

Mission Royale

A Meritage Community

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Final Submittal
Development Guide for a
Planned Area Development (PAD) Amendment

City of Casa Grande, Arizona
Southeast Corner of Florence Boulevard and Interstate 10

Amended June 6, 2005



OLSSON ASSOCIATES
LANDSCAPE ARCHITECTS • ENGINEERS • PLANNERS • SURVEYORS

MISSION ROYALE

A MERITAGE COMMUNITY

Development Team:

Developer/Home Builder: Meritage Homes

8501 E. Princess Drive, Suite 200
Scottsdale, Arizona 85255
Contact: Jim Arneson, COO

Land Planning: Olsson Associates

7250 North 16th Street, Suite 210
Phoenix, Arizona 85020
Contact: Jan L. Dodson, RA, AICP

Civil & Traffic Engineering: Olsson Associates

7250 North 16th Street, Suite 210
Phoenix, Arizona 85020
Contact: Scott Wagner, PE

Landscape Architecture: Design Plus West, LLC

434 East Southern Avenue
Tempe, Arizona 85282
Contact: Joe Romano, RLA

Legal Council: Beus Gilbert, PLLC

4800 North Scottsdale Road, Suite 6000
Scottsdale, Arizona 85251
Contact: Steven Beinstock

PAD Amendment Prepared for:

CITY OF CASA GRANDE, ARIZONA

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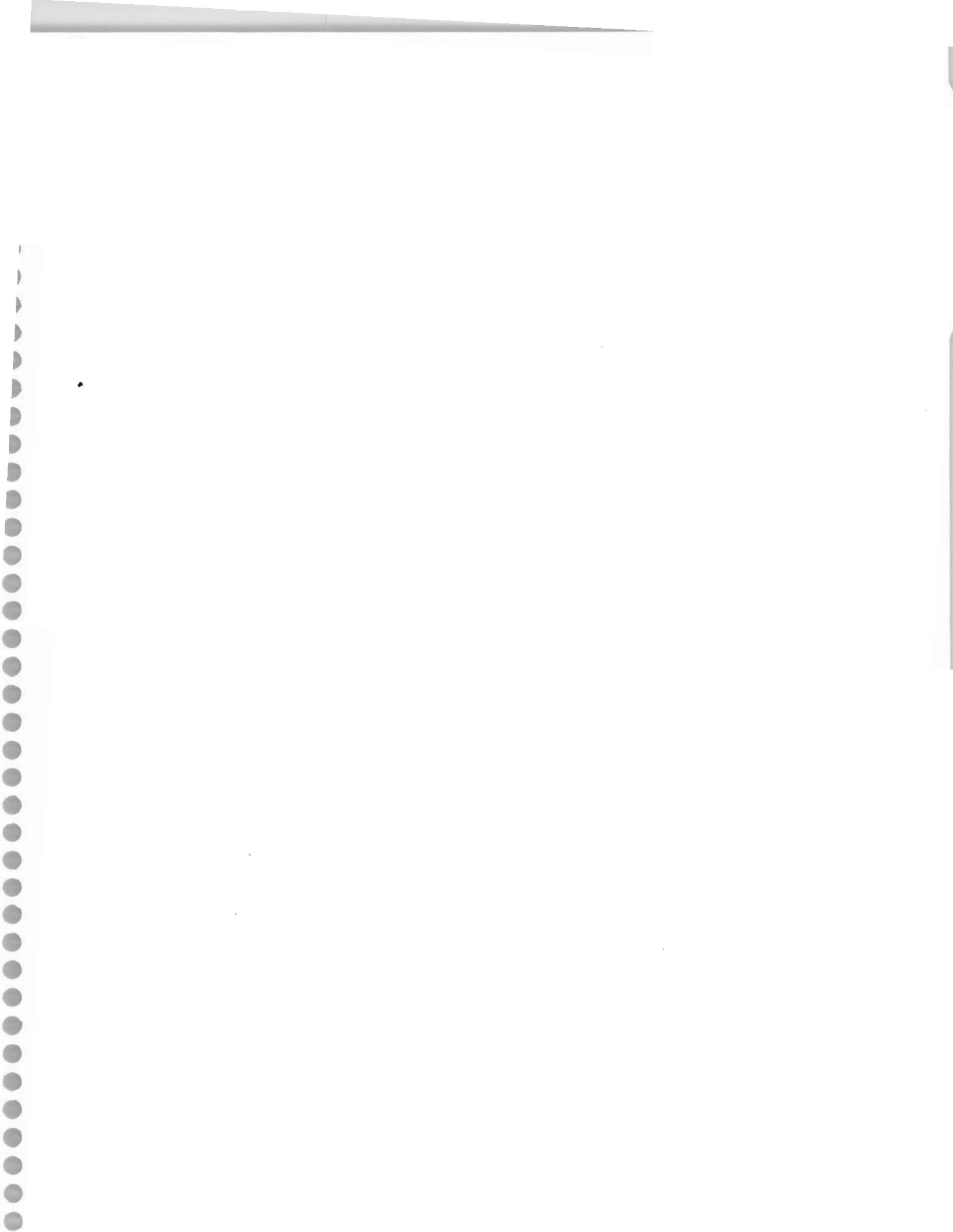
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1.0 EXECUTIVE SUMMARY

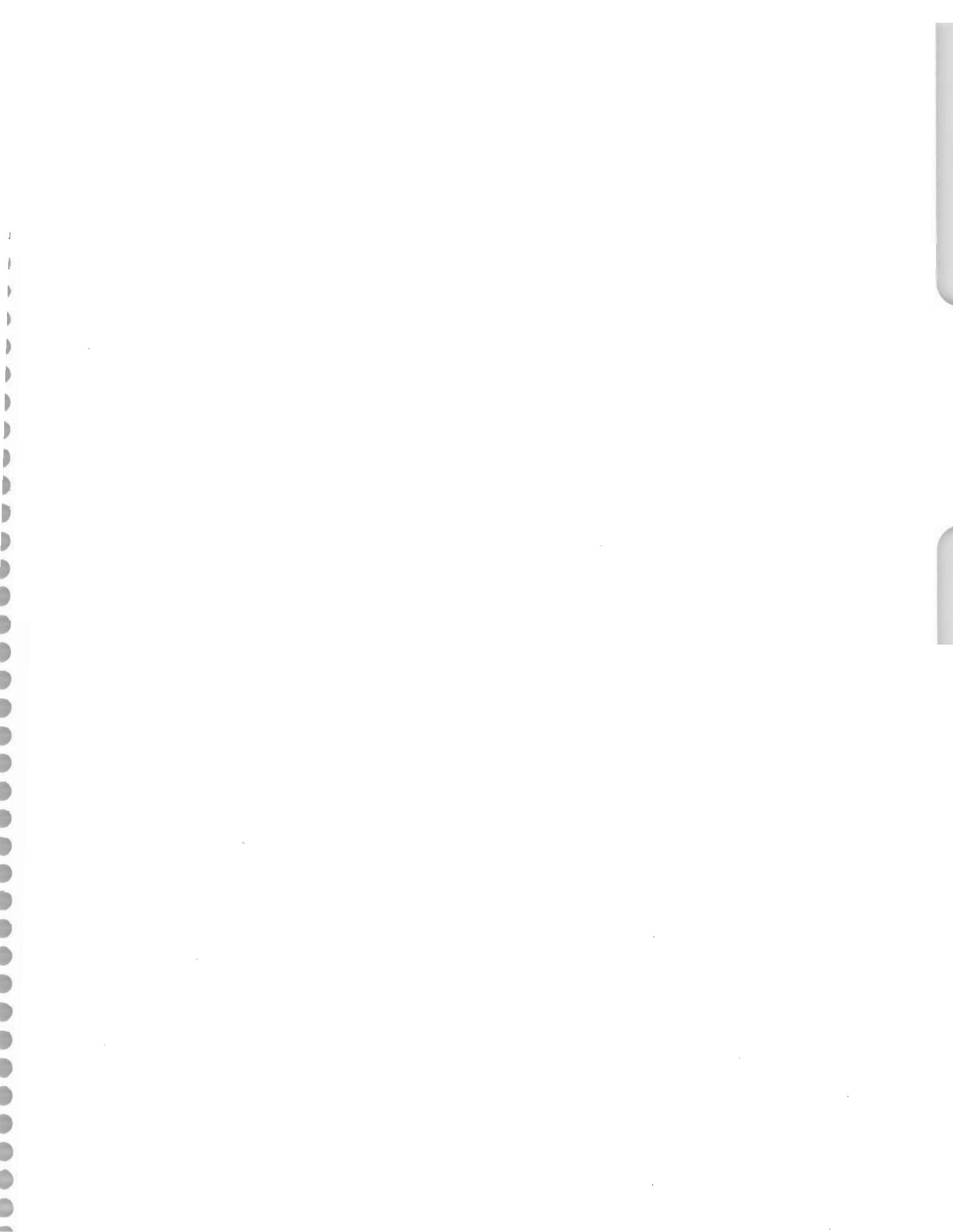
Mission Royale was rezoned in 2001 from Urban Ranch (UR) to Planned Area Development (PAD) to allow the development of a mixed-use, active adult golf resort community. Since that time, market conditions have changed, Hancock Communities was acquired by the Meritage Corporation, and Meritage would like to reposition portions of the project to reflect the changes in market demand. In order to accomplish the repositioning of the Plan, a PAD Amendment is necessary, as well as new Preliminary Plats for the portions of the property that will be amended.

The development of Phase 1 of the project will remain essentially unchanged, with the exception of the elimination of one golf course hole south of Block G. Phase 1 now includes 562 single-family lots, with the proposed amendments to the PAD. A new residential block has been added to the project where the golf course hole was previously shown. This block has been named Block G-1, and will be considered a part of Phase 2 of the project.

Phase 2 of the project will remain largely unchanged, with all streets staying as planned, and the golf course remaining in place as constructed. The mix of lot sizes will be changed as discussed in paragraph 2.1 below, and one golf hole will be eliminated south of Block F. Phase 2 will now include Block G-1, and will have a total of 731 single-family lots, if the proposed amendments to the PAD are approved.

Phase 3 of the project is being repositioned as a Family Community, and the land use plan for this area has been redesigned accordingly. Three varying lot sizes are being proposed within Phase 3, including 55' x 115' lots, 60' x 120' lots and 65' x 125' lots. A total of 1,040 lots are included within Phase 3 of the project.

With the approval of this requested PAD Amendment, the total number of single-family homes allowed within Mission Royale will still not exceed the 2,500 dwelling units previously approved in the PAD for this project (See Exhibits A through L at the back of the PAD Narrative Report for detailed development information). Though 9-holes of the 27-hole golf course will be eliminated from the project when Phase 3 is repositioned as a Family Community, a thoughtfully planned central multi-use park has been integrated into Phase 3, as well as numerous landscaped open spaces, tot lots and community trails.



2.0 INTRODUCTION

2.1 The Purpose of the Request

This request is for a PAD Amendment for a portion of the formerly approved 875-acre Mission Royale PAD, which is located at the southeast corner of Florence Boulevard and Interstate 10 within the City of Casa Grande Corporate limits. We are requesting to amend the PAD as follows:

- A small portion of Phase 1 of the project south of Block G, to include single family lots for the active adult market where a golf course hole had been previously planned. This new area has been planned with a mix of 50' x 107' and 65' x 107' lots. It will be considered as Block G-1 and will become a part of Phase 2 of the project.
- All of Phase 2 of the project to include a mix of 50' wide and 65' wide lots throughout Blocks C, D, E, F and G-1, with these two lots sizes being clustered throughout all five of the Blocks in an integrated way. This change is being requested in order to improve the streetscape appeal within the project, by integrating two different lot sizes into each parcel, instead of segregating the lot sizes by parcel. This planning approach has been quite successful in other recently developed Active Adult communities.
- All of Phase 3 of the project, which lies south of Earley Road, from an Active Adult Community to a Family Community, eliminating the nine golf course holes that were previously planned for this area. New Master CC&R's will be developed for this portion of the project that are appropriate for a Family Community, and they will be enforced by a separate Mission Royale Master Property Owners Association.

2.2 The Mission Royale Development Guide - Amended

The purpose of the amended Mission Royale Development Guide (The "Development Guide") is to set forth, in addition to the Development Agreement, the minimum development standards and guidelines to ensure consistent development of the Mission Royale Project and conformity with Casa Grande development standards. New development standards are being included within this amended Development Guide that specifically address Phase 3 of the project, which is being repositioned as a family component of the community. Unless specifically noted, reference to exhibits in this guide shall mean that it is an exhibit attached and incorporated into the amended Development Agreement for Mission Royale. The information herein may be supplemented, revised, or supported by the amended Development Agreement to be adopted by the Owners and the City of Casa Grande pursuant to A.R.S. §9-500.05.

3.0 PROPERTY LOCATION AND DESCRIPTION

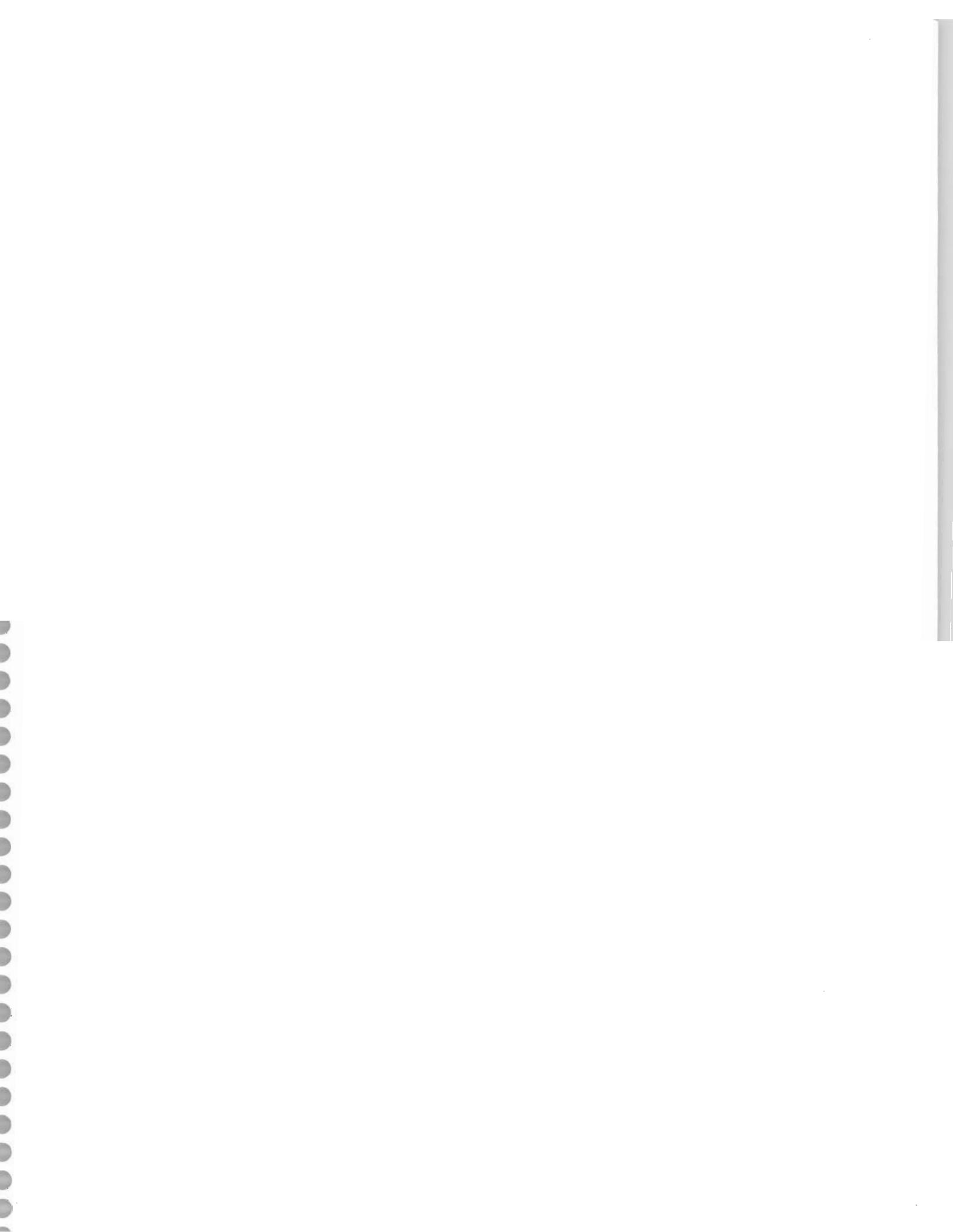
3.1 Location

The "Mission Royale" development consists of 875-acres located at the southeast corner of Florence Boulevard and Interstate 10 within the City of Casa Grande Corporate limits. The Property is located within Section 25 and the North Half of Section 36, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, in the City of Casa Grande, Pinal County, Arizona. The Property is generally bounded on the north by Florence Boulevard, the east by Hacienda Road, the west by Interstate 10 and the south by a proposed Planned Area development known as Nichols Ranch. The Property is more particularly described by the legal descriptions enclosed as Exhibit A.

3.2 Existing Site Conditions

Historically the Property was used for agricultural purposes, and was irrigated farmland situated on generally flat terrain. The Property slopes gradually towards the northwest. The existing on-site and off-site drainage conditions are more particularly described in the Master Drainage Plan and the Development Agreement. There are some existing structures including farmhouses and maintenance buildings that are being removed as the development of the site progresses. In addition, there are some existing irrigation wells, which will remain on the property.

Phase 1 and a portion of Phase 2 of Mission Royale are currently being developed, with 18 holes of the golf course open for play, the clubhouse and marketing center operating, several occupied homes and numerous homes under construction. Phase 3 of Mission Royale is still being utilized for agricultural purposes, but agricultural use will cease when construction begins on Phase 3 infrastructure improvements.



4.0 MISSION ROYALE PROJECT OVERVIEW

4.1 Community Architectural Theme

Mission Royale will continue the Old Spanish Mission architectural theme featured in Phase 1 of Mission Royale's recreational and commercial buildings and monumentation, with repetition of design elements such as tile accents and fountains. To a lesser extent, the housing product will emulate the colors and materials of the Old Spanish Mission architectural theme, while still providing the diversity required by the City's PAD residential building standards. A deviation from the Old Spanish Mission style will be the substitution of white wash with paint colors having less than a 50% Light Reflectivity Value on the commercial buildings within Block B. This provision shall be recorded in the Master CC&R's and enforced by the Active Adult Community Master Property Owners Association.

4.2 Land Use

The "Mission Royale" development as proposed consists of 18 separate land parcels which will include a variety of land uses as follows: 39.80 acres of commercial/retail, 114.49 acres of private and public recreational facilities, 172.74 acres of public golf, and 503.38 acres of single-family residential uses, and 45.09 acres of public right-of-way for a total of 875.50 Acres. The location of these land uses is illustrated on Exhibit C, Conceptual Land Use Plan, and on Exhibit K, Preliminary Development Plan (PDP), which is attached to the amended Development Agreement. Phases 1 and 2 of Mission Royale will remain an Active Adult Community with an 18-hole golf course integrated into the plan. Phase 3 of the project is a proposed Family Community with a series of interconnected trails, tot lots, and a central neighborhood park around which the Model Complex will be positioned.

a. Commercial Land Use

Block B, consisting of 39.8 acres is designated for commercial development. This commercial area is to be developed as a commercial retail and service area that provides services to the residents of Mission Royale as well as surrounding residential areas and travelers on Interstate 10. It will be subjected to all regulations and development standards currently in place at the time of its development, subject to the terms and conditions of this Development Guide and the Mission Royale Development Agreement, as amended from time to time. All commercial development including, but not limited to, ingress and egress, building elevations and setbacks, buffering, landscaping and signage is subject to "Major Site Plan" review process and the standards and uses identified in this development guide. At the time of development of Block B, the Master Traffic Study shall be amended to reflect trip generation based on the uses and square footages proposed in the Major Site Plan review application. The owner of both Block B and the rest of the Project shall implement the recommended traffic improvements to accommodate the impact of the commercial development of Block B. Continuous vehicular connectivity via cross-

access easements and shared parking is required within the commercial parcel. The first commercial Major Site Plan request shall be required to submit a conceptual (final if request is for full parcel) site plan layout, meeting the approval of the Planning and Zoning Commission, for the entire commercial parcel.

1. Permitted Uses

The following uses will be permitted within Block B of the Mission Royale Planned Area Development zoning approval:

- All uses listed in Table 17.16.030B for B-2/B-3 districts, including the uses defined by Sections 17.12.771 and 17.12.772, shall be principally permitted, with the following exceptions:
 1. Automobile, boat or recreational vehicle sales, maintenance and rental (this does not preclude the sales of automotive parts or tire, or minor automotive repairs);
 2. Game rooms, pool halls;
 3. Sexually oriented businesses;
 4. Tattoo parlors;
 5. Pawn shops;
 6. Rental centers, with outside storage or repair;
 7. Meeting halls, fraternal lodges or private clubs;
 8. Coin-operated laundry mats (this does not preclude dry cleaners);
 9. Stand alone liquor stores (this does not preclude the sale of liquor as a function of a larger retail establishment);
 10. Convenience stores and fueling stations, unless they are associated with or ancillary to a larger retail establishment with the same complex.
- All uses listed in Sections 17.24.030 and 17.24.120 shall be conditionally permitted, subject to obtaining a conditional use permit.

2. Setbacks and Building Heights for Commercial Land Use Area(s)

Minimum Setbacks and Maximum Building Heights, F.A.R., and Square Footage for Mission Royale Commercial/Office Parcel

Front	Rear	Interior Side	Corner Side	Residential Boundary*	Building Height**	Floor Area Ratio
25'	20'	10'	25'	75'	35'	0.35

* Parking, loading, and circulation areas will be setback a minimum of five feet from any non-residential boundary and a minimum of 25 feet from any residential boundary line. A minimum of 25-foot wide landscape planter along the entire south perimeter of the commercial/office parcel will be utilized as a buffer between commercial/office uses and adjacent residential uses.

** The maximum height for any commercial/office building setback less than 75 feet from any residential boundary line shall be 26 feet.

3. Commercial Phasing

The Mission Royale commercial parcel will be developed in a future phase according to the commercial market demand in the area.

b. Private/Public Recreational Land Uses

Active Adult Community: Block A of Phase 1 of the project, consisting of 7.01 acres of public and private recreational land uses, has already been constructed, and is operational. These uses include the golf Clubhouse, Pro Shop, the restaurant and the tennis courts. Additionally, the 18-hole public golf course is open for play, and is a part of the Active Adult community portion of Mission Royale.

Family Community: The Conceptual Water Play Park shown on Exhibit F is centrally located within Phase 3 of Mission Royale to provide easy access from the surrounding residential parcels, creating a centralized community amenity. Site landscaping and berms, as well as ramadas/picnic areas, a tot lot, volleyball courts, court games, trails, and a plaza will complete this focal recreational area for the Family Community portion of the project. The Model Home Complex will also be situated adjacent to this park. An open space/trail system continues throughout the Family Community, and is interlinked to two additional tot lot/play areas as well

as to the linear park along the frontage of I-10, and to the adjacent region for connectivity to future developments.

The recreational amenities will be constructed on a phased basis to accommodate the best possible equation of use, appearance and financial responsibility. The Water Play Park will be completed concurrently with the opening of the Model Home Complex within Phase 3-A of the project, and the remaining tot lots, trails and landscaped open spaces will be phased in as the adjacent parcels develop.

This recreational package will be designed to meet the most current and desirable uses of the Mission Royale homeowners. The phasing of amenities will ensure the proper relationship of facilities in place to the ability of the Association to meet the high levels of support and maintenance that will be demanded by the Association membership. This will also allow the homeowners' participation in determining the direction of their facilities.

c. Golf Course Land Use

The location of the 18-hole golf course that exists is entirely north of Earley Road, within the Active Adult portion of the Mission Royale community. This 18-hole golf course has been constructed in its entirety, and is open to the public for play. The golf course, pro shop, restaurant and cart storage facility are owned by a separate entity and maintained and operated by a private management company, subject to the Active Adult Community CC&R's and the control of the Active Adult Community HOA. Landscaping and other effective non-intrusive methods have been used to protect motorists and pedestrians from misdirected golf balls. The golf course shall remain open for public use in perpetuity. No netting or non-natural screening shall be placed along Interstate 10.

d. Residential Land Use

The majority of the project will be developed for single-family residential land use. As previously discussed, Phases 1 and 2 are being developed as an Active Adult Community, and Phase 3 is being proposed for development of a Family Community. The location of these residential land parcels is more particularly identified on the Conceptual Land Use Plan, Exhibit C, and Preliminary Development Plan, Exhibit K.

1. Density (Exhibit K).

The Project will not exceed 2,500 lots with a target yield of 2,400 lots/units within the residential land parcel. See Exhibit C and K for the yield currently being achieved for the project. The proposed development will have a maximum net density, as referenced in the Preliminary Development Plan Exhibit K. The specific yields by phase shall be as referenced in the Development Agreement.

2. Single-Family Home Minimum Setbacks for Phase 1 & 2 Active Adult Community

Typ. Lot Size	Min. Front	Min. Rear	Interior Side	Corner Side	Accessory Buildings	Perimeter Wall
45' x 107'	20'	15'	5'	15'	5'	
50' x 107'	20'	15'	5'	15'	5'	15'
65' x 107'	20'	15'	7'	15'	5'	15'

3. Single-Family Home Minimum Setbacks for Phase 3 Family Community

Typ. Lot Size	Staggered Front	Min. Rear	Interior Side	Corner Side	Accessory Buildings	Perimeter Wall
55' x 115'	15' – 18' & 20' - 23'	20'	5' & 10'	5'+10' Tract	5'	15'
60' x 120'	15' – 18' & 20' – 23'	20'	5' & 10'	5'+10' Tract	5'	15'
65' x 125'	15' – 18' & 20' - 23'	20'	5' & 10'	5'+10' Tract	5'	15'

- i.
 - Within the Family Community, homes with garages facing the street shall maintain a minimum 20-foot setback from the back of sidewalk, and stagger in 1 foot increments up to 23 feet from back of sidewalk every 4th lot.
 - Homes with side entry garages not facing a street shall maintain a minimum 15 foot setback from the ROW line, and stagger in 1 foot increments up to 18 feet from the ROW line every 4th lot.
 - Side entry garages not facing a street - minimum setback 15 feet from ROW.
 - Livable home area and open porches - minimum setback 15 feet from ROW.
 - Driveways of homes with street facing garages must always be at least 16 feet wide and 20 feet long, with 2 feet of the length allowed within the ROW.

