22. General service uses including business, personal and professional service establishments
23. General retail businesses engaged in direct sales to the ultimate consumer (excluding all principally outdoor uses)
24. Grocery Store
25. Indoor movie theater
26. Interior decorator shop
27. Laundromat, self-service
28. Liquor store
29. Lock and key shop
30. Medical, dental or health clinic
31. Newsstand
32. Offices
33. Optician
34. Pharmacy
35. Photographic studio
36. Plant nursery
37. Public buildings (Post Office, Police, Fire, etc.)
38. Restaurants
39. Restaurant, convenience (maximum of three)
40. Retail Stores
41. Shoe repair and shoe shine shop
42. Tavern, bar or lounge
43. Video arcade
44. Video sales and rental

Exhibit 8

COMMERCIAL PERMITTED USES
McCARTNEY CENTER
PARCELS D and E

1. Administrative, business and professional offices
2. Appliance sales, service
3. Appliance repair
4. Athletic clubs
5. New automobile or recreational vehicle sales, (with accessory maintenance, rental, repair and used vehicle sales)
6. Automobile car wash
7. Banks and other savings and lending institutions
8. Barber shop
9. Beauty parlor
10. Business and office machine sales, service and repair
11. Business, technical or vocational school
12. Candy and ice cream store
13. Cigar and tobacco store
14. Clothing and costume rental shop
15. Convenience store
16. Dancing or theatrical studio
17. Delicatessen and catering establishment
18. Drug Store
19. Dry cleaning and laundry establishment
20. Essential public service or utility installation
21. Florist
22. Garden supply store
23. Gas service station
24. General service uses including business, personal and professional service establishments
25. General retail businesses engaged in direct sales to the ultimate consumer
26. Greenhouse
27. Hotel or motel
28. Laundromat, self-service
29. Liquor store
30. Medical, dental or health clinic
31. Newsstand
32. Offices
33. Optician
34. Photographic studio
35. Plant nursery
36. Public buildings (Post Office, Police, Fire, etc.)
37. Restaurants
38. Restaurant, convenience
39. Retail Stores
40. Shoe repair and shoe shine shop
41. Tavern, bar or lounge
42. Theatre, excluding drive-in theatre
43. Automobile tire sales, repair and mounting
44. Video arcade
45. Video sales and rental
46. Watch repair shop
47. Wireless telecommunication facilities – height is 35 feet maximum

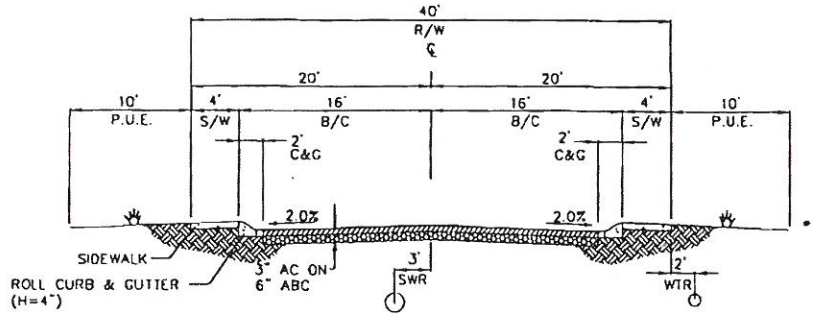
Exhibit 8

COMMERCIAL PERMITTED USES
McCARTNEY CENTER
PARCEL F

1. Administrative, business and professional offices
2. Banks and other savings and lending institutions
3. Business and office machine sales, service and repair
4. Business, technical or vocational school
5. Delicatessen
6. Exterior storage of RV's, boats and trailers, provided that they are screened from view from adjacent properties and rights-of-way
7. Florist
8. General service uses including business, personal and professional service establishments
9. General retail businesses engaged in direct sales to the ultimate consumer, excluding all principally outdoor uses.
10. Hotel or motel
11. Laundromat, self-service
12. Medical, dental or health clinic
13. Mini-Storage
14. Newsstand
15. Offices
16. Optician
17. Photographic studio
18. Restaurants
19. Retail Stores
20. Shoe repair and shoe shine shop
21. Tavern, bar or lounge

Exhibit 8

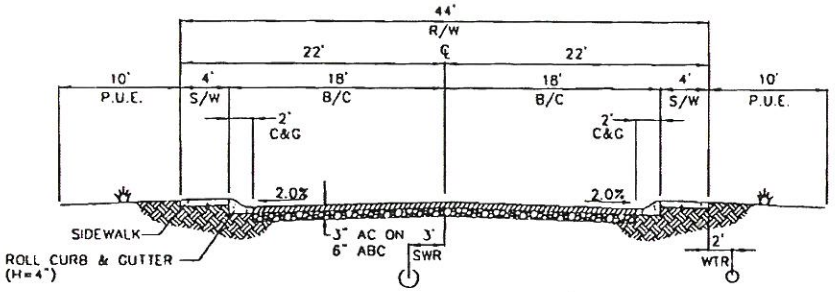
TYPICAL ROAD SECTIONS



40' R.O.W.

TYPICAL DETAIL A
LOCAL STREET-CUL-DE-SAC

(NOT TO SCALE)



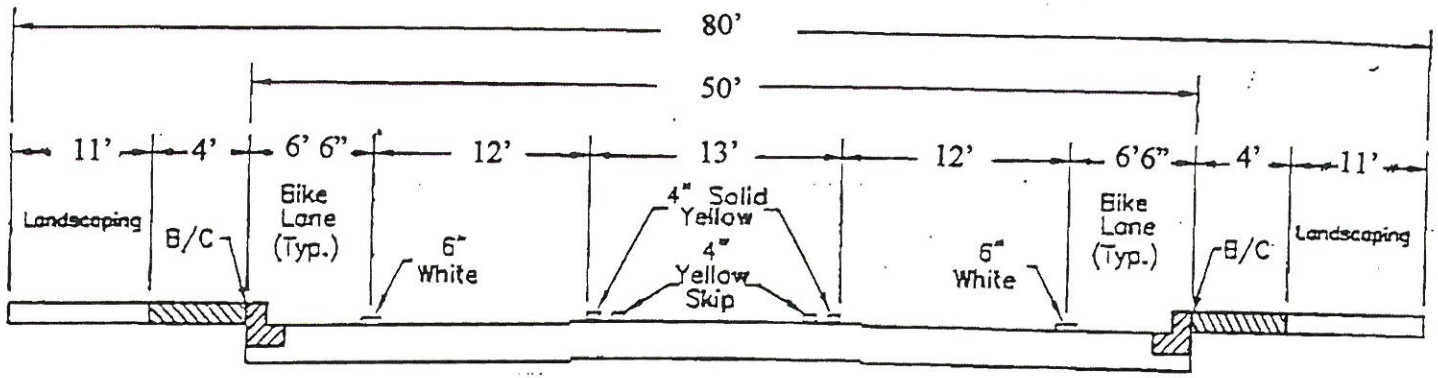
44' R.O.W.

TYPICAL DETAIL A
LOCAL STREET

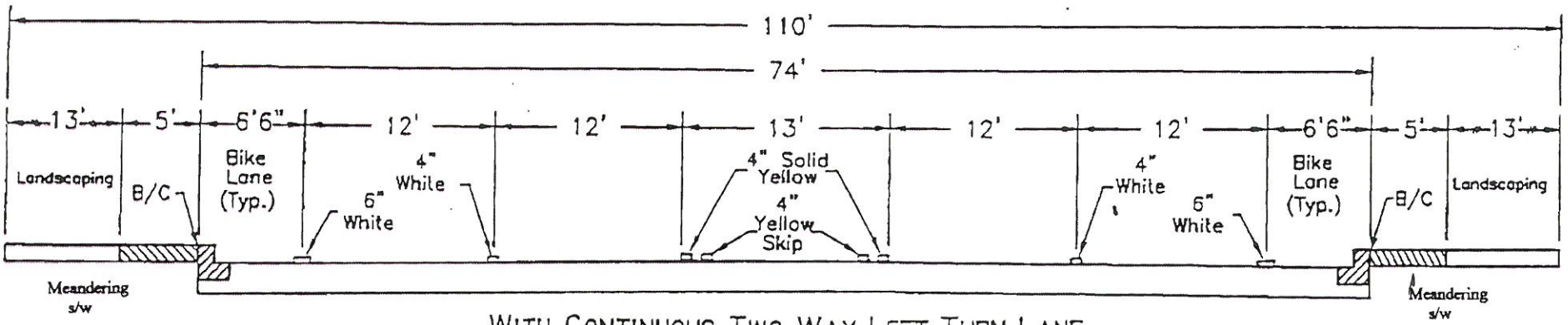
(NOT TO SCALE)

EXHIBIT 9

Collector Street
Cross-Section Detail



Arterial Street
Cross-Section Detail



WITH CONTINUOUS TWO-WAY LEFT TURN LANE

EXHIBIT 9

Cross-sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendation of the City Engineer, shall be provided on all collector and arterial roadways.

PROJECT TEAM

Developer

Legacy Land Development, L.L.C.
5010 East Shea, A-215
Scottsdale, Arizona 85254
Attn: Tom Eggert

Phone: (480) 443-4070

Civil Engineering

Clouse Engineering, Inc.
1642 E. Orangewood Ave.
P.O. Box 16882
Phoenix, Arizona 85020
Attn: James "Abe" Abraham

Phone: (602) 395-9300

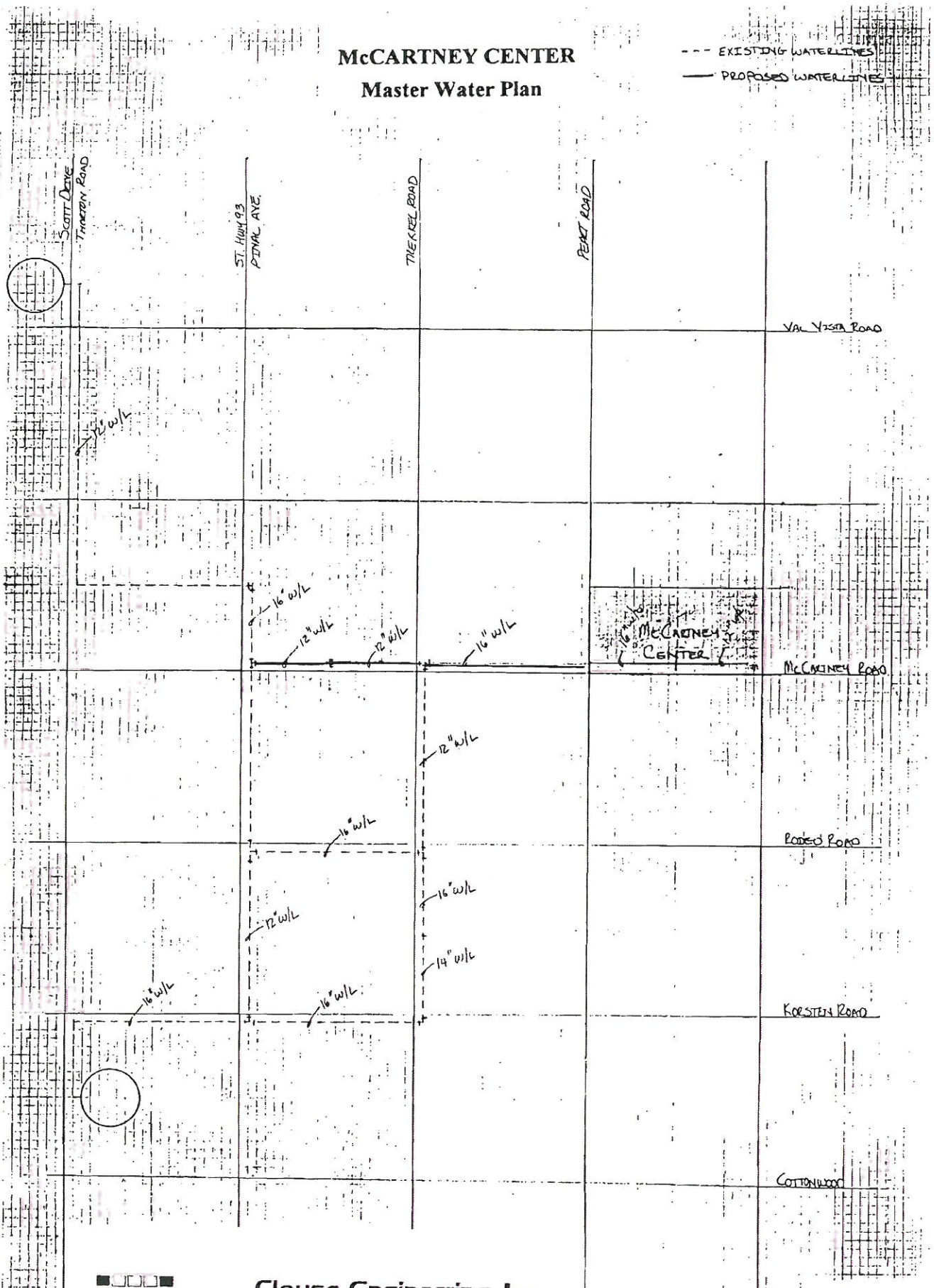
Land Planning

Gilmore Graves Inc.
300 W. Clarendon Ave., Suite 385
Phoenix, Arizona 85013
Attn: Jack Gilmore

Phone: (602) 266-5622

EXHIBIT 10

McCARTNEY CENTER
Master Water Plan

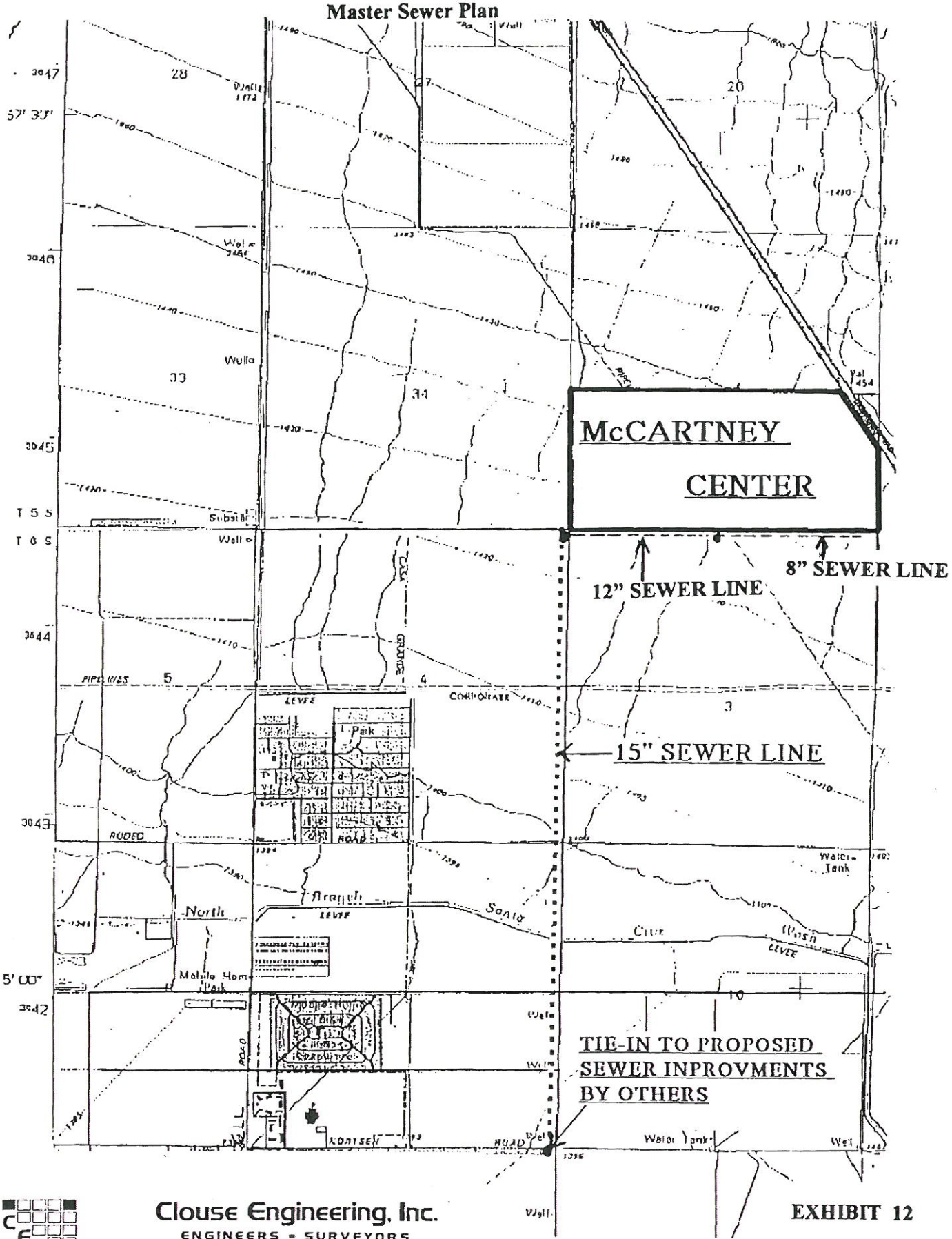


Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

EXHIBIT 11

McCARTNEY CENTER

Master Sewer Plan



Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL (602) 395-9300 • FAX (602) 395-9310

