Development Guide
For
A Residential P.A.D.

Rancho Val Vista Estates, L.L.C.
Casa Grande, Arizona

Allen Consulting Engineers, Inc.
127 West Juanita Ave., Suite 212
Mesa, Arizona 85210
480-844-1666

Planning 5/25/99

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Introduction

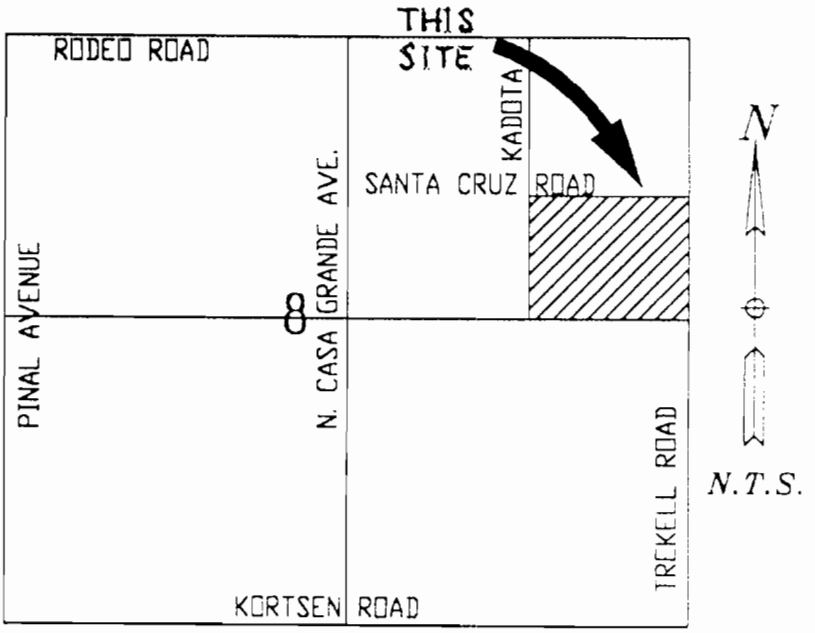
This narrative has been prepared for the purpose of providing additional information and material to the City of Casa Grande Planning Department to conduct a thorough review of the proposed planned area development (P.A.D.).

Location

A portion of the Northeast Quarter of Section 8, Township 6 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

The property is bounded by Santa Cruz Road on the North, Kadota Avenue on the West, Trekell Road on the East, and the Southern boundary is approximately one-half mile north of Kortsen Road.

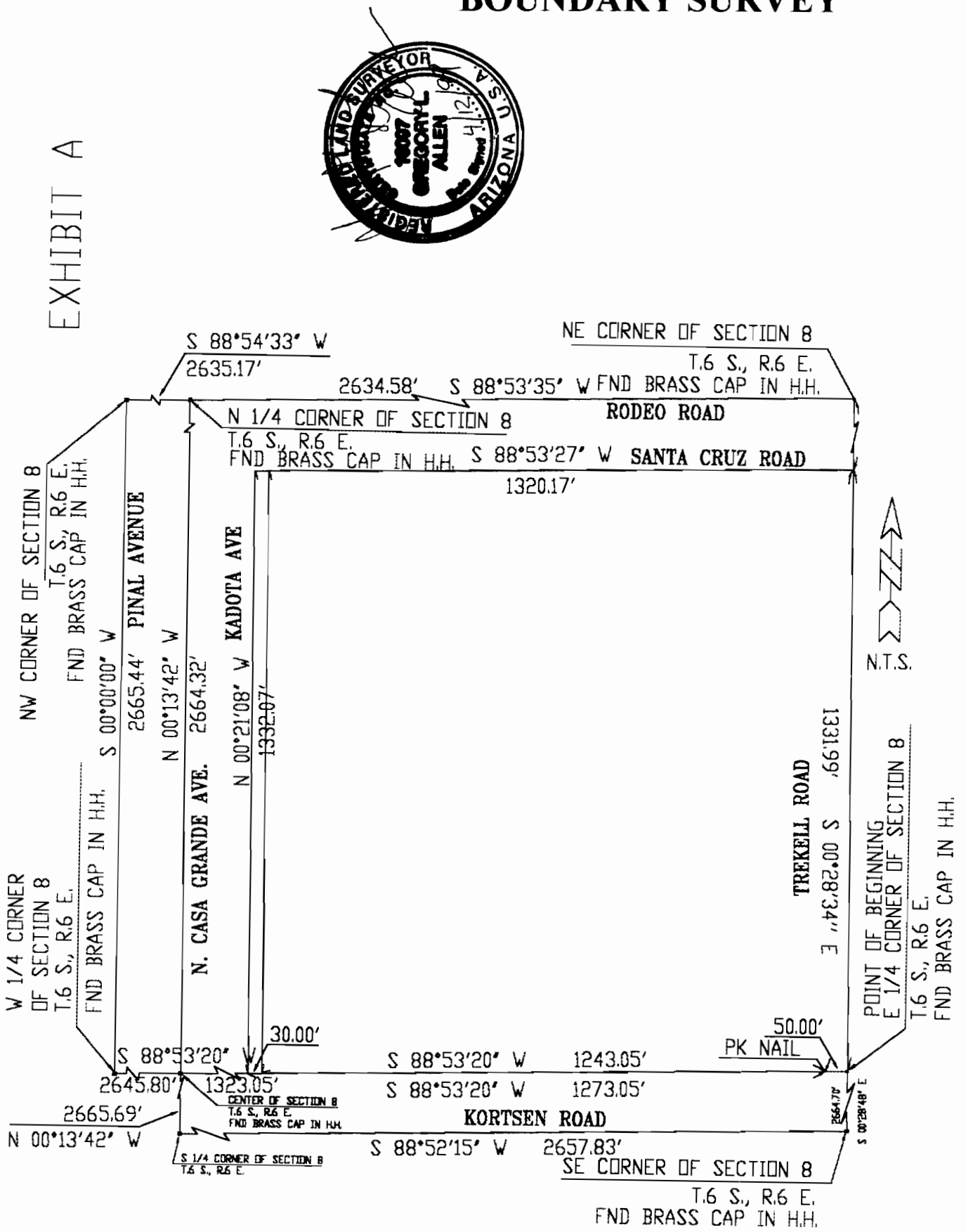
The subject property is bounded on three sides; North, East and West by vacant land. To the South is the Rancho Del Sol mobile home park.



VICINITY MAP

BOUNDARY SURVEY

EXHIBIT A



LEGAL FOR RANCHO VAL VISTA ESTATES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 8, BEING THE POINT OF BEGINNING;
THENCE SOUTH 88°53'20" WEST A DISTANCE OF 1323.05 FEET;
THENCE NORTH 00°21'08" WEST A DISTANCE OF 1332.07 FEET;
THENCE NORTH 88°53'27" EAST A DISTANCE OF 1320.17 FEET;
THENCE SOUTH 00°28'34" EAST A DISTANCE OF 1331.99 FEET TO THE POINT OF BEGINNING.

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CLOSURE AND AREA CALCULATIONS REPORT

RANCHO VAL VISTA

May 20, 1999
G:\F\91277\91277.REP

********** BOUNDARY (BDY) **********

Start Point	Bearing	Distance	End Point	End Point Stored Coordinates North	East
			7	17556.3007	10022.5140
7	S 88 53 20 W	1323.05	11	17530.6446	8699.7096
11	N 00 21 08 W	1332.07	13	18862.6911	8691.5217
13	N 88 53 27 E	1320.17	12	18888.2433	10011.4457
12	S 00 28 34 E	1331.99	7	17556.3007	10022.5140
Closure ERROR: S 79 37 40 W		0.0010 ft.		17556.3009	10022.5150
Closure Precision: 1 / 5307284				-0.0002	-0.0010

BDY PERIMETER is 5307.28 feet.

AREA of BDY No. 1 is 1760296.39 SF.....or 40.4108 Acres

****

***** Report Summary *****

BOUNDARY Area = 1760296.39 SF.....or 40.4108 Acres

END OF REPORT

Proposal

The proposed use of the property is a 185-space manufactured housing park community. This project was previously approved as a 288-lot manufactured housing park. The same general design has been maintained but the number of lots has been significantly reduced and the amount of open space has been correspondingly increased. The previously approved site plan did not include any area for onsite retention, which is also included in the revised plan. The plan data is as follows:

Project area:	40.41 acres gross; 32.0325 acres net	
Existing zoning:	R-4 Mobile Home Residential	
Proposed zoning:	P.A.D.	
Proposed number of spaces:	185	
Minimum space size:	4,800 sq. Ft. (60' x 80')	
Proposed density:	4.6 homes per gross acre, 5.8 homes per net acre	
Open space provided:	8.466 acres (Tract "A" Drainage Easement) To be dedicated to the City of Casa Grande	26.43%
	1.96 acres (Tract "B" Retention Area)	6.12%
	0.8375 acres (Tract "C" Clubhouse Area)	2.61%
	11.2635 Total Acres Open Space	35.16% net area

Stipulations:

Home installation shall be bolted and anchored to the ground per FEMA requirements. Due to flood plain ramifications, the homes cannot be set below ground. The finish floor elevation will be no more than one foot above the base flood elevation. They shall have block footings from ground up to bottom of manufactured home with no metal skirting allowed. See details on the following page.