- Driveways of homes with side entry garages may reduce the driveway length to a minimum of 15', but must allow an adequate turn radius to properly enter the garage.
- ii.
- Porches or patio covers that are open on at least three sides shall be allowed up to a five-foot encroachment into the minimum required rear yard setback.
 - A two-foot maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, and ornamental features such as architectural pop-outs.
 - No other encroachment into the minimum required setbacks is permitted.
- iii.
- On side yard setbacks of at least 5 feet but less than 7 feet, a one-foot maximum setback encroachment shall be allowed for building eaves and roof gutters.
 - On side yard setbacks of 7 feet or more, a two-foot maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, and ornamental features, such as architectural pop-outs.
 - No other encroachment into the minimum required setback is permitted.
- iv.
- In the Family Community, corner lots include a 10-foot wide adjacent Association-installed and maintained landscape tract.
- v.
- All accessory buildings not including homebuilder constructed casitas, must be located within the rear yard and maintain a minimum five foot setback from interior side and rear Property lines and a minimum 10 foot setback for properties on a corner.
 - Accessory buildings over 100 square feet in area must have frame/stucco or block/stucco construction, architectural grade asphalt shingle or tile and be colored to match the principal building.
- vi.
- All principal and accessory building/structures shall maintain a minimum 15-foot rear yard setback from a perimeter or interior wall that is adjacent to an arterial or collector roadway or the south perimeter of the PAD.

**Single-Family Home Maximum Building Heights and Lot Coverage
Phase 1 & 2 - Active Adult Community**

Typ. Lot Size	Building Height	Lot Coverage (1)
45' x 107'	25'/One-story	45%
50' x 107'	25'/One-story	45%
65' x 107'	25'/One-story	50%

**Single-Family Home Maximum Building Heights and Lot Coverage
Phase 3 - Family Community**

Typ. Lot Size	Building Height	Lot Coverage (1)
55' x 115'	28'/Two-story	50%
60' x 120'	28'/Two-story	50%
65' x 125'	28'/Two-story	50%

1. Lot coverage is the percentage of lot covered by buildings.
2. Two-Story homes will not be allowed on either side of primary and secondary subdivision entrances that intersect with Mission Parkway.

4.3 Circulation

a. Street Circulation

Mission Royale features a curvilinear street system as well as cul-de-sacs that open onto turfed recreational areas and landscape tracts. The circulation system will consist of four (4) street types providing a range of right of way widths from 44' to 110'. As mentioned, Interstate 10 lies along the west boundary of the Property and Florence Boulevard lies along the northern boundary. The Interstate 10/Florence Boulevard interchange is at the northwest corner of the Property and provides access from Interstate 10 to downtown Casa Grande. Hacienda Road exists as an unpaved road along the east boundary of the site and is proposed to be developed to a half-arterial road configuration with the Project. Biscayne Road exists as a dirt road north of Florence Boulevard. Upon entering Mission Royale, Biscayne Road has been renamed to Mission Parkway. Mission Parkway will be dedicated and constructed as a major collector providing 90 feet of right-of-way from Florence Boulevard to Earley Road, and 80 feet of right-of-way from Earley Road south and east to the intersection of Hacienda Road. Mission Parkway will feature a 6 foot wide meandering sidewalk within the landscaped area on the west side of the street, and a

5 foot wide attached sidewalk on the east side of Mission Parkway. Bicycle lanes are also provided on this major collector as depicted on Exhibit L, Typical Street Sections.

The main entrance to Mission Royale is located at the intersection of Florence and Mission Parkway at the midsection line. Earley Road is currently a dirt farm road that lies parallel one mile south of Florence Boulevard. There is a narrow (2-lane) bridge over Interstate 10 at the Earley Road alignment that currently provides a farm vehicle crossing over the freeway. Earley Road is to be developed as a minor arterial road as part of the Mission Royale community. At this time, the crossing at Interstate 10 will not play a significant role in the traffic circulation for the Property. Earley Road and Mission Parkway will provide internal circulation of the traffic to Hacienda Road and Florence Boulevard. On-street parking will be prohibited on all roadways within Mission Royale. This restriction will be part of the Master CC&R's and enforced by the Association. Mission Royale will have three temporarily barricaded local street connections to the property to the south ("Nichols Ranch"). This access will be restricted to City vehicles and City personnel and is not for the use of the general public until such time as the Nichols Ranch property is developed.

b. Pedestrian Circulation

A community wide desert landscaped, pedestrian path system will be provided throughout the community in order to facilitate access to community amenities, tot lots, parks and public golf facilities. This pathway system will be 5' in width, and as indicated on the Conceptual Tot Lot Amenities/Trails Plan (Exhibit H), the path system will meander throughout the development within the open space areas provided within each individual neighborhood inside a minimum 15' wide landscape tract. The path will tie into the sidewalk system adjacent to the local street at appropriate intersections in order to link neighborhoods together. The pedestrian trail system will provide convenient access between all of the residential parcels and amenities located within the development encouraging pedestrian traffic and neighbor interaction among residents throughout Mission Royale.

c. Golf Cart Circulation

A separate path system has been provided within the Mission Royale 18-hole golf course for use by golf carts alone, and has been constructed in its entirety.

4.4 Landscaping

As illustrated by the Conceptual Landscape Plan (Exhibit F), Mission Royale will contain a significant amount of landscaped and or turfed areas. Shade trees and other landscaping will be provided along the collector streets, in medians, at entry points and around the private and public recreation opportunities. At least 50% of perimeter and commercial area trees will be 24" box or larger. In addition, a turfed "Events Lawn" will be provided near the clubhouse along with other turfed areas in the residential areas. As mentioned, all areas related to the public golf facility will be maintained by a private managerial company. The remaining common, landscaped, open space and all landscaping within rights-of-way (except the City shall maintain landscaping within arterial roadway medians) will be maintained by the Association. A plant list is included on Exhibit F herein.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, will be submitted prior to the approval of any final subdivision plats for the Property. The plans will comply with the Development Guide and all applicable City codes.

The plans will clearly demonstrate the design and details of all open areas, including all public/private open area amenities.

4.5 Drainage

All drainage issues are addressed in the Development Agreement and/or within the revised *Master Drainage Report* for Mission Royale prepared by Olsson Associates in 2004, under separate cover.

4.6 Utilities and Infrastructure

a. Sewer

Sewer service will be provided for the Property by the City of Casa Grande. The City is not responsible for the cost of extending sewer service infrastructure to the site. The initial phase of the Mission Royale development is being served by a lift station and force main connection to the existing 12" sewer line located west of Interstate 10. However, due to limited capacity of the existing sewer line, future phases will require an extension of sewer to the intersection of Kortsens and Peart Roads, located approximately 4 miles from the site. The developer will work with the City Engineer to evaluate the wastewater collection methodology from an engineering and economical standpoint that best serves the Mission Royale project. The proposed wastewater collection system is more

particularly described under the attached separate cover entitled *Master Wastewater Plan* prepared by Olsson Associates in 2004.

b. Domestic Water

The Property is located within the CC&N limits of Arizona Water Company (AWC). Preliminary meetings with representatives of AWC have indicated that adequate water supply (storage and pressure) is available to serve the Mission Royale Project. An existing 24" water main exists in Florence Boulevard approximately one-quarter mile west of the Property. Service to the community will be provided through extension of this main via installation of a 16" water line under Interstate 10. Redundancy (looping) of water supply will be ultimately provided by connection to the water main to be constructed in Hacienda Road by the Proposed Yost Ranch development to the south. The proposed water supply system is more particularly described under separate cover entitled *Master Water Plan* prepared by Olsson Associates in 2004.

4.7 Electric

Electrical power will be supplied to the Property by Electrical District 2.

4.8 Natural Gas

Natural Gas will not be included in this project

4.9 Telephone

Telephone service will be provided to the Property by Qwest Communications, formerly US West Communications.

4.10 Sanitation

Sanitation services will be provided to the Property by the City of Casa Grande.

4.11 Underground Utilities

Any utilities running through the Property or any utilities, including those external to the Property, which need to be relocated/provided for the development of the site, must be placed underground.

4.12 Emergency Services

Emergency services will be provided by the City of Casa Grande Police and Fire Departments. Fire hydrants and street lighting will be provided for the Property in accordance with the City codes, the City Fire Department's written policies, and the approval of the City Engineer.

4.13 Phasing

The proposed general phasing boundaries for the project are shown on the Preliminary Development Plan (Exhibit K). Dust control will be implemented pursuant to accepted industry standards with palliatives approved by the City and or County. The development of Mission Royale will occur in three (3) phases. Phase 1 of the development will include, but not be limited to, the following:

- Offsite extension of water, temporary sewer and dry utilities to the Property.
- Required improvements to Florence Boulevard from Interstate 10 east to the Mission Royale main entry at Mission Parkway. The design of these improvements shall follow ADOT design standards and requirements.
- Construction of the north/south roadway named Mission Parkway, constructed to the major collector street standards, approximately 400 lineal feet north of Earley Road.
- Construction of onsite water, sewer and dry utilities to serve the clubhouse and initial phase of residential development. (Blocks A, G, H, I and M).
- Landscaping and drainage facilities for the collector roadway and initial phases of residential development.
- Construction of improvements within initial phases of residential development (Blocks A, G, H, I and M).
- Roadway improvements constructed to the half arterial street standards to the south half of Florence Boulevard, including additional asphalt travel lanes, curb, gutter, and a minimum five foot wide sidewalk, adjacent to the north perimeter of the subject Property. All said improvements and necessary right-of-way dedications shall be per ADOT, City requirements, the specific recommendations of the Traffic Impact Analysis, and the requirements of the City Engineer.
- All required public and private improvements in Tracts F, G, H, I and J including, but not limited to, an 18-hole golf course, golf practice range, landscaping, and golf cart paths.
- All required public and private improvements for Blocks A, G, H, I and M including, but not limited to, all necessary utilities and infrastructure, roadways, landscaping, walls, pocket parks, and recreation paths (including amenities).

Phase 2 will include:

- Improvements to the west half of Hacienda Road, including all asphalt travel lanes, bike lanes, curb, gutter, and sidewalk, from Florence Boulevard to the south end of Block F adjacent to the east perimeter of the subject Property. All said improvements and necessary right-of-way dedications shall be per City Codes and as indicated in the Cross-sections within the Development Guide.
- Roadway improvements to the portion of Earley Road between I-10 and Hacienda Road to be constructed to the minor arterial street standard. The improvements shall include asphalt travel lanes, bike lanes, curb, gutter, and sidewalks. All Earley Road improvements and necessary right-of-way dedications shall be per City Codes and as indicated in the cross-sections shown on Exhibit L.
- Development of the additional residential area in Phase 2 (Blocks C, D, E, F and G-1) and all adjacent streets. Landscaping and drainage facilities as development of each residential area occurs (Blocks C, D, E, F and G-1) with all adjacent streets.
- The installation of the two monument signs proposed north of Earley Road. All landscaping and drainage facilities necessary for Phase 2 of the development.
- Construction of all remaining walls in Phase 2.
- Construction of offsite sewer line extension.
- Construction of remaining recreational facilities in Phase 2.
- Block A-1 maintenance facility as described in Section 4.2b.
- Remaining pedestrian and golf paths in Phase 2.
- All public and private improvements intended for the Active Adult Community that were not completed in Phase 1, except for the development of the commercial parcel.
- Commercial Parcel "B" development, as market demand dictates.

Phase 3 will be developed in two sub-phases, Phase 3-A and Phase 3-B, and will include the following improvements:

Phase 3-A:

- The installation of a new monument sign south of Earley Road at Mission Parkway, announcing the Family Community portion of the project. All landscaping and drainage facilities necessary for Phase 3-A of the development.
- Improvements to Mission Parkway from Earley Road through Phase 3-A of the project to the secondary entrance to Parcel 3.
- Development of the first 3 residential parcels (Parcels 1, 2 and 3), and adjacent streets. Improve the landscape, trails and drainage facilities as development of residential parcels 1, 2 and 3 occurs.

- On-site sewer, water, and dry utility construction to serve Parcels 1, 2 and 3.
- Development of the Water Play Park, the Model Home Complex and improvements to the adjacent semicircular local streets in Phase 3-A.
- Construction of all perimeter walls within Phase 3-A.

Phase 3-B:

- Improvements to the remainder of Mission Parkway from Parcel 3's secondary entrance to the intersection of Hacienda Road.
- Improvements to the remaining portions of Hacienda Road that are adjacent to the Property, from Earley Road south to the southern property boundary of Mission Royale.
- Development of residential Parcels 4, 5, 6 and 7, and adjacent streets. Landscaping and drainage facilities as development of these residential parcels occurs.



5.0 CITY OF CASA GRANDE RESIDENTIAL DESIGN STANDARDS FOR PLANNED AREA DEVELOPMENTS

The City first adopted and published the Residential Design Standards for Planned Area Developments (the "Design Standards") in July of 1999, and printed an updated version in 2003. The previously approved PAD and Preliminary Plat for Mission Royale was prepared utilizing the 1999 Design Standards, and since a portion of Phase 2 has been constructed, we are asking that Phase 2 of the project continue to utilize the 1999 Design Standards. The 2003 Design Standards will be utilized for Phase 3 of Mission Royale, since it is being repositioned as a Family Community with an entirely new land use plan. The following Section 6.0 of the Development Guide describes the proposed Design Standards for Phase 2 of the Active Adult Community, while Section 7.0 describes the proposed Design Standards for Phase 3, the Family Community portion of Mission Royale.

As stated in both versions of the Design Standards, the purpose of these standards is to "aid in fostering diversity within new residential PADs relative to overall PAD design, lot sizes and architecture," thus maintaining the City's primary objective of providing "diversity, sustainability, and innovation" within the PAD zone. In order to accomplish the desired "diversity, sustainability, and innovation" within proposed PAD zones, the City requires that developers meet mandatory requirements as well as a minimum number of additional requirements listed in the Design Standards.

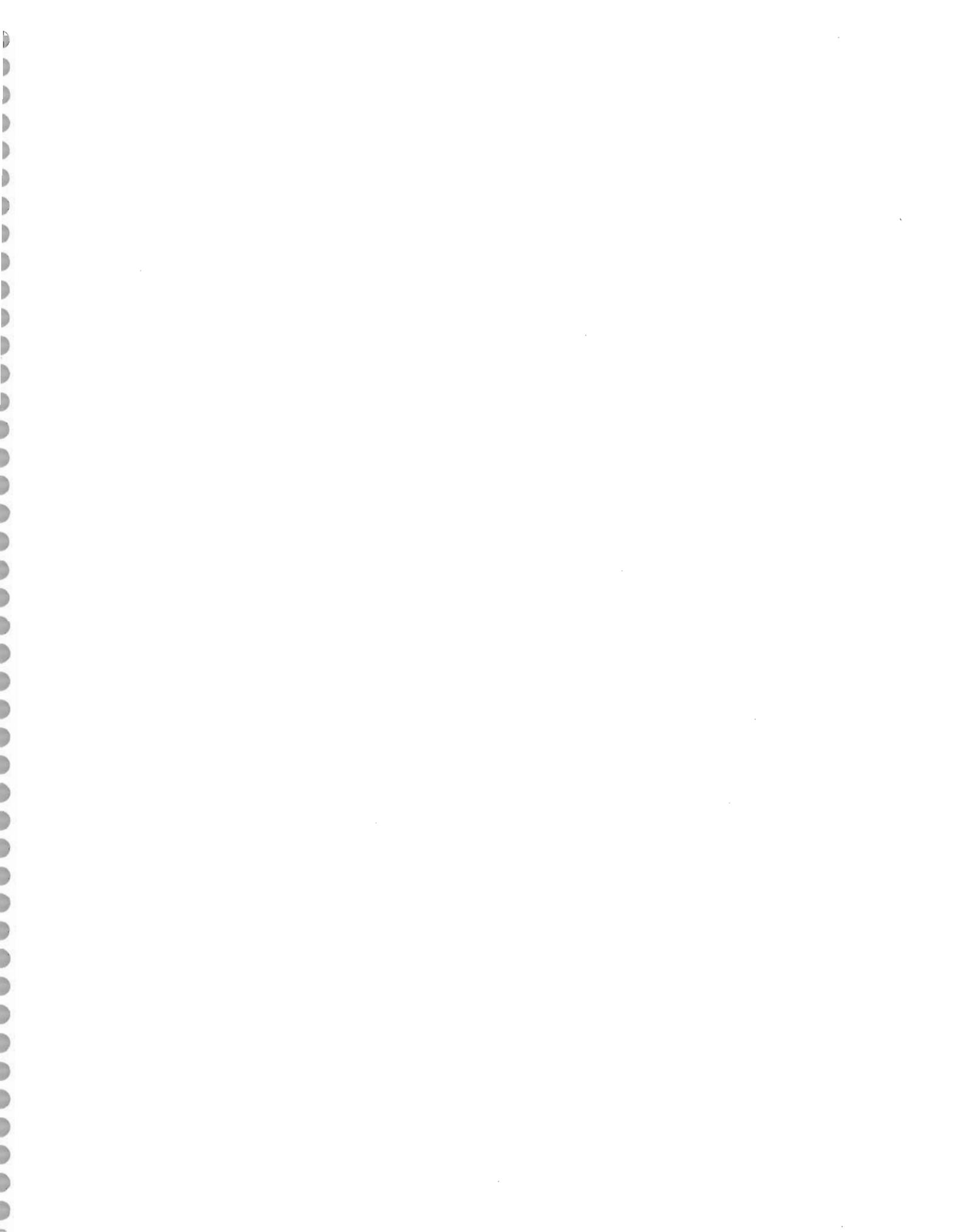
5.1 Exceptions and Flexibility of the Design Standards

In certain situations, some flexibility and/or exceptions from the requirements of the Design Standards is given to the Planning and Zoning Commission and the City Council. One such exception stated in the Design Standards provides flexibility where "strict conformance with all of the requirements of the Residential Design Standards for Planned Area Developments would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD."

The basis for allowing Mission Royale to claim this exception and/or flexibility from the Design Standards is that the standards are drafted in a manner that largely applies to non-resort type and non-age restricted single-family residential developments. Relief from strict compliance with the Design Standards is merited for the Mission Royale Active Adult Community portion of the project because of the inherent uniqueness of this development. The Design Standards have been met or/or exceeded within the proposed Family Community portion of the project.

5.2 Meeting the Intent of the Design Standards

While some exceptions to the design standards are requested for the proposed Active Adult Resort portion of the community, the project has been successfully planned to not only meet the intent of the Design Standards, but also fulfill many of the mandatory and additional requirements listed herein. It should be noted that the Family Community portion of Mission Royale has been designed to meet the City's 2003 Design Standards. The Development Team's ability to meet the requirements and/or intent of the Design Standards ensures Mission Royale will be developed in a manner that is consistent with City policy. The aforementioned exception to the Design Standards for the Active Adult Community will also provide the necessary flexibility, allowing Mission Royale to provide the unique design features specific to this sector of the housing market that would be lost per the mandatory requirements of the Design Standards.



6.0 RESIDENTIAL DESIGN STANDARDS - ACTIVE ADULT COMMUNITY

The following section of this document compares the mandatory and additional requirements of the Design Standards to the development standards proposed for the Active Adult Community within Mission Royale. The purpose of the following discussions is to demonstrate how the proposed Development Standards comply, surpass, or claim exception to the intent and/or requirements of the Design Standards.

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.

6.1 PAD Design and Layout Mandatory Requirements

a. Open Space

The 1999 Residential Design Standards require that developments in PAD zoning classification consisting of five hundred acres or more and with net densities greater than four dwelling units per acre must provide a minimum total of 15% open space within the development. If golf courses are included in the Project's open space calculation the open space requirement is increased to a minimum total of 20% with the stipulation that no more than 60% of the 20% required recreational open space be utilized for golf course. Although the Project's density is less than four dwelling units per acre, it nevertheless exceeds the open space requirement for more dense development.

The Active Adult Community portion of Mission Royale contains 563.30 acres, and 228.04 acres or 40.48% of total open space. Of this total, 172.74 acres is golf course, and 55.3 acres are dedicated to active/passive recreational uses. By applying the above-referenced open space requirement in the City's Design Standards to the Project, the Active Adult Community portion of Mission Royale must provide a minimum of 112.66 acres of the total 563.30 acres for open space. The amount of open space provided within the proposed Mission Royale Active Adult Resort Community surpasses the Design Standard minimum open space requirement by 115.38 acres or 20.48%. The Mission Royale open space calculations are provided in the parcel data table on the Preliminary Development Plan, Exhibit K.

Open space shall be provided in a manner where it is easily accessible from all lots or units. Open space will be located and designed as a community amenity and provided in the form of parks, multi-use trails, bike paths, or passive recreation areas. As illustrated

in the Conceptual Landscape Plan (Exhibit F), open space will be included in each of the residential parcels and generally found at the end of cul-de-sacs and/or the entrances/exits of the parcels. These open space areas may include but are not limited to pocket parks, turf areas, landscape tracts, and pathways.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, will be submitted prior to the approval of any final subdivision plats for the Property. The plans will comply with the Development Agreement and all applicable City codes. The Plan shall clearly demonstrate the design and details of all open areas, including all public/private open area amenities.

b. Lot Sizes

Per the design standards in place when the PAD for Mission Royale was first adopted, no single family lot within a proposed PAD shall be less than 4,500 square feet in area nor have a width less than fifty feet. Each lot shall measure 45, 50, or 65 feet in width and 107 feet in depth and ranging in size from 4,815 to 6,955 square feet or larger. The only place in which 45-foot wide lot width and this 4,815 square foot area may be used in this Project is Parcel M. Phase 2 of Mission Royale includes a mix of 50' and 65' wide lots within Parcels C, D, E, F, and G-1.

The proposed minimum lot width of 45' facilitates the developer's ability to meet the adult community housing market demands by creating a resort type atmosphere. The effect of the proposed minimum lot width is to allow the developer the opportunity to provide as much common open space as possible for community's residents. By providing common open space the developer is able to guarantee residents a well manicured, well maintained environment that features outdoor activities commonly found on the grounds of a resort, i.e. golf, tennis, pool, spa, dining, etc.

By providing twice the amount of required open space and detached sidewalks on every street within the Active Adult Community, and the maintenance requirements of such communities, flexibility in the application of the City's design standard regarding the number of lots less than 7,000 square feet should be considered. There is a reduction in the number of total lots in Parcel M due to the buffering of the Commercial Parcel "B". The majority of the lots in this parcel will be designed to 45' widths.

c. Lot Mix

The proposed lot mix is an integral part of the Developer's ability to construct a diverse, and sustainable community that will meet the resort lifestyle demand of the adult housing

market. The proposed higher percentage of 50' wide lots is a response to the adult housing market demand for homes and property that require less maintenance, thus unburdening property owners of the building and yard upkeep associated with owning larger homes on larger parcels of land. By relieving property owners of significant home and property maintenance, residents take advantage of the opportunity to enjoy their free time in a community featuring a resort environment. Furthermore, the residual of lot area is combined to create an aggregate of significant parks and green belts.

d. Lot Size Limitations for Multi-level Homes

The Active Adult portion of Mission Royale, Phases 1 and 2, will be developed with single story dwelling units only, thus the Design Standards requirement that no multi-story home shall be built on a lot less than 6,000 square feet does not apply.

e. Perimeter Walls

All walls in Mission Royale will be consistent with the Mission theme. See Exhibit H for a graphic representation of the proposed perimeter walls for the project.

f. Front Yard Landscaping

The developer shall install front yard desert landscaping using the material listed in Exhibits E and H on each residential lot. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

6.2 PAD Design and Layout Additional Requirements

In addition to the previously discussed mandatory requirements regarding the PAD design and layout, the City requires that seven of fourteen additional requirements be fulfilled. The proposed Mission Royale Active Adult Resort Community either complies or surpasses the following six additional requirements, satisfying the intent of the Design Standards.

a. Entry Points

The main entrance monument sign at Florence Boulevard features Old Spanish Mission architectural theme of the community. Increased landscaping and a dramatic vista overlooking the lake creates a sense of arrival for residents and easily satisfies the Design

Standards requirement. All other entry points will feature subordinate features repeating the design, color and material of the main entry monument (See Exhibit F).

b. Community Trails

Mission Royale will meet the intent of this requirement by providing a 6' wide path that meanders throughout the community. This path will be located in a minimum 15' wide landscape tract. A separate path will be provided for golf cart circulation.

c. Detached Sidewalks

Mission Royale intends to provide a landscape buffer between sidewalks and back of curb and sidewalks and perimeter wall/property line along all collector, arterial and local roadways. Therefore as proposed Mission Royale complies with the Design Standard additional requirement that a landscaped buffer be provided "between sidewalks and back of curb and sidewalks and perimeter wall/property lines along all collector and arterial roadways".

d. Street Trees

Minimum 15-gallon street trees will be provided at a minimum of 25-foot intervals along both sides of all collector and arterial roadways within the Mission Royale community.

e. Terminating Vistas of Focal Points

The Design Standards suggest that lots be oriented for terminating vistas of focal points including "parks, community buildings, mountains, and homes." The majority of lots included in the Active Adult portion of the Mission Royale development shall face some form of open space whether it be a park, landscape tract or golf course.

f. Curvilinear Streets

Mission Royale features a curvilinear street system with cul-de-sacs and traffic circles as traffic calming measures. The curvilinear streets, in combination with landscaping each side of all streets, will create a serene residential atmosphere.

6.3 Residential Architectural Design Requirements

The residential architectural design requirements for Mission Royale will promote architectural diversity and quality. Combined with a reduced local street pavement width

and detached sidewalks, the architectural requirements will improve the cohesiveness of neighborhoods and create more appealing streetscapes.

The requirements stated here provide a preview of the residential architectural design of this development. All housing design shall strictly adhere to Section IIA, Mandatory PAD Residential Architectural Standards, and to Section IIB, Additional Requirements for PAD Residential Architecture. The product in final design, including floor plans and elevations, will be submitted to the City Planning and Zoning Commission for their review and approval prior to permitting and home construction.

The overall theme of the Project will be “California Mission” supported by “Mission” style architectural designs. More traditional southwestern influenced designs will add to the overall diversity. In complementing the residential architecture, the “Mission” theme is extended to monuments, decorative walls, and all development on the clubhouse and commercial parcels. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, tile types, and colors.

a. Elevations and Roofs

House elevations will be coordinated so that there are no similar consecutive front elevations and no similar front elevations directly facing each other. There also will not be more than three consecutive rear home elevations backing Florence Boulevard, Hacienda Road, or Earley Road.

The floor plans will incorporate basic elements needed to meet the requirements of the Project’s residents. There will be no floor elevation height changes, the homes will have open plans with considerable light and appointments throughout that will facilitate ease of daily living. Outlet locations, lever handles on plumbing and hardware, and a full compliment of available options for assistance, such as grab bars and other handicap aids will be available.