EXHIBIT 12

APPENDIX A

Recommended Landscape Palette

Botanical Name	Common Name
Trees:	
Acacia aneura	Mulga
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Caesalpinia cacalaco	Cascalote
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dalbergia sissoo	Sissoo Tree
Fraxinus velutina'Rio Grande'	Fan-tex Ash
Jacaranda mimosifolia	Jacaranda
Lysiloma microphylla var. thornberi	Desert Fern
Olea Europa'Swan Hill'	'Swan Hill'Olive
Olneya tesota	Ironwood
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Eldarica Pine
Pinus roxburghii	Chir Pine
Pistachia chinensis	Chinese Pistache
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis juliflora	Native Mesquite
Pyrus calleryana 'Bradford'	Bradford Pear
Quercus species	Oak
Ulmus parvifolia	Evergreen Elm
Washingtonia robusta	Mexican Fan Palm
Shrubs:	
Buddleia marrubifolia	Woolly Butterfly Bush
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Baja Fairy Duster
Calliandra eriophylla	Pink Fairy Duster
Cassia species	Cassia
Convolvulus cneorum	Silverbush Morning Glory
Cordia boissieri	Texas Olive
Cordia parvifolia	Littleleaf Cordia
Dalea species	Dalea

Shrubs (continued):

Dodonea viscosa	Hop Bush
Encelia farinosa	Brittlebush
Ericamaria laricifolia	Turpentine Bush
Justicia species	Justicia
Leucophyllum candidum	'Silver Cloud Sage
Leucophyllum frutescens	'Green Cloud, TM Sage
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum zygophyllum	'Cimarron' TM Sage
Myrtus communis'Boetica'	Twisted Desert Myrtle
Penstemon species	Penstemon
Ruellia peninsularis	Desert Ruellia
Salvia clevelandii	Chaparral Sage
Salvia greggi	Autumn Sage
Salvia leucantha	Mexican Sage
Simmondsia chinensis	Jojoba
Spaeralcea ambiqua	Globemallow
Tecoma v. stans	Arizona Yellow Bells
Xylosma species	Xylosma

Perennials/Groundcover/Vines:

Acacia species	Acacia
Baileya multiradiata	Desert Marigold
Baccharis'Centennial'	Desert Broom hybrid
Antigonon leptopus	Queen's Wreath
Baileya multiradiata	Desert Marigold
Bougainvillea sp. 'Barbara Karst'	Barbara Karst
Bougainvillea	
Convolvulus species	Morning Glory
Dalea capitata	'Sierra Gold , TM
Euphorbia rigida	Gopher Plant
Gazania species	Gazania
Hymenoxys acaulis	Angelita Daisy
Lantana camara	Trailing Lantana
Lantana 'New Gold'	'New Gold' Lantana
Mascagnia lalacaena	Purple Orchid Vine
Melampodium leucanthum	Blackfoot Daisy
Myoporum parvifolium	Myoporum
Penstemon sp.	Penstemon
Verbena species	Verbena
Cynodon dactylon 'midiron'	Hybrid Bermuda

Accents/Cacti and Succulents:

Agave species	Agave
Aloe species	Aloe
Carnegia Gigantea	Saguaro
Dasylirion species	Desert Spoon
Echinocactus	Barrel Cactus
Fouqueria splendens	Ocotillo
Hesperaloe species	Hesperaloe
Nolina species	Bear Grass
Yucca species	Yucca
Opuntia species	Prickly Pear

APPENDIX B

SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES

Compliance with City of Casa Grande Code

All buildings, structures, walls and fences constructed within McCartney Center, and the use and appearance of all land within McCartney Center, shall comply with all applicable City of Casa Grande zoning and code requirements, these Guidelines, and the Conditions, Covenants, and Restrictions (CC&R's) when they are recorded with the Final Plat(s). These Design Guidelines for McCartney Center have been organized under the following sections:

1. Site Development
2. Architecture
3. Walls and Fences
4. Landscape
5. Hardscape
6. Maintenance

1. SITE DEVELOPMENT

1.1 Grading and Drainage

- Any aesthetic landscape berming on individual lots shall not direct drainage toward structures or onto adjacent lots.
- Berming of individual lots shall meet existing grade at a minimum of 2' before back of sidewalk or back of curb or property line. Grade transitions shall be even and smooth.
- Residential runoff shall be directed to the various open space retention areas, which will serve as the major drainage and retention area for the Community.
- Drainage swales shall be designed to minimize runoff velocities in order to protect sites from erosion.
- Grading shall be finished to minimize erosion both on and off-site. No slopes shall be steeper than 4 to 1.
- All excavation and fill areas shall be sufficiently compacted to prevent settlement or erosion problems.
- Any imported soils needed to create landscape berming shall be free of weeds and debris and shall be of similar makeup as the existing soils.
- Site grading design should complement and reinforce the architectural and landscape design character by screening undesirable elements,

by helping to reduce or encourage the perception of height and mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views.

- All finished graded slopes shall be stabilized, landscaped with approved plant material, and finished with turf or decomposed granite.
- Retention areas enclosed by solid walls and fences shall be prohibited.

1.2 Setbacks

- Building setbacks help to create view corridors and provide an open project feeling. Setbacks shall be as referenced in the McCartney Center (PAD) and the Preliminary Development Plan (PDP) document.
- Varied front yard setbacks along straight street frontages are required to break up "row housing", and to strengthen the character of the architectural theme.
- Single-family front yard setbacks shall vary by at least 3 feet along streets with a straight alignment (non curvilinear), with no more than two homes in a row having the same front yard setback.
- No single-family lot is to front onto a collector street or arterial roadway.
- Multi-family setbacks shall be a minimum of 20' on all sides, and a minimum of 25' on the perimeter of the PAD.

1.3 Building Height

- Maximum building height for the single-family residences shall not exceed 30'.
- Maximum building height for multi-family buildings shall not exceed 35', however buildings adjacent to single-family houses shall not exceed two stories.

1.4 Parking Requirements

- All single-family residential units shall have a minimum of two off-street concrete spaces in addition to their garage spaces. (18' wide driveways with a minimum length of 20' from back of sidewalk)
- No parking is allowed on arterial or collector roadways.
- Parking of boats, campers, trailers, RV's, etc. is not permitted within public or private view.
- Multi-family parking shall be per City code and a Major Site Plan approval.

1.5 Screening of Refuse Areas

- Refuse containers for single-family uses shall be stored behind a block wall or within a garage except during pick up times.
- All refuse containers must be of a size that shall accommodate all refuse generated between collection times.
- Loading areas shall not disrupt normal circulation of the lot or sidewalks. No open storage of materials, supplies or equipment shall be permitted.
- Multi-family uses shall have gated dumpster enclosures designed and constructed per code and Major Site Plan approval.

1.6 Utility Structure Placement

- All utilities unless otherwise approved by the City Council, shall be installed and maintained underground.
- Roof mounted mechanical equipment is prohibited, unless it is completely screened by a continuous parapet wall.
- Exterior transformers, utility pads, cable television, and telephone boxes should be grouped where feasible, painted a neutral color or color consistent with principal structure, and screened with plant material subject to the access requirements of the particular utility company.
- Antennas may be installed on the multi-family roofs provided that they are completely screened by a continuous parapet wall.

1.7 Lot Coverage

- Single-family home lots will have a maximum lot coverage of 45 percent.

1.8 Overall Project

- Interaction of residential and open space is created through the use of hardscape and trail systems.
- Visual access from roads and residential developments to facilitate exposure and security is found throughout.
- Lighting shall be oriented to on-site uses to protect adjacent uses from unnecessary glare.

- Landscaping shall be used to break up otherwise uninterrupted building mass, frame views and connect with development on adjacent pads.

2. ARCHITECTURE

Architectural guidelines will help to establish visual compatibility throughout McCartney Center and assure an overall quality appearance. All structures in a defined neighborhood shall incorporate a schedule of materials, colors, and Southwest styles that blend with or complement each other.

2.1 General Style

Although architectural themes will vary from neighborhood to neighborhood, these Design Guidelines will insure their compatibility throughout McCartney Center. While a "Southwest" style may be the predominant theme, variations in front elevations, roof overhangs, accent building materials, punched openings, columns, color schemes, landscaping, etc., can all utilize subtle variations to maintain a consistent theme. Homebuilders shall emphasize distinctive architectural details in the front elevations (e.g. covered front entries and/or covered front porches, door and window details, roof overhangs, parapet walls with cap features, etc.)

The multi-family development shall maintain a similar architectural theme.

2.2 Building Orientation

- The orientation of homes on lots will include a variety of site planning techniques to add interest to the streetscape. Some of those options include the following:
- Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency.
- Provide for well-defined entries.
- Include shade trees along property lines adjacent to driveways.
- Residential units are encouraged to mix left and right elevations.
- Alternate rooflines to create interest.
- Rear roof ridgelines backing up to arterial and collector streets shall be varied.

2.3 Single-Family Massing

The careful selection of one and two story product types and their

placement based on scale and proximity to adjacent units can help to establish the visual character of the neighborhood. Individual builders shall be required to consider the overall impact to adjacent units and the streetscape.

2.4 Building Materials

The selection of building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

Building Finishes

- Permitted exterior finished materials include masonry, stucco, split or textured decorative block, brick, and limited concrete plank siding.

Roofs

- Acceptable roof covering materials shall be lightweight concrete or clay tiles.
- Roof parapets must be finished with compatible material and color to the building's skin and shall continue around all sides.
- Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof.
- All vent pipe stacks, gutters, flues, and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

Colors

- The predominant colors in McCartney Center will be natural earth color tones and/or complementary pastel colors.
- All paint colors shall have light a reflectivity value of less than 50%.
- Trim colors shall not dominate the exterior appearance and shall be of compatible color as the major structure's color. Roof colors shall not produce glare, such as being white, light colored aluminum, or have a reflective surface.
- Builders shall provide and utilize a minimum of six house color schemes.

Accessory Buildings

- Accessory buildings are allowed pursuant to the requirements and restrictions of the PAD and in accordance with the City's current standard. Such buildings shall be constructed and painted a color to match or complement the main structure. No residential lot will have more than 300 square feet of detached storage or accessory buildings unless approved by a Conditional Use Permit by the City.

2.5 Single-family Home Diversity

- A minimum of 4 home floor plans, each with three distinct elevations, is required per each residential parcel.
- No more than two consecutive same front home elevations will be allowed.
- No more than three consecutive same rear elevations on homes backing up to a collector or arterial roadway.

2.6 Multi-story Homes

- Multi-story single-family homes will not be constructed on any lot less than 6,000 square feet in area.

2.7 Approvals

- Single-family home elevations shall be submitted to the City Planning Commission for approval prior to the issuance of any housing building permits.

3. WALLS and FENCES

When necessary for security, screening or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to decorate property lines, with the exception of residential units. Acceptable fence materials shall include, but not be limited to, masonry, tubular steel (for gates only), stone, brick and masonry with wrought iron.

3.1 Guidelines:

- Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residences.
- Landscape berming can be used as a complement to screen walls.

- The texture, color, and form of walls adjacent to buildings shall harmonize with the building's design.
- Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and forms are encouraged.
- Perimeter walls should be on the meandering right-of-way/property line but do not need to follow the alignment exactly.
- Walls and fences shall be a maximum of 6', as measured for an adjacent grade, along rear and side lot lines and shall conform to City zoning ordinances and visibility triangles.
- Walls between single-family and commercial uses shall be 8' high.
- Walls along McCartney Road, McCartney Center Road and Camino Mercado shall be 8' high.
- When walls are located in the front yard for decorative or screening purposes, they shall be a maximum of 3' in height, conforming to City zoning ordinances and visibility triangles.
- Chain link fencing is not permitted for fencing, except if within a rear yard with a perimeter masonry wall.
- Walls and fences shall be constructed to City of Casa Grande engineering of design standards.
- Open fencing shall be highly encouraged adjacent to open spaces, such as decorative block and wrought iron, in order to take advantage of views.
- Walls separating single family residential from nonresidential shall be installed as part of the construction of whichever use is developed first.
- The horizontal mass of continuance walls should be softened by landscape planting and vines, variations in height and berming.
- Walls built to screen ancillary structures shall complement the building materials of the principal structure.

4. HARDSCAPE

Hardscape elements should be used in coordination with the architecture and landscape to provide a link between the street edge and individual developments. Attention to hardscape details can enhance the sense of community by relating developments and reinforcing the overall design theme. In addition, proper hardscape design can improve pedestrian safety, movement, and visual enjoyment of public areas.

Patterned paving materials can be used in limited areas to emphasize entries and places of special interest. Utility lines should not be installed under such special materials if at all possible.

The places appropriate for this emphasis are as follows:

- Community entries
- Trail/road crossings
- Private walks
- Village entries
- Residential driveways
- Major intersections

Acceptable paving materials include (subject to Engineering approval):

- Integrated colored concrete
- Brick
- Native Stone
- Pre-cast interlocking pavers
- Combinations of the above

General Paving Guidelines:

- Near buildings, paving should be consistent with major intersection treatments.
- Painted paving surfaces other than those for traffic control and marking of parking areas within parking are prohibited.
- Use smooth materials to encourage movement and rough materials to slow movement down.
- Limit the number of paving materials in one place to three.

Paths and walkways will be provided to link the various land uses within this project and create a pedestrian friendly environment.

Street Furniture:

- Hardscape elements such as benches, bollards and trash receptacles should highlight the community themes as well as serve functional uses. Materials used in the construction of street furniture should reflect the surrounding architecture, walls, and fences and paving materials. Street furniture should be limited to a common design throughout each individual village and should tie into the overall theme.