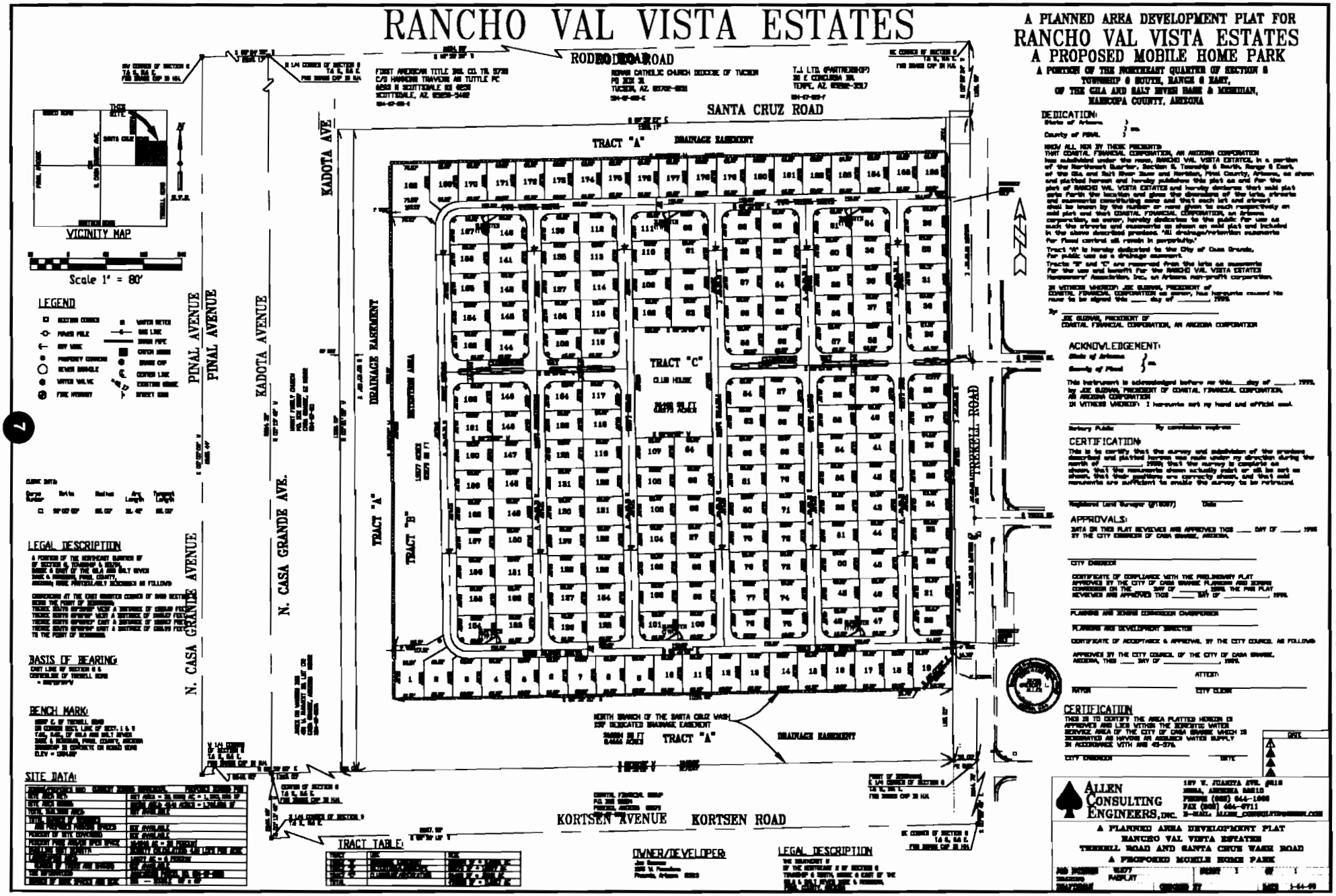
Single-wide homes will not be allowed and all homes will be new; no more than one year old than date of installation.

All manufactured homes on this site will conform to Title 15, Article VI and IX, sections 15.40.890, 15.40.910, and 15.40.1010 of the Casa Grande Municipal Code.

The park shall be age-restricted.

RANCHO VAL VISTA
GROUND SET DETAILS

RANCHO VAL VISTA ESTATES



A PLANNED AREA DEVELOPMENT PLAT FOR
RANCHO VAL VISTA ESTATES
A PROPOSED MOBILE HOME PARK

A PORTION OF THE NORTHEAST QUARTER OF SECTION 8
TOWNSHIP 6 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

DEDICATION:

ACKNOWLEDGEMENT:

CERTIFICATION:

APPROVALS:

CERTIFICATION

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A PLANNED AREA DEVELOPMENT PLAT
RANCHO VAL VISTA ESTATES
TURNBULL ROAD AND SANTA CRUZ WASH ROAD
A PROPOSED MOBILE HOME PARK

CONCEPTUAL SITE PLAN

Phasing

There are no plans for phasing in this project.

Infrastructure

Streets:

This project will be gated. Internal streets will be private and maintained by the property owner / park manager. The following detail sheet shows the cross-sections for the interior streets. Section A-A is for all streets running East-West and depicts a 30' back-of-curb roadway with 3% negative slope down to a centered 2-foot valley gutter which will direct runoff to the retention basin. The roadway has a 4" roll curb along both edges. Section C-C is for all streets running North-South and is crowned in the center with a 2% slope which will shed runoff to the 4" roll curb along the edges of the 30' back-of-curb roadway. Section D-D depicts the main project road, leading from the main entrance to the clubhouse and from the clubhouse to the western retention area. This roadway will be 48-feet back-of-curb and have an 8-foot landscape median in the center. The median will be encircled by 6" vertical curb and gutter along its length. There will be no sidewalks inside the project.

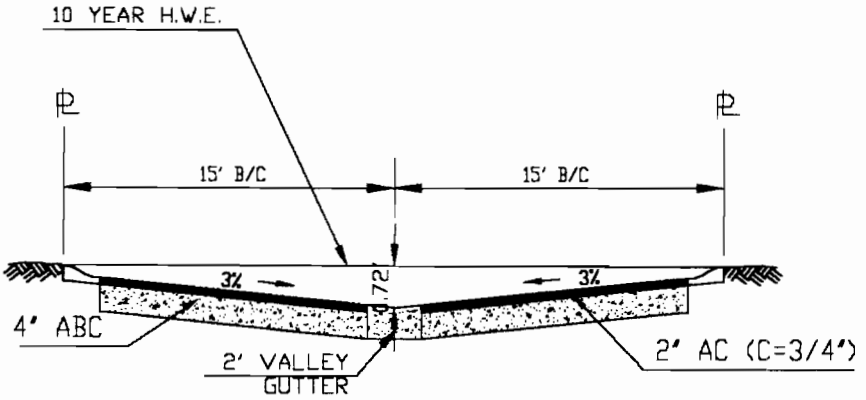
The developer / property owner will dedicate an additional five feet of R.O.W. on Trekell Road for a total of 55 feet. A five foot wide concrete sidewalk will be constructed along the Trekell Road frontage, including along those portions that may be dedicated to the City for Drainage purposes. Details on following sheets.

Two emergency only access points will be provided to Trekell Road. These access drive gates will be closed at all times, except for emergency purposes. The design of all vehicle access gates will be subject to the approval of the City Fire, Planning, Engineering, and Building departments. A five-foot wide sidewalk shall be provided along the Trekell Road frontage. Details on following sheets.

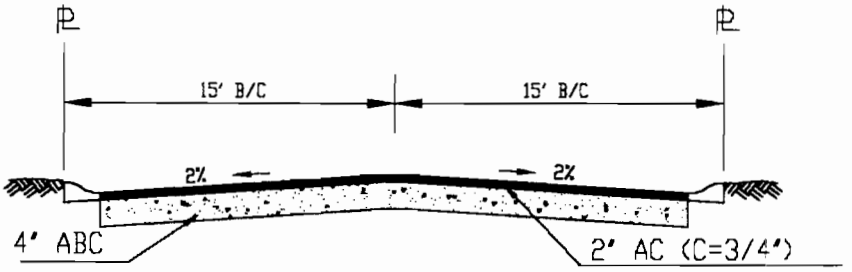
Kadota Avenue was previously dedicated to the City. We have been informed that it will not be extended south. Since there is no access from this project to Kadota, there are no plans for its improvement in conjunction with this project other than the drainage details as noted on following sheets.

Santa Cruz Road will be abandoned and serve as a drainage easement. There will be no additional improvements to Santa Cruz Road.

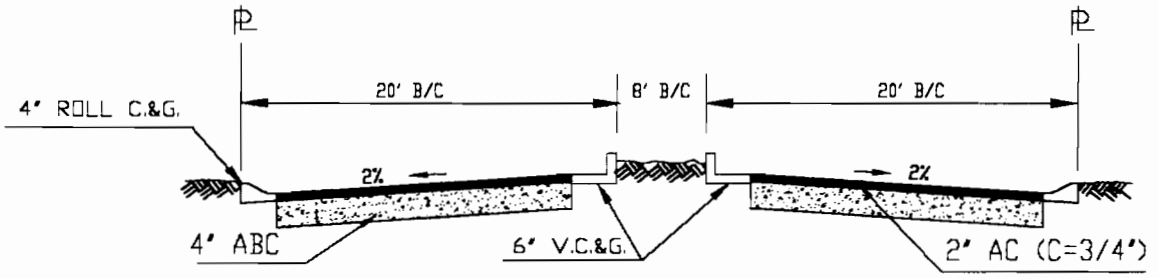
RANCHO VAL VISTA
INTERIOR ROAD DETAILS



TYPICAL INTERIOR STREET
SECTION A-A
(N.T.S.)