A minimum of five floor plans, each with three distinct elevations will be provided for each parcel within Mission Royale. Overlap of floor plans and elevations between parcels is expected.

Each elevation will have a unique appearance. Stone veneers, which include Sonoran brick, cinnamon river rock, ledge stone, cobblestone and adobe stacked stone will be incorporated and utilized on front elevations. These materials will be offered in various colors and quantities from low profile veneers at columns and walls to full coverage of bay windows and other focused relief details. The variety of materials and colors will

extend the diversity of appearance in contrast to existing color schemes. A full compliment of stone veneers will be presented to the Planning and Zoning Commission for their approval along with the elevations.

There will be eleven color palettes per parcel offered. These will consist of three individual color schemes per palette. Each color scheme will be represented as follows: Body and trim, architectural dimension details and eave and front doors. This equates to a total of thirty-three colors per parcel. This, in combination with a variety of veneer materials and roof tiles, will give considerable diversity of color schemes. Garage doors may be painted body color to lose prominence. There will be no more than two consecutive homes with the same color scheme. The full selection of colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

Durable lightweight concrete tile roofs will be utilized on all homes without flat roofs. Both "Mission" barrel style and flat style tiles will be offered and utilized by incorporating the different tile types as standard and optional features on certain elevations. A minimum of six distinct tile color selections will be offered for each floor plan. Overlap of tile colors between parcels is expected. For greater diversity, no more than two consecutive homes will use the same tile roof color. Tile designs and colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

There will be no roof mounted air conditioners or evaporative coolers in Mission Royale (except roof-mounted air conditioners and coolers may be used within nonresidential portions of this Project when they are completely screened from view by a continuous parapet wall). All air conditioning units within the residential portions of the Property will be ground mounted.

b. Add-Ons

Any and all add-ons offered as options by the builder of which may be requested at some later date as an add back by the home owner will be under strict control and approval of the Home Owner's Association, architectural committee. All approvals would be based on these elements substantially conforming to existing architectural styles. No awning or carports will be allowed on any single-family lot. Garage enclosures are prohibited.

6.4 Additional Residential Architectural and Related Requirements

a. Incorporate a Variety of Durable Materials and Finishes

Each elevation will have a unique appearance. Stone veneers, which include Sonoran brick, cinnamon river rock, ledge stone, cobblestone and adobe stacked stone will be incorporated and utilized on front elevations. The use of the stone veneers will be encouraged by including them as standard and optional features on homes. These materials will be offered in various colors and quantifies from low profile veneers at columns and walls to full coverage of bay windows and other focused relief details. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

b. Provide Significant Architectural Features

Elevation treatments will include architectural dimension details to include window and door reliefs, louvered vent treatments, key stone designs at raised door, window and entry detail areas including pop-outs or shutters on front elevation windows. All homes which have side elevations visible from the side streets shall have design elements to enhance this elevation. Spanish theme elements in a variety of shapes with wrought iron elements and other raised and recessed areas adding shadow and contrasting color opportunities which compliment the elevation design will be included. Front porches will be provided on a minimum of two elevations per product type (45'/50' wide lots and 65' wide lots). Front bay windows will be offered as standard or optional features on most homes.

c. De-emphasize Front-loaded Garages

The final housing product will utilize various methods, including maximizing livable area on front elevations, extending livable area forward of the garage plane, reducing the visual impact of three car garages, using front porches, offering side-entry garages, emphasizing front entryways, and enhanced landscaping, to de-emphasize garage dominance. These methods are discussed in detail below.

There are two primary typical lot widths within Mission Royale: 50 feet and 65 feet. The majority (at least three floor plans per parcel) of the floor plans for the 50 foot wide lots will be designed to the maximum width allowed by the setbacks. The majority (at least four floor plans per parcel) of the floor plans for the 65 foot wide lots will have at least 20 feet of non-garage front elevation. Mission Royale will also have typical 45-foot lots within one parcel. All homes on the 45-foot wide lots will be designed to the maximum width allowed by the setbacks.

At least one floor plan per parcel will have the livable area of the home, covered front porch or covered front entryway extending a minimum of five feet forward of the garage. Front entry garages will never extend more than fifteen feet forward of a home's livable area, covered front porch or covered front entryway. Front-loaded, non-tandem, garages for three or more cars will not be allowed on any lots within Mission Royale. Front porches and front entry towers on some of the homes will help to de-emphasize front-entry garages.

Though not a standard feature, at least one floor plan on the 65-foot wide lots will offer the option of a side-entry garage. All homes within this development will emphasize the front entryway of the home. Front entrances will always face the street.

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be a minimum of one 15-gallon tree and two 5-gallon shrubs or accent plants. Trees for the strip area will be selected for their potential to provide a shade canopy, lot litter potential, and minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

d. Increased Color Schemes

There will be eleven color palettes per parcel offered. These will consist of three individual color schemes per palette. Each color scheme will be represented as follows: body and trim, architectural dimension details and eave and front doors. This equates to a total of thirty-three colors per parcel. This, in combination with a variety of veneer materials and roof tiles, will give considerable diversity of color schemes. Garage doors may be painted body color to lose prominence. There will be not more than two consecutive homes with the same color scheme.

e. Applicants choice – Guest Houses and Single Story Homes

Decreased front yard setbacks to allow for optional casitas will be provided. These casitas, which have a multitude of uses are extremely popular with adult residents. These casitas add considerable architectural diversity to a street scene by varying setbacks, creating aesthetically interesting courtyards and may divergent landscape possibilities. These casitas will be offered as an option which will allow a random use and will ensure diversity in any given area and an elevation diversity that will effectively de-emphasize garages.

The guest houses will be designed so that some of the floor plans may have a guesthouse which is placed with the narrow end of the structure towards the street, some placed with the side of the structure to the street. The guesthouses will be approximately 16' long and 15' wide. When the structure is placed on the lot with the wide side towards the street, elevation will be designed with windows and other architectural designs and treatments. The same would occur when the structure is placed with the narrow end facing the street. This will give an opportunity to create four more elevation options for these homes. The courtyards can be enhanced by optional gates, patio designs, and landscaping, all of which will be left to the discretion of the buyer. This discretion of creativity of design will also lead to further diversity.

Housing plans and elevations are included as Exhibit "N". This will allow for a low profile to all main arterial and collectors or any other area that may have a high visual exposure. This low profile of rooftops will contribute to the perception of the already existing open feel of the community. This will also enhance the privacy factor throughout all neighborhoods. The ridgelines will reduce the impact of rear elevation architecture and will prevent expansive residential building walls that would impact the streetscapes.

f. Walls

Masonry walls, some with wrought iron features for view exposures, will be provided for the development's south perimeter, along all arterial roadways, collector roadways, modified collector roadways, and to separate residential land uses from commercial lands uses. Walls adjacent to Hacienda Road, residential portions of Florence Boulevard, Earley Road, and walls separating residential land uses from commercial land uses will conform to the Casa Grande Code 17.52-160 – Residential Walls. This references walls to be a maximum of 6 feet high. Walls adjacent to Earley Road must be seven feet high. Equivalent wall heights may be obtained by using a combination of berming and walls. Berming and vegetative buffers will be used along with any necessary walls along the

west perimeter for sound and visual buffering. Sound abatement is important here, while also maintaining a sense of openness and maintaining view sheds. The recommendations of one of more experts in the field of highway noise attenuation shall be forwarded to the City to assist in determining the type of highway buffering that will be necessary. All other walls or fences, except for those forward of the front plane of the home, may be up to six feet in height and will be constructed of wrought iron and/or masonry. For consistency and openness, all residential wall or fences, except walls previously mentioned, three-foot high screen walls and view walls, within the Property will be of wrought iron construction. The maximum height for any wall or fence forward of the front plane of the home is three feet. The overall intent is to minimize the use of walls, except where necessary to maintain privacy and reduce noise when homes are adjacent or in close proximity to the Interstate, arterial roadway, and the commercial parcel.

The "Mission" style theme will be incorporated into the design of all masonry walls facing Hacienda Road, Earley Road, Florence Boulevard, the internal north/south collector, and Interstate 10. All walls shall be consistent with earth tone block of color, design, and pattern as approved by the City. Walls shall be consistent with the long-term quality of appearance and maintenance. All other walls with expanses viewable from the street will include decorative features and colors complementary to the primary decorative walls. Colors for all walls and fences will be in keeping with the "Mission" theme and those colors used on homes. View walls, with a combination of masonry and wrought iron, will be used for homes adjacent to internalized golf course open space where walls are necessary. Final wall designs and materials will be presented to the City Planning and Development Director for review and approval in conjunction with Final Subdivision Plats and Major Site Plans. All mail gang boxes will be built within a decorative block wall/structure feature. Landscaping or other creative design work to de-emphasize mailboxes may also be acceptable. Any such design shall meet U.S.P.O. requirements and the City of Casa Grande Planning Department standards.

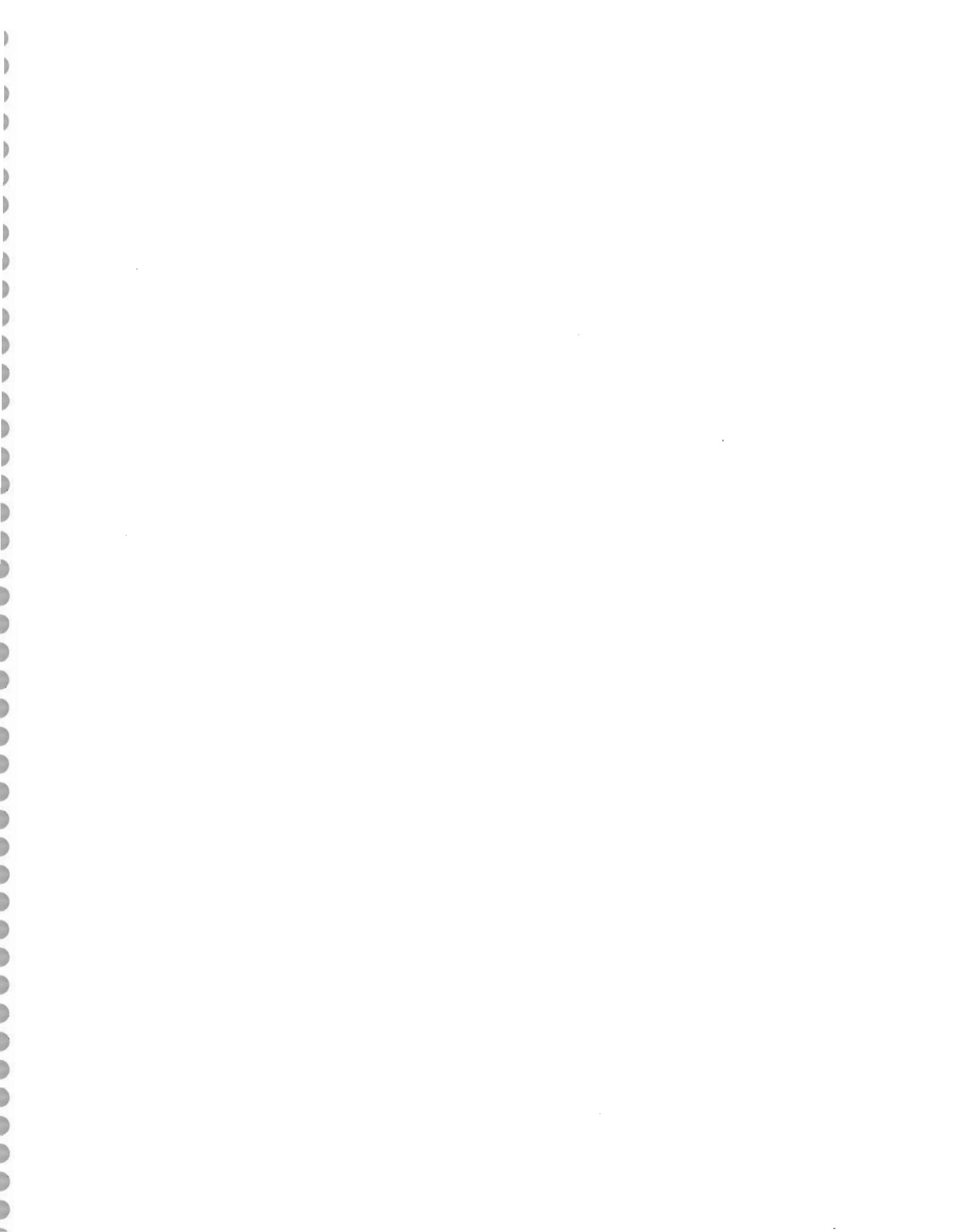
g. Landscaping

Individual front yard landscaping will feature a selection of desert climate plants that will use little water, have low litter potential, not require an abundance of maintenance, and provide year-round greenery. The theme trees for the individual homes as well as the open space areas also will be selected for their appearance and shading ability. Trees, which will have a wide canopy and the greatest size, will create a cool, mature street scene and add curb appeal to the architecture. Initial tree selections include Willow Acacia, Shoestring Acacia, Evergreen Elm, Texas Ebony, and Swan Hill Olive. Some palm trees may also be used to carry forward the "Mission" theme. There may be others that will be included based on final design. All front yard and open space landscaping

designs and plant selections will be submitted to the City Planning and Development Director for review and approval in conjunction with the approval of Final Subdivision Plats and home elevations.

There will be two base landscape designs offered which will be standard. The homeowner may also have an opportunity to design enhanced landscaping within the parameters of architectural committee acceptance based on plant selection and overall appearance. This will further contribute to the diversity of street scene. The Homeowner's Association will create strict guidelines as to the level of maintenance that must be adhered to within the community. The conditions and requirements will be included in the CC& R's, which will be submitted to the City Planning and Development Director for review and approval prior to the approval of Final Subdivision Plats.

The base landscape packages will be installed by the builder as part of the housing package. Due to the varying circumstance of closing, this buyer who may be absentee and have a short time frame to close, the builder requests the flexibility to complete standard landscape packages within 30 days of close. This same flexibility would apply to the homeowner on upgraded landscape packages. Front yard landscaping will include one fifteen-gallon tree, ten one gallon shrubs, and granite ground cover. The irrigation system will be operated by an automatic timer. No turf will be offered or allowed in front yards.



7.0 RESIDENTIAL DESIGN STANDARDS – FAMILY COMMUNITY

The following section of this document compares the City's mandatory and additional requirements of the *2003 Residential Design Standards for Planned Area Developments* to the development standards proposed for the Family Community portion of Mission Royale. The Family Community has been designed to incorporate as many of the City's Residential Design Standards as possible.

The Preliminary and Final Plats shall be consistent with the Preliminary Development Plan as illustrated in Exhibit K, 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 and Final Plat review. The following paragraphs outline how the design of the Family Community portion of Mission Royale has met or exceeded these standards.

7.1 Mandatory PAD Layout and Design Standards

a. Open Space

The Design Standards require that developments in a PAD zoning classification consisting of five hundred acres or more must provide a minimum of 15% open space within the single-family residential portions of the development. The Family Community component of Mission Royale is approximately 312.20 gross acres in size with a total of 1,040 single-family lots and a gross residential density of approximately 3.33 du/acre, however, the total open space within this area still exceeds the 15% minimum by 5.34 acres. 16.7% open space has been provided within the Family Community. The Mission Royale open space calculations are provided in the parcel data table on the Preliminary Development Plan, Exhibit K.

Open space shall be provided in a manner where it is easily accessible from all lots or units. Open space will be located and designed as a community amenity and provided in the form of parks, multi-use trails, bike paths, or passive recreation areas. As illustrated in the Conceptual Landscape Plan, Exhibit F, open space will be included in each of the residential parcels and generally found at the end of cul-de-sacs and/or the entrances/exits of each of the parcels. These open space areas may include pocket parks, turfed areas, landscape tracts, and pathways. The centrally located Water Play Park as illustrated in Exhibit E will become the community gathering space for the Family Community, and will include an interactive water play area for children, sport courts, ramadas and numerous other passive and active recreational opportunities. Additionally, a 200' minimum landscape buffer has been provided between residential parcels and Interstate 10 to aid in buffering residents from highway noise. This area will be landscaped and

will include berms as well as retention areas. The Family Community Mission Royale HOA will maintain all landscaping within common open space areas.

A final landscape, landscape lighting, and open space amenity plan, meeting the approval of the City Planning and Development Director, will be submitted prior to the approval of any final subdivision plats for the Property. The plans will comply with the amended Development Agreement and all applicable City codes. The Plan shall clearly demonstrate the design and details of all open areas, including all public/private open area amenities.

b. Single-Family Lot Sizes

Per the Design Standards, no single-family lot shall be less than 6,000 square feet in area nor have a width less than fifty-five feet. Each lot within the Family Community shall measure 55, 60 or 65 feet in width, with depths of 115, 120 and 125 feet respectively, and ranging in lot area from 6,325 to 8,125 square feet or larger. In addition, many lots will be oversized due to the cul-de-sacs and knuckles that are integrated into the plan. The proposed lot mix is an integral part of the Developer's ability to construct a diverse, and sustainable community that will meet the lifestyle demands of the family housing market. Lot sizes within the Family Community include lots that are 55' x 115', 60' x 120', and 65' x 125'. There are a greater number of lots that are over 8,000 square feet than lots that are less than 7,000 square feet within the Family Community (See Exhibit D).

c. Setbacks

The Design Standards require that a minimum 10-foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard. Our proposal for the Family Community is to provide 5' and 10' side yards on interior lots, and 10' + 10' Tract/PUE on corner lots. We are also proposing staggered front yard setbacks of 20' to 23' from back of sidewalk, and minimum rear yards of 20' (See page 8, paragraph 3 for further detail).

d. Multi-Family and Single-Family Attached Development

There is no attached residential development being proposed within the Family Community of Mission Royale.

e. Manufactured Homes

No manufactured homes are being proposed within the Family Community of Mission Royale.

f. Multi-Story Homes

No multi-story homes shall be built on the lot on either side of a subdivision entry, where there are intersections with Mission Boulevard. Multi-story homes will be allowed at all other locations within the Family Community portion of Mission Royale.

g. Streetscapes and Entrances

The main Family Community entrance monument signs at Mission Parkway and Earley Road, and at Mission Parkway and Hacienda Road, feature the Old Spanish Mission architectural theme of the community. Increased landscaping and night lighting creates a sense of arrival for residents and easily satisfies the Design Standards requirement. All other entry points will feature subordinate features repeating the design, color and material of the main entry monument (See Exhibit G).

The streetscape will be enhanced by landscape improvements along Mission Parkway and street that fronts on the Water Play Park. Minimum 15-gallon street trees will be provided at a minimum of 25-foot intervals along both sides of all collector and arterial roadways within the Mission Royale community (See Exhibits E through I). A minimum 15-foot wide landscape tract has been provided between every residential portion of the Family Community and adjacent arterials and collectors. The Mission Royale Family Community will also provide a concrete path that meanders throughout the community. This path will be located within a minimum 15' wide landscape tract, and will be 5' in width.

h. Front Yard Landscaping

Front yard landscaping will be provided by the homebuilder for all homes within the Family Community within 30 days of occupancy, using the materials listed on Exhibit F. A selection of front yard landscape packages will be offered to the homebuyer. The homebuyer will be responsible for maintaining their front yard landscaping. Front yard landscaping will include a variety of water conserving plants, a minimum of two 15-gallon trees, 5-gallon shrubs or accent plants, 1-gallon ground cover plants, an automatic irrigation system, and decomposed granite topping. Turf may also be offered as a front yard landscape option, however, turf area shall not exceed 20% of front yard area, and

shall be separated from decomposed granite areas by a header. Decomposed granite, river rock or boulders will cover all exposed ground surfaces that are not planted. Three standard landscape plans will be offered for each of the three lot sizes within the Family Community.

i. School Sites

A school site will be located immediately south of the Family Community within an adjacent project that is still in the planning stages. City of Casa Grande representatives have agreed with this proposed solution, and the developer has agreed to work with the School District on providing a contribution towards development of this school.

j. Miscellaneous

Side yard fence returns for all interior lot walls will extend to within 10 feet of the front corner of the home, as required within the Design Standards. In addition, all walls exposed to streets and open space areas shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence.

7.2 Additional Requirements for PAD Layout and Design

In addition to the previously discussed mandatory requirements regarding the PAD design and layout, the City requires that four of seven additional requirements be fulfilled. The proposed Mission Royale Family Community either complies with or surpasses the intent of the following five additional requirements, more than satisfying the intent of the Design Standards.

a. Curvilinear Streets and Cul-De-Sacs

The Family Community of Mission Royale features a curvilinear street system with cul-de-sacs and traffic calming measures. The curvilinear streets, in combination with landscaping each side of all collector and arterial streets and the front yard landscaping for each home within the community, will create a serene residential atmosphere.

b. View Fencing

View fencing will be provided along portions of collector and/or arterial roadways where homes are not backing/siding these portions of roadways. View fencing will also be provided where lots back or side on major open spaces within the Family Community.

c. Staggered Front Yard Setbacks

Staggered front yards setbacks will be utilized throughout the Family Community, as well as side entry garages, where possible and practical. Stagers are being proposed on local streets in 1' increments ranging from 15' to 18' from the ROW line for side entry garages, and living areas forward of the garage, and 20' to 23' from back of sidewalk for front entry garages (See page 8 for further detail).

d. Increased Width of Landscape Tracts on Arterial Roads

The width of the landscape tracts will be widened to a minimum of 25 feet along Hacienda Road and along Earley Road, the only two arterial roadways within the Family Community portion of the project. Attractive landscaping is proposed within these landscape tracts as illustrated on Exhibits F through I.

e. Applicant's Choice

A creative design has been proposed for the centrally located Water Play Park, which includes a mix of recreational opportunities for the residents of the Family Community. The model home complex will also be located facing the circular local street that fronts on the park, and once sales activities have been completed these model homes will become a part of the community. Traffic calming measures will be integrated into this neighborhood street to help insure the safety of residents. The Water Play Park will provide a central gathering space for residents of the community.

7.3 Mandatory PAD Residential Architecture Standards

The residential architectural design requirements for Mission Royale will promote architectural diversity and quality. The architectural requirements will improve the cohesiveness of neighborhoods and create more appealing streetscapes.

The requirements stated here provide a preview of the residential architectural design of this development. The housing products for the Family Community of Mission Royale are currently being redesigned to meet the Casa Grande Architectural Standards. Based on discussions that Meritage Homes has had with the Planning Director and staff, it is understood that housing plans are still under design, and will not be necessary for the processing and approval of this PAD, and that they will be reviewed and approved before permits are issued. All home designs shall strictly adhere to Section IIA, Mandatory PAD Residential Architectural Standards, and to Section IIB, Additional Requirements for PAD Residential Architecture. The final design plans, including floor plans and

elevations, will be submitted to the City Planning and Zoning Commission for their review and approval.

The overall theme of the Project will be “California Mission” supported by “Mission” style architectural designs. More traditional southwestern influenced designs will add to the overall diversity. In complementing the residential architecture, the “Mission” theme is extended to monuments, decorative walls, and to the streetscape furnishings within the centrally located Water Play Park. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, materials, and colors.

a. Floor Plans and Elevations

House elevations will be coordinated so that there are no consecutive front elevations of the same plan, and no front elevations directly facing each other. There also will not be more than three consecutive rear home elevations from the same plan backing Mission Parkway, Hacienda Road or Earley Road.

A minimum of three floor plans, each with distinct elevations, will be provided for each of the 3 product types within the Family Community of Mission Royale. Overlap of floor plans and elevations between parcels is expected. Of the minimum nine floor plans and elevations being offered within the Family Community, each will have a unique color scheme which coordinates with its architectural style and material palette.

A variety of stone veneers, decorative coins, wrought iron railing and wall details, decorative concrete railings and clay pop outs, will be incorporated and utilized on front elevations. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

There will be a minimum of nine color palettes offered within the Family Community. Each color scheme will be represented as follows: Body and trim, architectural details, and eave and front doors. This, in combination with a variety of veneer materials, wrought iron details and roof tiles, will create considerably diverse color schemes. Garage doors may be painted body color to lose prominence. There will be no more than two consecutive homes with the same color scheme. The full selection of colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

b. Roofs

A variety of home roofing colors, shapes, and/or textures is required per project. Durable lightweight concrete tile roofs will be utilized on all homes without flat roofs. Both "Mission" barrel style and flat style tiles will be offered and utilized by incorporating the different tile types as standard and optional features on certain elevations. Distinct tile color selections will be offered for each floor plan. Overlap of tile colors between parcels is expected. For greater diversity, no more than three consecutive homes will use the same tile roof color. Tile designs and colors will be presented to the Planning and Zoning Commission for their approval along with the elevations.

There will be no roof mounted air conditioners or evaporative coolers in Mission Royale (except roof-mounted air conditioners and coolers may be used within nonresidential portions of this Project when they are completely screened from view by a continuous parapet wall). All air conditioning units within the residential portions of the Property will be ground mounted.

c. Garages

On lots where side entry garages can be accommodated, one floor plan per product type will be designed with a standard side entrance garage. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet. At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage. Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

d. Patio Covers

Rear or side yard covered patios or covered courtyards will be offered on every home. Where possible, covered patio areas will be incorporated into the architecture of the homes. Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.

e. Additions and Modifications

All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home. Garages shall not be converted or enclosed for other uses. Accessory buildings shall only be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.

7.4 Additional Requirements for PAD Residential Architecture

a. Incorporate a Variety of Durable Materials and Finishes

Each elevation will have a unique appearance. Stone veneers, architectural coins, wrought iron details and railings, and stucco pop outs details will be incorporated and utilized on front elevations. These materials will be offered in various colors and quantities from low profile veneers at columns and walls to more coverage of bay windows and other focused relief details. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

b. Provide a Unique Architectural Style

The overall theme of the Project will be “California Mission” supported by “Mission” style architectural designs. More traditional southwestern influenced designs will add to the overall diversity. In complementing the residential architecture, the “Mission” theme is extended to monuments, decorative walls, and to the streetscape furnishings within the centrally located Water Play Park. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, materials, and colors.

c. Provide Significant Architectural Features

Elevation treatments will include architectural details to include window and door reliefs, louvered vent treatments, key stone designs at raised door, window and entry detail areas including pop-outs or shutters on front elevation windows. All homes which have side elevations visible from the side streets shall have design elements to enhance this elevation. Spanish theme elements in a variety of shapes with wrought iron elements and other raised and recessed areas adding shadow and contrasting color opportunities, which compliment the elevation design, will be included. Front porches will be offered as standard or optional features on some homes.

d. Applicant's Choice - Increased Color Schemes and Enhanced Perimeter Walls

There will be three color palettes per product type (or nine different color palettes) offered within the Family Community of Mission Royale. Each color scheme will be represented as follows: body and trim, architectural details and eave and front doors. This, in combination with a variety of veneer materials and roof tiles, will give considerable diversity of color schemes. Garage doors may be painted body color to lose prominence. There will be not more than two consecutive homes with the same color scheme.