General Guidelines for Street Furniture:

- Street furniture should be conservative in use of sidewalk space, and maintain a clear width to accommodate pedestrian flow.
- Street furniture should be constructed of longwearing, vandal-resistant materials capable of withstanding climatic conditions.
- To the greatest extent possible, street furniture should be integrated into landscape areas and off street amenity areas.
- Street furniture should consider the safety, comfort and convenience of the user, including the handicapped.
- Furniture will not obstruct stairs ramps, building entrances or exits, loading areas or public rights-of-way. Furniture will be placed to minimize policing or security hazards.

5. LANDSCAPE

Together with the Preliminary Development Plan, the Landscape Concept is a central element in the design of an overall community identity. The landscape and open space concept will establish a community framework for all common and public areas within McCartney Center. The objective of the landscape is to screen, accent, soften, and improve the visual character of McCartney Center. All plant material should be drought resistant and water conserving. Drip irrigation systems are required, except for turf areas. Streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that help portray the image of the community to the public.

Landscape should be used:

- to soften, but not obstruct, the architecture,
- for visual screening,
- aesthetically, as a reminder of the natural environment in which we live. The plant list in Appendix A shall be used by all homebuilders to maintain cohesiveness throughout McCartney Center.
- All plant material shall be provided with fully automated drip irrigation systems. Plants should be selected to fit naturally into their space to avoid the need for excessive trimming and allow normal growth.
- Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized.
- Backflow prevention devices shall be fully screened.
- Exposed earth is not permitted due to erosion and dust concerns except in planting beds.

The following landscape standards shall apply to streetscape and residential site development.

5.1 Streetscape

In order to achieve an overall circulation system and provide a strong community structure and neighborhood identity, the landscape design shall be of consistent quality and shall clearly define streetscapes, major entries and intersections.

- **Collector Streets:** The landscape along the loop road collector street and trail system shall be a xeriscape landscape accented with native canopy trees with desert planting below.
- **Local Streets:** The landscaping along neighborhood streets will reflect the landscaping theme of the roadways to provide cohesiveness throughout the project.
- **Major Entries:** A formal (linear) planting of trees and landscaping is intended to create a visual sense of arrival. Examples are illustrated in Exhibit 7 – Street Cross Sections.

5.2 Residential Site Development

- Landscaping shall comply with the McCartney Center Guidelines, City codes and specific Master Site Plan approvals by the City.
- Individual developments' landscape designs shall be integrated with the streetscapes.
- At least two, 15-gallon trees and four 5 gallon shrubs are required in the front yard of each single-family residential unit. Shrubs will be required in all front yards and will be utilized to soften and screen. Groundcover may be plants, decomposed granite, or other natural rock material. All bare earth must be covered by a City approved plant or rock material to provide a neat, dust-free appearance.
- All completed dwelling units must have the front yards landscaped and street trees planted prior to occupancy. Prior to landscaping all yards must be maintained in a neat, weed-free, dust-free condition.
- All landscaping must reflect the character of the development.
- Rocks and boulders, patios, sidewalks, etc. may be used to supplement and create imaginative landscaping design.
- Artificially colored rock yards are not acceptable at any location.
- Ponds, water-falls and ornaments such as wagons, characters and flamingos are prohibited in the front yards.

5.3 Open Space/Retention Areas

- Landscaping shall comply with City of Casa Grande Codes and Ordinances and final landscape plans that are reviewed and approved by the City Planning Director. Design shall reflect the character of the McCartney Center theme.

6. Lighting

Light is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of McCartney Center. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots, and walkways, lighting is primarily for security. An effective economical combination of ground and streetlight level fixtures may be used. Landscape and architectural lighting is primarily for aesthetics. All lighting shall be compatible with the design character of the project. No bright, colored or flashing lights will be permitted. All light fixtures are subject to approval by the City prior to installation.

7. Signage

Signage for the single-family residential components of this PAD will be per the approved PAD guide for McCartney Center and all applicable City codes.

Multi-family signage will be per the review and approval of the City Planning and Zoning Commission' Major Site Plan process.

7.1 Entry Monument Signs - Conceptual

- The Entry Monument signs as shown on Exhibit 7 shall be designed and installed by the developer. These signs establish the theme for the entire development and all other signs should reflect this "master" sign standard. Each development sign, as a small portion of the whole project, will contribute significantly to the overall image. (See Exhibit 7-Master Wall Plan)
- Subdivision signs shall be constructed of permanent materials.

8. Maintenance

Maintenance of all infrastructure is a necessary key to the continued quality appearance of McCartney Center. Maintenance applies to

buildings and other structures, paving and hardscape, landscape, and all other site amenities.

8.1 Guidelines

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and natural looking pruning shall occur on a regular basis and shearing of plant material shall be minimized.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within ten working days, weather permitting.
- The irrigation system shall be maintained regularly to avoid water loss.
- Lawns shall be kept mowed.
- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.

9. Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, evaporative cooling, air conditioning, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of neighboring or public property. The screening or concealment shall be integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property. All pool equipment shall be screened from off-site public view.

10. Solar Panels and Equipment

Except where contrary to Federal or State law, solar energy devices may not be visible from public view. Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline. Roof mounted hot water storage systems must not be visible from neighborhood properties. Tacker type systems will be allowed only when not visible from neighboring property

11. Exterior Accessories

11.1 Antennas

- Except as where contrary to Federal or State laws, exterior television, radio, or other antenna or dishes of any kind shall not be visible from the street.

11.2 Amplifier

- No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside, of any building in residential areas in a manner which would be disruptive to any such area.

11.3 Basketball Backboards

- Basketball backboards can be of the "portable" type or they must be installed only on a separate freestanding pole. Portable backboards shall be kept within the rear yards or garages when not in use.

11.4 Flagpoles

- Flagpoles shall be limited to a height of 20' in residential areas.
- Temporary flagpoles at model home complexes shall be per City code.

11.5 Utility and Service Lines

- No gas, electric, power, telephone, water, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel, except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of common areas.

11.6 Additions or Alterations

- Any addition or alteration to any building, structure, lot, or parcel must, unless the additions and alterations are not visible from neighboring properties or public properties, not violate or conflict with these

Guidelines. No garages shall be converted to liveable area or otherwise altered to change their original function.

12. Garbage

- No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Casa Grande.
- Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas on a Tract Declaration or subdivision plot to be maintained by the City of Casa Grande.

13. Window Treatment.

- No aluminum material or other reflective material may be installed in windows.
- Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the design guidelines applicable to the structure on which the coverings or treatments are being place.

14. ADDITIONAL REQUIREMENTS for PAD SINGLE-FAMILY RESIDENTIAL ARCHITECTURE

1. **Incorporate a Variety of Exterior Materials.**
   The homebuilders shall utilize at least four different roofing colors per subdivision. Two or more tile types (e.g. flat, s) shall be offered per subdivision.

2. **Provide Significant Architectural Features.**
   The homebuilders shall include at least one of the following on at least fifty percent of its product: covered entries, front porches or bay windows.

3. **Exceed the Mandatory Requirements for Home Color Schemes.**
   The homebuilders shall utilize at least six distinct home color schemes within each residential subdivision.

4. **Miscellaneous Requirements.**
   - No homes will have side entrances, except if entrance faces a street (i.e. corner lot).
   - All home sides shall include a minimum of one full-size window (minimum 20 square feet).
   - Front-loaded garages shall not extend more than ten feet forward of the homes liveable area.
   - Front-loaded garages will not encompass more than 60 percent of the front plane of the home.
   - All gang mailboxes will be built within a decorative block wall structure, which meets U.S.P.O. requirements.

COMMERCIAL
DESIGN GUIDELINES

Compliance with City of Casa Grande Code and Ordinances

All buildings, structures, walls and fences constructed within McCartney Center, and the use and appearance of all land within McCartney Center, shall comply with all applicable City of Casa Grande zoning and code requirements and these Guidelines. These Design Guidelines for McCartney Center have been organized under the following sections:

1. Site Development
2. Architecture
3. Walls and Fences
4. Landscape
5. Hardscape
6. Maintenance

1. SITE DEVELOPMENT

1.1 Grading and Drainage

- Any aesthetic landscape berming on individual parcels shall not direct drainage toward structures or onto adjacent parcels.
- Drainage swales shall be designed to minimize runoff velocities in order to protect sites from erosion.
- Grading shall be finished to minimize erosion both on and off-site. No slopes shall be steeper than 4 to 1.
- All excavation and fill areas shall be sufficiently compacted to prevent settlement or erosion problems.
- Any imported soils needed to create landscape berming shall be free of weeds and debris and shall be of similar makeup as the existing soils.
- Site grading design should complement and reinforce the architectural and landscape design character by screening undesirable elements, by helping to reduce or encourage the perception of height and mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views.
- All finished graded slopes shall be stabilized, landscaped with approved plant material, and finished with turf or decomposed granite.
- Retention areas enclosed by solid walls and fences shall be prohibited.

1.2 Setbacks

- All commercial setbacks shall be in conformance to the approved Major Site Plan for the specific development. The minimum required building setbacks are as follows:

PARCELS A, B and C

Front	Rear	Sides	Corner	Residential	PAD Perimeter
35'	15'	10'	25'	45'	25'

Parking, loading and circulation areas shall be set back a minimum of twenty feet from residential areas.

PARCELS D, E and F

Front	Rear	Sides	Corner	Residential	PAD Perimeter
35'	20'	10'	25'	55'	25'

Parking, loading and circulation areas shall be set back a minimum of 5' from any non-residential property line and a minimum of 25' from any residential building.

1.3 Building Height

- Maximum building height for commercial development shall not exceed 35', except for the hotel/motel use, which may have four stories or 48', if approved by the City Fire Chief and the City Planning and Zoning Commission at Major Site Plan approval.

1.6 Screening of Refuse Areas

- Refuse areas shall be enclosed within a wall structure, which has a minimum height of 6'. These enclosures are encouraged to abut the building's perimeter walls and should be constructed of the same materials.
- All enclosures must be provided with a solid gate and is of a size that shall accommodate all refuse generated between collection times.
- Loading areas shall not disrupt normal circulation of the parking lot or sidewalks. No open storage of materials, supplies or equipment shall be permitted.
- All enclosures shall be designed and constructed to City standards and colored to complement the principal buildings.

1.7 Utility Structure Placement

- All utilities unless otherwise approved by the City Council, shall be installed and maintained underground.
- Roof mounted mechanical equipment must be completely screened by a continuous parapet wall.
- Exterior transformers, utility pads, cable television, and telephone boxes should be grouped where feasible, painted a neutral color or color consistent with principal structure, and screened with plant material subject to the access requirements of the particular utility company.

2. ARCHITECTURE

Architectural guidelines will help to establish visual compatibility throughout McCartney Center and assure an overall quality appearance. All structures in a defined neighborhood shall incorporate a schedule of materials, colors, and Southwest styles that blend with or complement each other.

2.1 General Style

A "Southwest" style is the predominant theme. Variations in front elevations, roof overhangs, accent building materials, punched openings, columns, color schemes, landscaping, etc., can be utilized for subtle variations.

2.2 Building Orientation

- Provide for well-defined entries.

2.3 Building Materials

The selection of building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

Building Finishes

- Permitted exterior finished materials include masonry, stucco, split or textured decorative block, brick, and limited concrete plank siding.

Roofs

- Acceptable roof covering materials shall be lightweight concrete or clay tiles.
- Roof parapets must be finished with compatible material and color to the building's skin and shall continue around all sides.
- Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement the main roof.
- All vent pipe stacks, gutters, flues, and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

Colors

- The predominant colors in McCartney Center will be natural earth color tones and/or complementary pastel colors.
- All paint colors shall have a light reflectivity value of less than 50%.
- Trim colors shall not dominate the exterior appearance and shall be of compatible color as the major structure's color. Roof colors shall not produce glare, such as being white, light colored aluminum, or have a reflective surface.

2.4 Additional Architectural Requirements.

Wall Expanses

- There shall be a minimum of a three foot stagger that is no less than every fifty feet in any linear wall expanse over fifty feet.
- Pop-outs, varied materials, canopies and windows will be utilized to break-up the monotony of building walls.

Entries

- Any store building over 25,000 square feet must have a minimum of two well-defined public entries.
- All public entries will be covered, as will walkways connecting public entries on each building and/or adjoining buildings.

Roofs

- Any individual store over 15,000 square feet or any group of adjoining stores totaling over 15,000 square feet, will vary roof heights and appearance for added diversity.

Four-Sided Architecture

- All sides of buildings will have a finished appearance. Docks and service areas will be completely screened by decorative walls and landscaping.

3. WALLS and FENCES

When necessary for security, screening or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to decorate property lines. Acceptable fence materials shall include, masonry, stone, brick and limited wrought iron.

3.1 Guidelines:

- Landscape berming can be used as an alternative and/or as a complement to screen walls.
- The texture, color, and form of walls adjacent to buildings shall harmonize with the building's design.
- Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and forms are encouraged.
- Perimeter walls should be on the meandering right-of-way/property line but do not need to follow the alignment exactly.
- Walls and fences, under normal conditions, shall be a maximum of 6', as measured for an adjacent grade, along rear and side lot lines and shall conform to City zoning ordinances and visibility triangles.
- Walls between residential and commercial uses shall be 8' in height.
- When walls are located adjacent to a road for decorative or screening purposes, they shall be a maximum of 3' in height, conforming to City zoning ordinances and visibility triangles.
- Chain link fencing is not permitted.
- Walls and fences shall be constructed to City of Casa Grande engineering design standards.

- Open fencing shall be highly encouraged adjacent to open spaces, such as decorative block and wrought iron, in order to take advantage of views.
- Walls separating residential uses from nonresidential uses shall be installed as part of the construction of whichever use is developed first.
- The horizontal mass of continuance walls should be softened by landscape planting and vines, variations in height and berming.
- Walls built to screen ancillary structures shall complement the building materials of the principal structure.

4. HARDSCAPE

4.1 General

Hardscape elements should be used in coordination with the architecture and landscape to provide a link between the street edge and individual developments. Attention to hardscape details can enhance the sense of community by relating developments and reinforcing the overall design theme. In addition, proper hardscape design can improve pedestrian safety, movement, and visual enjoyment of public areas.

Patterned paving materials can be used in limited areas to emphasize entries and places of special interest. Utility lines should not be installed under such special materials if at all possible.

The places appropriate for this emphasis are as follows:

- Commercial entries
- Major intersections

Acceptable paving materials include (subject to City's Engineer approval):

- Integrated colored concrete
- Brick
- Native Stone
- Pre-cast interlocking pavers
- Combinations of the above

General Paving Guidelines:

- Near buildings, paving should be consistent with major intersection treatments.

- Painted paving surfaces other than those for traffic control and marking of parking areas within parking are prohibited.
- Use smooth materials to encourage movement and rough materials to slow movement down.
- Limit the number of paving materials in one place to three.

4.2 Connectivity

- Paths and walkways will be provided to link the uses with the PAD and create a pedestrian friendly environment.

5. LANDSCAPE

Together with the Preliminary Development Plan, the Landscape Concept is a central element in the design of an overall community identity. The landscape and open space concept will establish a community framework for all common and public areas within McCartney Center. The objective of the landscape is to screen, accent, soften, and improve the visual character of McCartney Center. All plant material should be drought resistant and water conserving. Drip irrigation systems are required, except for turf areas. Streetscape is one of the most visible elements in a community. A consistent streetscape is one of the strongest cohesive features that help portray the image of the community to the public. Landscape should be used:

- to soften, but not obstruct, the architecture,
- for visual screening,
- aesthetically as a reminder of the natural environment in which we live; and Plant material listed on the Recommended Landscape Palette, which is included as Appendix, should be used throughout McCartney Center and reflect the principles of xeriscape. Subdivision development shall develop similar plant lists to maintain cohesiveness throughout McCartney Center.