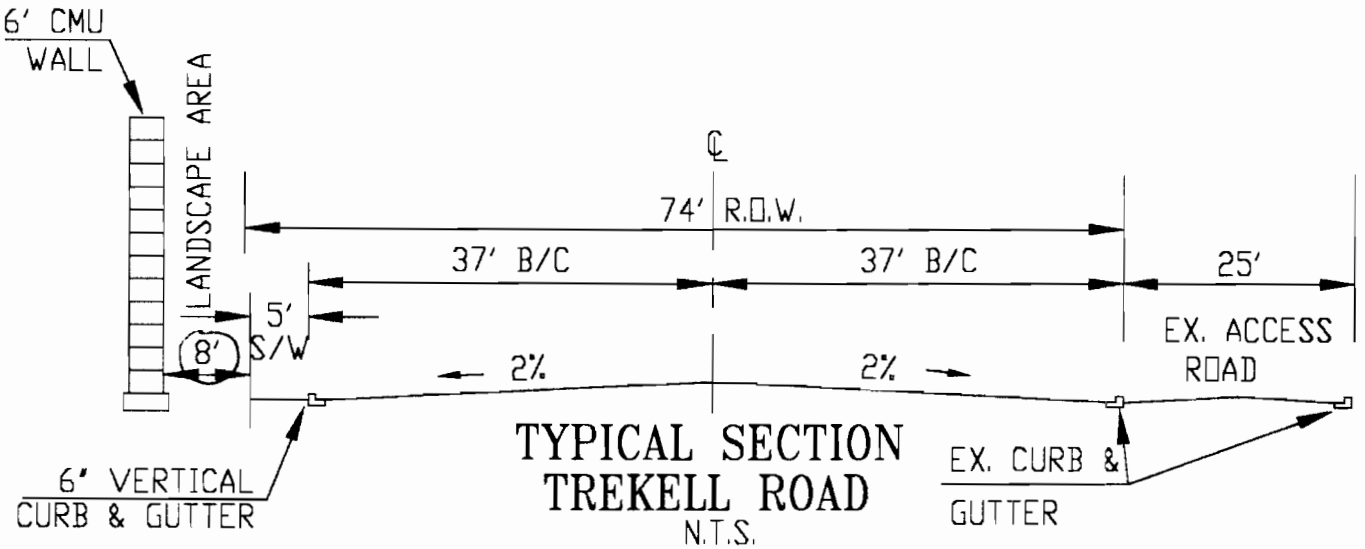


TYPICAL INTERIOR STREET
SECTION C-C
(N.T.S.)



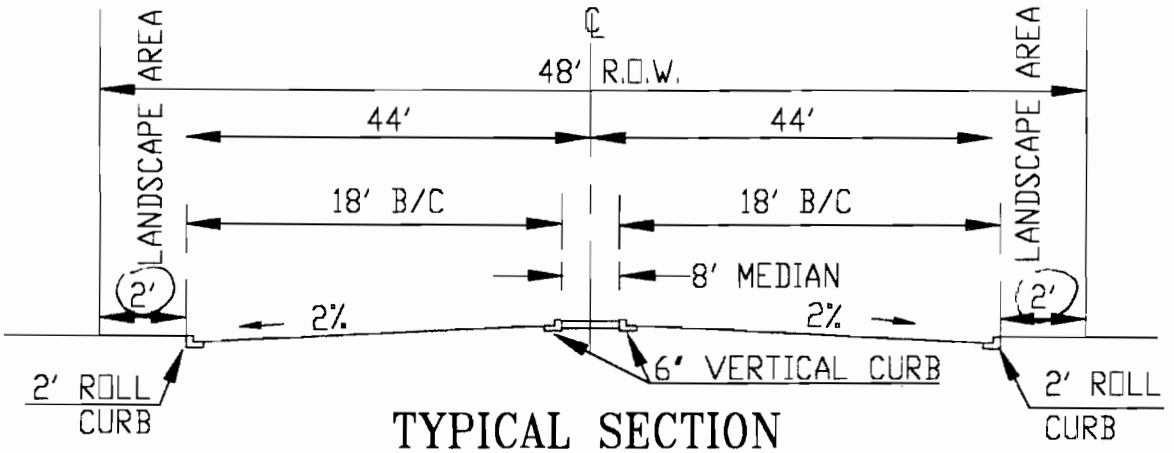
TYPICAL INTERIOR STREET
SECTION D-D
(N.T.S.)

RANCHO VAL VISTA



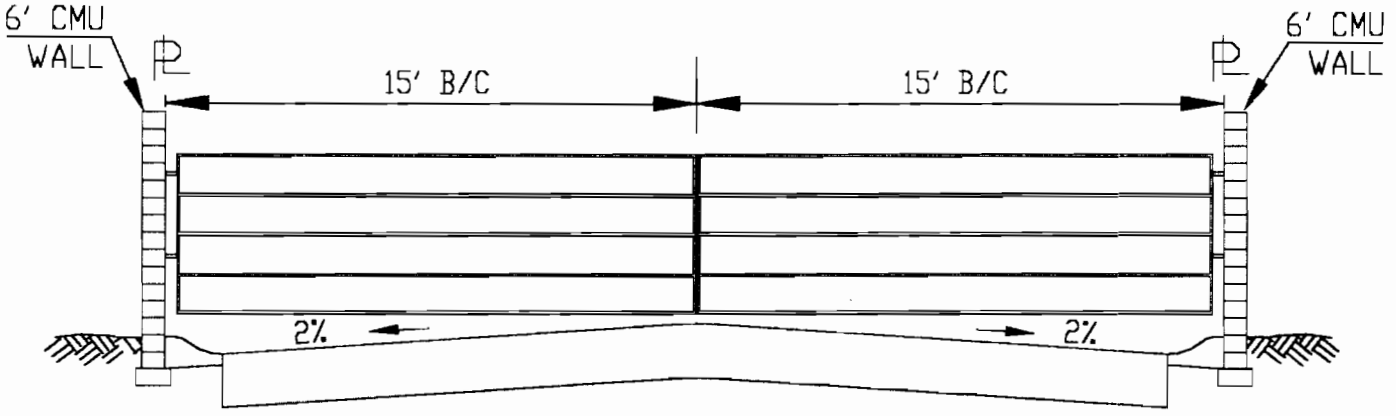
TYPICAL SECTION TREKELL ROAD

N.T.S.



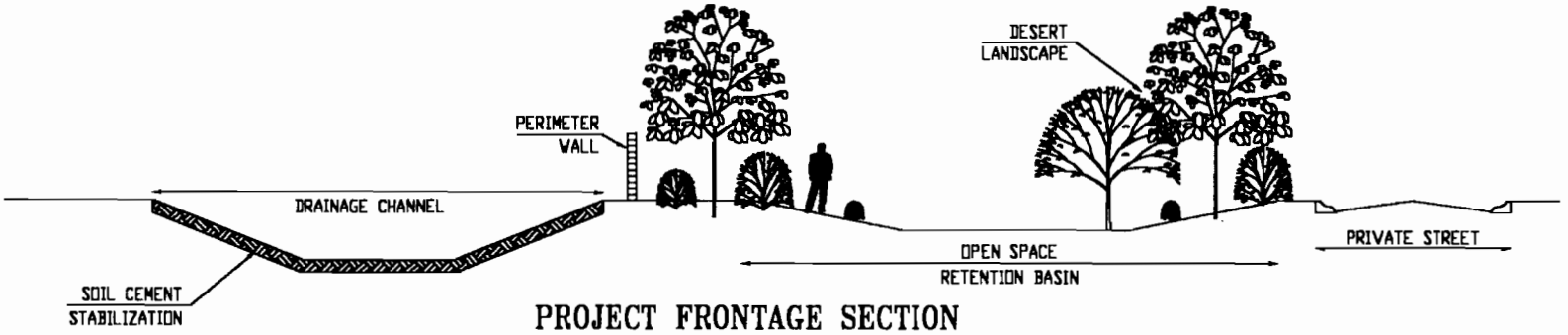
TYPICAL SECTION MAIN ENTRANCE

N.T.S.

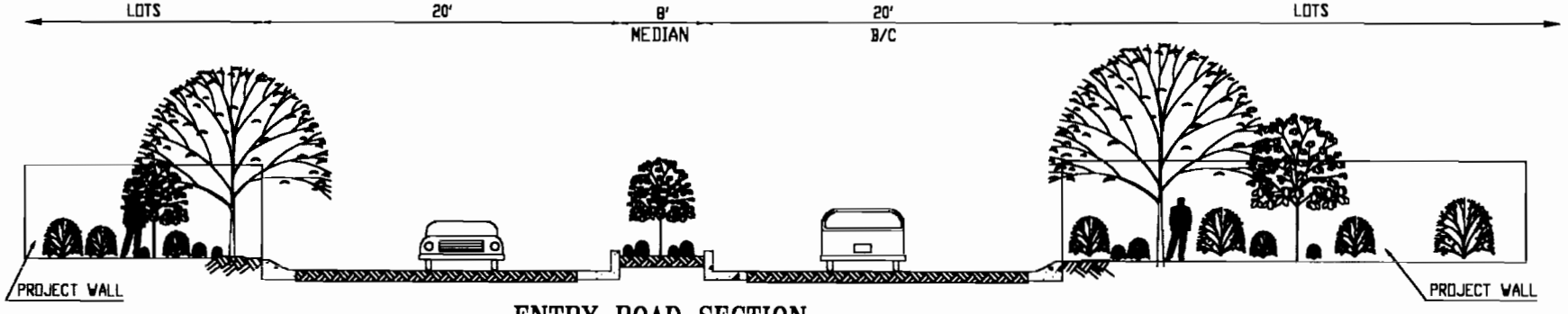


TYPICAL EMERGENCY ACCESS NORMALLY CLOSED

N.T.S.