The "Mission" style theme will be incorporated into the design of the perimeter walls facing Hacienda Road, Earley Road, Mission Parkway, and Interstate 10. Colors for all walls and fences will be in keeping with the "Mission" theme and those colors used on homes. Final wall designs and materials will be presented to the City Planning and Development Director for review and approval in conjunction with Final Subdivision Plats and Major Site Plans. All mail gang boxes will be built within a decorative block wall/structure feature. Landscaping or other creative design work to de-emphasize mailboxes may also be acceptable. Any such design shall meet U.S.P.O. requirements and the City of Casa Grande Planning Department standards.



8.0 CONCLUSION

The Mission Royale developers are requesting approval for the repositioning of portions of the project, which will diversify the development to include a richer mix of lots within the neighborhoods of the Active Adult Community, and will add a thoughtfully planned Family Community component to the project, designed to meet the goals of the citizens of Casa Grande.

The combination of curvilinear street design and landscaping, open space and pocket parks, public and private amenities, the repetition of Old Spanish Mission architectural elements throughout the development, and the addition of staggered front yard setbacks within the Family Community, exceeds the City's design standards and justifies the approval of this PAD Amendment request.

Upon full build-out of the Mission Royale project, the project's residents, citizens of Casa Grande and travelers on nearby Interstate-10 will enjoy the benefits of a carefully planned and expertly built Active Adult Golf/Resort Community, and a Family Community.

9.0 DEVELOPMENT TEAM

Developer/Home Builder

Meritage Homes

8501 E. Princess Drive, Suite 200

Scottsdale, Arizona 85255

Contact: Jim Arneson, COO

Telephone: (480) 927-3008

Fax: (480) 927- 3001

Land Planning

Olsson Associates

7250 North 16th Street, Suite 210

Phoenix, Arizona 85020

Contact: Jan L. Dodson, RA, AICP

Telephone: (602) 748-1000, Ext. 222

Fax: (602) 748-1001

Civil & Traffic Engineering

Olsson Associates

7250 North 16th Street, Suite 210

Phoenix, Arizona 85020

Contact: Scott Wagner, PE

Telephone: (602) 748-1000, Ext. 222

Fax: (602) 748-1001

Landscape Architecture

Design Plus West

434 East Southern Avenue

Tempe, Arizona 85282

Contact: Joe Romano, RLA

Telephone: (480) 921-2425

Fax: (480) 921-2787

Legal Council

Beus Gilbert PLLC

4800 North Scottsdale Road, Suite 6000

Scottsdale, Arizona 85251

Contact: Steven Beinstock

Telephone: (480) 429-3034

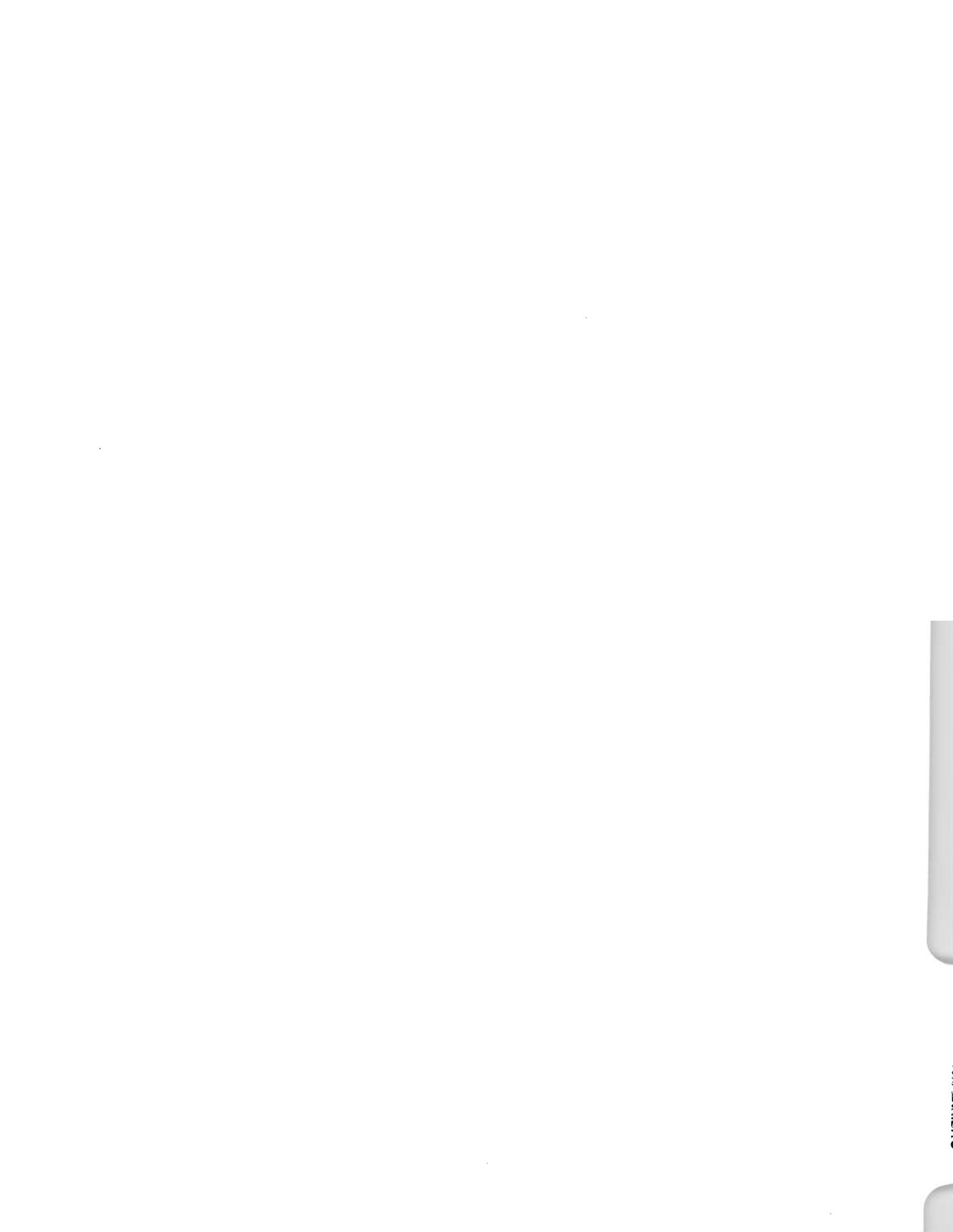


EXHIBIT A

Legal Descriptions & ALTA Survey

BLAIR, OXFORD & ASSOCIATES, INC.

LEGAL DESCRIPTION
(THAT PART EAST OF INTERSTATE 10)

PARCEL 1

ALL OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER
BASE MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND
SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25;
THENCE S89°55'54"E, A DISTANCE OF 1355.73 FEET;
THENCE S00°28'41"W, A DISTANCE OF 99.91 FEET;
THENCE N89°56'16"W, A DISTANCE OF 629.64 FEET;
THENCE S04°43'11"W, A DISTANCE OF 233.03 FEET;
THENCE S18°43'43"W, A DISTANCE OF 647.48 FEET;
THENCE S00°29'25"W, A DISTANCE OF 4248.79 FEET;
THENCE S89°45'32"E, A DISTANCE OF 800.45 FEET;
THENCE S00°28'41"W, A DISTANCE OF 100.00 FEET;
THENCE N89°44'54"W, A DISTANCE OF 1305.61 FEET;
THENCE N00°28'41"E, A DISTANCE OF 5292.72 FEET TO SAID NW CORNER OF SECTION 25.

GROSS AREA OF PARCEL 1 IS 25,371,280.7250 SQ. FT. OR 582.444 ACRES.

PARCEL 2

THE NORTH HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND
SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THAT PORTION WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND
SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

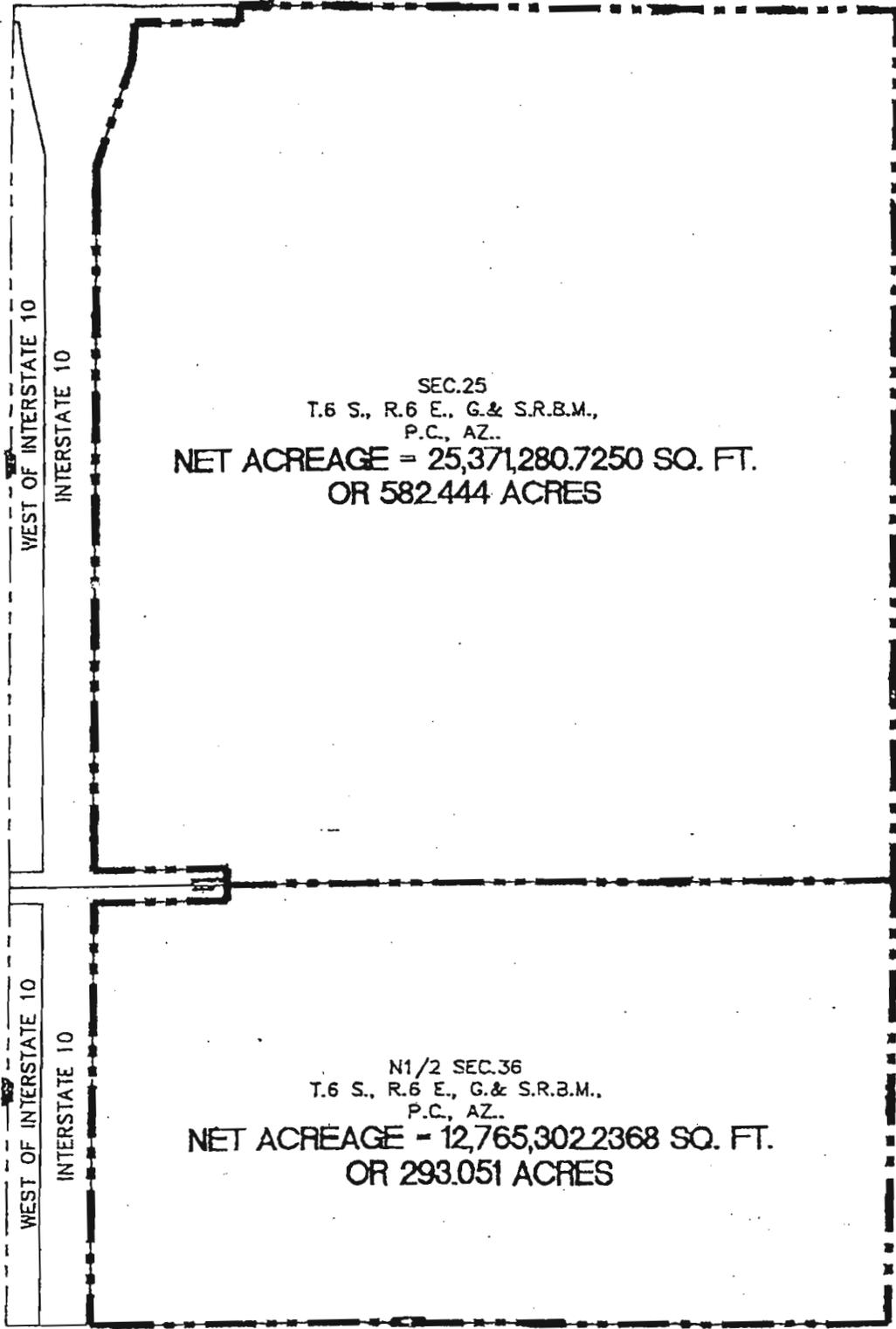
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE S89°44'54"E, A DISTANCE OF 1305.61 FEET;
THENCE S00°31'56"W, A DISTANCE OF 99.96 FEET;
THENCE N89°47'31"W, A DISTANCE OF 800.32 FEET;
THENCE S00°32'38"E, A DISTANCE OF 2565.48 FEET;
THENCE N89°57'28"W, A DISTANCE OF 504.80 FEET;
THENCE N00°31'56"E, A DISTANCE OF 2667.89 FEET TO SAID NW CORNER OF SECTION 36.

GROSS AREA OF PARCEL 2 IS 12,765,302.2368 SQ. FT. OR 293.051 ACRES MORE OR LESS.



NET ACREAGE EAST OF I-10

PART OF SECTION 25 AND PART OF THE NORTH HALF OF SECTION 36, TOWNSHIP 6 SOUTH,
RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA



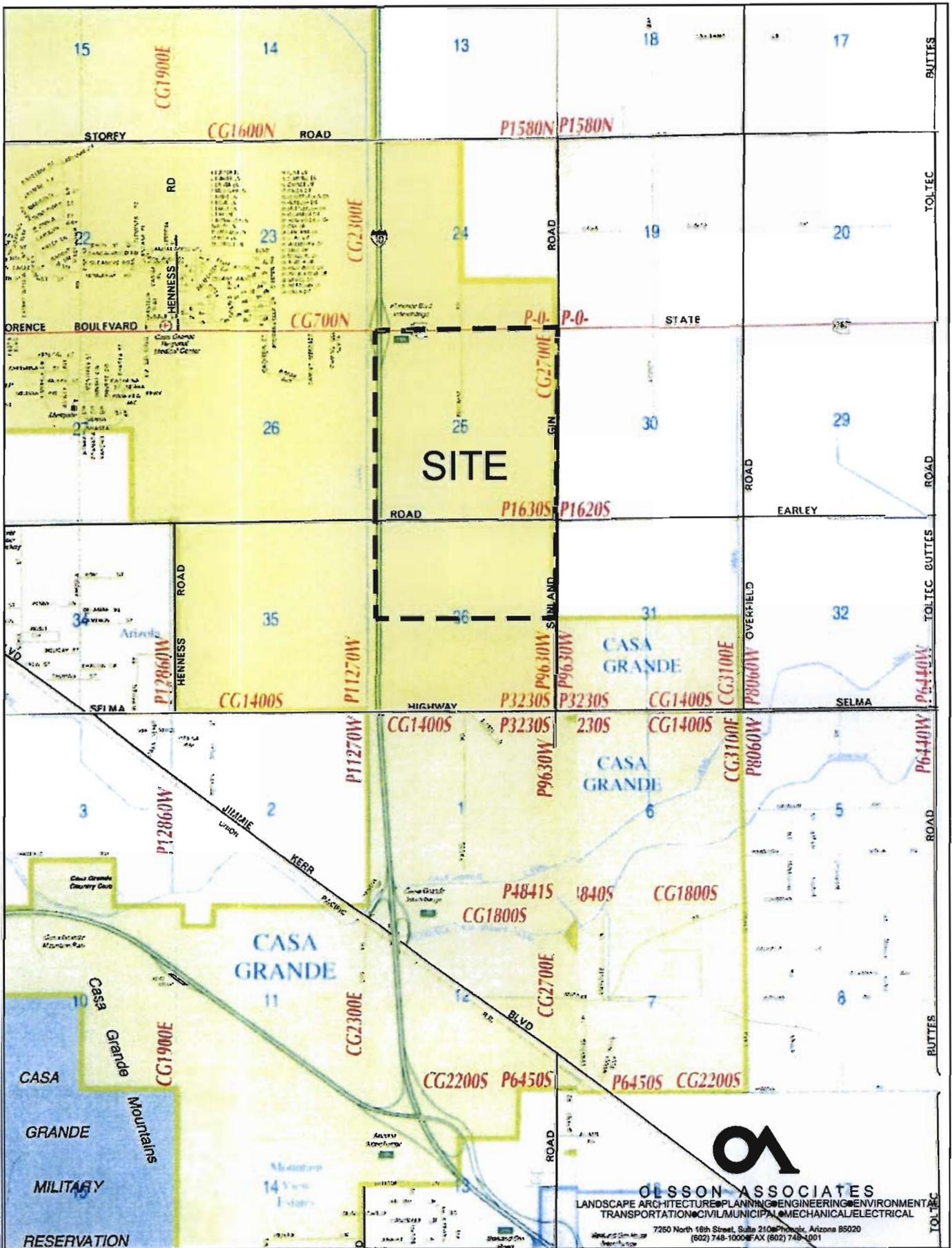
SEC.25
T.6 S., R.6 E., G.& S.R.B.M.,
P.C., AZ..
NET ACREAGE = 25,371,280.7250 SQ. FT.
OR 582.444 ACRES

N1/2 SEC.36
T.6 S., R.6 E., G.& S.R.B.M.,
P.C., AZ..
NET ACREAGE = 12,765,302.2368 SQ. FT.
OR 293.051 ACRES

SCALE: 1" = 1000'

EXHIBIT B

Vicinity Map



SCALE: NTS

PROJECT: MISSION ROYALE
 SUBJECT: PAD AMENDMENT VICINITY MAP

VERSION: 1
 PROJECT NO.: 04-0628

DRAWN BY: EW

DATE: 1/11/05

EX. B

SHEET 1 OF 1

EXHIBIT C

Conceptual Land Use Plan

EXHIBIT D

Conceptual Land Use Plan – Phase 3

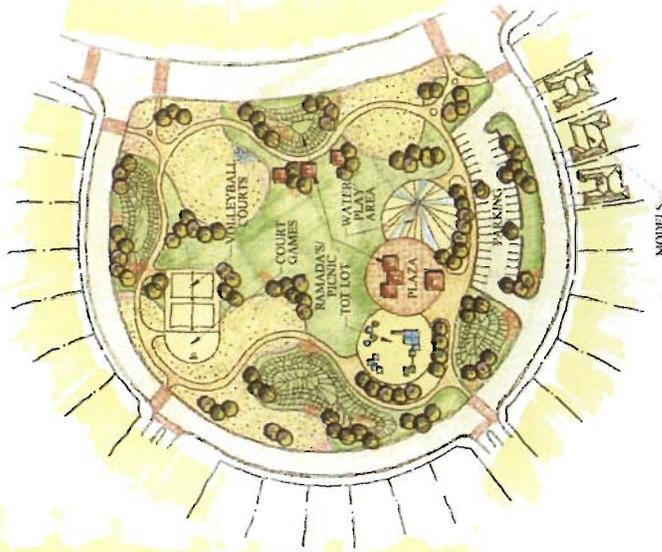
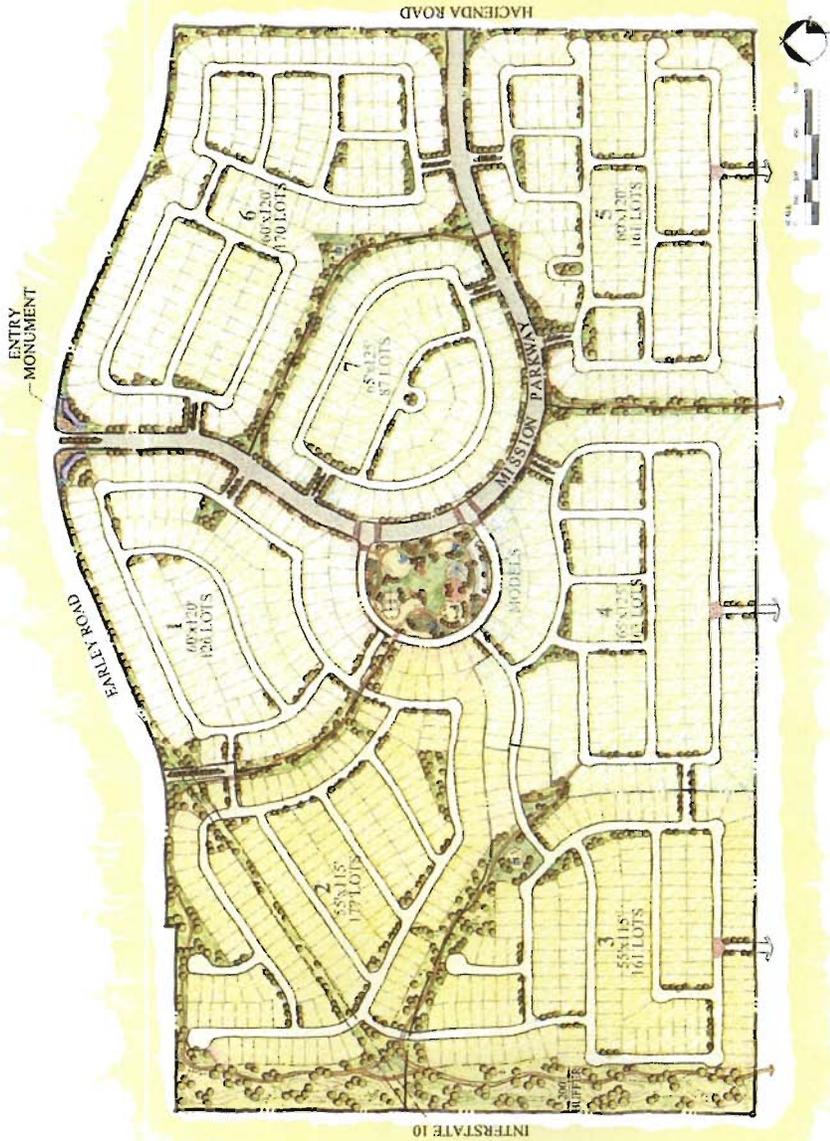
SITE DATA

PARCEL	LOT SIZE	SQ. FT.	UNITS
1	60'x120'	7200	126
2	55'x115'	6325	177
3	55'x115'	6325	161
4	65'x125'	8125	163
5	60'x120'	7200	161
6	60'x120'	7200	170
7	65'x125'	8125	87
TOTAL			1045 LOTS

LOT SQ. FT. SUMMARY

SQ. FT.	UNITS	%
7,000	281	26.9
7,000-8,000	474	45.3
8,000	290	27.8
TOTAL	1045	100.0

GROSS AC. = 304.49 AC
 TOTAL OPEN SPACE = 46.3 AC. - 15.2%



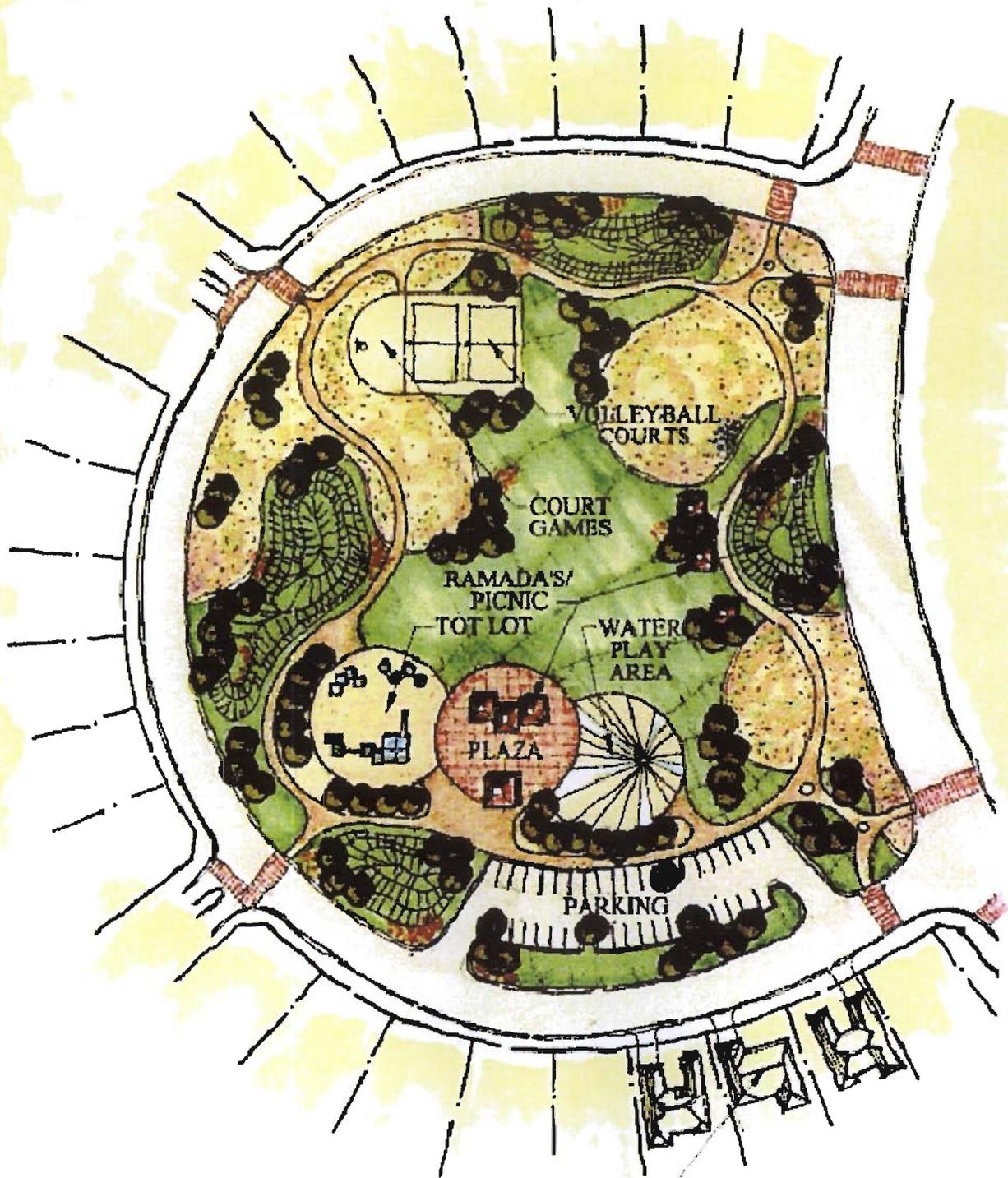
ENLARGED PARK PLAN

**MISSION ROYALE
 LAND USE PLAN**

OLSON ASSOCIATES
 LANDSCAPE ARCHITECTS
 10000 WEST 10TH AVENUE, SUITE 200
 DENVER, CO 80231-2000

EXHIBIT E

Conceptual Water Play Park Plan



MODELS



SCALE: NTS



OLSSON ASSOCIATES
 LANDSCAPE ARCHITECTURE • PLANNING • ENGINEERING • ENVIRONMENTAL
 TRANSPORTATION • CIVIL/MUNICIPAL • MECHANICAL/ELECTRICAL
 7250 North 16th Street, Suite 210 • Phoenix, Arizona 85020
 (602) 748-1000 • FAX (602) 748-1001