The minimum plant sizes are as follow:

Type	General Locations	Entries & Landscape Features
Trees	24" box	48" box
Shrubs	5 gallon	5 gallon
Groundcovers	5 gallon	5 gallon

- All plant material shall be provided with fully automated drip irrigation systems. Plants should be selected to fit naturally into their space to

avoid the need for excessive trimming and allow normal growth.

- Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized.
- Backflow prevention devices shall be fully screened.
- Exposed earth is not permitted due to erosion and dust concerns except in planting beds.

5.1 Streetscape

In order to achieve an overall circulation system and provide a strong community structure and neighborhood identity, the landscape design shall be of consistent quality and shall clearly define streetscapes, major entries and intersections.

- **Collector Streets:** The landscape along the loop road collector street and trail system shall be a xeriscape landscape accented with native canopy trees with desert planting below.
- **Major Entries:** A formal (linear) planting of trees and landscaping is intended to create a visual sense of arrival. Examples are illustrated in Exhibit 9 – Street Cross Sections.

5.2 Open Space/Retention Areas

- Landscaping shall comply with City of Casa Grande Codes and Ordinances. Design shall reflect the character of the McCartney Center theme.

6. Lighting

Light is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of McCartney Center. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots, and walkways, lighting is primarily for security. An effective economical combination of ground and streetlight level fixtures may be used. Landscape and architectural lighting is primarily for aesthetics. All lighting shall be compatible with the design character of the project. No bright, colored or flashing lights will be permitted. All light fixtures are subject to approval by the City prior to installation. All lighting shall be directed towards the ground and shielded from adjacent properties.

7. Signage

All signs within McCartney Center should be designed to provide a consistent reinforcement of McCartney Center character. Signs must communicate not only specific information but should, in themselves, add to the attractiveness of the area. Signs should advertise a place of business or provide directions and information. Signs shall be architectural attractive and contribute to the retention of character of the area. Signs should not compete with each other or dominate the setting via inconsistent height, size, shape, number, color, lighting or movement. All signage must comply with the PAD signage provisions, as established in a Comprehensive Sign Guide for McCartney Center, reviewed and approved by the City Planning and Zoning Commission.

7.1 Guidelines - Conceptual

- Signs shall not be located within the right-of-way.
- All signs shall be kept in good repair.
- All wires, haul outs, transformers, and raceways must be concealed. Signs shall not be supported by guy wires or braces.
- Colors shall relate to other signs in the area to avoid clashing contrasts.
- Illumination shall be concealed. No flashing or blinking lights are permitted. No animated or sound emitting signs are permitted.
- No florescent or iridescent colors are permitted.
- No vehicular signs are permitted for advertising, such as on trucks, vans, automobiles, or trailers.
- No portable signs are permitted.
- Pylon signs, billboards, inflatable signs and exposed neon are not allowed.
- Where possible, integrate signage into either a perimeter wall or the landscape, such as berms. Signs shall not restrict visibility at Intersections, parking areas, or driveways. Roof signs are not allowed. Painted window signs are prohibited.

7.2 Entry Monument Signs – Conceptual

- The Entry Monument signs shall be as designed and shown on Exhibit 7. These signs establish the theme for the entire development and all other signs should reflect this "master" sign standard. Each development sign, as a small portion of the whole project, will contribute significantly to the overall image. (See Exhibit 7-Master Wall Plan)
- All signs shall be constructed of permanent materials.

7.3 Directional Signage - Conceptual

- There shall be no more than one directional signs per driveway entrance to a lot, parcel or multiple use lot or parcel. None of these signs may include business identification or other advertising copy.
- No directional sign shall be greater than 6 sq.ft. in area and have a height greater than 3' above grade. All signage is subject to approval by the City of Casa Grande Planning and Zoning Commission.

7.4 Detached Sign Consolidation

- There will be no more than two detached signs located on Commercial Parcels B and C combined. One of these signs will be located on Parcel B and the second sign on Parcel C.
- A maximum of one detached sign will be located on the I-10 frontage. Anchor tenants from Parcels D, E and F shall be allowed usage of this sign as sign area permits. This sign will be located on Parcel E.
- Parcel F will be allowed a maximum of one detached sign.
- Parcel E will be allowed a maximum of two detached signs, including the one previously described along the I-10 frontage.
- Parcel D will be allowed a maximum of one detached sign.
- Parcel A will be allowed a maximum of one detached sign.
- Except for the one I-10 frontage sign, all detached signs will be located adjacent to the City Arterial road frontage.

8. Maintenance

Maintenance of all infrastructure is a necessary key to the continued quality appearance of McCartney Center. Maintenance applies to buildings and other structures, paving and hardscape, landscape, and all other site amenities.

8.2 Guidelines

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and natural looking pruning shall occur on a regular basis and shearing of plant material shall be minimized.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within ten working days, weather permitting.
- The irrigation system shall be maintained regularly to avoid water loss.
- Lawns shall be kept mowed.
- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.

9. Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, evaporative cooling, air conditioning, may be placed on any parcel without screening or concealment from view of neighboring or public property. The screening or concealment shall be integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property.

10. Solar Panels and Equipment

Except where contrary to Federal or State laws, solar energy devices may not be visible from public view. Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline. Roof mounted hot water storage systems must not be visible from neighboring properties.

11. Exterior Accessories

5.3 Antennas

- Except where contrary to Federal or State laws, exterior television, radio, or other antenna or dishes of any kind shall not be visible from the street.

5.4 Amplifier

- No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside, of any building in residential areas in a manner which would be disruptive to any such area.

5.5 Flagpoles

- Flagpoles within the commercial areas shall be limited to a maximum height of 35 feet.

5.6 Utility and Service Lines

- No gas, electric. Power, telephone, water, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel, except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of common areas.

5.7 Alterations

- Any alterations are subject to the review and approval of the City Planning and Development Director. If deemed extensive, they shall also require a Major Site Plan approval by the Planning and Zoning Commission.

12. Garbage

- No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Casa Grande.
- Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas on a Tract Declaration or subdivision plot to be maintained by the City of Casa Grande.

13. Accessory Buildings/Structures

- No buildings/structures, including modular buildings and portable storage containers, shall be placed on any commercial parcel without a prior Major Site Plan approval by the City Planning and Zoning Commission. This requirement shall not include temporary construction offices and facilities approved with a Temporary Use Permit.

14. Access Management

- Future commercial developments will be required to limit and space curb cuts per the recommendations of the City Engineer and Planning and Development Director. Access to commercial Parcel D from McCartney Road will be limited to right "in" and right "out" turning patterns, unless approved by the City Planning and Zoning Commission.

15. Cross Access

- Cross Access Easements will be established and site plans will show vehicular cross-access between all contiguous commercial parcels and commercial developments.

16. Deceleration and Turn Lanes

- Deceleration lanes and right turn lanes will be provided per the recommendations of the City Engineer in accordance with City codes.

17. Medians

- Landscape medians will be provided within arterial rights-of-way to restrict turning movements as deemed necessary by the City Engineer in accordance with City codes. The developer/builder shall install landscaping within required medians and the City will be responsible for the maintenance.

18. Site Plans

- The first commercial Major Site Plan request per Parcel shall be required to submit a conceptual (final, if the request is for the full parcel) site plan layout that meets the approval of the Planning and Zoning Commission, for the entire commercial Parcel.

APPENDIX C

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

October 11, 1999
Job No. 990903

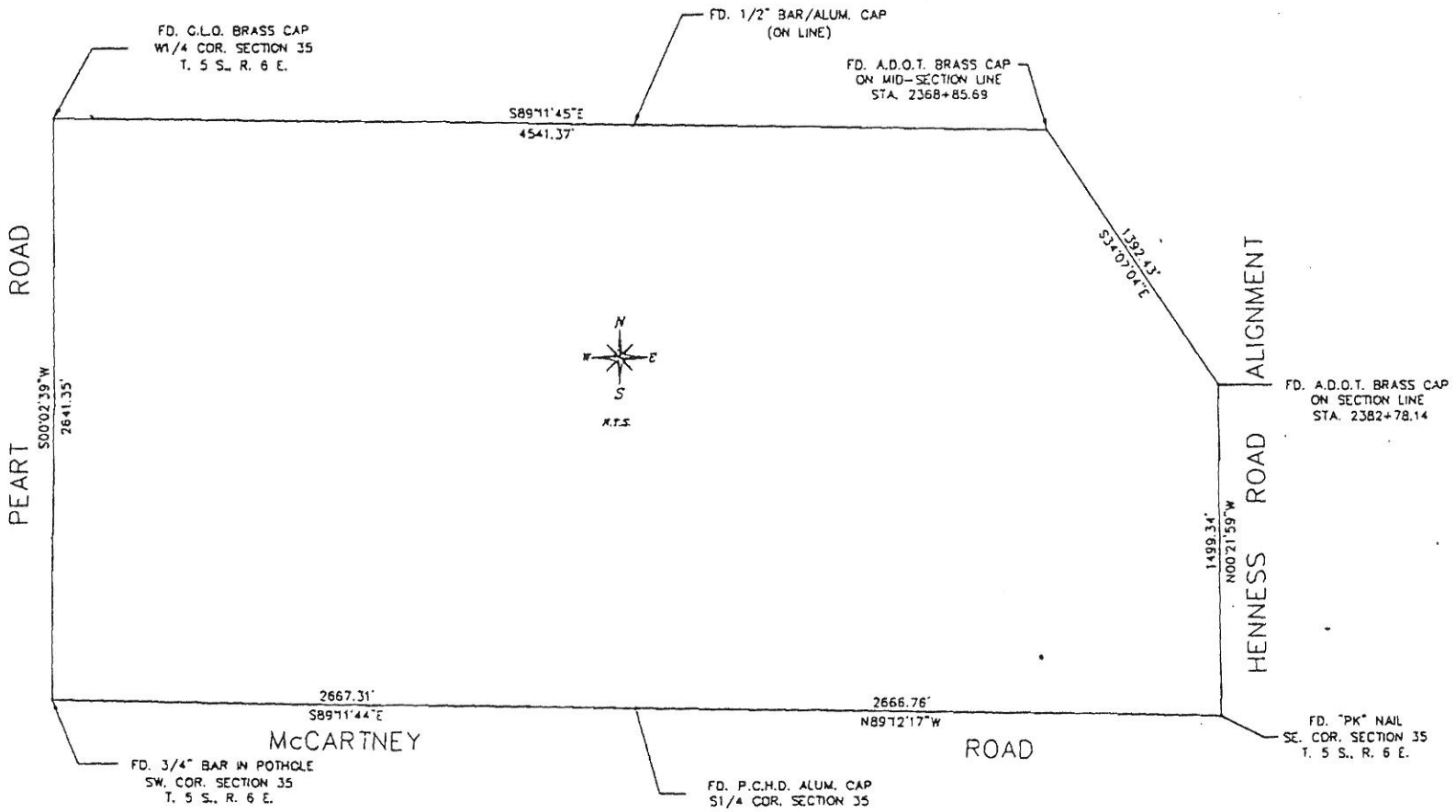
Legal Description
for
McCartney Center

That part of the South half of Section 35, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Beginning at the Southwest corner of said Section 35, measure; thence North 00 degrees 02 minutes 39 seconds East along the West line of said Section 35, 2641.35 feet to the Northwest corner of said South half of Section 35 (West quarter corner of Section 35); thence South 89 degrees 11 minutes 45 seconds East along the East-West mid-section line of said Section 35, 4541.37 feet to a point on the Westerly right of way of Interstate 10; thence South 34 degrees 07 minutes 04 seconds East along said Westerly right of way, 1392.43 feet to a point on the East line of said South half of Section 35; thence South 00 degrees 21 minutes 59 seconds East along said East line, 1499.34 feet to the Southeast corner of Section 35; thence North 89 degrees 12 minutes 17 seconds West, 2666.76 feet to the South quarter corner of said Section 35; thence North 89 degrees 11 minutes 44 seconds West, 2667.31 feet to the Southwest corner of Section 35 and the Point of Beginning.

Note: The above described parcel contains 13,620,749 gross square feet or 312.6894 gross acres.

EXHIBIT



McCARTNEY CENTER

CASA GRANDE, ARIZONA

APPENDIX D

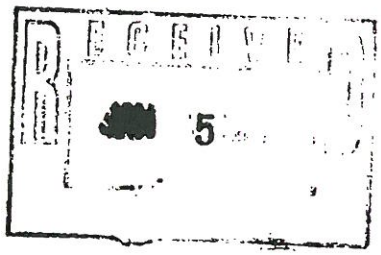
Casa Grande Elementary Schools

1460 North Pinal Avenue, Casa Grande, Arizona 85222
Telephone: (520) 836-2111
Fax: (520) 426-3712

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

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

January 3, 2000



Mr. Thomas Eggert
Legacy Land Development, L.L.C.
5010 E. Shea Blvd., Suite A-215
Scottsdale, AZ 85254

Dear Tom:

Thank you for meeting with me on December 21 to discuss your development project at McCartney and Peart. I appreciate your willingness to discuss the school district's needs and your recognition of our requirements for a school site. During our discussion we agreed, in principle, to the following:

1. A 12.2-acre school site north of the intersection of the two major collector streets will be reserved for the school district.

2. This school site would be donated to the school district provided the district delivers written notice of its intention to construct a school on this site within 30 days of the date when 60% of the building permits for the project have been approved.

3. Once construction of the residential portion of the project has commenced, the district will submit an application to the Arizona School Facilities Board for funding for a school on the school site.

Although we did not discuss this point, I would assume that you would be comfortable with this agreement binding any future successors or assigns, in the event that ownership of the property or the project changes. Please review these points and let me know if you are in agreement at your earliest convenience.

Sincerely,

Frank Davidson

Frank Davidson
Superintendent

FD:cm

APPENDIX E

The McCartney Center PAD will comply to the following additional requirements and conditions, as recommended by the City Planning and Zoning Commission:

1. Final drainage, traffic, water, and sewer reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

2. Sewer capacity shall not be reserved for any parcel until either a Final Subdivision Plat (not PAD Plat) or Major Site Plan is approved for the subject parcel.

3. A comprehensive traffic study must be submitted and reviewed by the City to determine the traffic impact of this project and any need for additional traffic and roadway improvements, including signalization, that the develop/builder will be required to provide and/or be partially financially responsible for.

4. The internal multi-use path (10 foot wide min. within El Paso easement and 8' wide min. in other locations) and walkway (5 foot wide min.) network shall be designed to provide safe and convenient connections/linkages to all open space amenities, the school site, and commercial and residential land uses. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements.

5. Prior to approval of any Final Plats or Major Site Plans for this site, the City must receive a letter from El Paso Gas (or any owner of the easement referred to as the El Paso easement) agreeing to the recreation use, landscaping, and other uses of and impacts to their easement. A PAD amendment is required if the easement owner has concerns that require changes in the landscaping, path network, road alignment, and/or parcel boundaries.

6. A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any final subdivision plats for the property. A minimum of 15 percent open space, not including landscaped rights-of-way, shall be provided within the single-family residential portions of this PAD.

7. Pavers or colored stamped concrete will be located at each entry into a residential or commercial parcel and at all locations where the internal path or walkway network cross roadways (latter subject to the City's Engineer's approval). All paver or colored stamped asphalt treatments shall be maintained by the homeowner's association.

8. Any utilities running through the site or any utilities which need to be relocated/provided for the development of the site, must be placed underground, unless otherwise approved by the City Council.

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

10. All street names are subject to the review and approval of the City Building Division.

11. Non-tandem front-loaded garages for three or more cars shall not be allowed on any lot that is less than 60 feet wide at the 20 foot front setback line.