PROJECT FRONTAGE SECTION
LOOKING NORTH FROM KORTSEN AVENUE
(N.T.S.)



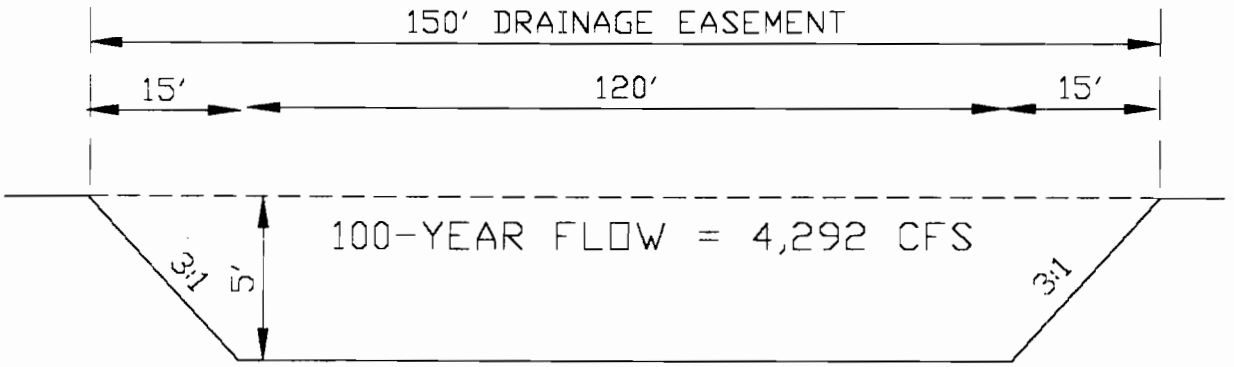
ENTRY ROAD SECTION
LOOKING WEST FROM TREKELL ROAD
(N.T.S.)

Drainage

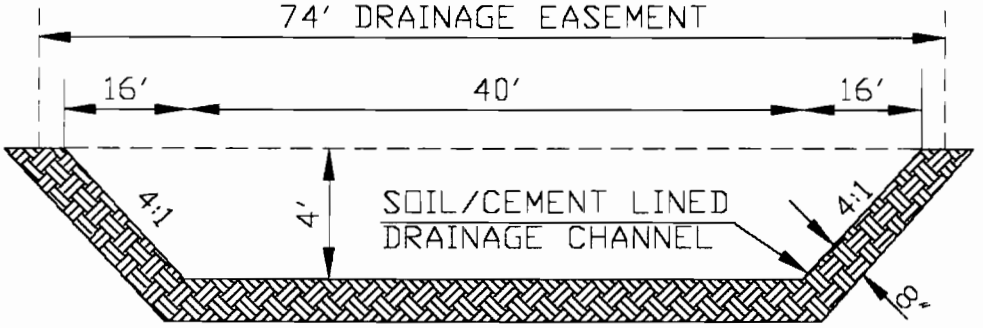
The general topography in the vicinity of the project site is from the northeast to the southwest. Offsite drainage from the northeast will be directed into a drainage channel approximately 75 feet wide eastward along the northern border of the subject property and then turning southward along the western border of the subject property. This drainage channel has been designed to handle approximately 200 cfs. The North Branch of the Santa Cruz Wash is located along the southern boundary of this project. The drainage channel is 150 feet wide, designed to handle the 100-year peak runoff of approximately 4177 cfs. Future drainage will be further enhanced as currently unimproved properties are developed and provide for their own water retention. The onsite storm runoff for this project will be collected in local streets and conveyed into a retention area along the western boundary. This retention basin will be sized to contain the storm runoff from the 100-year, 1-hour storm. An ultimate outfall for the project site will be provided at the southwest corner of the project as was the case in pre-development conditions. Cross-section details on following sheet.

A letter of map revision (LOMR) from FEMA will be required prior to approval of the PAD Plat and the issuance of any development permits for this site. The LOMR process has been initiated and is in progress. Tract A will be improved with soil/cement lining with a 4:1 maximum slope by the Developer and dedicated to the City of Casa Grande.

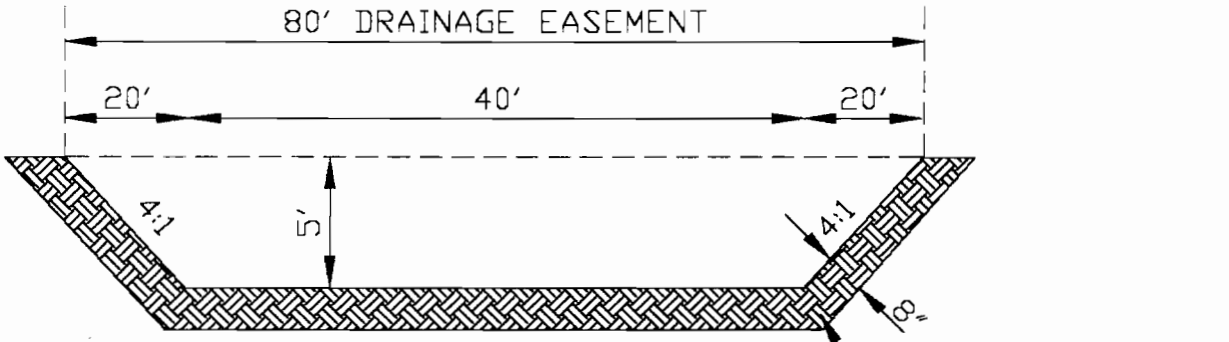
RANCHO VAL VISTA
SECTION DETAILS



100-YEAR FLOOD CHANNEL
SECTION B-B (ALONG SOUTH BOUNDARY)
(N.T.S.)



100-YEAR FLOW = 1,925 CFS
100-YEAR FLOOD CHANNEL
SECTION E-E (ALONG NORTH BOUNDARY)
(N.T.S.)



100-YEAR FLOW = 1,993 CFS
100-YEAR FLOOD CHANNEL
SECTION F-F (ALONG WEST BOUNDARY)
(N.T.S.)

Water

The project site is located within the service area of Arizona Water Company. Water services for the project site will be coordinated with this company. Fire flow requirements will be coordinated with the Casa Grande Fire Department and the City of Casa Grande.

The main source of water for the project site will be the Burgess Tank located approximately half a mile north of Cottonwood Lane and a few hundred feet east of Thornton Road. It is proposed to provide water services for the project by connecting to the existing water network adjacent to the site, on the east side of Trekell Road. A 6-inch closed-loop line will extend from the 16-inch line and continue around the project supplying the fire hydrant system. A separate 3-inch domestic line will service the individual lots.

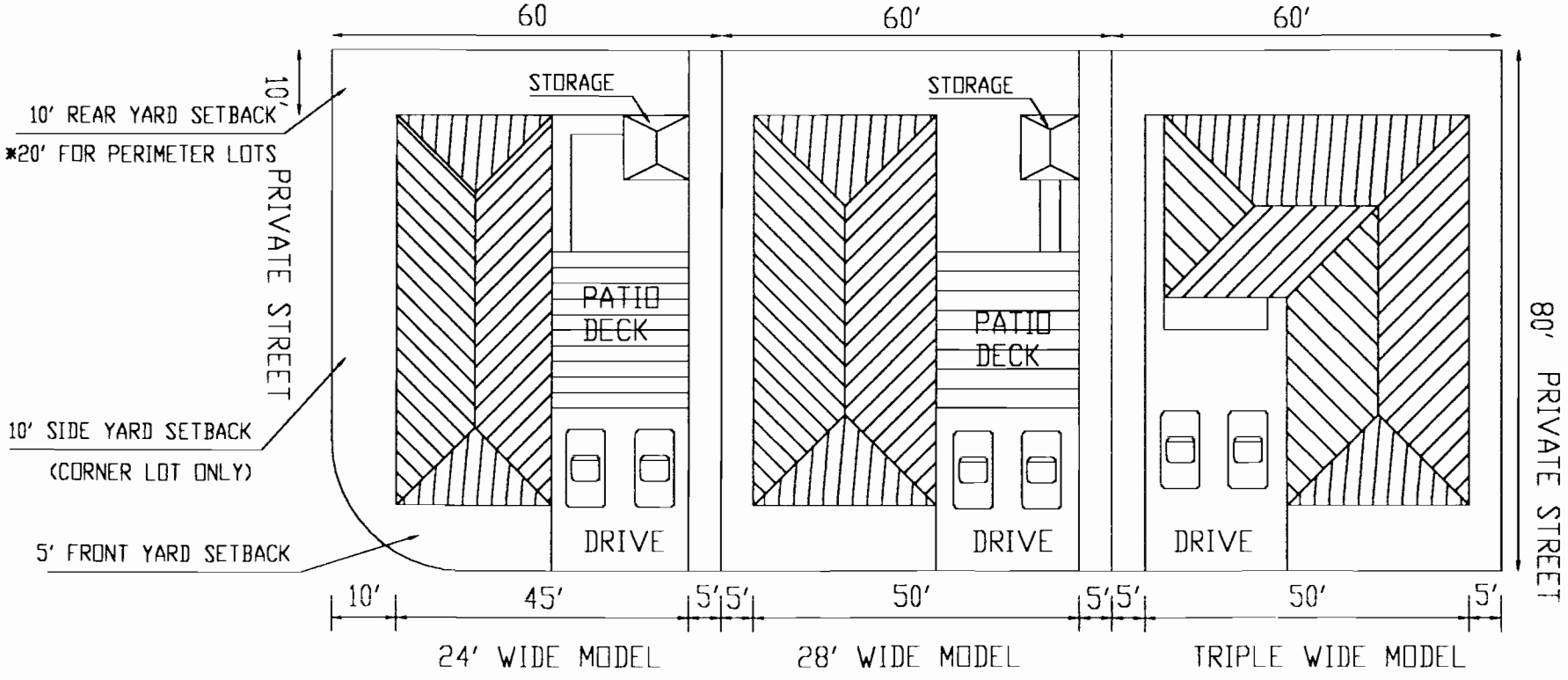
Sewer

The project site will be provided with sewer services through the construction of an onsite gravity system that will drain into an onsite lift station. The lift station will be connected to the City of Casa Grande sewer system through a 6-inch force main into an existing 15-inch gravity sewer line that runs southerly along Trekell Road. It is anticipated that the existing 15-inch line has enough capacity to serve the project flows. The ultimate discharge point of this sewer system is the treatment plant located at the northeast corner of Burris Road and Kortsen Road, approximately 2 miles north of State Route 84. This project was originally approved with 100 more units; therefore the net effect of this revised plan on the system will be approximately 33% less.