PROJECT: MISSION ROYALE
SUBJECT: PAD AMENDMENT WATER PLAY PARK PLAN

EX. E

VERSION: 1
OA PROJECT NO.: 04-0628

DRAWN BY: EW

DATE: 1/11/05

SHEET 1 OF 1

EXHIBIT F

Conceptual Landscape Plan

EXHIBIT G

Conceptual Entry Monument Plan

PHASE 3 MISSION ROYALE

PREPARED FOR: MERITAGE HOMES

LOCATED IN: CASA GRANDE, ARIZONA

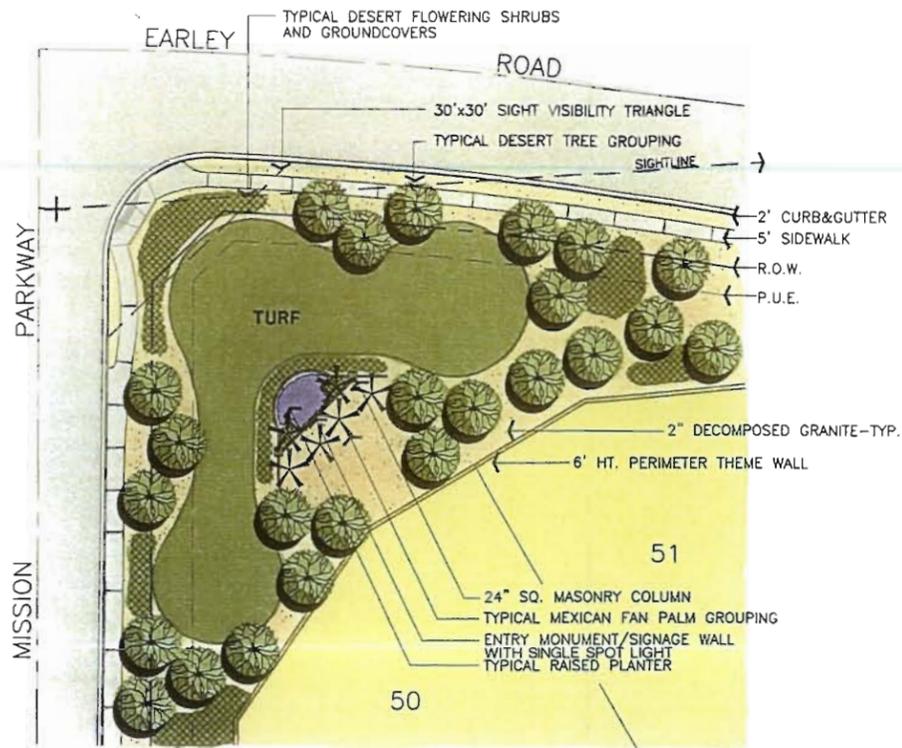
DATE: NOVEMBER 6, 2004

REV: DECEMBER 6, 2004

DESIGN plus WEST, LLC



LANDSCAPE ARCHITECTURE
GOLF ARCHITECTURE
PLANNING
134 E. SOUTHERN AVE.
TEMPE, AZ 85282
(480) 821-2425 FAX: 821-2767

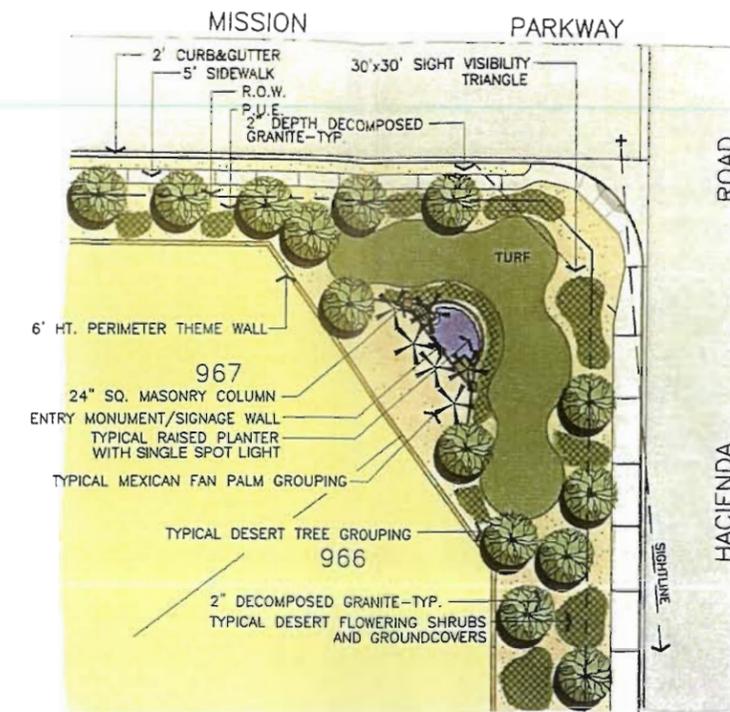


ENTRY MONUMENT SITE PLAN #1

SCALE: 1"=30'



A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.



ENTRY MONUMENT SITE PLAN #2

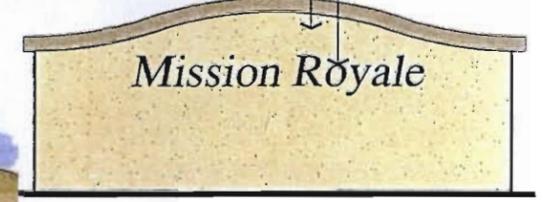
SCALE: 1"=30'



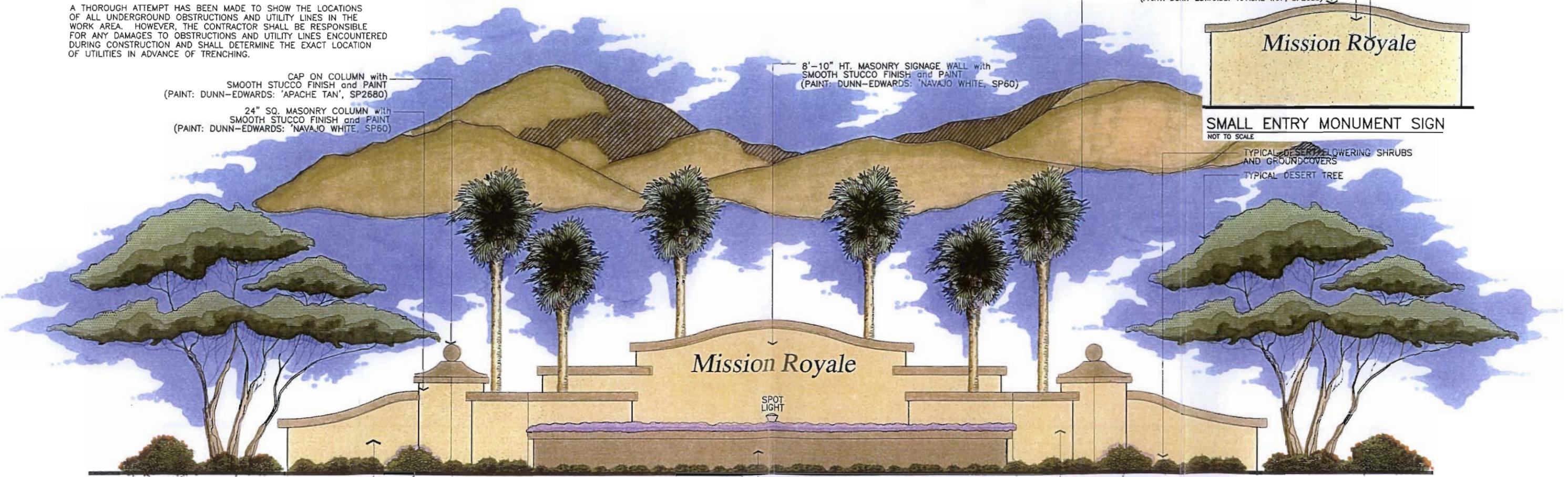
CAP ON COLUMN with SMOOTH STUCCO FINISH and PAINT (PAINT: DUNN-EDWARDS: 'APACHE TAN', SP2680)
24" SQ. MASONRY COLUMN with SMOOTH STUCCO FINISH and PAINT (PAINT: DUNN-EDWARDS: 'NAVAJO WHITE', SP60)

8"-10" HT. MASONRY SIGNAGE WALL with SMOOTH STUCCO FINISH and PAINT (PAINT: DUNN-EDWARDS: 'NAVAJO WHITE', SP60)

TYPICAL MEXICAN FAN PALM GROUPING
12" PRECAST CAP with SMOOTH STUCCO FINISH and PAINT (PAINT: DUNN-EDWARDS: 'APACHE TAN', SP2680)
6' HT. MASONRY SIGNAGE WALL with SMOOTH STUCCO FINISH and PAINT (PAINT: DUNN-EDWARDS: 'NAVAJO WHITE', SP60)
REVERSE PAN-CHANNEL LETTERING (STYLE BY OWNER)



SMALL ENTRY MONUMENT SIGN
NOT TO SCALE



ENTRY MONUMENT ELEVATION

NOT TO SCALE

EXHIBIT H

Conceptual Tot Lot Amenities/Trails Plan

EXHIBIT I

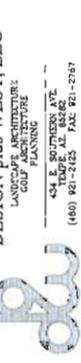
Conceptual Theme Wall Elevation & Streetscape Plan

PRELIMINARY CONCEPTUAL THEME WALL ELEVATION and STREETSCAPE PLAN FOR:

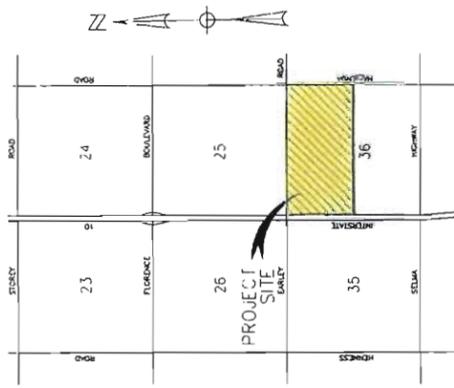
MISSION ROYALE

PREPARED FOR: MERITAGE HOMES
 LOCATED IN: CASA GRANDE, ARIZONA
 DATE: NOVEMBER 5, 2004

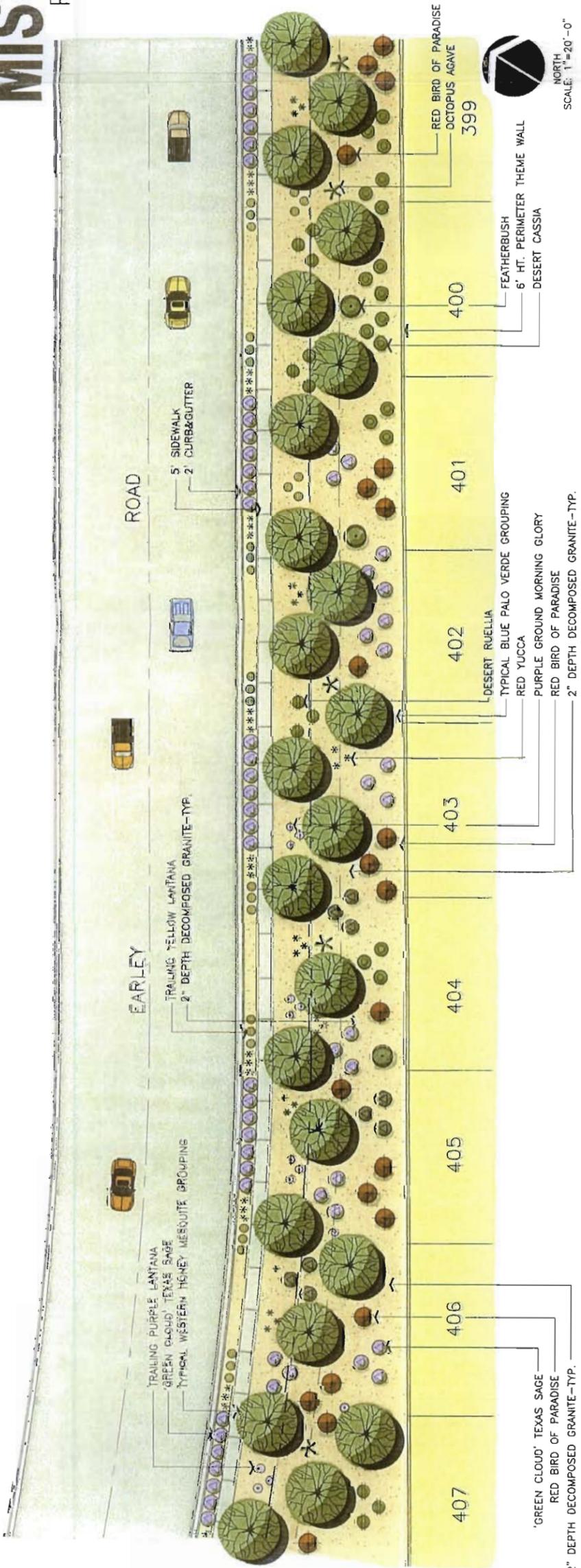
DESIGN plus WEST, LLC



LANDSCAPE ARCHITECTURE
 GOLF COURSE PLANNING
 434 E. WATKINS AVE.
 TULSA, OK 74102
 (405) 961-2125 FAX 961-2167

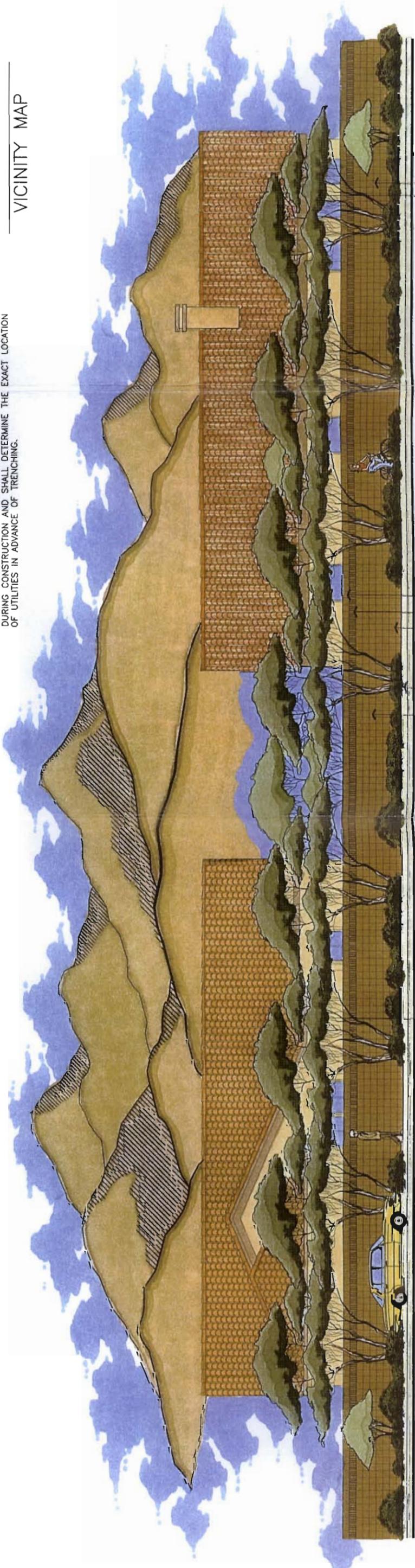


VICINITY MAP



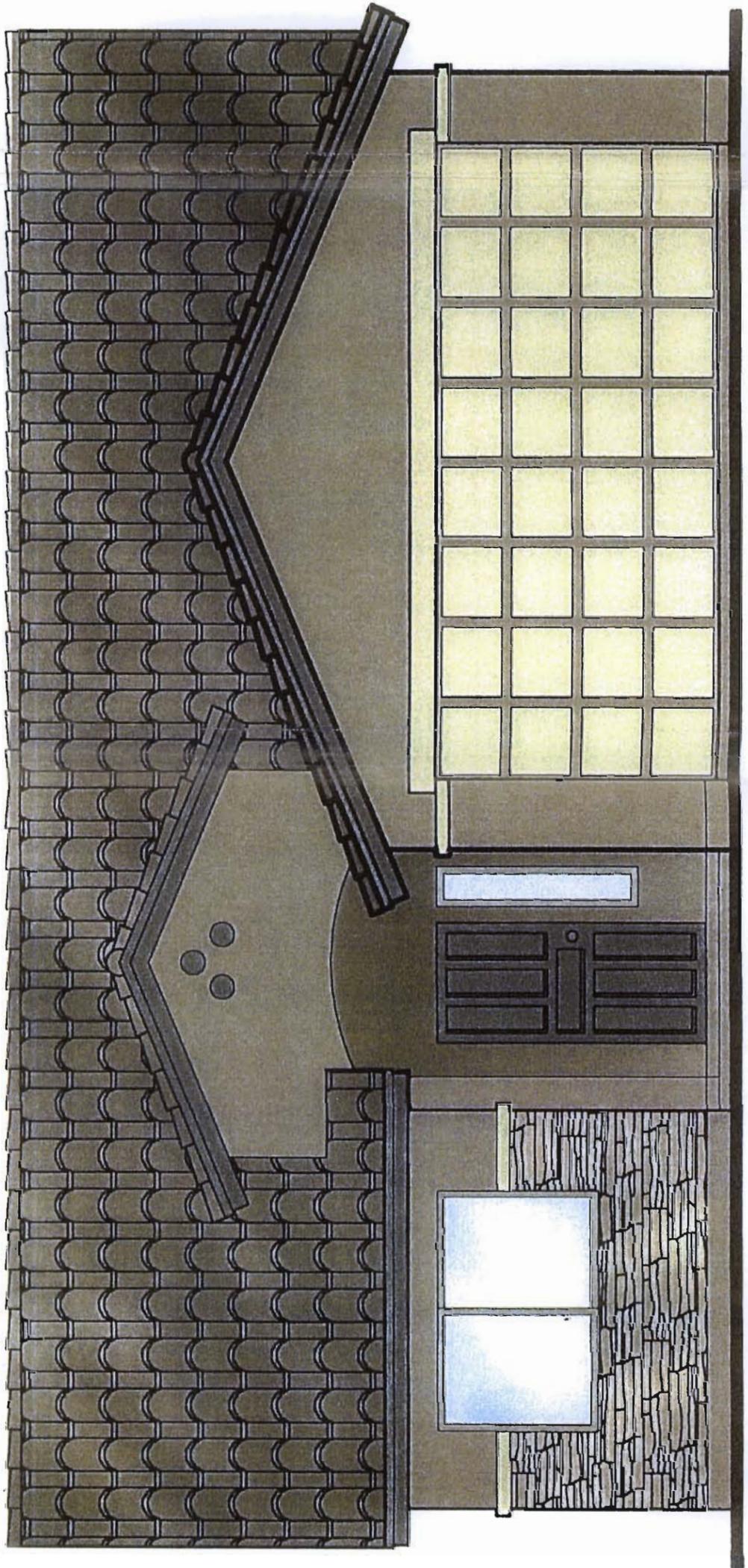
PERIMETER STREETSCAPE THEME WALL AND LANDSCAPE PLAN
 SCALE: 1"=20'-0"

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

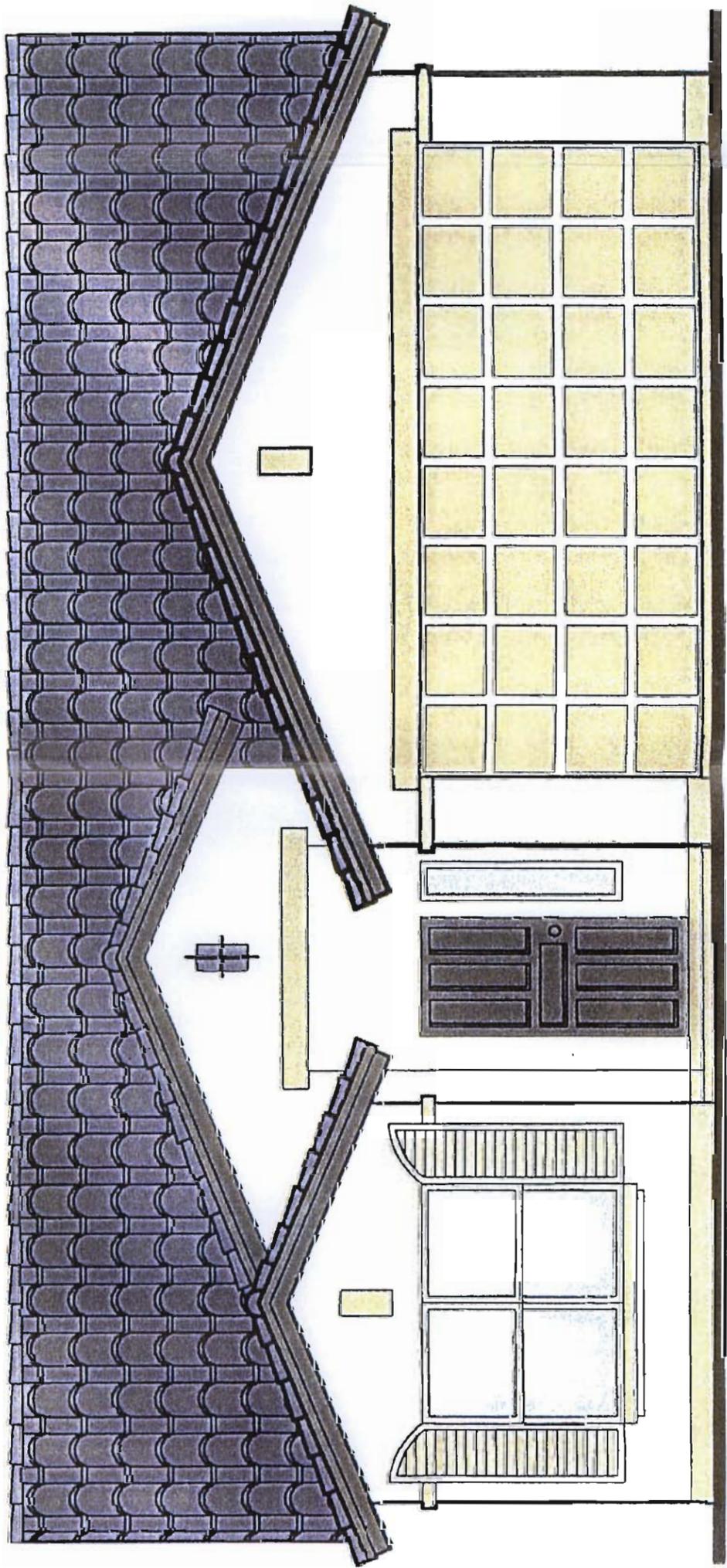


PERIMETER THEME WALL AND LANDSCAPE ELEVATION
 NOT TO SCALE

- TYPICAL DESERT TREE GROUPING
- 6' HT. PERIMETER THEME WALL
- TYPICAL DESERT FLOWERING SHRUBS AND GROUNDCOVERS
- SPLIT-FACE BLOCK (SINGLE SCORED, 'TIERRA BROWN' COLOR)
- FLUTED BLOCK ('TIERRA BROWN' COLOR)
- REG. CHIJU BLOCK (SINGLE-SCORED, 'TIERRA BROWN' COLOR)
- TYPICAL DESERT TREE GROUPING 6' HT. PERIMETER THEME WALL