12. The applicant/future home builders shall develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows, and/or pueblo-style architecture as standard features on at least two of the offered elevations per product type.

13. Unless otherwise approved by the City Council, no more than 25 percent of the single family home lots, with or without the school site developed, shall be less than 7,000 square feet in area. Only parcel AA shall have lots that are less than 7,000 square feet in area.

14. Entry monument "A" shall be located at each of the two main McCartney Road entrances. One entry monument "B" shall be located at one entrance to each single-family residential parcel.

15. The perimeter screen decorative walls shall be located along all arterial roadways with adjacent residential land uses and the east perimeter of the PAD. The interior screen decorative walls shall be located along all collector roadways and other residential parcel boundaries. Either the interior screen decorative walls or decorative view walls will be located at all other locations where residential walls are exposed to open spaces or streets. A standard masonry block wall, colored to match the decorative walls shall be used for all other residential purposes. Final wall designs and heights for parcels subject to Major Site Plan review will be determined by the Planning and Zoning Commission.

16. Prior to the approval of any Major Site Plans for the PAD, the developers/builders shall submit for the review and approval of the Planning Director and the Planning and Zoning Commission a Comprehensive Sign Guide for the PAD that sets forth the requirements for sign locations, heights, styles, sizes, areas, colors, designs, lighting, and other pertinent issues.

17. Prior to the approval of any subdivision final plats or Major Site Plans for this PAD, the developer/builders shall submit a detailed phasing plan, meeting the approval of the City Engineer and Planning Director, for the completion of all required improvements.

18. If required by the City Engineer, the applicant/developer/builder shall submit right-of-way abandonment requests and any other applicable information to abandon any previously dedicated right-of-way that will not be used.

19. Development of the PAD shall be in accordance with the approved Final PAD Development Guide, all applicable City codes and ordinances, and all conditions required by the City Council.

EXHIBIT B

Major PAD Amendment McCartney Center
Parcel C

Major Amendment to McCartney Center PAD, Dated October 20, 2004

CGPZ-93-04

ORDINANCE NO. 1178.153.1

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A MAJOR AMENDMENT TO MCCARTNEY CENTER PLANNED AREA DEVELOPMENT (P.A.D.) ADOPTED FOR PROPERTY LOCATED AT THE NORTHWEST INTERSECTION OF INTERSTATE 10 AND VAL VISTA ROAD, CASA GRANDE, ARIZONA.

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

Section 1. Authorization for Major Amendment to PAD Zoning:

PAD Zoning is amended by approving a major amendment to McCartney Center Planned Area Development (PAD) on property located at the northwest intersection of interstate 10 and Val Vista Road (also known as portions of Pinal County Section 35, Township 5 South, Range 6 East, Gila & Salt River), Casa Grande, Arizona. The legal description is as provided in Exhibit A attached hereto and incorporated herein by this reference.

This major amendment is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions and recommendations made by the Planning & Zoning Commission:

1. "Large Single Retail Use" and/or "Large Multiple Use Shopping Center" shall be allowable future uses for Parcels D and E of the subject PAD, subject to compliance with applicable City Codes and Ordinances; and
2. Development of this site shall be in compliance with the McCartney Center PAD Development Guide, as amended, and all applicable City ordinances and codes.

Section 2. Operative Date:

The effective date of this Ordinance shall be October 20, 2004.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 20th day of September, 2004.

Mayor

ATTEST:

City Clerk

CITY OF CASA GRANDE INCORPORATED 1915 CASA GRANDE, ARIZONA

APPROVED AS TO FORM:

City Attorney

PAD LIBRARY COPY

City of Casa Grande

May 25, 2004

Tom Eggert
Casa Grande 313 L.L.C.
4549 E. Beryl Lane
Phoenix, AZ 85028

RE: CGPZ-58-04: Major Amendment to a PAD

Dear Mr. Eggert:

This letter is to inform you that your request for a Major Amendment to a PAD Amendment was approved by the Planning and Zoning Commission, on May 6, 2004 subject to the following conditions:

1. Minimum single-family residential side yard setbacks shall be 5'/10' with no added requirement for minimum combined separation distances. A maximum three-foot encroachment into the 10 foot side yard for bay windows, entertainment niches, or fireplaces shall be permitted. Any other encroachment into side yard, as well as other yard, setbacks shall be per the City Zoning Ordinance.

2. Single-family residential front yard setbacks shall be a minimum of 20 to 23 feet to front loaded garages, including a minimum three-foot stagger every 3rd or 4th home. Front yard setbacks may be reduced to a minimum of fifteen for side entry garages, front livable, or front porches.

3. The minimum single-family residential rear yard setback for all single-family residential homes shall be twenty feet.

4. No perimeter setbacks shall apply to this PAD above the minimum approved setbacks for this PAD.

5. Corner yard setbacks for all single-family residential homes shall be 15 feet. An adjacent landscape tract can count towards up to 10 feet of the corner setback.

6. Setbacks for single-family residential accessory structures and patio covers shall be per the City's Zoning Ordinance.

7. No minimum or maximum lot coverage requirements, excluding any applicable Floor Area Ratio (F.A.R.) requirements for non-residential development, shall apply for this PAD.

8. A Master Homeowner's Association shall be established for the single-family residential portions of this PAD.

9. Decorative roadway pavement shall be limited to stamped concrete.

10. A PAD Plat shall not be required for this PAD.

11. All internal and adjacent roadway improvements shall be designed and built to City standards, except as may be approved by the City Engineer.

12. The main perimeter screen wall design shall be used for walls along the project's arterial roadways, including "McCartney Center Road." A secondary perimeter screen wall design shall be used for all walls adjacent to the project's collector roadways. All walls shall have a maximum height of six feet except those walls adjacent to the commercial parcels, multi-family parcels, McCartney Road, and "McCartney Center Road" shall be between seven feet and eight feet in height. All wall materials, designs, and colors shall be subject to the review and approval of the Planning and Development Director.

13. Single-family residential side yard walls shall be extended to within 10 feet of the front corner of the home.

14. Multi-story homes will not be allowed on lots less than 6,000 square feet or on corner/end lots at the entrances into the single-family residential parcels.

15. Front yard landscaping shall be in compliance with the *Residential Design Standards for Planned Area Developments*.

16. The location, design, and construction of detached paths and walkways shall be subject to the review and approval of the City Planning Director. At a minimum, a ten-foot wide or wider concrete path shall be located within the gas line easement (subject to El Paso Natural Gas Company review and approval) and a concrete walkway shall be provided within each of the two north-south open space tracts within the PAD.

17. Signs for the individual parcels as referred to in the PAD Development Guide (not the main PAD entry signs), may be wall mounted or freestanding monument signs. One or the other style shall be used in all cases. All sign materials, designs, and colors shall be subject to the review and approval of the Planning and Development Director.

18. A public access and usage easement shall be granted to the City of Casa Grande over the gas line easement, subject to El Paso Natural Gas Company review and approval. Public access easements are not required for other paths within the PAD.

19. The proximity of the gas line easement shall be noted in the subdivision public reports for this PAD and on the Final Plats for subdivisions adjacent to the gas line easement.

20. Development of this site shall be in compliance with the McCartney Center PAD Development Guide, as amended per zoning case CGPZ-58-04, and all applicable City ordinances and codes.

If you have any questions, you may contact Mark Eckhoff, Senior Planner, at (520) 421-8637 Ext. 303.

Sincerely,

Laura Blakeman

Laura Blakeman, Administrative Assistant
Planning & Development Department

PAD LIBRARY COPY

City of Casa Grande

May 25, 2004

Tom Eggert
Casa Grande 313 L.L.C.
4549 E. Beryl Lane
Phoenix, AZ 85028

RE: CGPZ-58-04: Major Amendment to a PAD

Dear Mr. Eggert:

This letter is to inform you that your request for a Major Amendment to a PAD Amendment was approved by the Planning and Zoning Commission, on May 6, 2004 subject to the following conditions:

1. Minimum single-family residential side yard setbacks shall be 5'/10' with no added requirement for minimum combined separation distances. A maximum three-foot encroachment into the 10 foot side yard for bay windows, entertainment niches, or fireplaces shall be permitted. Any other encroachment into side yard, as well as other yard, setbacks shall be per the City Zoning Ordinance.

2. Single-family residential front yard setbacks shall be a minimum of 20 to 23 feet to front loaded garages, including a minimum three-foot stagger every 3rd or 4th home. Front yard setbacks may be reduced to a minimum of fifteen for side entry garages, front livable, or front porches.

3. The minimum single-family residential rear yard setback for all single-family residential homes shall be twenty feet.

4. No perimeter setbacks shall apply to this PAD above the minimum approved setbacks for this PAD.

5. Corner yard setbacks for all single-family residential homes shall be 15 feet. An adjacent landscape tract can count towards up to 10 feet of the corner setback.

6. Setbacks for single-family residential accessory structures and patio covers shall be per the City's Zoning Ordinance.

7. No minimum or maximum lot coverage requirements, excluding any applicable Floor Area Ratio (F.A.R.) requirements for non-residential development, shall apply for this PAD.

8. A Master Homeowner's Association shall be established for the single-family residential portions of this PAD.

9. Decorative roadway pavement shall be limited to stamped concrete.

10. A PAD Plat shall not be required for this PAD.

11. All internal and adjacent roadway improvements shall be designed and built to City standards, except as may be approved by the City Engineer.

12. The main perimeter screen wall design shall be used for walls along the project's arterial roadways, including "McCartney Center Road." A secondary perimeter screen wall design shall be used for all walls adjacent to the project's collector roadways. All walls shall have a maximum height of six feet except those walls adjacent to the commercial parcels, multi-family parcels, McCartney Road, and "McCartney Center Road" shall be between seven feet and eight feet in height. All wall materials, designs, and colors shall be subject to the review and approval of the Planning and Development Director.

13. Single-family residential side yard walls shall be extended to within 10 feet of the front corner of the home.

14. Multi-story homes will not be allowed on lots less than 6,000 square feet or on corner/end lots at the entrances into the single-family residential parcels.

15. Front yard landscaping shall be in compliance with the *Residential Design Standards for Planned Area Developments.*

16. The location, design, and construction of detached paths and walkways shall be subject to the review and approval of the City Planning Director. At a minimum, a ten-foot wide or wider concrete path shall be located within the gas line easement (subject to El Paso Natural Gas Company review and approval) and a concrete walkway shall be provided within each of the two north-south open space tracts within the PAD.

17. Signs for the individual parcels as referred to in the PAD Development Guide (not the main PAD entry signs), may be wall mounted or freestanding monument signs. One or the other style shall be used in all cases. All sign materials, designs, and colors shall be subject to the review and approval of the Planning and Development Director.

18. A public access and usage easement shall be granted to the City of Casa Grande over the gas line easement, subject to El Paso Natural Gas Company review and approval. Public access easements are not required for other paths within the PAD.

19. The proximity of the gas line easement shall be noted in the subdivision public reports for this PAD and on the Final Plats for subdivisions adjacent to the gas line easement.

20. Development of this site shall be in compliance with the McCartney Center PAD Development Guide, as amended per zoning case CGPZ-58-04, and all applicable City ordinances and codes.

If you have any questions, you may contact Mark Eckhoff, Senior Planner, at (520) 421-8637 Ext. 303.

Sincerely,

Laura Blakeman

Laura Blakeman, Administrative Assistant
Planning & Development Department

PAD LIBRARY COPY

GPZ-67-00

ORDINANCE NO. 1178.153

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 URBAN RANCH (UR) TO PLANNED AREA DEVELOPMENT (P.A.D.) ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF PEART ROAD AND MCCARTNEY ROAD, 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 Urban Ranch (UR) to Planned Area Development (P.A.D.) on property located at the northeast corner of Peart Road and McCartney Road, 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 also known as a portion of Pinal County Assessor parcel number 509-49-13.

This zoning change is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions:

1. Final drainage, traffic, water, and sewer reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.

2. Sewer capacity shall not be reserved for any parcel until either a Final Subdivision Plat (not PAD Plat) or Major Site Plan is approved for the subject parcel.

3. A comprehensive traffic study must be submitted and reviewed by the City to determine the traffic impact of this project and any need for additional traffic and roadway improvements, including signalization, that the develop/builder will be required to provide and/or be partially financially responsible for.

4. The internal multi-use path (10 foot wide min. within El Paso easement and 8' wide min. in other locations) and walkway (5 foot wide min.) network shall be designed to provide safe and convenient connections/linkages to all open space amenities, the school site, and commercial and residential land uses. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements.

5. Prior to approval of any Final Plats or Major Site Plans for this site, the City must receive a letter from El Paso Gas (or any owner of the easement referred to as the El Paso easement) agreeing to the recreation use, landscaping, and other uses of and impacts to their easement. A PAD amendment is required if the easement owner has concerns that require changes in

the landscaping, path network, road alignment, and/or parcel boundaries.

6. A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any final subdivision plats for the property. A minimum of 15 percent open space, not including landscaped rights-of-way, shall be provided within the single-family residential portions of this PAD.

7. Pavers or colored stamped concrete will be located at each entry into a residential or commercial parcel and at all locations where the internal path or walkway network cross roadways (latter subject to the City's Engineer's approval). All pavers or colored stamped concrete treatments shall be maintained by the homeowner's association.

8. Any utilities running through the site or any utilities which need to be relocated/provided for the development of the site, must be placed underground, unless otherwise approved by the City Council.

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

10. All street names are subject to the review and approval of the City Building Division.

11. Non-tandem front-loaded garages for three or more cars shall not be allowed on any lot that is less than 60 feet wide at the 20 foot front setback line.

12. The applicant/future home builders shall develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows, and/or pueblo-style architecture as standard features on at least two of the offered elevations per product type.

13. Unless otherwise approved by the City Council, no more than 25 percent of the single family home lots, with or without the school site developed, shall be less than 7,000 square feet in area. Only parcel AA shall have lots that are less than 7,000 square feet in area.

14. Entry monument "A" shall be located at each of the two main McCartney Road entrances. One entry monument "B" shall be located at one entrance to each single-family residential parcel.

15. The perimeter screen decorative walls shall be located along all arterial roadways with adjacent residential land uses and the east perimeter of the PAD. The interior screen decorative walls shall be located along all collector roadways and other residential parcel boundaries. Either the interior screen decorative walls or decorative view walls will be located at all other locations where residential walls are exposed to open spaces or streets. A standard masonry block wall, colored to match the decorative walls shall be used for all other residential purposes. Final wall designs and heights for parcels subject to Major Site Plan review will be determined by the Planning and Zoning Commission.

16. Prior to the approval of any Major Site Plans for the PAD, the developers/builders shall

submit for the review and approval of the Planning Director and the Planning and Zoning Commission a Comprehensive Sign Guide for the PAD that sets forth the requirements for sign locations, heights, styles, sizes, areas, colors, designs, lighting,, and other pertinent issues.

17. Prior to the approval of any subdivision final plats or Major Site Plans for this PAD, the developer/builders shall submit a detailed phasing plan, meeting the approval of the City Engineer and Planning Director, for the completion of all required improvements.

18. If required by the City Engineer, the applicant/developer/builder shall submit right-of-way abandonment requests and any other applicable information to abandon any previously dedicated right-of-way that will not be used.

19. Development of the PAD shall be in accordance with the approved Final PAD Development Guide, all applicable City codes and ordinances, and all conditions required by the City Council.