Trash Collection:

Six trash enclosures are provided in strategic locations, readily accessible by trash-removal vehicles. Trash will be deposited in these areas by the park inhabitants. Experience has shown that having trash concentrated in a few areas is preferred by the majority of park dwellers rather than having individual containers in front of each space.. Fewer trash collection areas also makes it quicker and easier for collection by the pickup service and promotes an overall cleaner park.

SETBACKS SHALL BE A MINIMUM OF TWENTY FEET FOR PERIMETER LOTS, TEN FEET FOR REAR YARDS, FIVE FEET FOR SIDE YARDS, TEN FEET FOR CORNER YARDS, AND FIVE FEET FOR FRONT YARDS. IN ALL CASES THERE SHALL BE A FRONT OR SIDE DRIVEWAY THAT ALLOWS THE SIDE-BY-SIDE PARKING OF TWO AUTOMOBILES. NO BUILDING, STRUCTURES, AWNINGS, ETC. SHALL BE LOCATED WITHIN A REQUIRED SETBACK.



SPACE LAYOUT CONCEPT

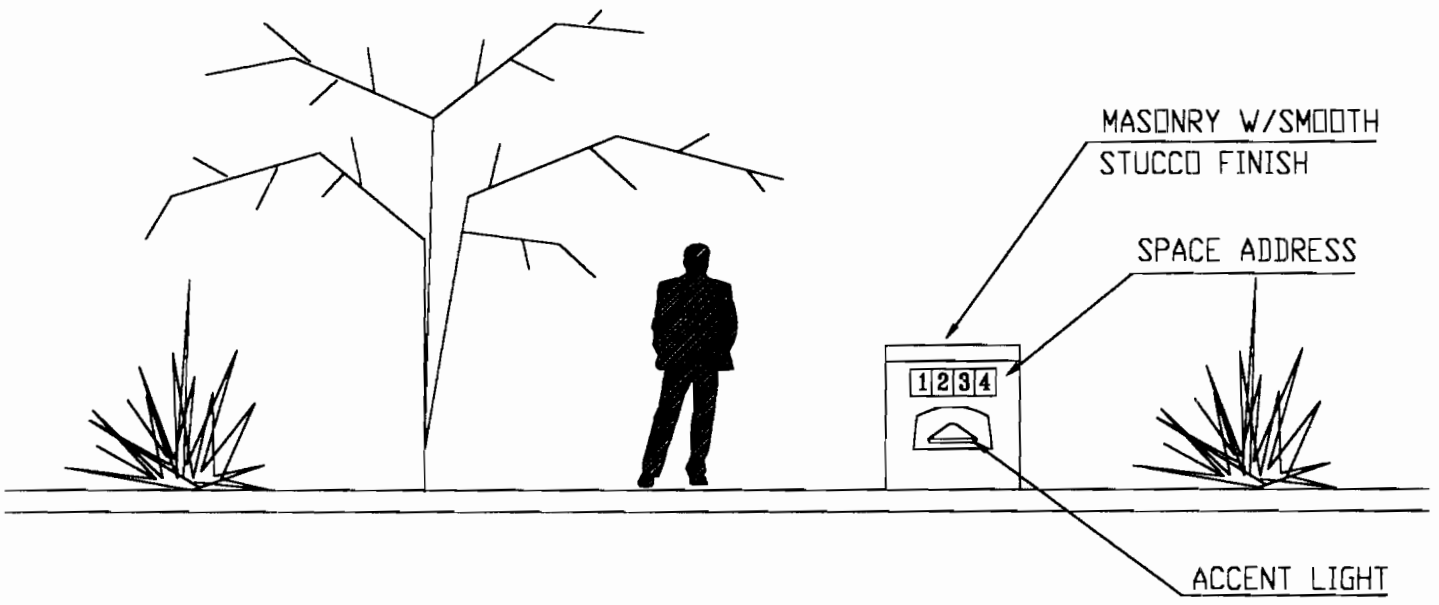
Street Lights:

Exterior: Street lights will be provided along the adjacent rights-of way; namely, Trekell Rd. ~~Viola Street, Casa Grande Avenue, and O'Neil Drive~~, in conformance with current City of Casa Grande regulations.

Interior: Interior street lights will be provided in conformance with current City of Casa Grande regulations in addition to the bollard lights as detailed on the following sheet, if required..

RANCHO VAL VISTA

Interior street lighting will be provided by a bollard light provided at each space. A bollard light provides sufficient light for safety in an efficient manner while reducing light pollution.



BOLLARD LIGHT CONCEPT

(ON EACH SPACE)

Operations and Maintenance

The Developer, Rancho Val Vista Estates, L.L.C., will retain ownership of all spaces and will provide lease management and administration.

Operation and maintenance of the Clubhouse, along with open space, landscape, streets, and common area facilities maintenance will be the responsibility of the Developer/Manager.

Architectural Theme

The Clubhouse will set the architectural theme with a Territorial-Style structure. The style is characterized by: (1) adobe-like walls, rounded corners and flat roofs with projecting rounded roof beams or vigas, (2) straight-headed multiple light windows generally set deep into the walls and (3) stucco or plastered walls punctuated with copper detailings.

A. Architectural finish materials

1. Walls - 12"x 8"x 16", to give the appearance of adobe
    - Cement plaster or one coat stucco system, skip trowel finish
    - Roughly hewn window lintels & rough sawn canopy beams
    - Precast window inserts

2. Roofs -
    - Composite or single ply flat roofing
    - Vigas (outriggers)
    - Parapet wall with canals

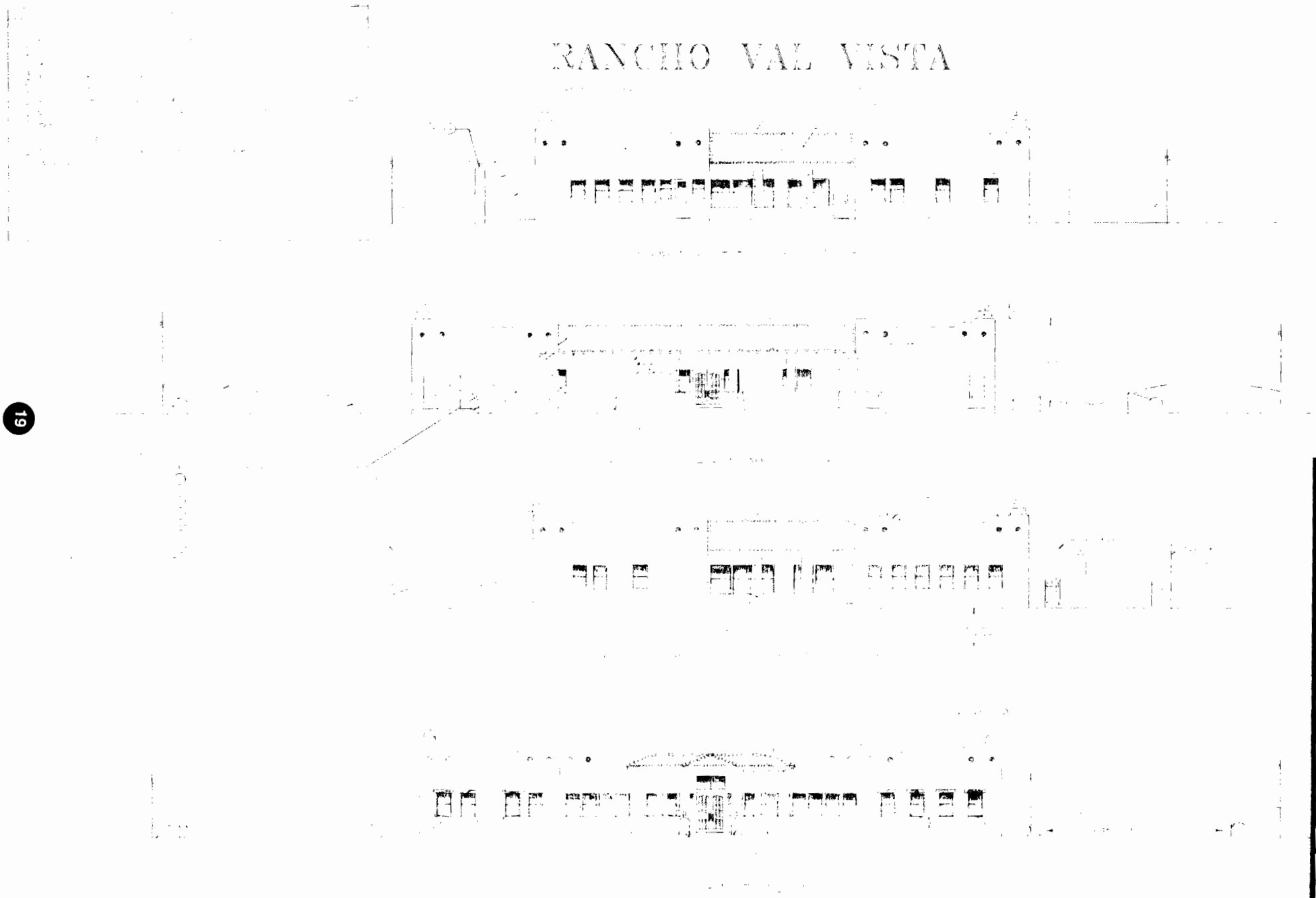
B. Colors

- Desert hues & other earth tones including medium & light brown, cream & tan.
- Rust and desert hues appearing in brick/tile accents
- Copper natural and patina finish