ELEVATION 'A

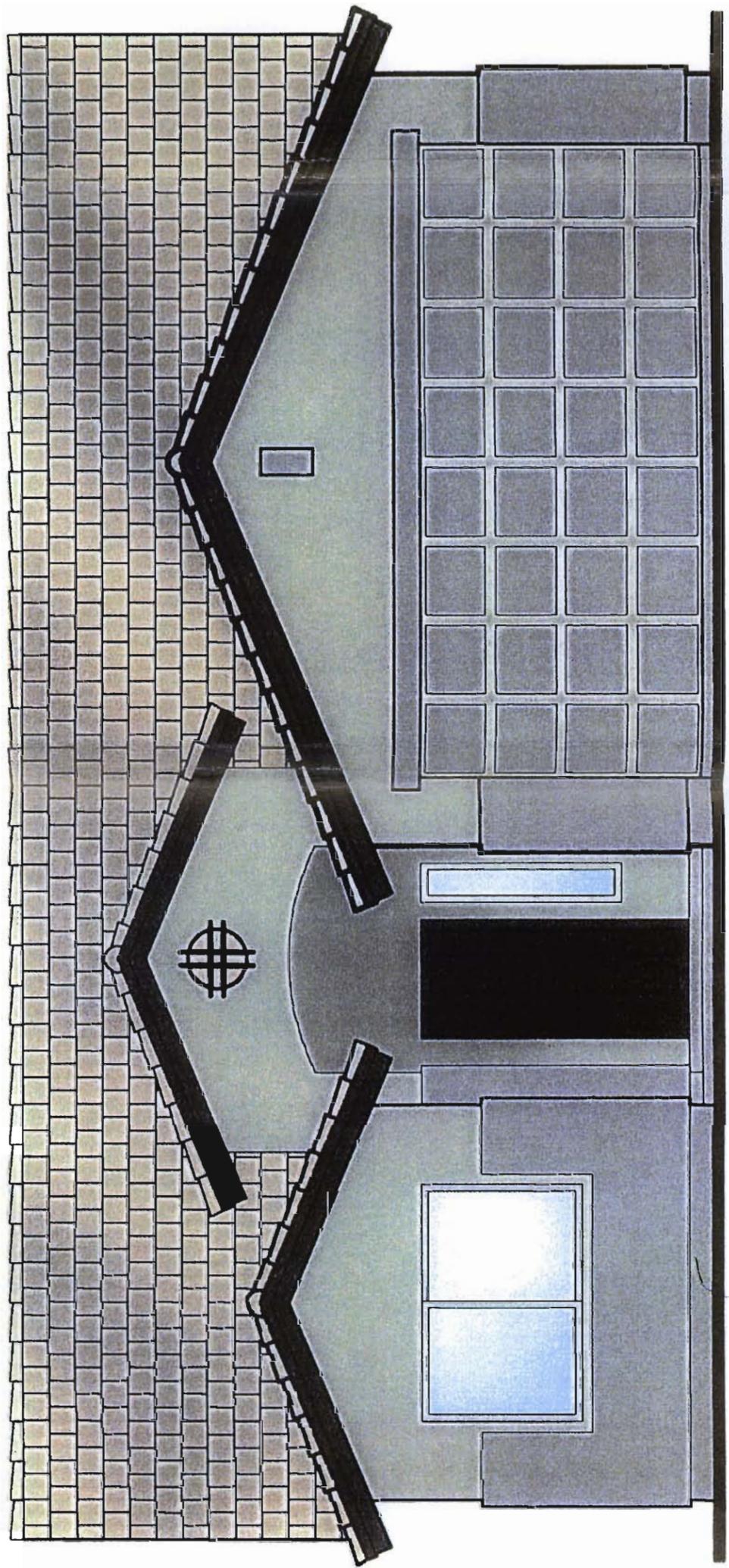


ELEVATION 'B

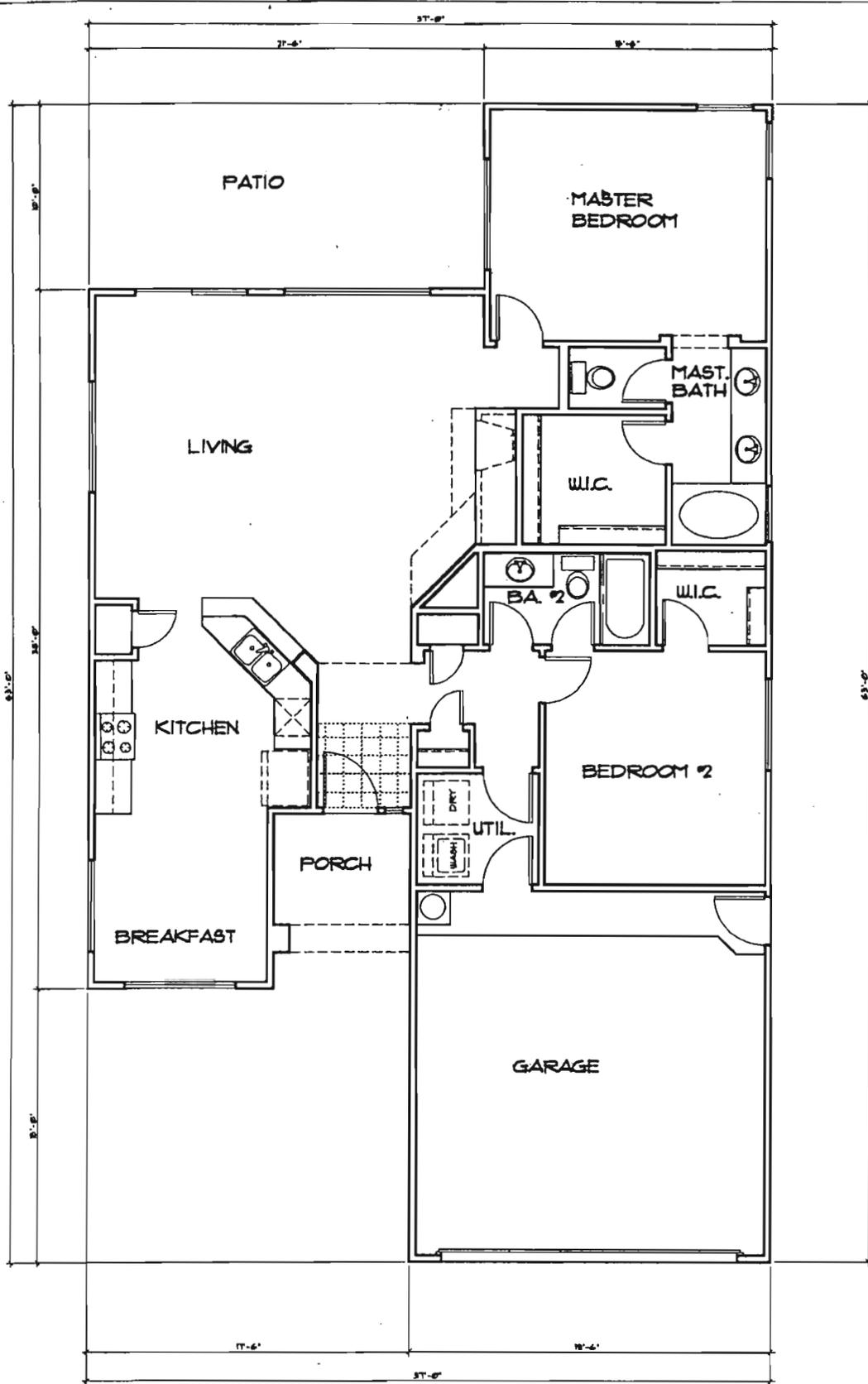
EXHIBIT J

Architectural Elevations/Plans

**THE FOLLOWING ELEVATIONS AND FLOOR PLANS
REPRESENT HOMES TO BE DESIGN FOR 50
FOOT WIDE LOTS.**



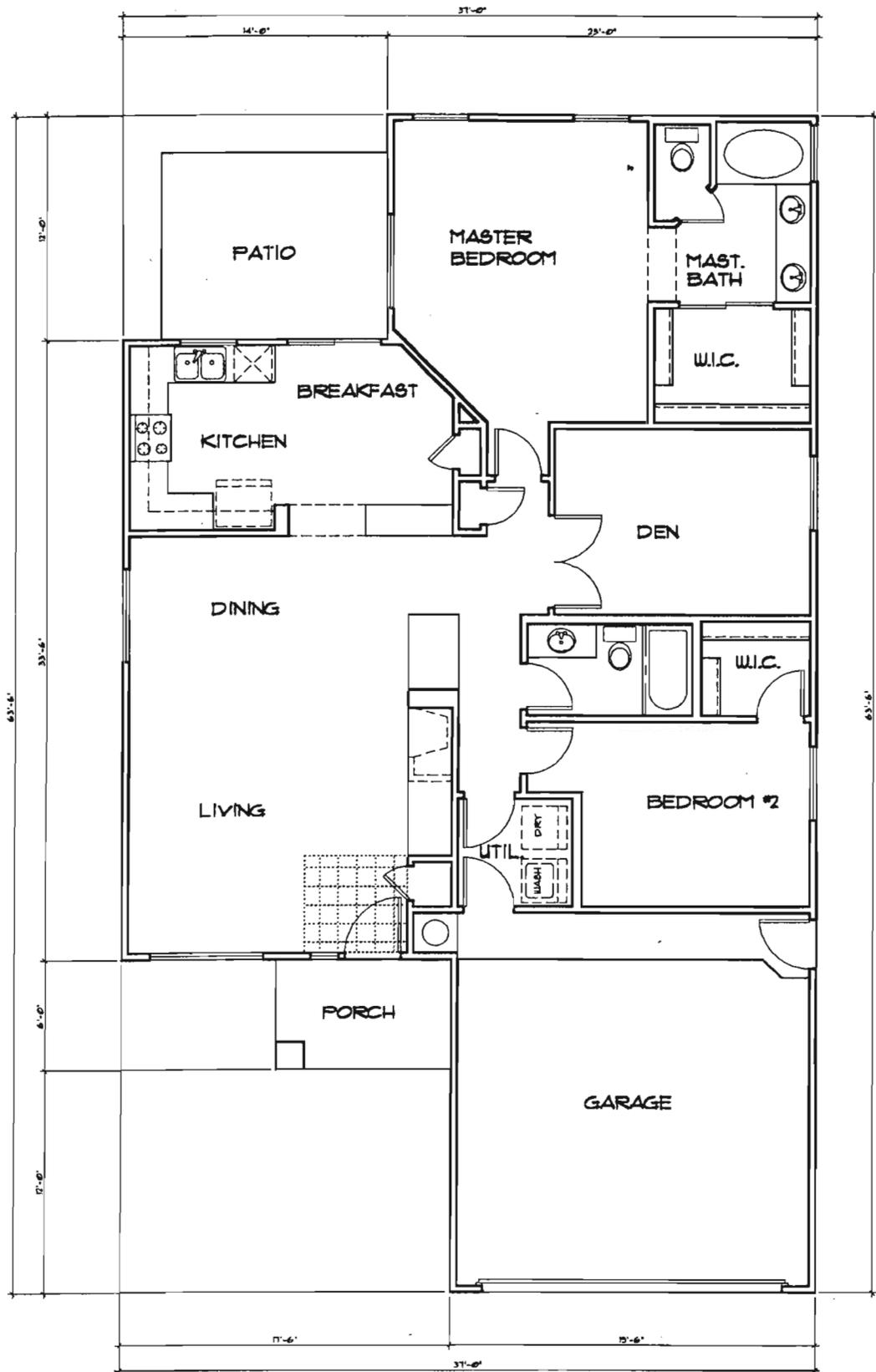
ELEVATION 'C



FLOOR PLAN 251

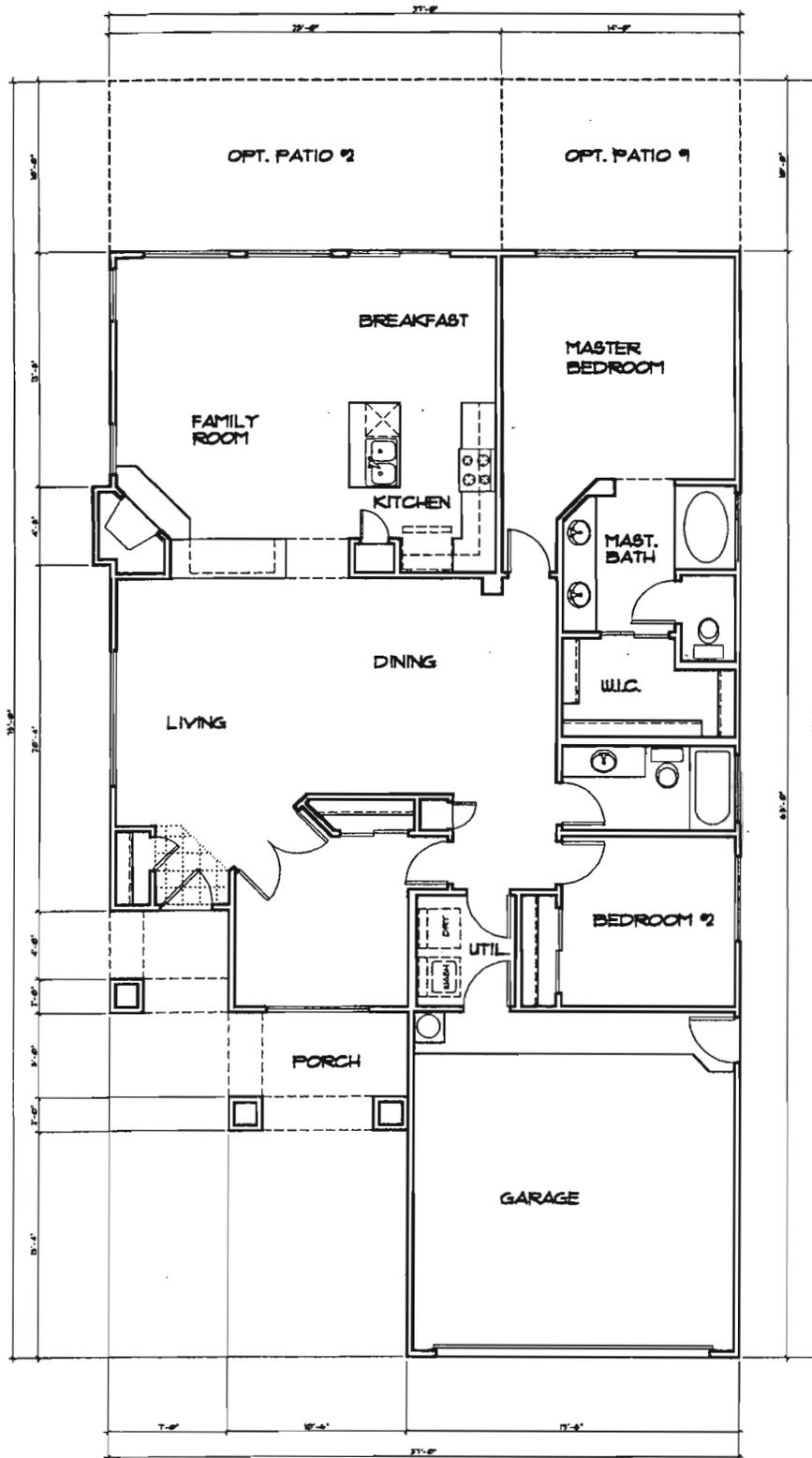
SCALE: 1/4"=1'-0"

LIVABLE = 1386 SF



FLOOR PLAN 252
SCALE: 1/4" = 1'-0"

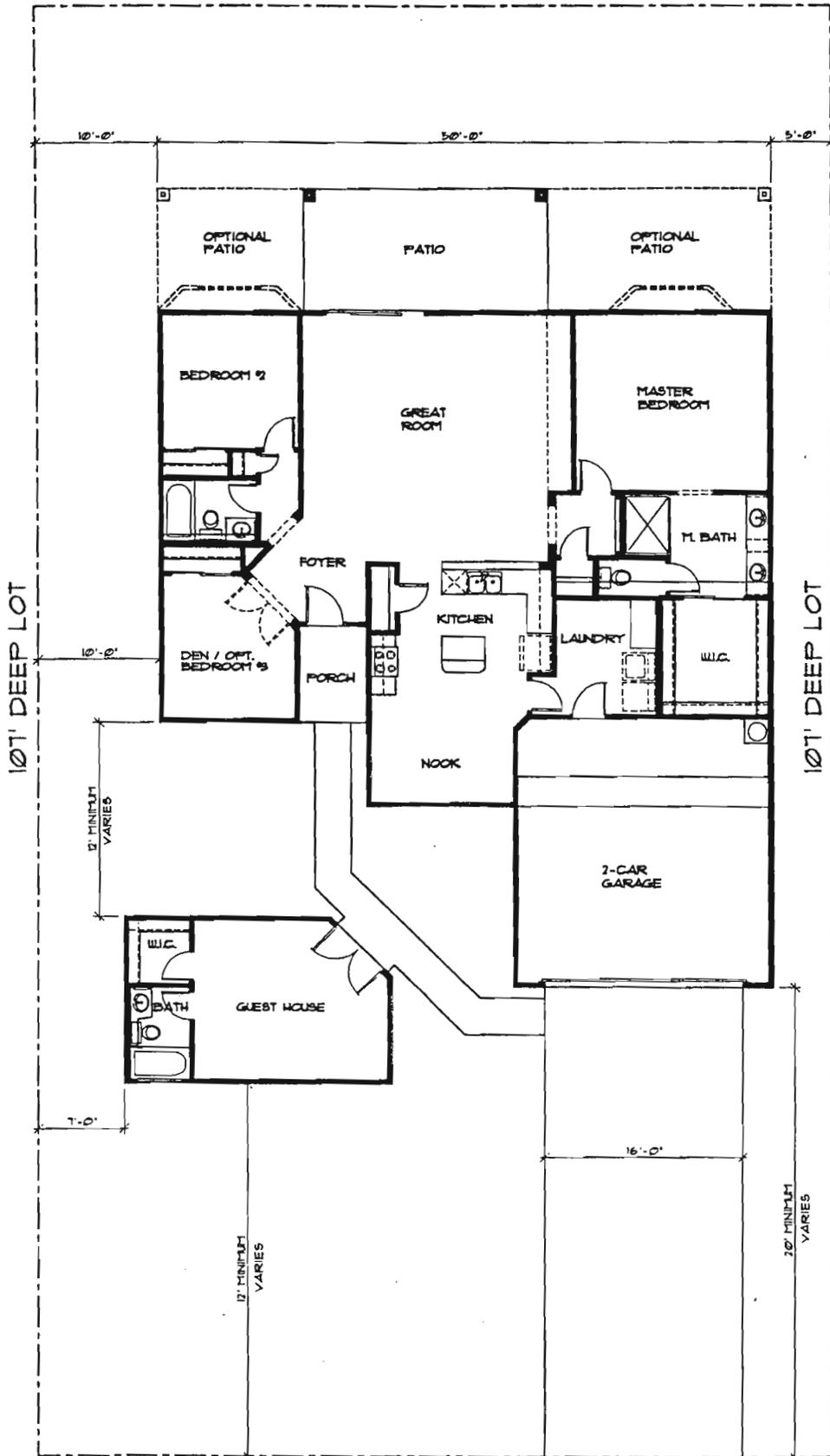
LIVABLE = 1461 SF



FLOOR PLAN 253
 SCALE: 1/4" = 1'-0"
 LIVABLE = 1611 SF

**THE FOLLOWING REPRESENTS FLOOR PLANS AND
ELEVATIONS ON THE 65 FOOT WIDE LOTS.**

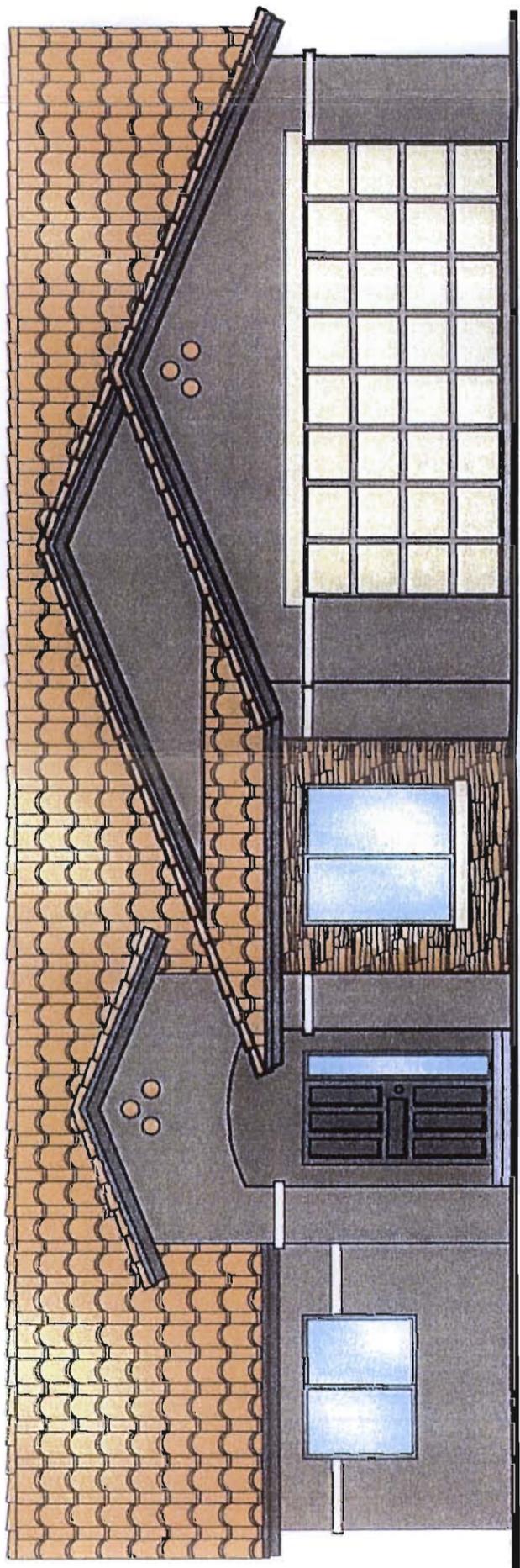
65' WIDE LOT



101' DEEP LOT

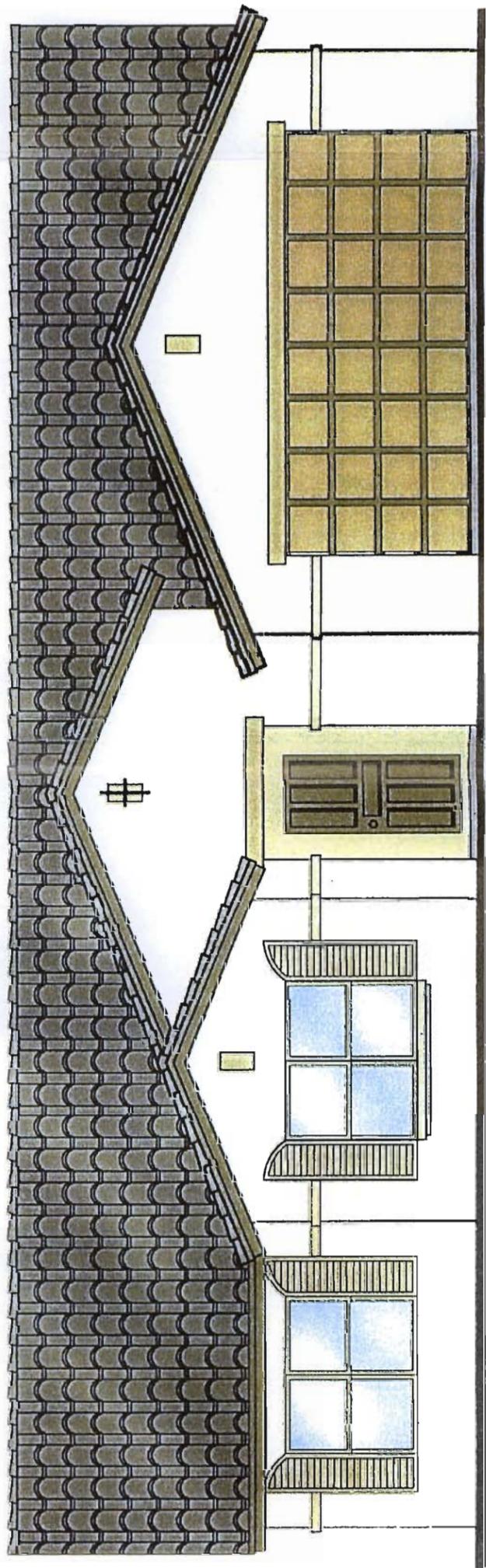
101' DEEP LOT

65' WIDE LOT

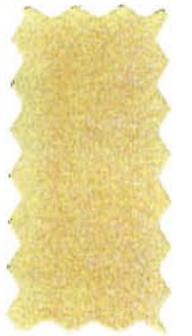


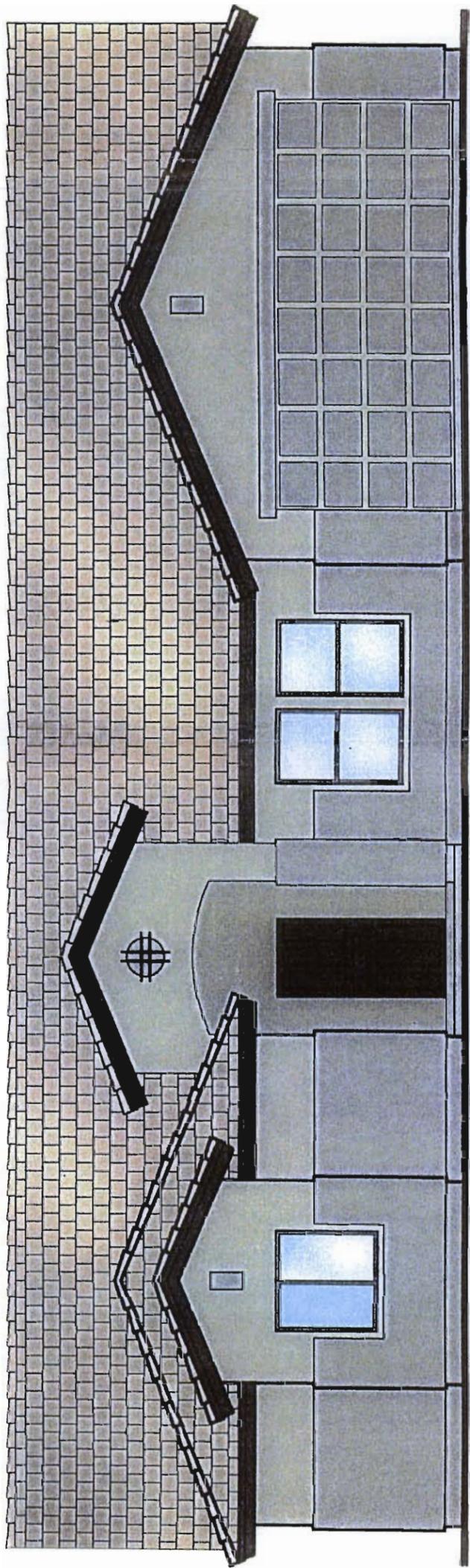
1800 PLAN





1950 PLAN





2100 PLAN



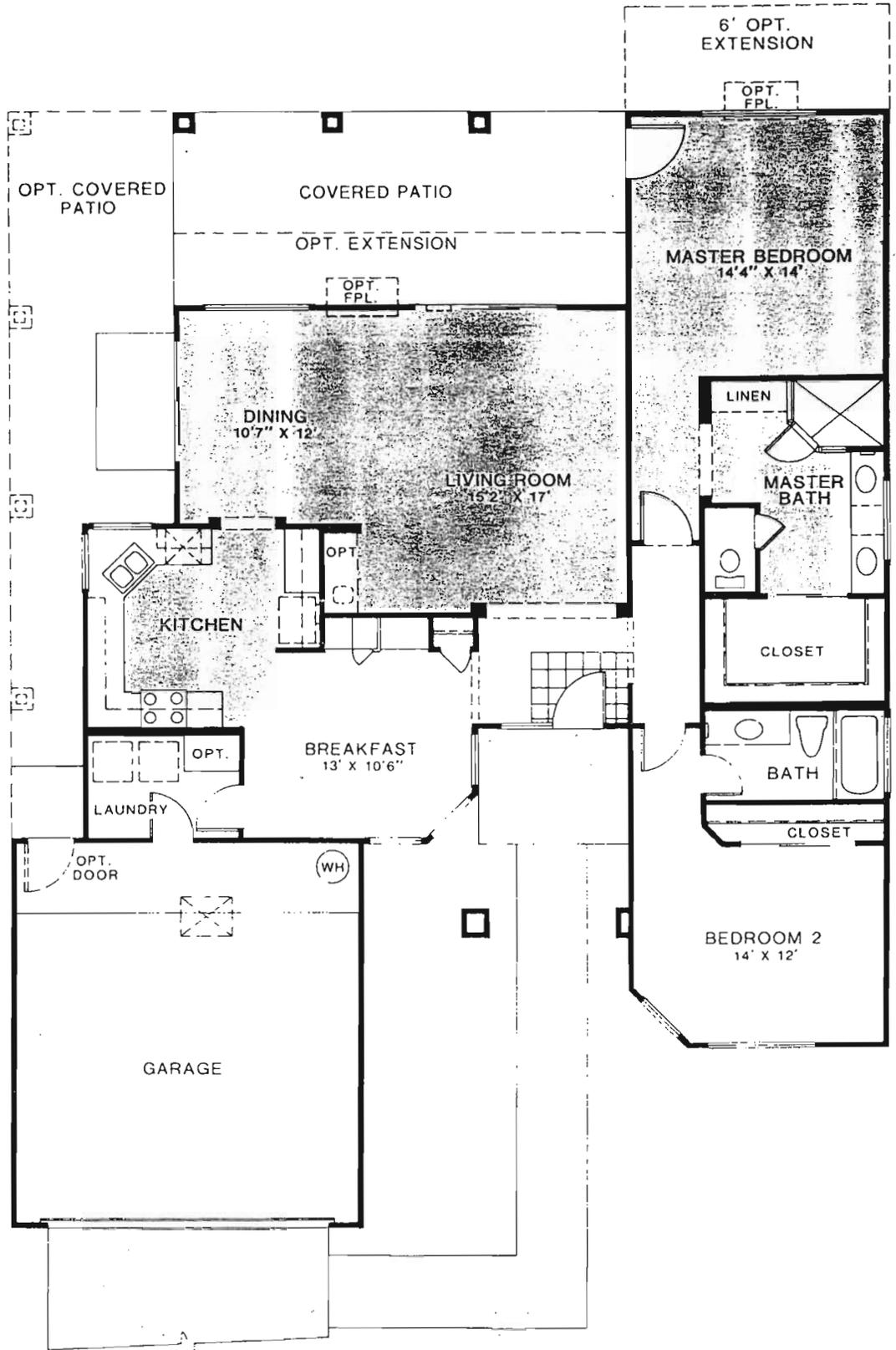
Single Family Homes

Monte Rosa

PLAN 703

square footage under roof:

total area	1609
garage	441
covered entry	112
backyard patio	286
frontal patio	281
Total	2448