20. The developer/owner shall donate the school site outlined in the Final PAD Development Guide if, within 30-days from the date that 60% of the building permits for the project have been approved, the Casa Grande Elementary School District delivers written Notice of Intention to construct an elementary school on the donated site. Thereafter, the Casa Grande Elementary School District will have 24 months to obtain the financing for the school.

Section 2. Operative Date

That the operative date of this Ordinance shall be September 20, 2000, or the date on which the final plat is recorded in the Pinal County Recorder's Office in substantial accordance with the requirements set forth by this Ordinance. If the final plat is not recorded prior to September 20, 2001, the Mayor and City Council may, after notifications to owner and applicant, schedule a public hearing to cause the property to revert to Urban Ranch (UR) zoning classification.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 21 day of August, 2000.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Clouse Engineering, Inc.
ENGINEERS ▪ SURVEYORS
1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

October 11, 1999
Job No. 990903

Legal Description
for
McCartney Center

That part of the South half of Section 35, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Beginning at the Southwest corner of said Section 35, measure; thence North 00 degrees 02 minutes 39 seconds East along the West line of said Section 35, 2641.35 feet to the Northwest corner of said South half of Section 35 (West quarter corner of Section 35); thence South 89 degrees 11 minutes 45 seconds East along the East-West mid-section line of said Section 35, 4541.37 feet to a point on the Westerly right of way of Interstate 10; thence South 34 degrees 07 minutes 04 seconds East along said Westerly right of way, 1392.43 feet to a point on the East line of said South half of Section 35; thence South 00 degrees 21 minutes 59 seconds East along said East line, 1499.34 feet to the Southeast corner of Section 35; thence North 89 degrees 12 minutes 17 seconds West, 2666.76 feet to the South quarter corner of said Section 35; thence North 89 degrees 11 minutes 44 seconds West, 2667.31 feet to the Southwest corner of Section 35 and the Point of Beginning.

Note: The above described parcel contains 13,620,749 gross square feet or 312.6894 gross acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29268
ROBERT B.
MORENO
Date Signed 10-11-99
ARIZONA, U.S.A.

Robert B. Moreno

EXHIBIT "A"

Clouse Engineering, Inc.

ENGINEERS ▪ SURVEYORS

1642 E. Orangewood Ave. ▪ Phoenix, Arizona 85020 ▪ TEL (602) 395-9300 ▪ FAX (602) 395-9310

October 11, 1999
Job No. 990903

Legal Description for McCartney Center

PAID Zoning

That part of the South half of Section 35, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Beginning at the Southwest corner of said Section 35, measure; thence North 00 degrees 02 minutes 39 seconds East along the West line of said Section 35, 2641.35 feet to the Northwest corner of said South half of Section 35 (West quarter corner of Section 35); thence South 89 degrees 11 minutes 45 seconds East along the East-West mid-section line of said Section 35, 4541.37 feet to a point on the Westerly right of way of Interstate 10; thence South 34 degrees 07 minutes 04 seconds East along said Westerly right of way, 1392.43 feet to a point on the East line of said South half of Section 35; thence South 00 degrees 21 minutes 59 seconds East along said East line, 1499.34 feet to the Southeast corner of Section 35; thence North 89 degrees 12 minutes 17 seconds West, 2666.76 feet to the South quarter corner of said Section 35; thence North 89 degrees 11 minutes 44 seconds West, 2667.31 feet to the Southwest corner of Section 35 and the Point of Beginning.

Note: The above described parcel contains 13,620,749 gross square feet or 312.6894 gross acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29268
ROBERT B. MORENO
Date Signed 10-11-99
ARIZONA U.S.A.

Robert B. Moreno

EXHIBIT A

Palacia Homes
2147 E. Baseline Rd. Ste. 101

Tempe AZ 85283 Ph. 480-545-1243

September 8, 2006

Laura

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

Dear Laura:

This letter is to inform the City building department of a change to the elevation of lot # 389, Sonoran Vistas at Mc Cartney Center. We inadvertently placed two homes next to each other of the same plan and elevation. Both homes are completely framed at this point. Lot #388 is to the point of dry in and the roof is felt and battened. The house is also wrapped with lath. We are proposing a change to one of the plans to make the appearance as different as possible. Lot #388, 2716C will remain unchanged as per plans, with curved roof tile and exterior color scheme #1. Lot #389, 2716C will be changing moderately. The roof tile will be flat with color scheme #3. The elevation below the roof line will be the same as a "B" elevation.

See attached drawings.

Kenneth L. Maki

Project Manager, Palacia Homes

City Representative Approval:

Sign: Laura Blakeman

Print: Laura Blakeman

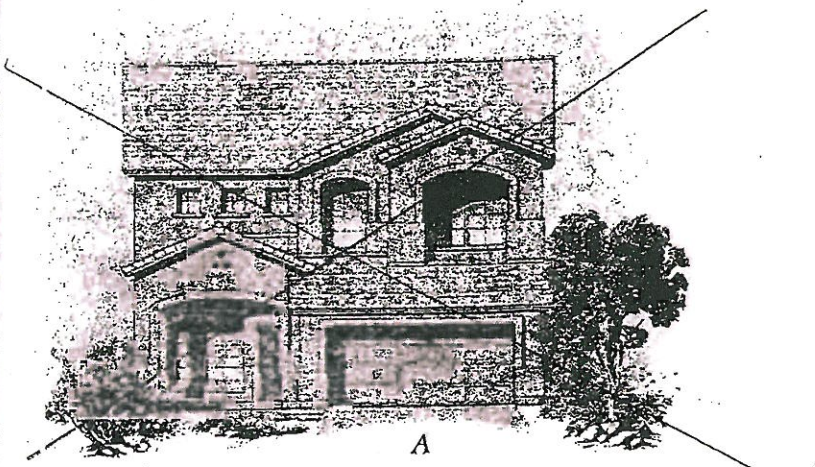
Palacia Homes Representative :

Sign : Kenneth L. Maki

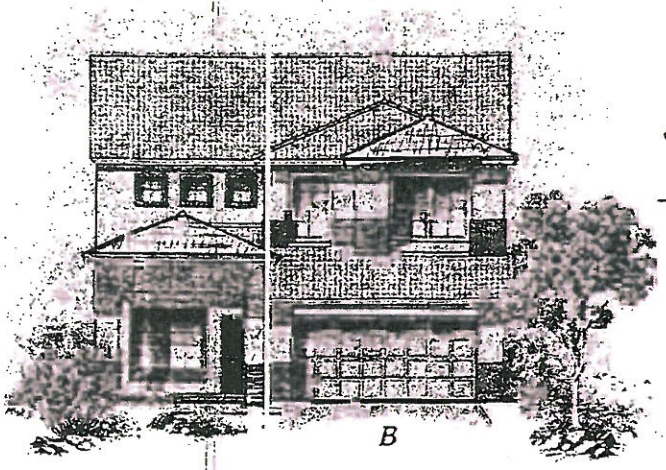
Print : Kenneth L. Maki

SONORAN VISTAS

Maya 2716



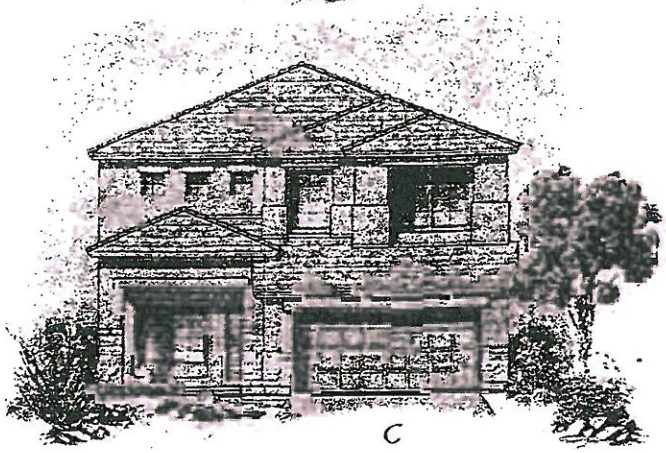
A



B

Proposed Lot 389

Standard Lot 388



C

Palacia HOMES

McCartney Road & I-10, Casa Grande | 520-836-1535

THIS FLOOR PLAN AND ITS EXTERIOR DESIGN ARE NLY ARTIST'S RENDERINGS. LOCATION, SIZE, EXISTENCE OF DOORS, WINDOWS, WALKS, FIREPLACES. MAY VARY IN EACH COMMUNITY

PALACIA HOMES START ORDER

2147 E Baseline Rd Suite 101 Tempe AZ 85283

PROJECT: Sonoran Vistas@McCartney Center **Start #3 8-31-06**

SUPERINTENDENT: [redacted]

Buyer Name: Michelle Tran Doan

ADDRESS: 1598 E Elegante Dr Casa Grande, AZ 85222

Plan #: 2716 C **Lot #** 388

SELECTIONS				
Roof Tile		2581 Curve	Lighting	chrome
Cabinets		Classic Spice (added 8-31-06)		
Countertops		Formica Burnished Glaze 7704-58 (added 8-31-06)		
Interior Doors		Standard		
Landscaping rock color				
Exterior Color		Scheme 1		
Interior Color		Standard		
Garage Side		LEFT		
Date	OPT. #			
	STRUCTURAL	Elevation C		
		Game Room no loft & bdrm 4		
		Entertainment Center w/Fireplace & Border		
	ELECTRICAL			
	PLUMBING	Double Sink in Master Bath		
	WINDOWS			
	Misc	Chrome Door Handles		
		Paint-grade handrail		

PALACIA HOMES START ORDER
2147 E Baseline Rd Suite 101 Tempe AZ 85283

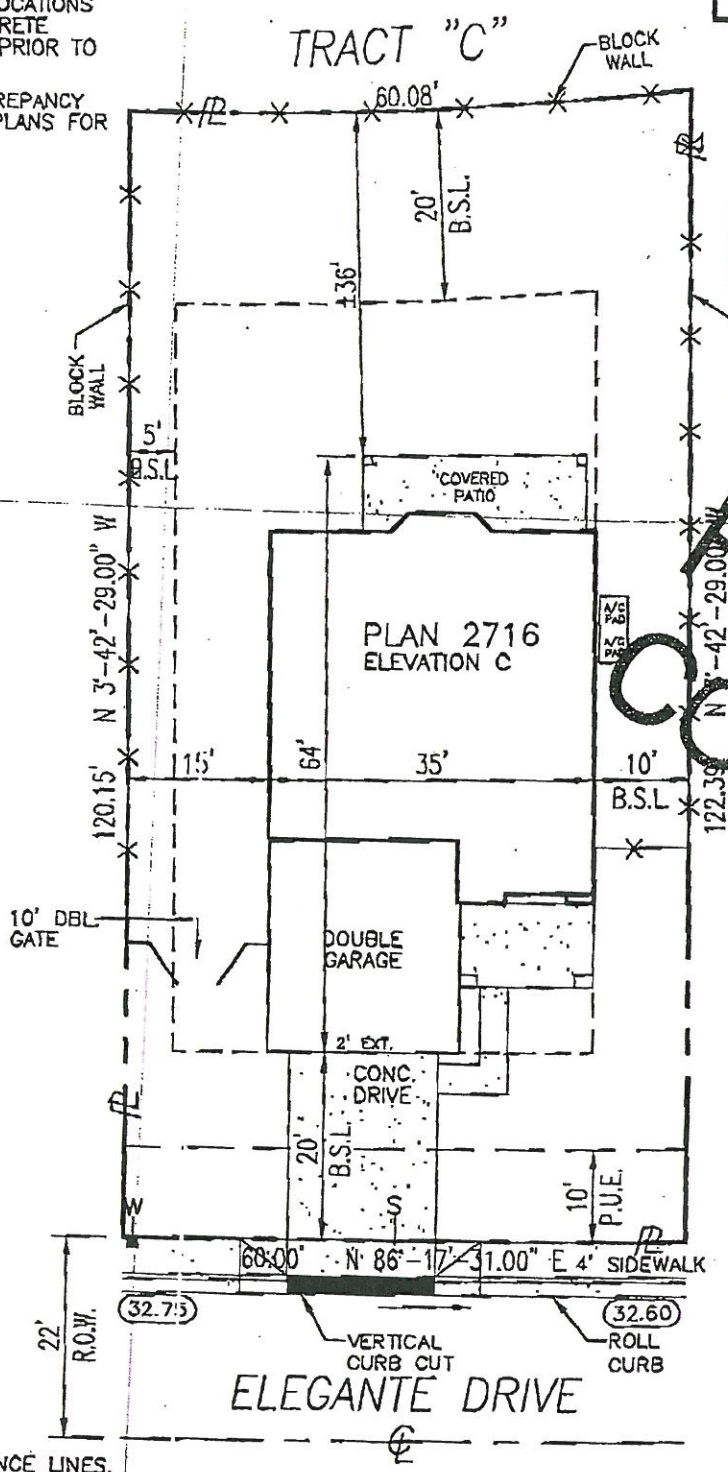
PROJECT: Sonoran Vistas@McCartney Center **Start: #2 9-02-06**
SUPERINTENDENT: [redacted]
Buyer Name: SPEC
ADDRESS: 1604 E. Elegant Drive
Plan #: 2716C **Lot # 389**

SELECTIONS				
Roof Tile		4576 Flat	Lighting	chrome
Cabinets		Arch Maple Suede (added 9-2-06)	Stone	Saratoga Rustic Ledge
Countertops		we are using the granite slab from lot 384 (added 9-2-06)		
Interior Doors		STANDARD		
Landscaping rock color				
Exterior Color		Scheme 3		
Interior Color		STANDARD		
Garage Side		LEFT		
Date	OPT. #			
	STRUCTURAL	Elevation C		
		Covered Patio B		
		Walk deck A & B at master bedroom with door		
		2 ft garage extension		
		10 ft gate ilo 4 ft		
	ELECTRICAL	garage door opener		
		5 additonal ceiling fan prewires in rooms 2,3,4,5,6		
		5 additonal TV outlets in rooms 2,3,4,5,6		
		1 additional phone jack in room 6		
	PLUMBING	double sink in master bath		
	WINDOWS			
	MISC	uppers at washer and dryer in white		
		brushed nickel saxton handle		
		acrylic block above tub		
		stair railing in traditional maple		

JUNE 14, 2006

NOTE: VERTICAL CURB CUT LOCATIONS SHALL BE VERIFIED BY CONCRETE SUBS AND SUPERINTENDENT PRIOR TO PLAN AND OR LOT LAYOUT.

NOTE: IN CASE OF LOT DISCREPANCY REFER TO APPROVED FINAL PLANS FOR LOT SIZES & DIMENSIONS.



Finished Floor Elevation (FFE) must be a minimum of fourteen (14") inches above lowest Top Of Curb (TOC) elevation.

APPROVED BY

JUN 28 2006

City of Casa Grande
Building Division

FIELD COPY

SETBACKS
FRONT = 20'–23'
-15' FOR LIVABLE/PORCH
-15' FOR SIDE ENTRY GARAGE
-EVERY 3RD OR 4TH HOUSE MUST HAVE A 3' STAGGER
REAR = 20'
SIDE = 5' & 10'
CORNER = 15'
-5' WHEN ADJACENT TO A LANDSCAPE TRACT.

ELECTRICAL SERVICE ON _____ SIDE OF LOT.