C. Design

- 360 degree architecture
- Visual emphasis placed on entry door and associated portal
- Strong utilization of shadow lines

RANCHO VAL VISTA



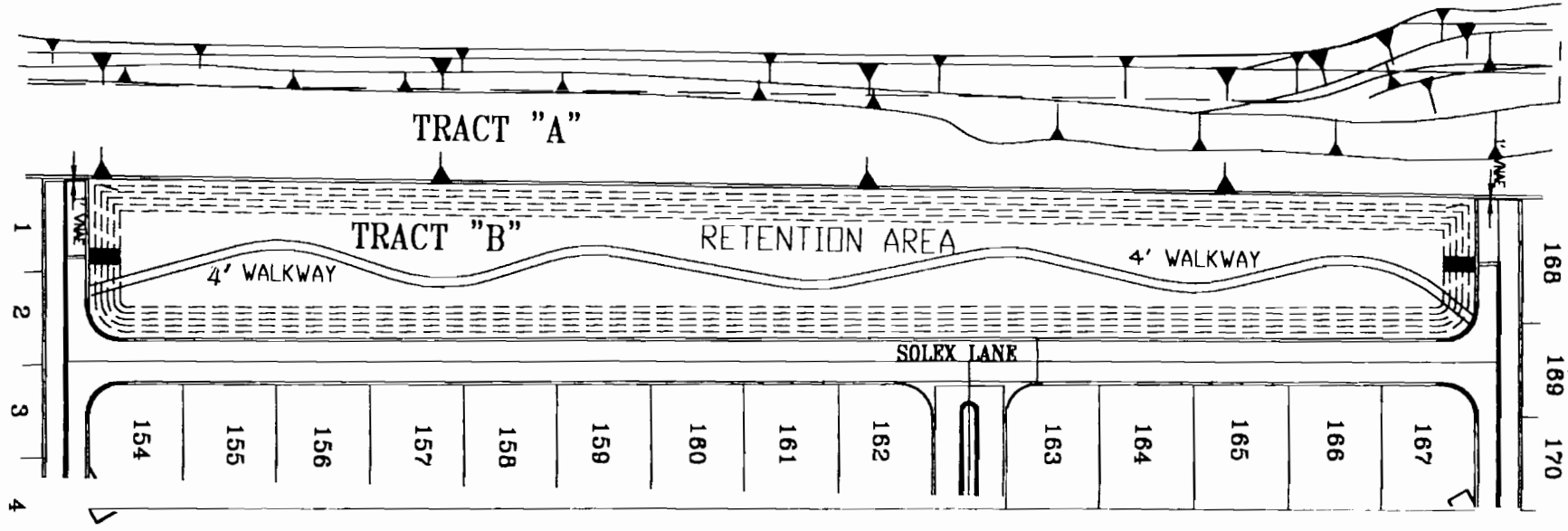
A PROPOSED RECREATION CENTER
FOR: JOE GUZMAN
AS ADDRESS:

SHEET 6

Trail Concept

There will be a meandering 4-foot concrete walkway throughout the majority of the project. The proposed layout is indicated below.

This sidewalk will connect to adjacent properties as they develop, allowing for an extended area path system to develop.



RANCHO VAL VISTA ESTATES TRAIL CONCEPT

SITE DESIGN AND LANDSCAPE CONCEPT STATEMENT

General:

The final landscape plan will be subject to the review and approval of the City of Casa Grande Planning Department.

Perimeter Walls:

A 6-foot high decorative masonry block wall shall be constructed and maintained around the perimeter of this P.A.D. Community. See sheet L-3 for elevation and character of project theme wall.

Signage:

Entry signage shall be placed integrally with the project theme wall at the main entrance to the development. Materials for sign monument shall include block with painted stucco finish, and sandblasted letters in cut flagstone or raised reverse pan-channel letters on smooth stucco finish. See sheet L-3 for elevation and character of sign monument wall.

Landscape:

The perimeter along Trekell Road will be "Xeriscape" Landscape within public right-of-way and landscape tracts. Project entryway will accommodate colorful massings of shrubs and ground covers as shown on Sheet L-2. All quantities and sizes of plant material along street frontages will comply with City of Casa Grande minimum landscape standards.

Landscaping in Tract "B" (Retention Basin) will consist of Thornless Chilean Mesquite, Blue Palo Verde, Willow Acacia, Sissoo Tree, Chihuahuan Sage, Rio Bravo Sage, Baja Ruellia, Red Desert Bird of Paradise, Green Desert Cassia, Trailing Indigo Bush, and Desert Carpet Redolens. All non-turf planting areas shall receive a 2 inch depth, ¾ inch minus decomposed granite topdressing.

Landscaping in Tract "C" (Clubhouse Area) will consist of Evergreen Elm for shade trees, Dwarf Pink Oleander, Rio Bravo Sage, Bouganvillea, Orange Jubilee, Lantana, and Verbena. This centrally located open space will be partly turfed and serve as an active/passive recreation area.

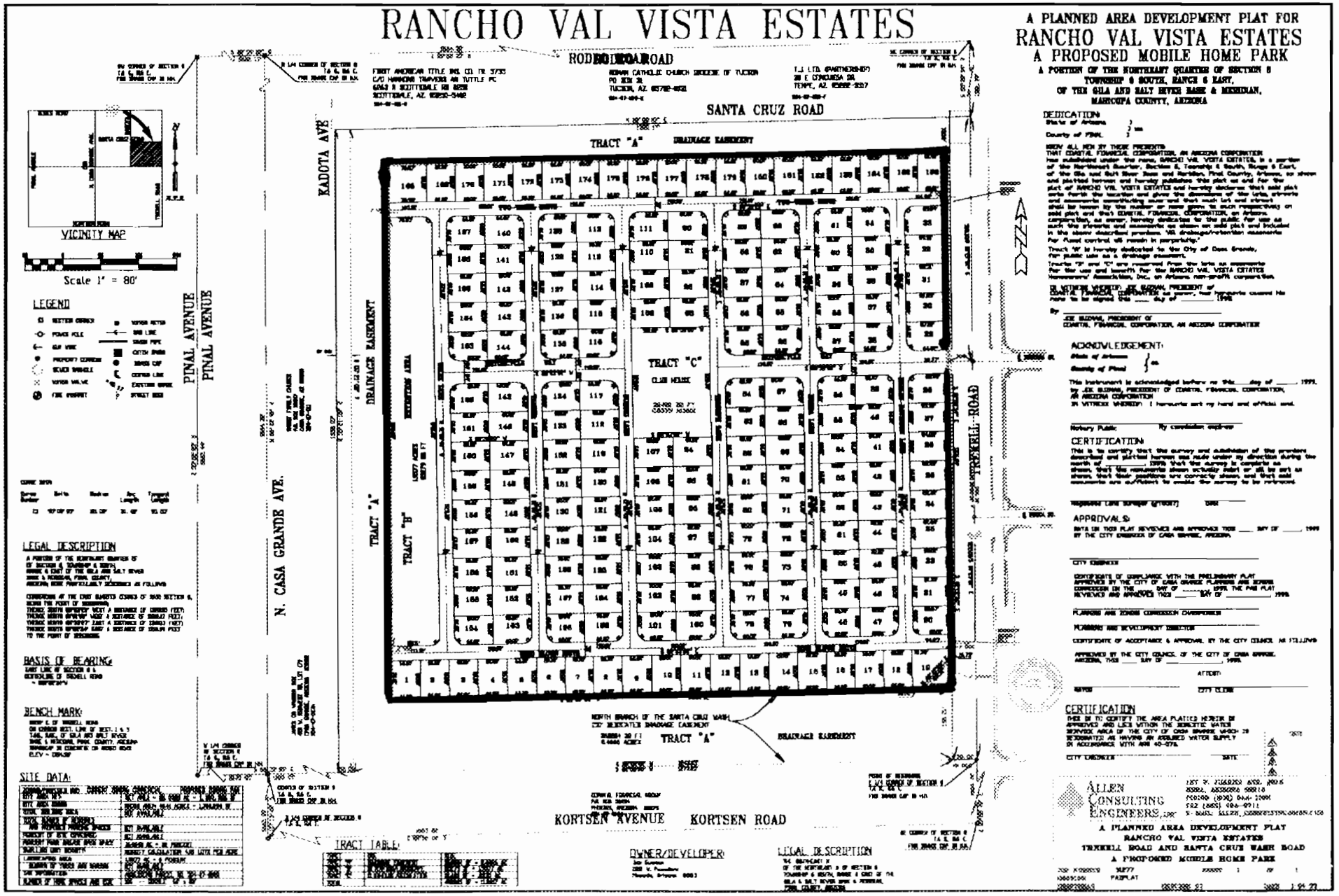
Tract "A" (Drainage Channel) will have soil cement stabilization as specified by civil engineer.