Vaulted Ceiling

Single Family Homes

una

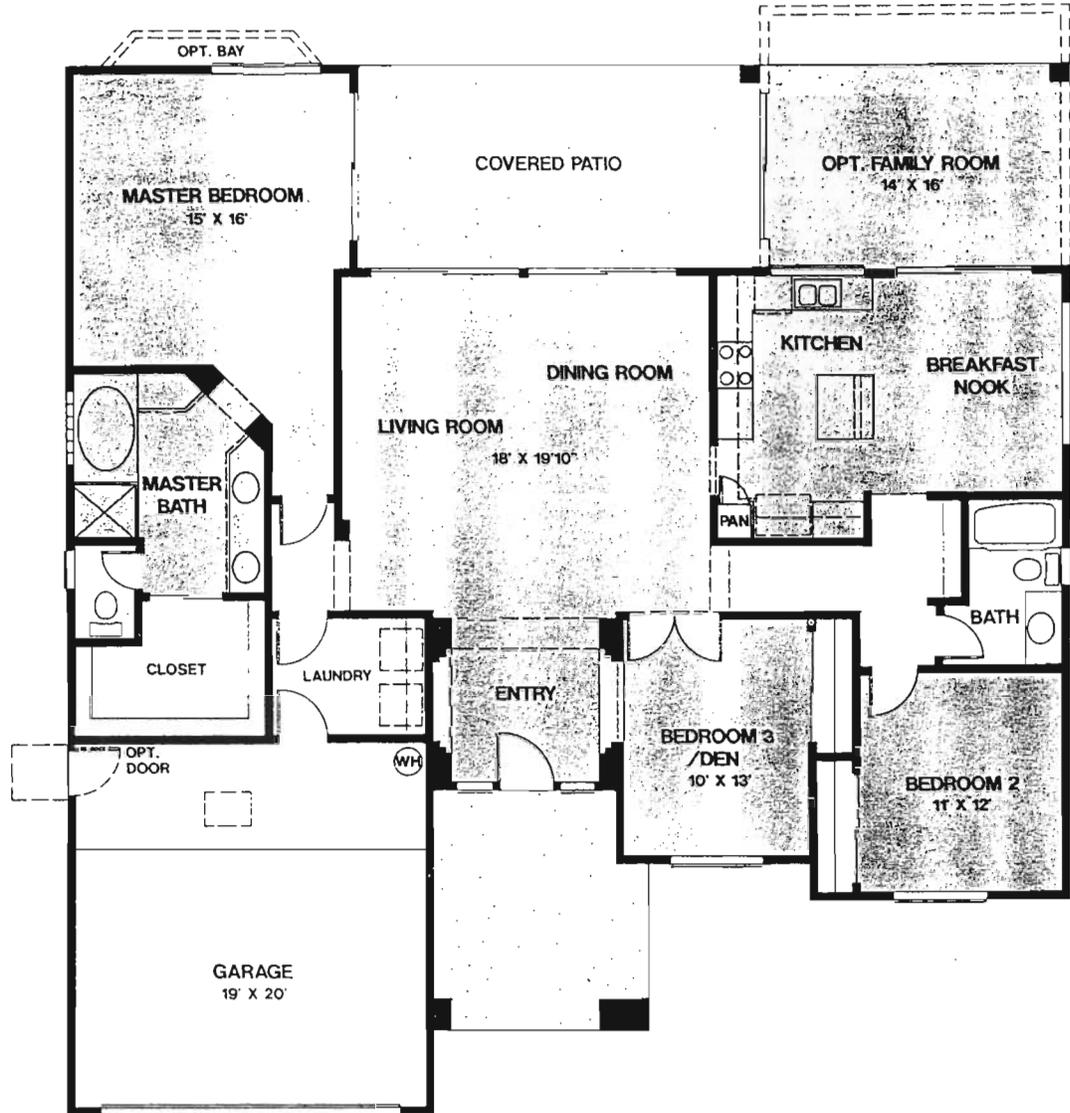
N 704

square footage under roof:

.....	1776
.....	399
.....	83
.....	238
.....	183
Total	2679

family room

.....	2015
.....	399
.....	83
.....	238
Total	2735



Vaulted Ceiling

Single Family Homes

Artez

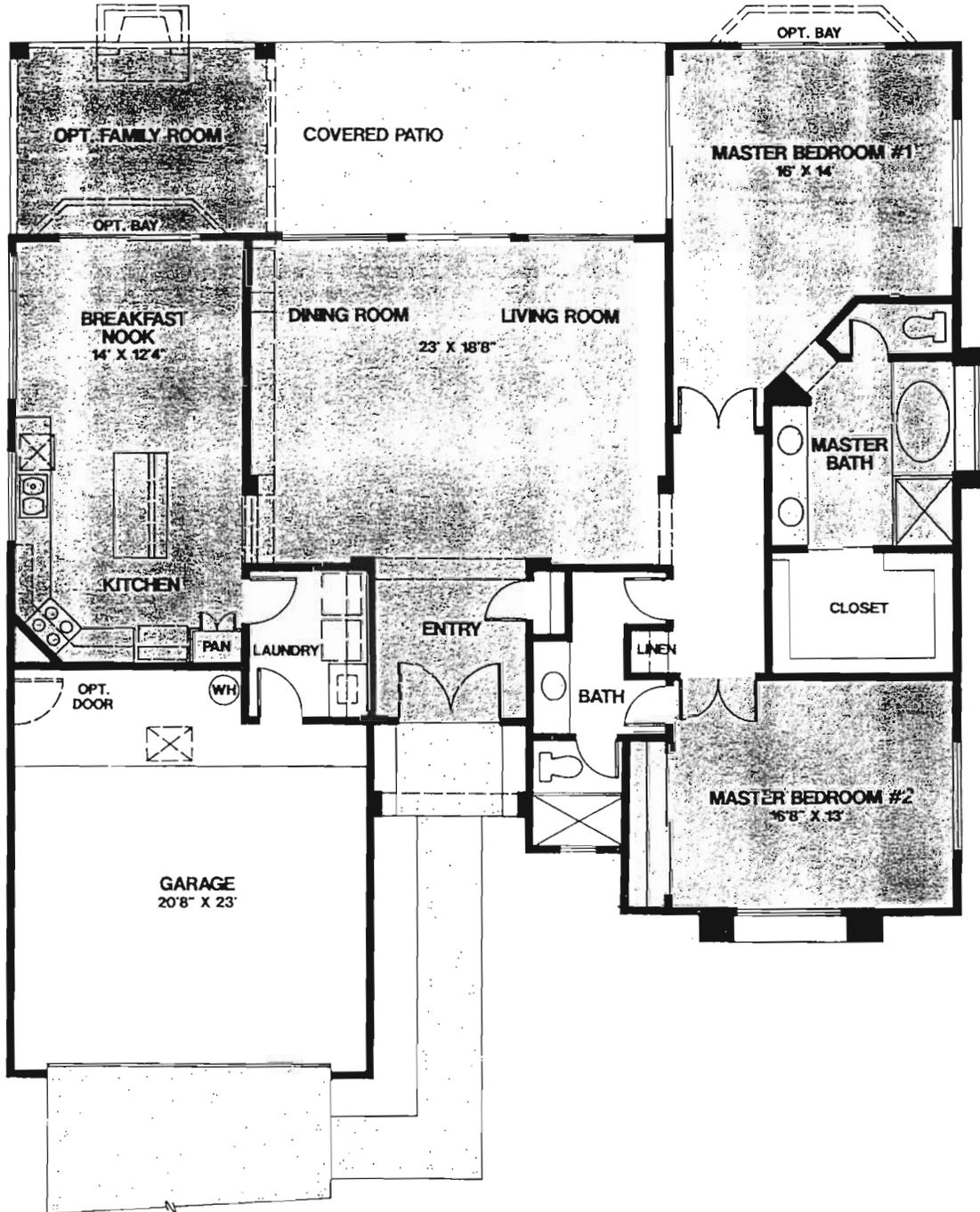
807

square footage under roof:

.....	1883
.....	460
.....	47
.....	411
Total	2801

Family room

.....	2048
.....	460
.....	47
.....	246
Total	2801



 Vaulted Ceiling

Single Family Homes

Paz

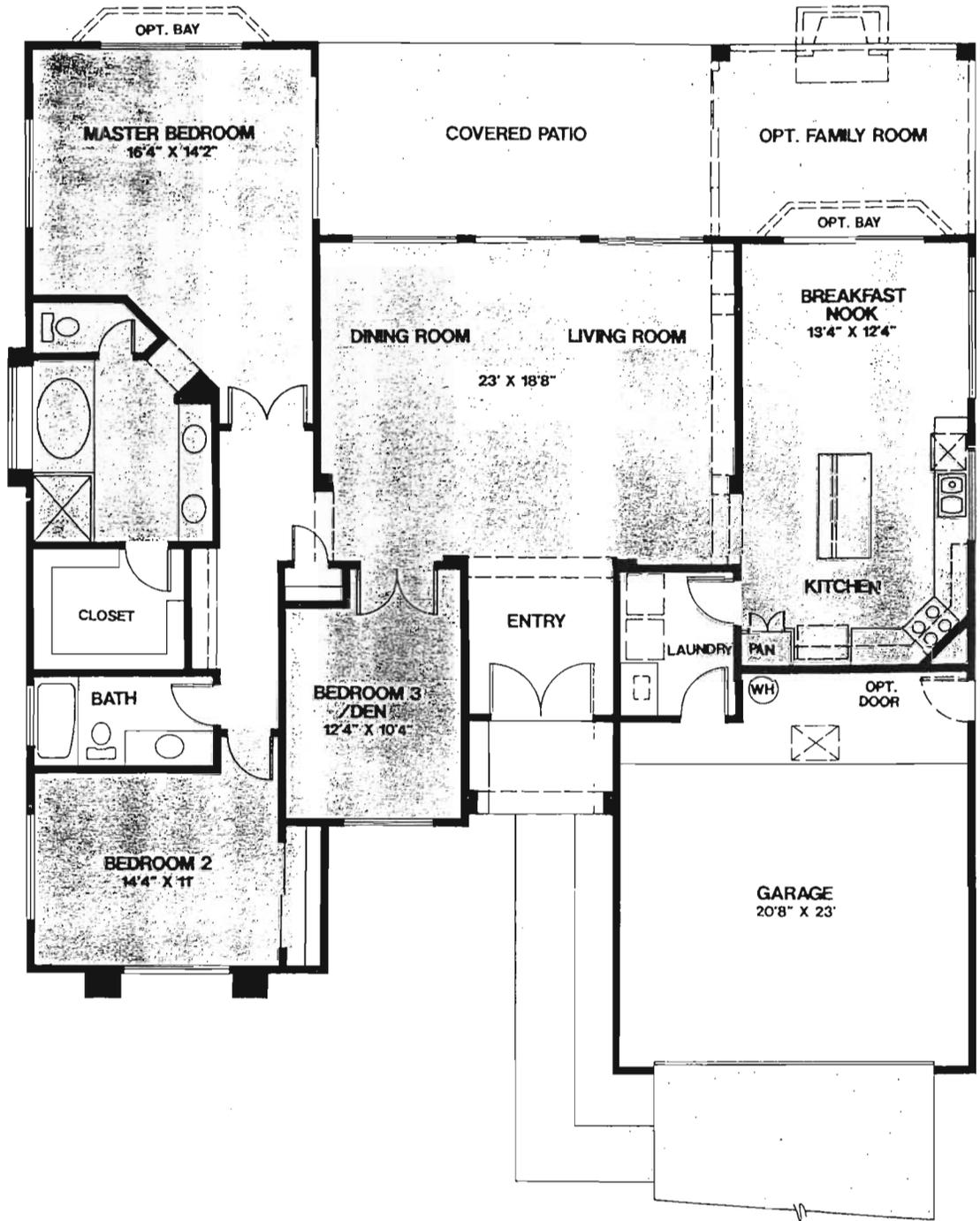
Model 808

square footage under roof:

Overall	1929
Living area	460
Bed entry	44
Hard patio	411
Total	2844

Family room

Overall	2094
Living area	460
Bed entry	44
Hard patio	246
Total	2844

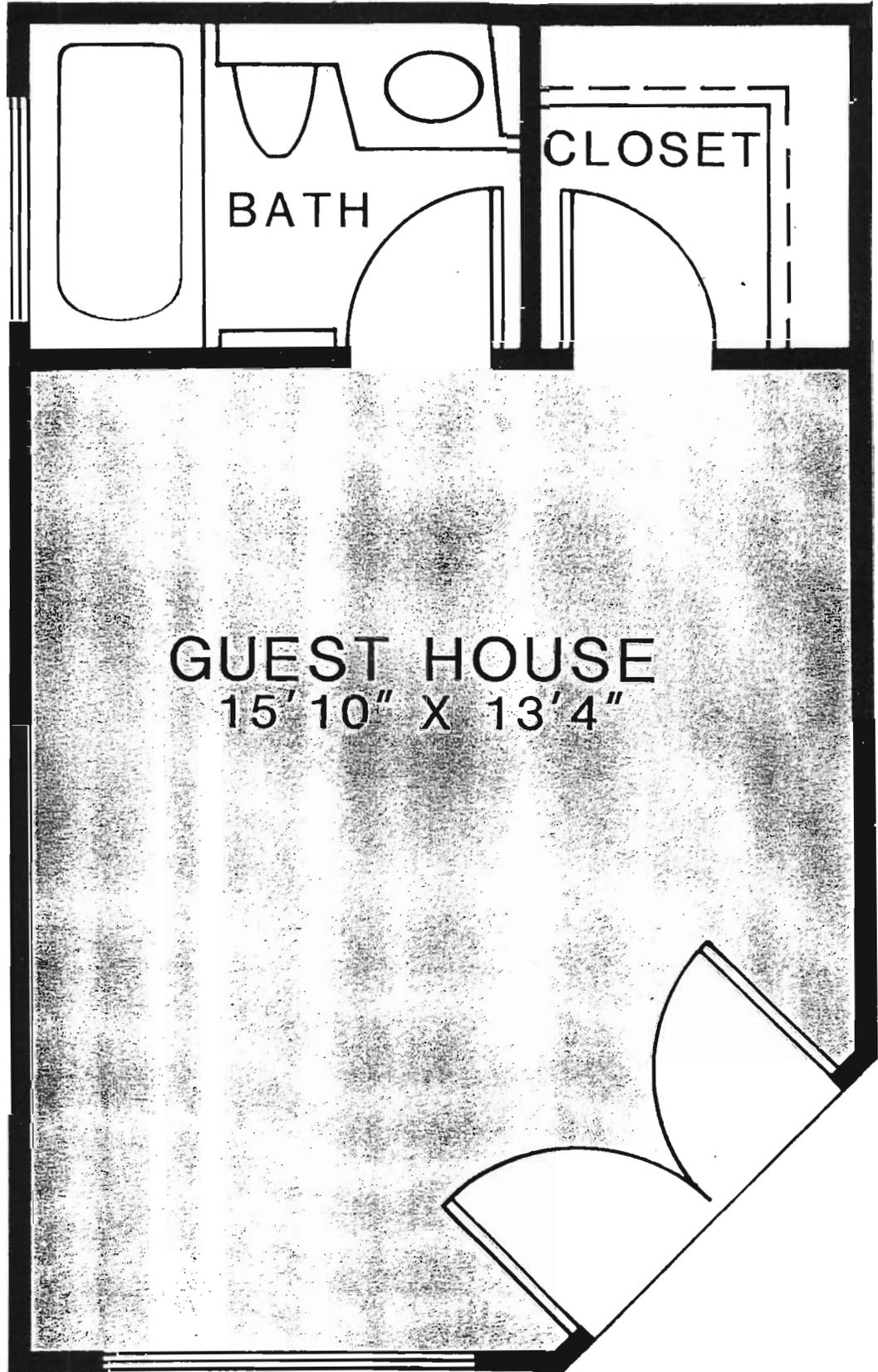


Vaulted Ceiling

Single Family Homes

est House

square footage under roof:
..... 298



Vaulted Ceiling

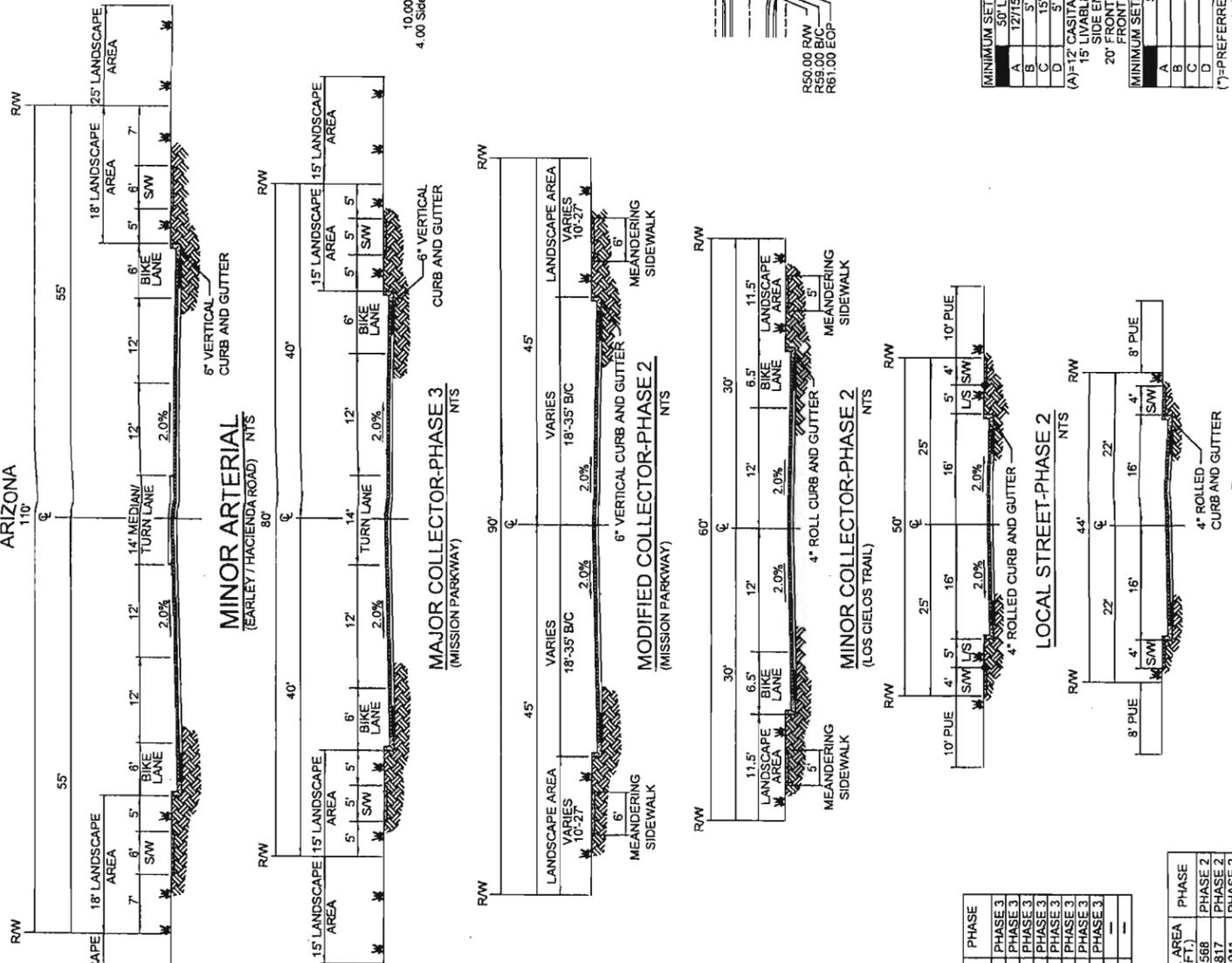
**THE FOLLOWING REPRESENTS THE CASITAS AS
DESIGN INTO THE FRONT COURT YARD AREA
OF A 65 FOOT WIDE LOT HOME.**

EXHIBIT K

Preliminary Development Plan

PRELIMINARY DEVELOPMENT PLAN FOR MISSION ROYALE

A PORTION OF SECTION 25 AND THE NORTH HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



DEVELOPER:
 HERITAGE COMMUNITIES
 9501 E. PRINCESS DR., SUITE 200
 SCOTTSDALE, ARIZONA 85255
 PHONE: 480-927-3008
 CONTACT: JIM ARNESON

ENGINEER:
 OLSSON ASSOCIATES
 7550 N. 16TH STREET, SUITE 210
 PHOENIX, AZ 85020
 PHONE: 602-748-1000
 CONTACT: JAN DODDSON/SCOTT WAGNER

SURVEYOR:
 BLAIR OXFORD AND ASSOCIATES
 2432 W. PEORIA, BLDG. 9 #1188
 PHOENIX, ARIZONA 85029
 PHONE: 602-870-3103
 CONTACT: HERB L. BLAIR, R.L.S.

LAND PLANNER:
 OLSSON ASSOCIATES
 7550 N. 16TH STREET, SUITE 210
 PHOENIX, AZ 85020
 PHONE: 602-748-1000
 CONTACT: JAN DODDSON/SCOTT WAGNER

OLSSON ASSOCIATES
 ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
 10175 AVENUE SUITE 200 • 80000 • HOUSTON, TEXAS 77063
 1000 N. GAVIN BLVD • HOUSTON, TEXAS 77060
 1000 N. GAVIN BLVD • HOUSTON, TEXAS 77060

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/17/05	INITIAL SUBMITTAL TO CLIENT AND AGENCIES
2	12/06/05	FINAL SUBMITTAL TO CLIENT AND AGENCIES

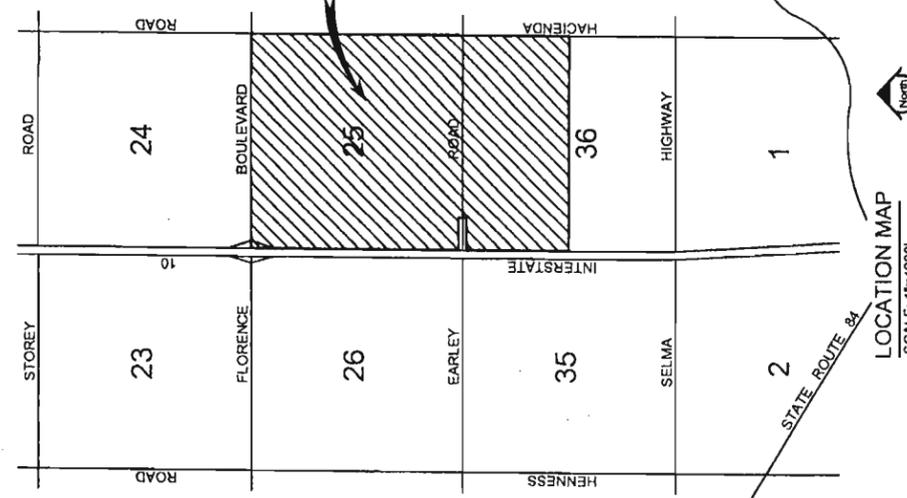
VERSIONS:

NO.	DATE	DESCRIPTION
1	11/17/05	INITIAL SUBMITTAL TO CLIENT AND AGENCIES
2	12/06/05	FINAL SUBMITTAL TO CLIENT AND AGENCIES

MISSION ROYALE
 PRELIMINARY DEVELOPMENT PLAN
 COVER SHEET
 CASA GRANDE, ARIZONA 2005

DRAWN BY: JMW
 CHECKED BY: JDM
 APPROVED BY: JDM
 PROJECT NO.: 04-0028

SHEET 1 OF 3



PARCEL DATA-PHASE 3

PARCEL	PROPOSED USE	LOTS	AREA (ACRES)	AREA (SQ.FT.)	TRACTS	TRACT AREAS (SQ.FT.)	R.O.W. AREA (SQ.FT.)	PHASE
1	SINGLE FAMILY	178	46.97	2,045,008	1-4 thru 1-4	462,347	337,667	PHASE 3
2	SINGLE FAMILY	119	40.72	1,729,736	2-9 thru 2-1	479,337	310,441	PHASE 3
3	SINGLE FAMILY	95	24.82	1,081,224	3-9 thru 3-4	373,443	186,149	PHASE 3
4	SINGLE FAMILY	177	49.33	2,158,651	4-9 thru 4-9	361,797	365,187	PHASE 3
5	SINGLE FAMILY	159	42.71	1,859,413	5-9 thru 5-9	209,968	367,024	PHASE 3
6	SINGLE FAMILY	158	44.72	1,947,853	6-9 thru 6-9	151,779	338,500	PHASE 3
7	SINGLE FAMILY	184	46.22	2,013,421	7-9 thru 7-9	528,699	316,044	PHASE 3
ROW	RIGHT OF WAY	-	16.71	727,869	-	-	-	-
TOTAL GROSS		1,040	312.20	13,959,239				
TOTAL NET		1,040	295.49	12,871,506		2,269,541	2,219,232	

PARCEL DATA-PHASE 2

PARCEL	PROPOSED USE	LOTS	AREA (ACRES)	AREA (SQ.FT.)	TRACTS	TRACT AREAS (SQ.FT.)	R.O.W. AREA (SQ.FT.)	PHASE
C	SINGLE FAMILY	145	41.08	1,789,595	G1 thru C8	512,388	331,568	PHASE 2
D	SINGLE FAMILY	164	39.73	1,730,683	D1 thru D15	276,388	415,817	PHASE 2
E	SINGLE FAMILY	121	28.83	1,268,701	E1 thru E13	98,563	304,911	PHASE 2
F	SINGLE FAMILY	245	56.06	2,441,867	F1 thru F15	462,629	430,891	PHASE 2
G-1	SINGLE FAMILY	56	18.92	824,276	G1 thru G2	373,563	105,451	PHASE 2
GOLF COURSE	GOLF COURSE	-	78.15	3,404,201	-	-	-	PHASE 2
ROW	ROADWAY	-	19.87	865,637	-	-	-	-
TOTAL GROSS		731	280.64	12,224,678			1,588,638	
TOTAL NET		731	260.77	11,359,041		1,725,531	1,588,638	

* ALL ROADWAYS WILL HAVE APPROPRIATE STRIPING TO DESIGNATE TRAVEL LANES, TURN LANES, AND BIKE LANES.
 ** LANDSCAPE MEDIANS PROVIDED IN ALL LOCATIONS WHERE TURNING MOVEMENTS NOT NECESSARY ACCORDING TO THE CITY ENGINEER. THE MEDIANS ON HACIENDA ROAD WILL BE CONSTRUCTED IN THE FUTURE WITH THE DEVELOPMENT OF THE EAST HALF OF HACIENDA ROAD.