FIN.FLR. = 34.97
PAD = 34.3

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY. A/C PAD, FENCE RETURN LOCATIONS AND FENCE LENGTH AS SHOWN ARE STANDARD AND WILL BE VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

2nd Flr. Liv. = 1,446

BLOCK FENCE
254 L.F.±6'

MODEL	= 2716
1st Flr. Liv.	= 1,270
GARAGE	= 469
PORCH	= 138
PATIO	= 174
TOTAL	= 2,051
LOT AREA	= 7,239
LOT COV. %	= 28.3%

LOT 389 PARCEL DD AT McCARTNEY CENTER
1604 E. ELEGANTE DRIVE CASA GRANDE, ARIZONA

PALACIA HOMES
3030 E. Baseline Road, Suite 113
Gilbert, Arizona 85234

PLOT PLAN
SCALE: 1"=20'–0"
PLAN NO. 2716 C

PRECISION DESIGN
135 E. Chilton Drive
Suite 101
Chandler, Arizona 85225
Phone (480) 813-2334
Fax (480) 813-2335

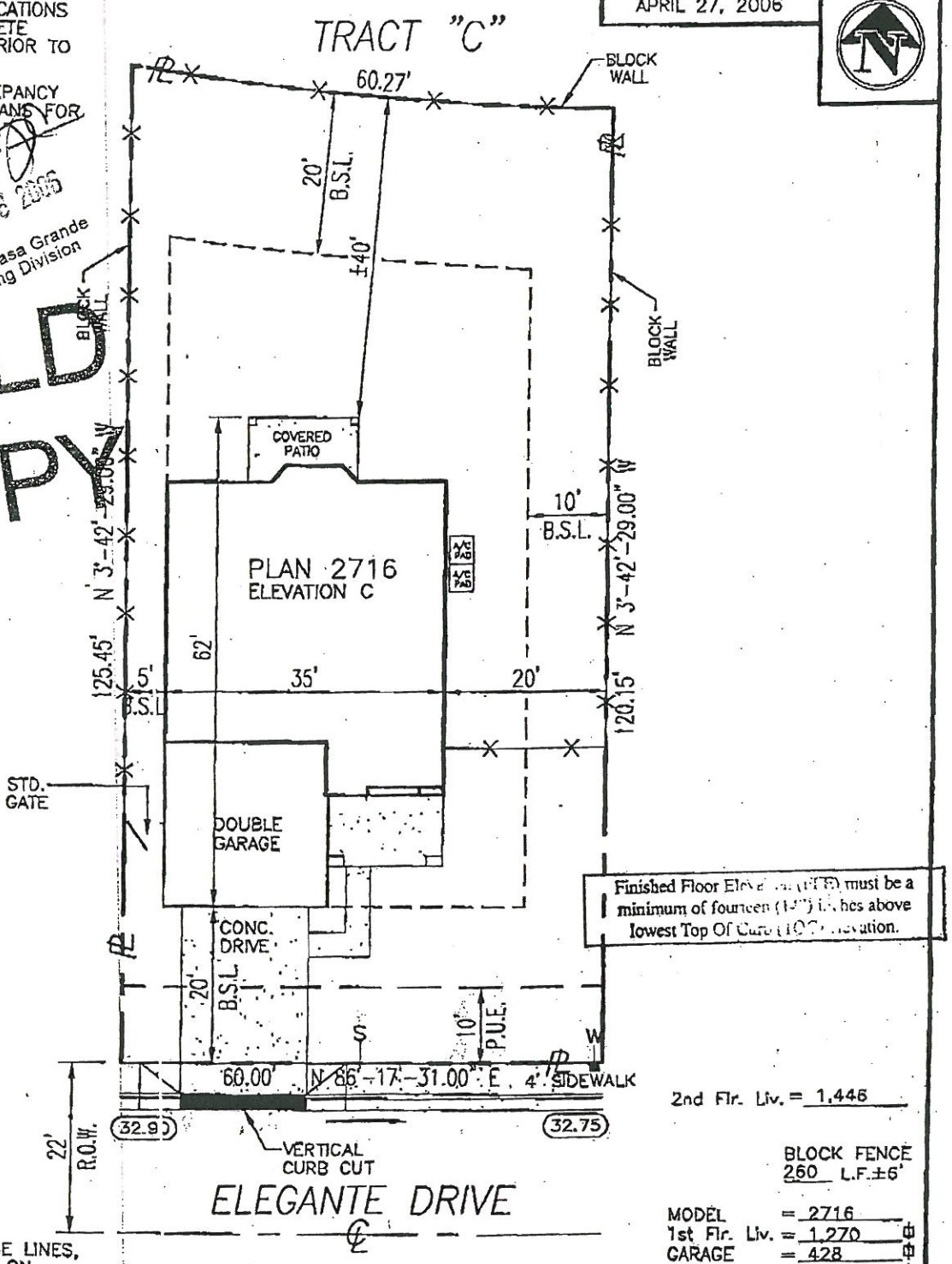
NOTE: VERTICAL CURB CUT LOCATIONS SHALL BE VERIFIED BY CONCRETE SUBS AND SUPERINTENDENT PRIOR TO PLAN AND OR LOT LAYOUT.

NOTE: IN CASE OF LOT DISCREPANCY REFER TO APPROVED FINAL PLANS FOR LOT SIZES & DIMENSIONS.

APPROVED BY
MAY 16 2006
City of Casa Grande
Building Division

FIELD COPY

APRIL 27, 2006



Finished Floor Elevation (FFE) must be a minimum of fourteen (14") inches above lowest Top Of Curb (TOC) elevation.

SETBACKS
FRONT = 20'–23'
•15' FOR LIVABLE/PORCH
•15' FOR SIDE ENTRY GARAGE
•EVERY 3RD OR 4TH HOUSE MUST HAVE A 3' STAGGER
REAR = 20'
SIDE = 5' & 10'
CORNER = 15'
•5' WHEN ADJACENT TO A LANDSCAPE TRACT.

ELECTRICAL SERVICE ON _____ SIDE OF LOT.

FIN.FLR. = 35.17
PAD = 34.5

2nd Flr. Liv. = 1,446

BLOCK FENCE
260 L.F.±6'

MODEL	= 2716
1st Flr. Liv.	= 1,270
GARAGE	= 428
PORCH	= 138
PATIO	= 94
TOTAL	= 1,930
LOT AREA	= 7,330
LOT COV. %	= 26.3%

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

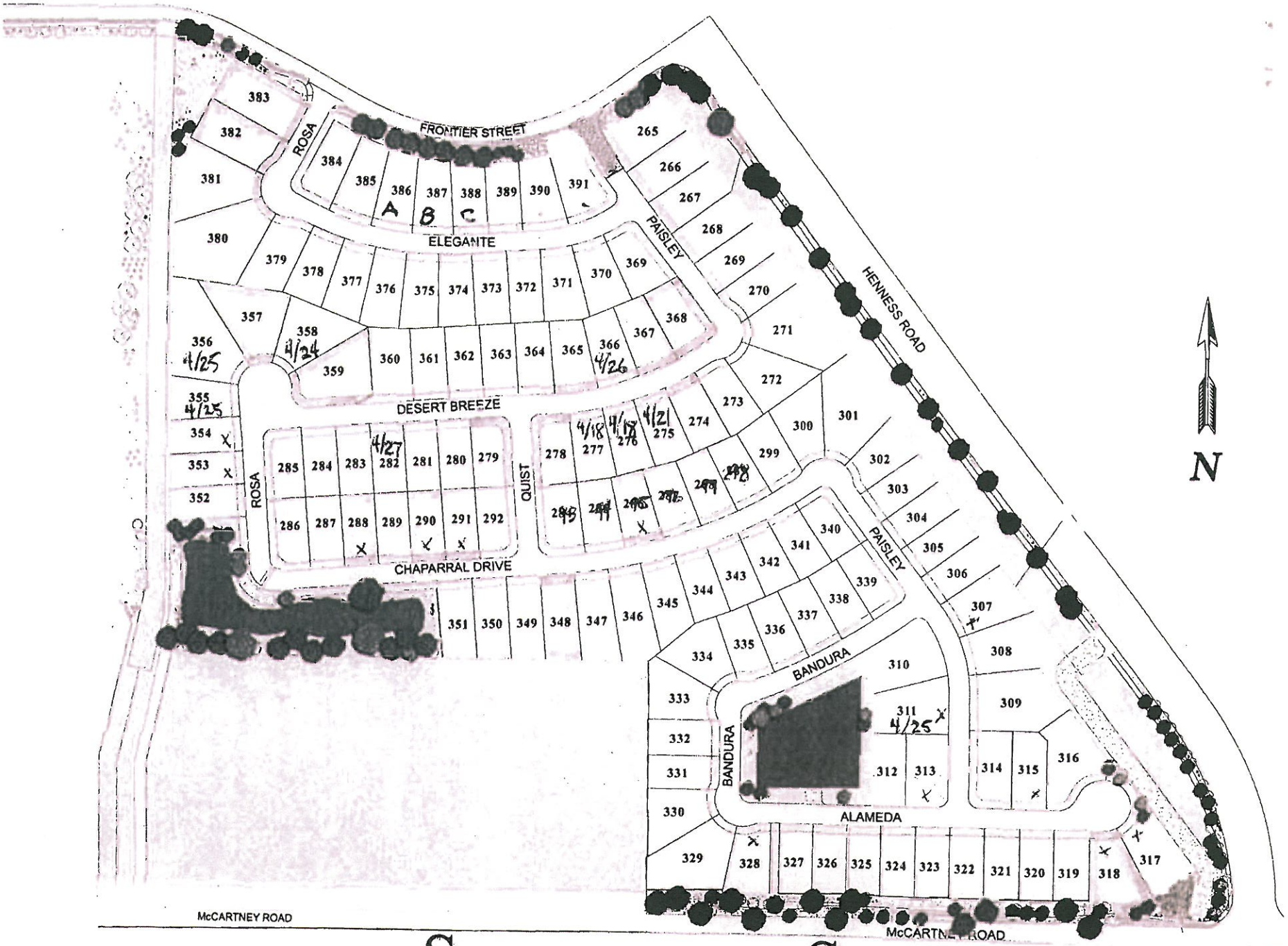
NOTE TO BUYERS:
PLOT PLAN IS FOR HOUSE PLACEMENT ONLY. A/C PAD, FENCE RETURN LOCATIONS AND FENCE LENGTH AS SHOWN ARE STANDARD AND WILL BE VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

LOT 388 PARCEL DD AT McCARTNEY CENTER
1598 E. ELEGANTE DR CASA GRANDE, ARIZONA

PALACIA HOMES
3030 E. Baseline Road, Suite 113
Gilbert, Arizona 85234

PLOT PLAN
SCALE: 1"=20'–0"
PLAN NO. 2716–C

PRECISION DESIGN
135 E. Chilton Drive
Suite 101
Chandler, Arizona 85225
Phone (480) 813-2334
Fax (480) 813-2235



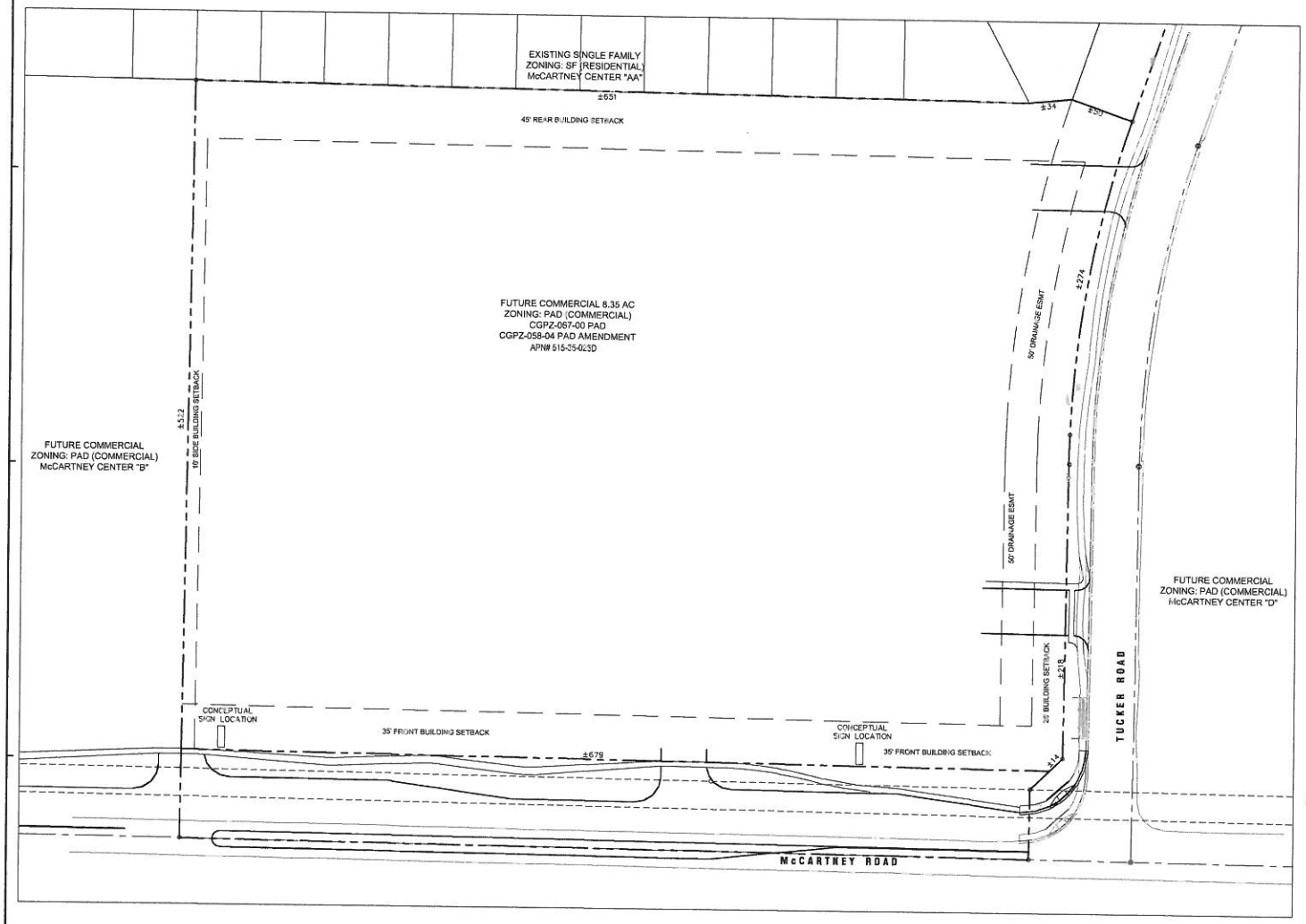
SONORAN VISTAS

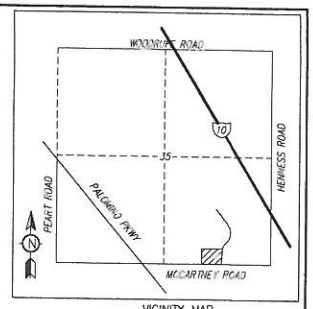
EXHIBIT C
Major PAD Amendment McCartney Center
Parcel C

Parcel C Commercial Site Plan

CONCEPTUAL SIGN LOCATIONS

NWC OF McCARTNEY ROAD & TUCKER ROAD, CASA GRANDE, AZ
SECTION 35 T5S R6E





VICINITY MAP
N.T.S.