At each space a Southern Live Oak will be planted to provide shade and continuity of the streetscape through the development.

Landscaping in the medians of Clubhouse Way will be a predominant landscape focus with yellow flowering Blue Palo Verde Trees spaced at 30 feet on center and red bush Bouganvillea and Yellow Trailing Lantana providing color on the ground surface.

An automatic irrigation system will be installed and provide the proper watering requirements to all plant material.

Conceptual Site Plan, Perimeter Walls



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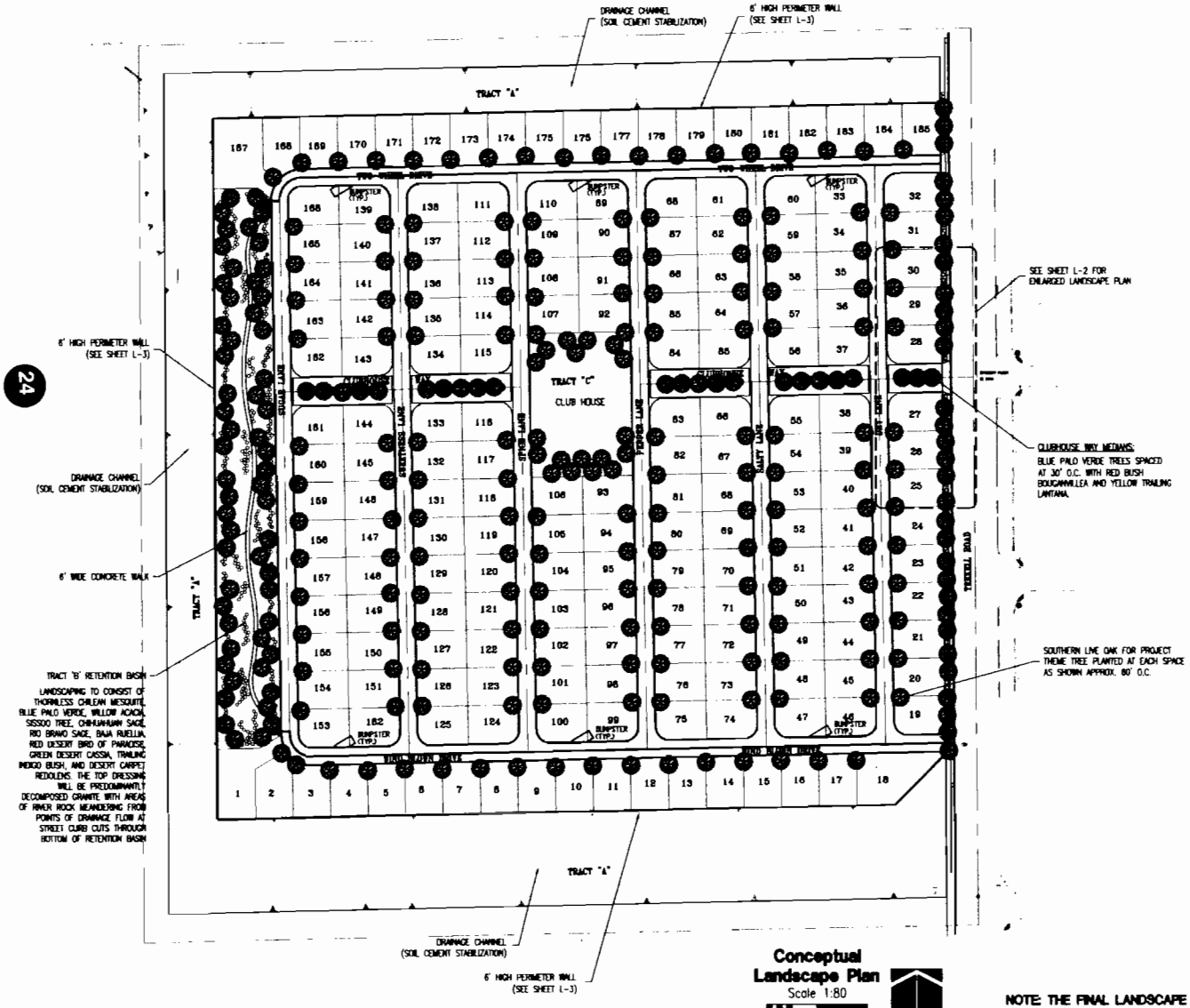


Conceptual Landscape Plan

Scale 1:80

GRAPHIC SCALE 80 40 0 80

NORTH

NOTE: THE FINAL LANDSCAPE PLAN WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CASA GRANDE PLANNING DEPARTMENT

PLANT SCHEDULE:

TREES:

	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	15 GALLON
	PROSOPIS CHILENSIS "THORNLESS" THORNLESS CHILEAN MESQUITE	24" BOX
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX
	DALBERGIA SISSOO SISSOO TREE	15 GALLON
	ACACIA SALICINA WILLOW ACACIA	15 GALLON

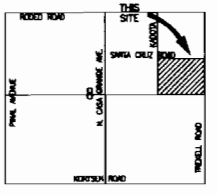
SHRUBS:

∞	NERIUM OLEANDER "D.P." DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN
∞	BOUGAINVILLEA "CRIMSON JEWEL" CRIMSON JEWEL BOUGAINVILLEA	5 GALLON FULL, PAST CAN
∞	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GALLON FULL, PAST CAN
∞	LEUCOPHYLLUM LANGMANIAE "R.B." RIO BRAVO SAGE	5 GALLON FULL, PAST CAN
∞	JUNIPERUS CHINENSIS "PFITZERIANA" COMPACT PFITZER JUNIPER	5 GALLON FULL, PAST CAN
∞	RUELLIA PENINSULARIS BAJA RUELLIA	5 GALLON FULL, PAST CAN
∞	CAESALPINIA PULCHERRIMA RED DESERT BIRD OF PARADISE	5 GALLON FULL, PAST CAN
∞	BOUGAINVILLEA "B.K." BARBARA KARST BOUGAINVILLEA	5 GALLON FULL, PAST CAN
∞	ROSMARINUS OFF. "PROSTRATUS" DWARF ROSEMARY	5 GALLON FULL, PAST CAN
∞	CASSIA STURTII GREEN DESERT CASSIA	5 GALLON FULL, PAST CAN
∞	TECOMA "ORANGE JUBILEE" "ORANGE JUBILEE"	5 GALLON FULL, PAST CAN
∞	TECOMA STANS YELLOW BELLS	5 GALLON FULL, PAST CAN
∞	DASYLIRION TEXANUM GREEN DESERT SPOON	5 GALLON FULL, PAST CAN

GROUNDCOVERS:

∞	DALEA GREGII TRAILING INDIGO BUSH	1 GALLON FULL, PAST CAN
∞	ACACIA REDOLENS "D.C." DESERT CARPET REDOLENS	1 GALLON FULL, PAST CAN
∞	LANTANA SELLOWIANA GOLD MOUND LANTANA	1 GALLON FULL, PAST CAN
∞	VERBENA PULCHELLA ROCK VERBENA	1 GALLON FULL, PAST CAN

NOTE: ALL OPEN SPACE AREAS WILL HAVE DECOMPOSED GRANITE, TURF OR RIVER ROCK IN ADDITION TO THE PLANTS SHOWN.