MINIMUM SETBACKS-PHASE 2

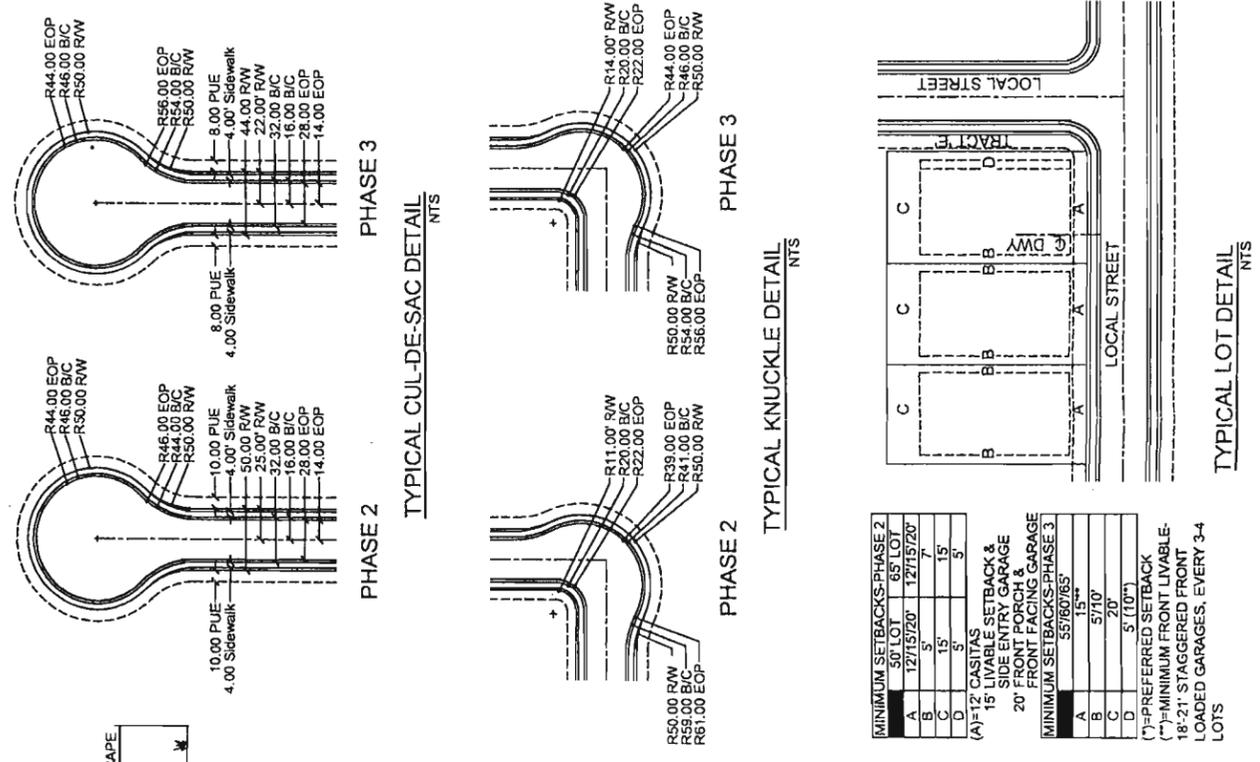
LOT	65' LOT
A	12715/20'
B	5'
C	15'
D	5'

(A)=12 CASITAS
 15 LIVABLE SETBACK & 20' FRONT PORCH RANGE
 20' FRONT FACING GARAGE

MINIMUM SETBACKS-PHASE 3

LOT	55' LOT
A	5710'
B	20'
C	5' (10')
D	20'

(*)=PREFERRED SETBACK
 (**)=MINIMUM FRONT LIVABLE-18'-21' STAGGERED FRONT LOADED GARAGES. EVERY 3-4 LOTS

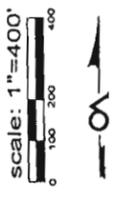


LEGAL DESCRIPTION:

COMMENCING at the Northeast corner of said Section 36; thence S00°49'54"W 25.00 feet along the east line of said Section 36; thence N89°45'52"W 216.12 feet to a tangent curve, thence westerly 420.90 feet along the arc of said curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57"; thence N65°38'55"W 727.00 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57"; thence N65°38'55"W 727.00 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57" to the POINT OF BEGINNING; thence N00°25'54"E 514.48 feet, thence S77°25'26"W 660.13 feet, thence S63°11'28"W 567.38 feet along the south line and its easterly prolongation of Block G, Mission Royale as recorded in Cabinet E, Slide 25 records of Pinal County, Arizona; thence S72°42'55"W 425.09 feet along said southerly line; thence S84°39'44"W 240.09 feet along said southerly line; thence S83°00'04"W 48.75 feet along said southerly line; thence S79°56'12"W 128.89 feet along said southerly line to the easterly line of said Block G; thence S00°15'06"W 347.02 feet along said easterly line; thence S44°44'54"E 24.04 feet along said easterly line to the southerly line of said Block G; thence N89°44'54"W 193.71 feet along said southerly line to the easterly right-of-way line of Interstate 10; thence S00°15'06"W 55.00 feet along said easterly right-of-way line; thence S89°44'54"E 485.73 feet to a tangent curve, being concave to the east, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51" to the POINT OF BEGINNING. Containing 951,519 square feet or 21,844 acres, more or less.

BEGINNING at the Northeast corner of said Section 36; thence S00°49'54"W 25.00 feet along the east line of said Section 36; thence N89°45'52"W 216.12 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57"; thence N65°38'55"W 727.00 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57"; thence N65°38'55"W 727.00 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 24°05'57" to the POINT OF BEGINNING; thence N00°25'54"E 514.48 feet, thence S77°25'26"W 660.13 feet, thence S63°11'28"W 567.38 feet along the south line and its easterly prolongation of Block G, Mission Royale as recorded in Cabinet E, Slide 25 records of Pinal County, Arizona; thence S72°42'55"W 425.09 feet along said southerly line; thence S84°39'44"W 240.09 feet along said southerly line; thence S83°00'04"W 48.75 feet along said southerly line; thence S79°56'12"W 128.89 feet along said southerly line to the easterly line of said Block G; thence S00°15'06"W 347.02 feet along said easterly line; thence S44°44'54"E 24.04 feet along said easterly line to the southerly line of said Block G; thence N89°44'54"W 193.71 feet along said southerly line to the easterly right-of-way line of Interstate 10; thence S00°15'06"W 55.00 feet along said easterly right-of-way line; thence S89°44'54"E 485.73 feet to a tangent curve, being concave to the east, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51"; thence N67°10'15"E 740.42 feet to a tangent curve, being concave to the north, having a radius of 1,000.00 feet, through a central angle of 23°04'51" to the POINT OF BEGINNING. Containing 951,519 square feet or 21,844 acres, more or less.

PRELIMINARY DEVELOPMENT PLAN FOR MISSION ROYALE



BASIS OF BEARING:
THE EAST LINE OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA. SAID BEARING BEING N00°26'06"E.

TITLE REFERENCE:
ALL TITLE INFORMATION IS BASED UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 201-900-1299882, EFFECTIVE DATE: AUGUST 14, 2000 AT 7:30 A.M.

ZONING:
SUBJECT AREA IS ZONED PAD.

APPROVED BY:
APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, 2004.
THIS _____ DAY OF _____, 2004.

MAYOR ATTEST: _____ DATE _____

CITY CLERK _____ DATE _____

THIS PLAN IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THIS _____ DAY OF _____, 2004. THE FINAL DEVELOPMENT PLAN REVIEWED AND APPROVED THIS _____ DAY _____ OF _____, 2004.

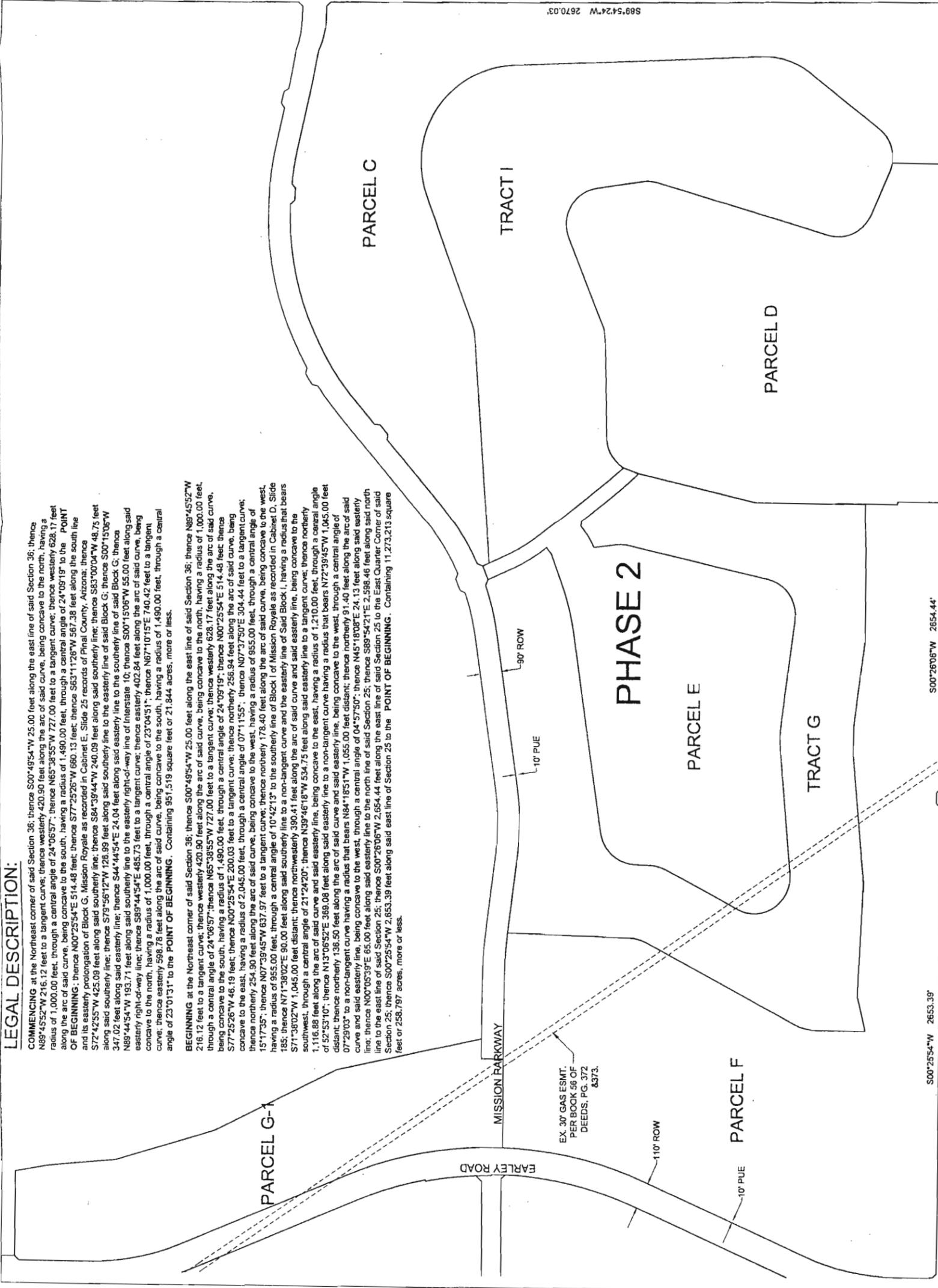
PLANNING AND ZONING COMMISSION CHAIRPERSON _____ DATE _____

DATA ON THIS PLAN REVIEWED AND APPROVED THIS _____ DAY OF _____, 2004, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER _____ DATE _____

I CERTIFY THAT IN MY OPINION ALL BLOCKS AND TRACTS WITHIN THE DEVELOPMENT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

PLANNING DIRECTOR _____ DATE _____



UTILITIES:

SEWER	CITY OF CASA GRANDE	520-421-8600
WATER	ARIZONA WATER COMPANY	602-240-6860
REFUSE	CITY OF CASA GRANDE	520-421-8600
ELECTRIC	E D-2	520-723-7741

UTILITIES CONTINUED:

TELEPHONE	QWEST	520-426-6743
GAS	EL PASO NATURAL GAS	602-438-4429
CATV	COX COMMUNICATIONS	623-322-7857
USPS	CASA GRANDE OFFICE	800-257-8777
HYDRANT LOCATION	CASA GRANDE FIRE DEP.	520-836-7221

OLSSON ASSOCIATES
ENGINEERS, PLANNERS, ARCHITECTS, SURVEYORS
10117H AVENUE, SUITE 200, DENVER, CO 80231
303-733-7200 FAX 303-733-7201
LINCOLN PLAZA, GRAND BLVD, HOUSTON, TEXAS 77002

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		

VERSIONS:

NO.	DATE	DESCRIPTION
1		
2		

MISSION ROYALE	PRELIMINARY DEVELOPMENT PLAN	CASA GRANDE, ARIZONA	2005
DRAFTED BY:	APPROVED BY:	PROJECT NO.:	
DATE:	DATE:		

PRELIMINARY DEVELOPMENT PLAN FOR MISSION ROYALE

Scale: 1"=400'

BASIS OF BEARING:
THE EAST LINE OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA, SAID BEARING BEING N00°26'05"E.

TITLE REFERENCE:

ALL TITLE INFORMATION IS BASED UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 201-800-1298982, EFFECTIVE DATE: AUGUST 14, 2000 AT 7:30 A.M.

ZONING:

SUBJECT AREA IS ZONED PAD.

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE S00°49'54"W 25.00 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO THE POINT OF BEGINNING; THENCE N89°45'52"W 216.12 FEET TO A TANGENT CURVE; THENCE WESTERLY 420.00 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,000.00 FEET, THROUGH A CENTRAL ANGLE OF 24°06'57"; THENCE N65°38'55"W 727.00 FEET TO A TANGENT CURVE; THENCE WESTERLY 1,226.95 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,490.00 FEET, THROUGH A CENTRAL ANGLE OF 47°10'51"; THENCE S67°10'15"W 740.42 FEET TO A TANGENT CURVE; THENCE WESTERLY 402.84 FEET ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,000.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'51"; THENCE N89°44'54"W 485.73 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 10; THENCE S00°32'12"W 89.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N89°47'31"W 800.32 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE S00°32'38"W 2,585.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 36; THENCE S89°57'28"E 4,827.18 FEET ALONG SAID MID-SECTION LINE TO THE EASTERLY LINE OF SAID SECTION 36; THENCE N00°49'54"E 2,624.28 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING 13,589.292 SQUARE FEET OR 312.197 ACRES, MORE OR LESS.

APPROVED BY:

APPROVED BY THE CITY COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA.
THIS DAY OF _____, 2004.

MAYOR _____ DATE _____
ATTEST: _____

CITY CLERK _____ DATE _____

THIS PLAN IS IN COMPLIANCE WITH THE ORIGINAL PRELIMINARY DEVELOPMENT PLAN APPROVED BY THE CITY OF CASA GRANDE PLANNING AND ZONING COMMISSION ON THIS DAY OF _____, 2004. THE FINAL DEVELOPMENT PLAN REVIEWED AND APPROVED THIS DAY OF _____, 2004.

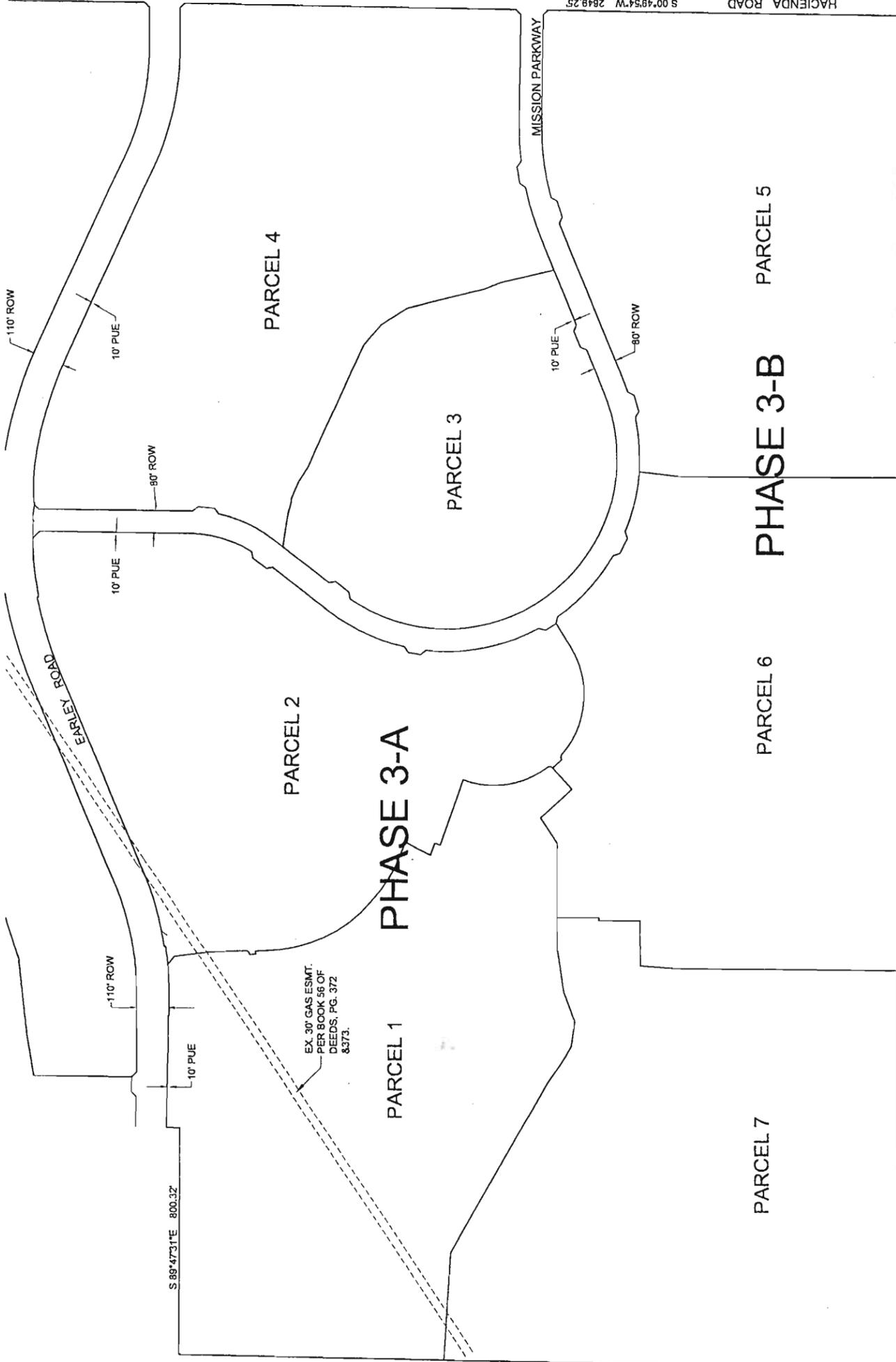
PLANNING AND ZONING COMMISSION CHAIRPERSON _____ DATE _____

DATA ON THIS PLAN REVIEWED AND APPROVED THIS DAY OF _____, 2004, BY THE CITY ENGINEER OF CASA GRANDE, ARIZONA.

CITY ENGINEER _____ DATE _____

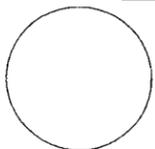
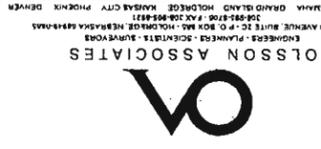
I CERTIFY THAT IN MY OPINION ALL BLOCKS AND TRACTS WITHIN THE DEVELOPMENT CONFORM TO GOOD LAND PLANNING POLICIES AND ARE SUITABLE FOR THE PURPOSES FOR WHICH THEY ARE INTENDED.

PLANNING DIRECTOR _____ DATE _____



UTILITIES:

- SEWER CITY OF CASA GRANDE 520-421-8600
- WATER ARIZONA WATER COMPANY 602-240-6960
- REFUSE CITY OF CASA GRANDE 520-421-8600
- ELECTRIC E-D-2 520-723-7741
- TELEPHONE QWEST 520-426-6743
- GAS EL PASO NATURAL GAS 602-435-4429
- CATV COX COMMUNICATIONS 623-322-7857
- USPS CASA GRANDE OFFICE 800-257-8777
- HYDRANT LOCATION CASA GRANDE FIRE DEP. 520-836-7221



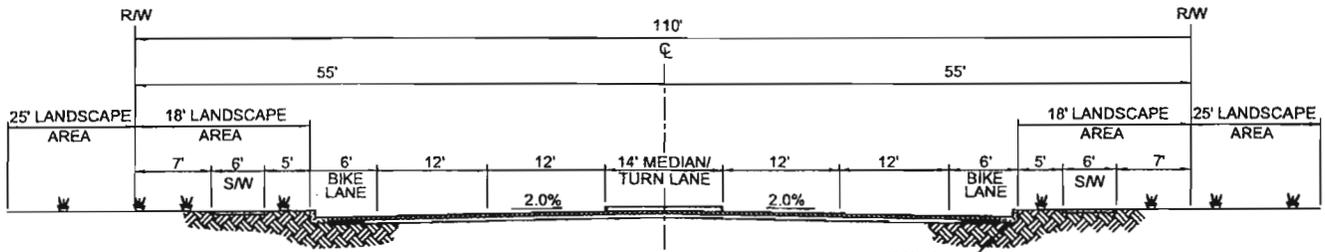
VERSIONS:	DATE	DESCRIPTION:
1	11/08/03	INITIAL SUBMITTAL TO CLIENT AND AGENCIES
2	02/20/04	FINAL SUBMITTAL TO CLIENT AND AGENCIES

MISSION ROYALE	PHASE 3	PRELIMINARY DEVELOPMENT PLAN	CASA GRANDE, ARIZONA	2005
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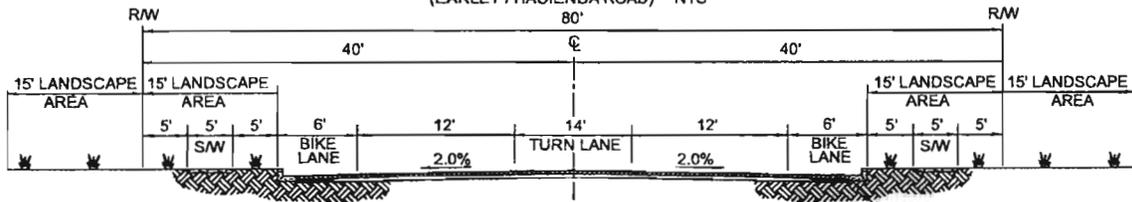
DRAFTED BY: EW
DRAWN BY: JW
APPROVED BY: JDSM
PROJECT NO.: 04-0828

EXHIBIT L

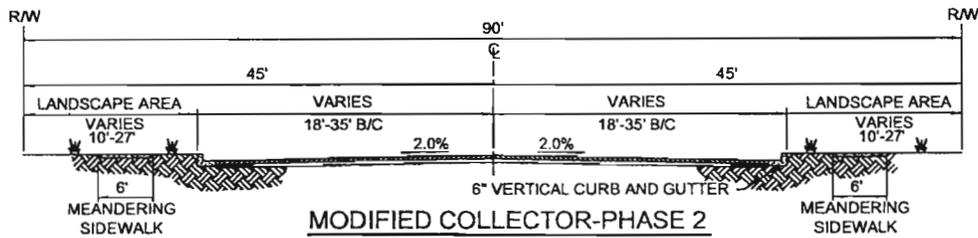
Typical Street Sections



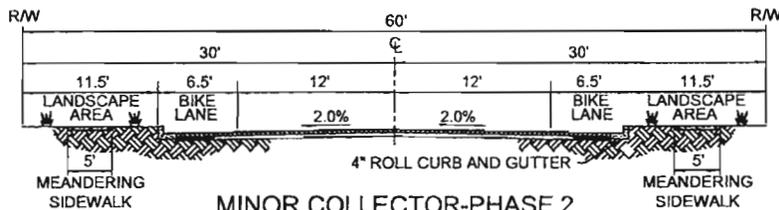
MINOR ARTERIAL
(EARLEY / HACIENDA ROAD) NTS



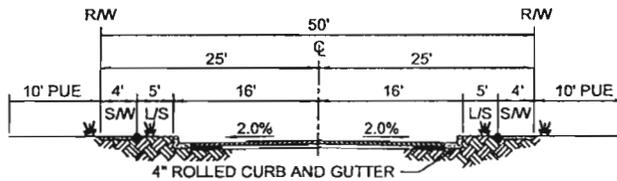
MAJOR COLLECTOR-PHASE 3
(MISSION PARKWAY) NTS



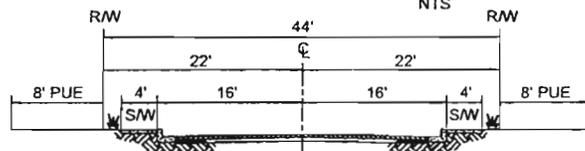
MODIFIED COLLECTOR-PHASE 2
(MISSION PARKWAY) NTS



MINOR COLLECTOR-PHASE 2
(LOS CIELOS TRAIL) NTS



LOCAL STREET-PHASE 2
NTS



LOCAL STREET-PHASE 3
NTS



SCALE: NTS



OLSSON ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • ENGINEERING • ENVIRONMENTAL
TRANSPORTATION • CIVIL / MUNICIPAL • MECHANICAL / ELECTRICAL

7250 North 16th Street, Suite 210 Phoenix, Arizona 85020
(602) 748-1000 FAX (602) 748-1001

PROJECT: MISSION ROYALE
SUBJECT: PAD AMENDMENT TYPICAL STREET SECTIONS

EX. L

VERSION: 1
OA PROJECT NO.: 04-0628

DRAWN BY: EW

DATE: 12/08/04

SHEET 1 OF 1

EXHIBIT M

Conceptual Phasing Plan



PHASING DATA TABLE

PHASE 1	PHASE 2	PHASE 3A	PHASE 3B
BLOCKS: G, H, I, M	BLOCKS: C, D, E, F, G-1	PARCELS: 1-3	PARCELS: 4-7
UNITS PER PHASE: 561	UNITS PER PHASE: 731	UNITS PER PHASE: 382	UNITS PER PHASE: 658

MISSION ROYALE
PHASING PLAN
EXHIBIT M