OWNER:
CIRCLE K STORES INC.
1130 WEST WARNER
ROAD BUILDING B
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE
MD PARTNERS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 953-8729
FAX: (602) 997-9807
CONTACT: DAVID CSIEWSKI

ARCHITECT & ENGINEER:
GREENBERG FARROW
8360 E. RAINTREE DR. STE#110
SCOTTSDALE, AZ 85260
PH: (602) 321-3412
FX: (480) 275-7680
CONTACT: KEVIN PARKER

TRANSPORTATION NETWORK:

MCCARTNEY ROAD	70' R/W
TUCKER ROAD	55' R/W

PROPOSED MEANDERING SIDEWALK ALONG PROPOSED MEANDERING SIDEWALK ALONG MCCARTNEY, EXISTING SIDEWALK ALONG TUCKER

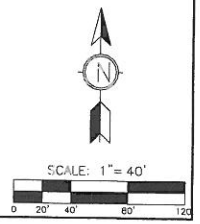
LAND USE TABLE:

ARTERIAL STREETS:	47,504 SQFT
COMMERCIAL/RETAIL:	52,950 SQFT

EACH SITE IS TO MEET THE CITY REQUIREMENTS FOR OPEN SPACE AS THE OVERALL SITE DEVELOPS

PROJECT NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A HARD COPY OF THE ALTA SURVEY PREPARED BY NORTHSIGHT LAND SURVEY CONSULTING INC., DATED 04.18.11.



GreenbergFarrow
8360 E. Raintree Dr. Ste#110
Scottsdale, AZ 85260

PROJECT TEAM

COPYRIGHT NOTICE
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ISSUE/REVISION RECORD

DATE	DESCRIPTION
03/01/13	SIGN SUBMITTAL
10/9/13	SIGN RESUBMITTAL

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
KEVIN R. PARKER, P.E.
LICENSE NO. 37316
PROJECT MANAGER
KRP
QUALITY CONTROL
KRP
DRAWN BY
KRP

PROJECT NAME
CONCEPTUAL SIGN LOCATIONS

CASA GRANDE
ARIZONA
McCARTNEY RD.
CASA GRANDE, AZ

CIRCLE K STORES INC.
1130 WEST WARNER ROAD
BUILDING B
TEMPE, AZ. 85284

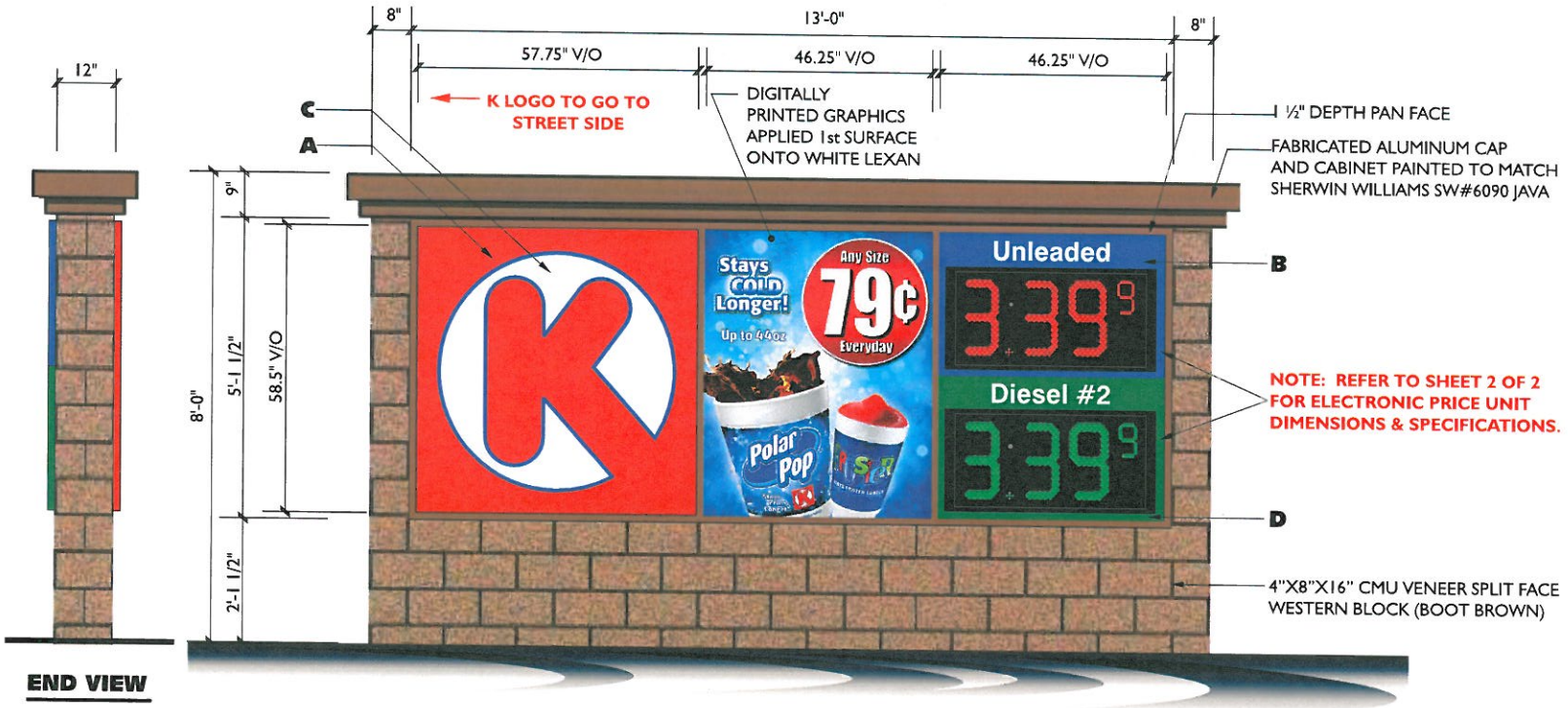
PROJECT NUMBER

SHEET TITLE
SIGN LOCATION PLAN

SHEET NUMBER
SIGN

EXHIBIT D
Major PAD Amendment McCartney Center
Parcel C

Sign Exhibit 7B



END VIEW

DOUBLE FACE MONUMENT SIGN

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

Pearson's SIGNS
COMPLETE SIGN SERVICE
FLAGS & FLAGPOLES
1904 NORTH BLACK CANYON PHOENIX, ARIZONA 85003
(602) 272-2401 FAX (602) 272-1162

JOB INFO

CUSTOMER:
Circle K Stores

LOCATION:
McCartney Rd. & Tucker Rd.
Casa Grande, AZ

WORK ORDER:
000

FILE NAME:
13-0026

REVISION #: **R-2**

DATE: **04/08/2013**

SALESMAN:
Chris Carlson

DESIGNER:
JBreen

JOB DETAILS

COLORS

A - RED PMS #485
B - BLUE PMS #2945C
C - WHITE #230-20
D - VIVID GREEN PMS #355C

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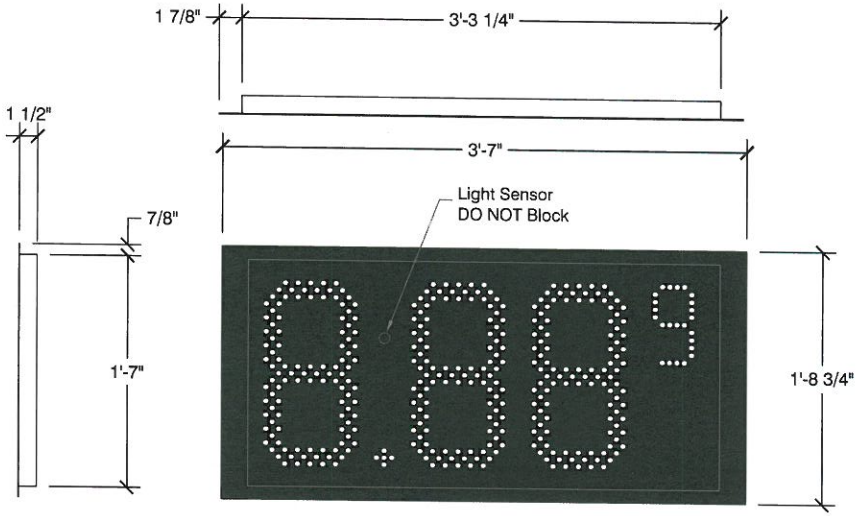
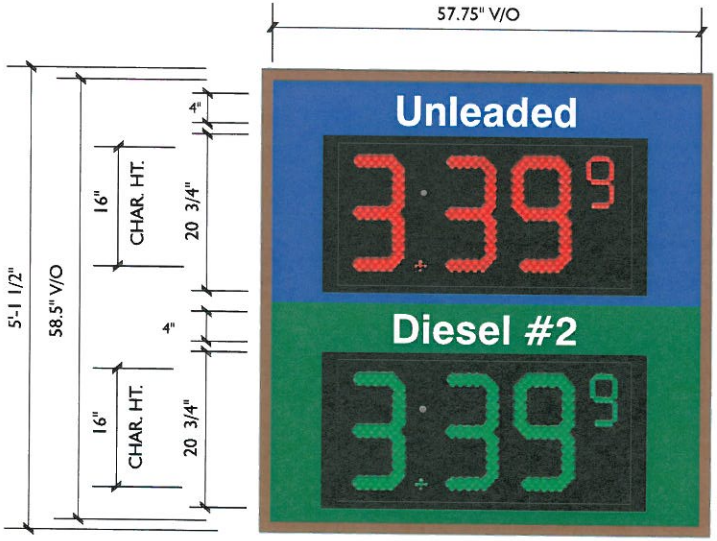


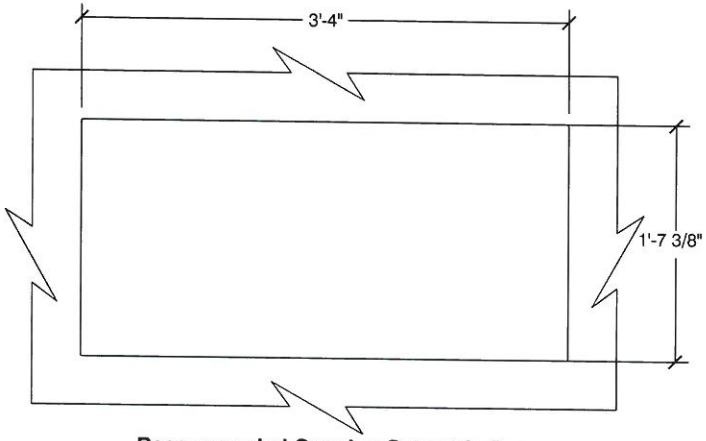
ELECTRONIC LED PRODUCT PRICE CHANGER

NOT TO SCALE



16" LED PRODUCT PRICERS

SCALE: 3/4" = 1' - 0"



Recommended Opening Cut-out in Face

SPECIFICATIONS			
LED NUMERAL DETAILS:		**FACE PANEL DETAILS:**	
BACKROUND:	BLACK	HEIGHT:	20 3/4"
		WIDTH:	43"
		DEPTH:	1 1/2"
MOUNTING DETAILS:		COLOR:	BLACK
RECESSED RETROFIT FACE PANEL *SIGN TOLERANCES: +1/8 -1/2"			

DESCRIPTION

MANUFACTURE & INSTALL DOUBLE FACE INTERNALLY ILLUM. ALUMINUM CABINET. FACES ARE #177 CLEAR LEXAN W/ SECOND SURFACE DECORATION.
COLORS ARE AS FOLLOWS:

"UNLEADED"- #3630-20 WHITE
BACKGROUND - PAINTED TO MATCH PMS #300 C BLUE
"DIESEL #2 - #3630-20 WHITE
BACKGROUND - PAINTED TO MATCH PMS #355C GREEN

LED PRODUCT COLORS:
UNLEADED - RED LED
DIESEL #2 - GREEN LED

Pearson's SIGNS
COMPLETE SIGN SERVICE 1-1-1997 FLAGS & FLAGPOLES
1904 NORTH BLACK CANYON PHOENIX, ARIZONA 85009
(602) 270-3481 FAX (602) 272-1163

JOB INFO

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JBreen

JOB DETAILS

COLORS

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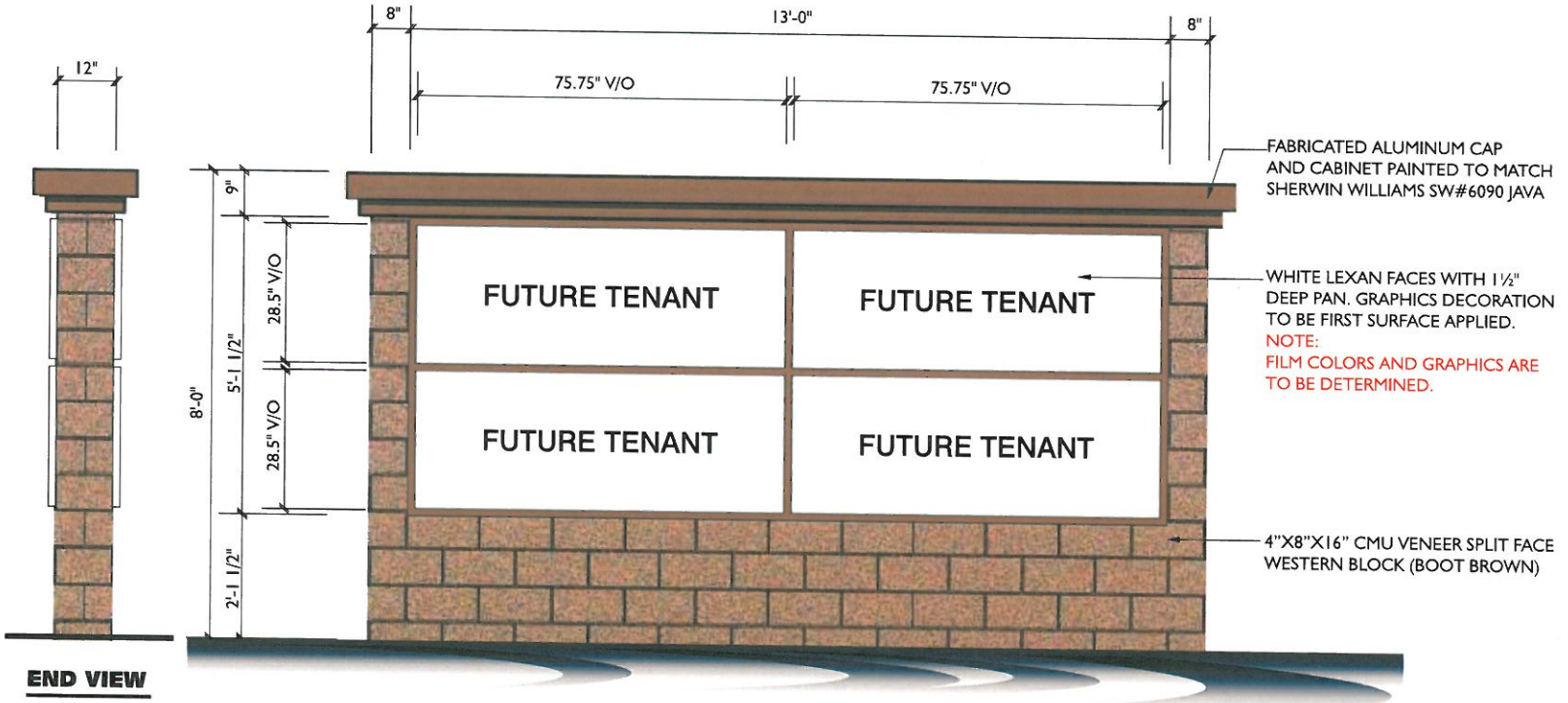

END VIEW

DOUBLE FACE MONUMENT SIGN

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

Pearson's SIGNS
COMPLETE SIGN SERVICE — PLAQUE & FLAGPOLES
1904 NORTH BLACK CANYON, PHOENIX, ARIZONA 85009
(602) 272-3461 FAX (602) 272-1563

JOB INFO

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Casa Grande, AZ

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