VICINITY MAP

NORTH

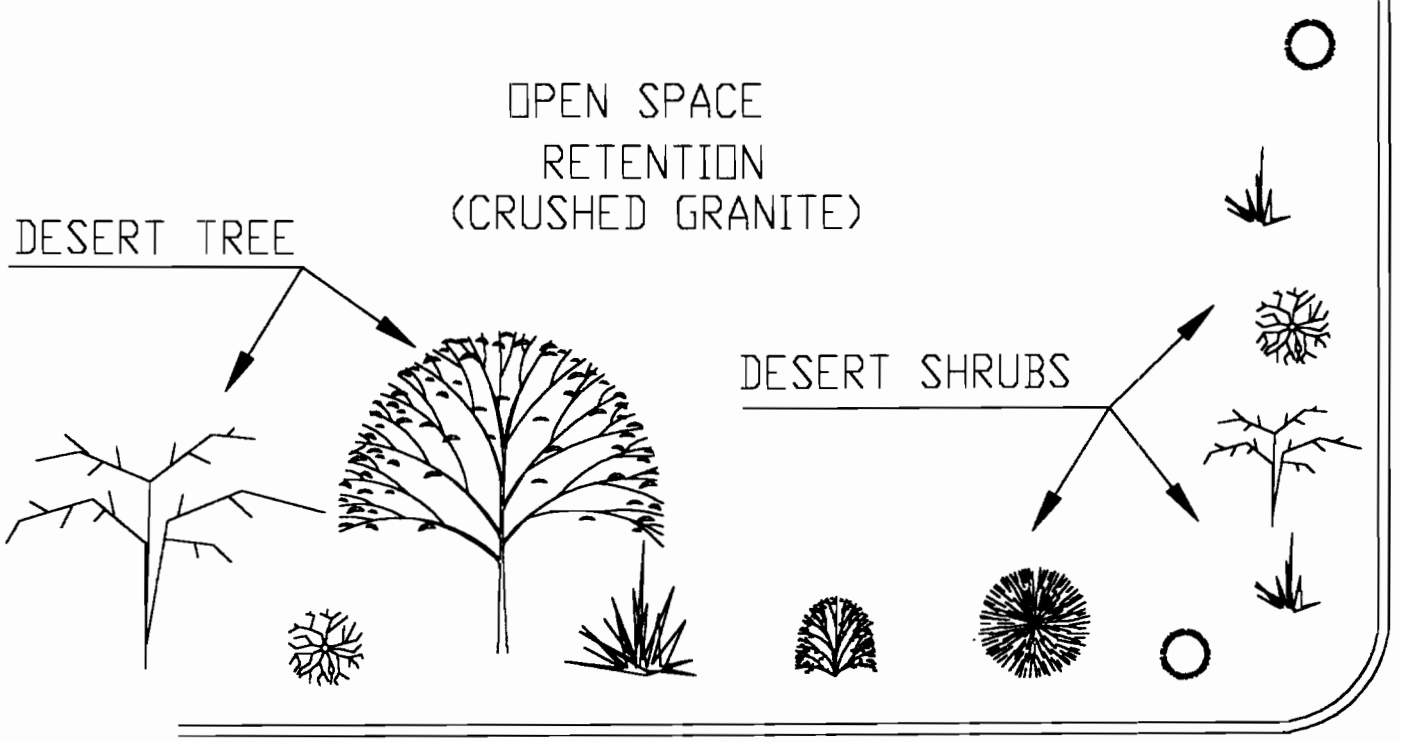
RANCHO VAL VISTA ESTATES

A PLANNED AREA DEVELOPMENT
MARICOPA COUNTY, ARIZONA

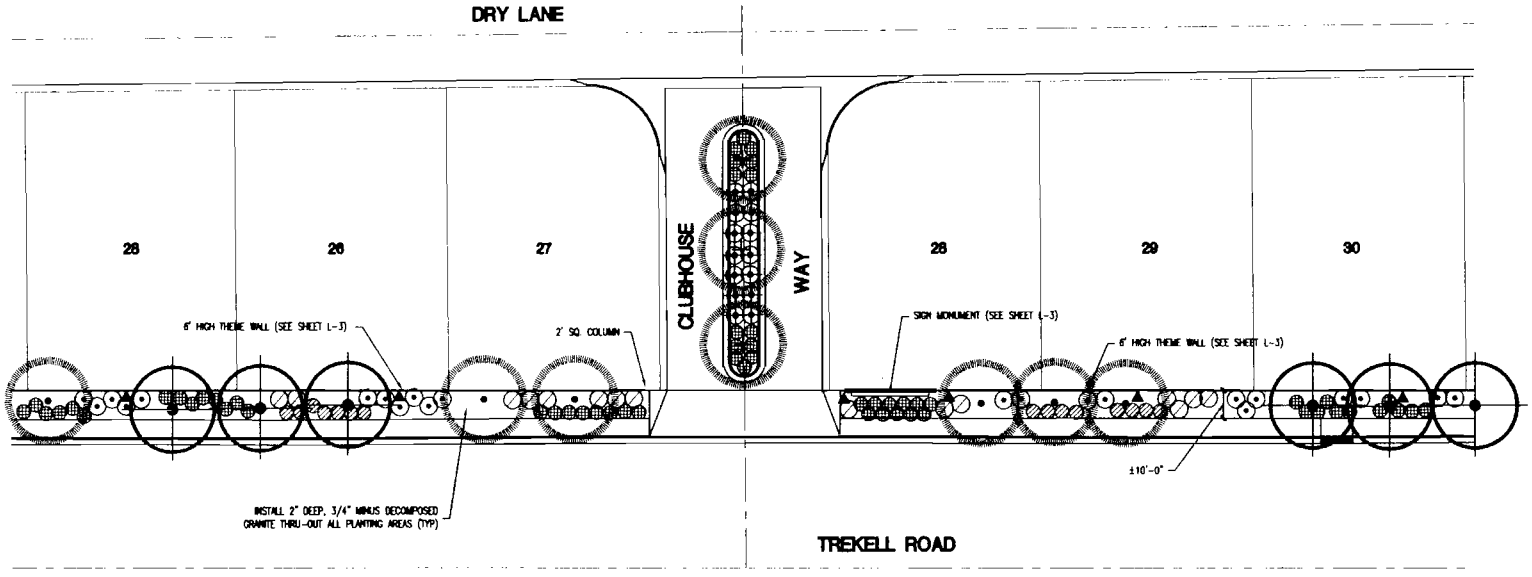
RYAN & ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
130 N. ALMA SCHOOL ROAD SUITE 125
CHANDLER, ARIZONA 85224
(602) 899-5813 FAX (602) 322-0955

L-1

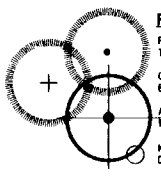
RANCHO VAL VISTA



TYPICAL OPEN SPACE RETENTION AREA



Enlarged Conceptual Landscape Plan
Scale 1:16
16 8 0 16
GRAPHIC SCALE
NORTH



PLANT SCHEDULE: (FOR THIS SHEET ONLY)

PROPSOPIS CHILENSIS "THORNLESS" THORNLESS CHILEAN MESQUITE	15 GALLON
CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX
ACACIA SALICINA WILLOW ACACIA	15 GALLON
NERIUM OLEANDER "D.P." DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN
BOUGANVILLEA "CRIMSON JEWEL" CRIMSON JEWEL BOUGANVILLEA	5 GALLON FULL, PAST CAN
LEUCOPHYLLUM LANGMANIAE "R.B." RIO BRAVO SAGE	5 GALLON FULL, PAST CAN
RUELLIA PENINSULARIS BAJA RUELLIA	5 GALLON FULL, PAST CAN
BOUGANVILLEA "B.K." BARBARA KARST BOUGANVILLEA	5 GALLON FULL, PAST CAN
ROSMARINUS OFF. "PROSTRATUS" DWARF ROSEMARY	5 GALLON FULL, PAST CAN
LANTANA SELLOWIANA GOLD MOUND LANTANA	1 GALLON FULL, PAST CAN

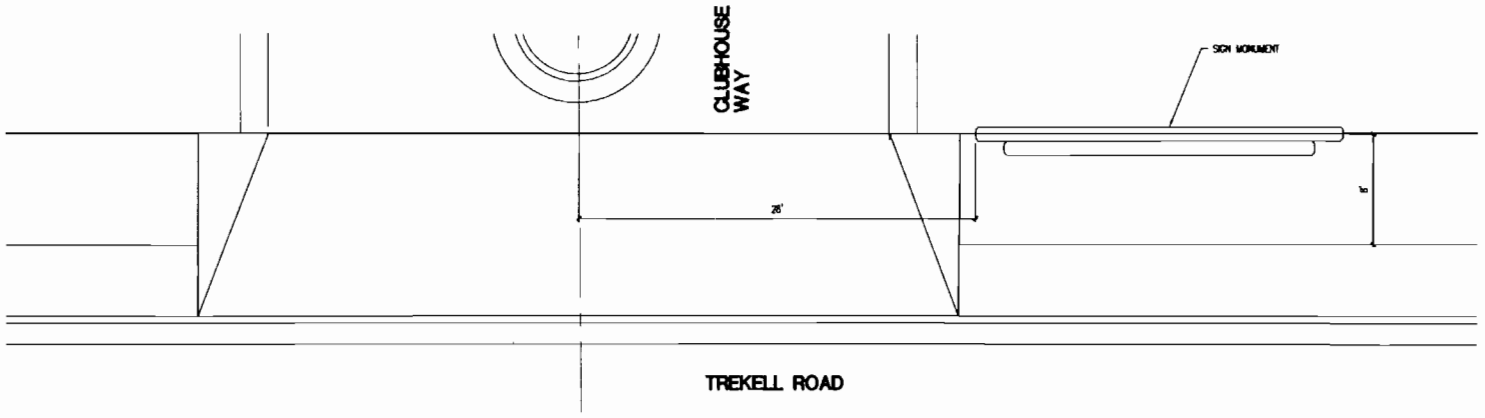
RANCHO VAL VISTA ESTATES

PLANNED AREA DEVELOPMENT
CASA GRANDE, ARIZONA

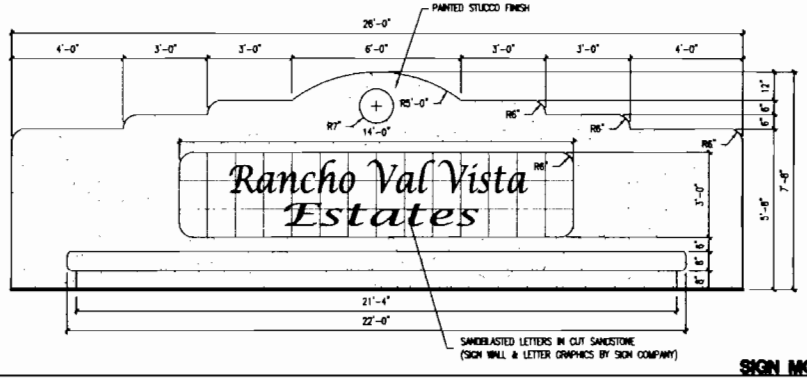
RYAN & ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
1343 N. ALMA SCHOOL ROAD SUITE 125
CHANDLER, ARIZONA 85224
(602) 899-5083 FAX (602) 821-0553

L-2

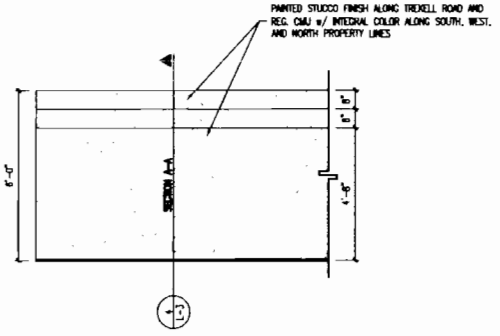
PROJECT NO.



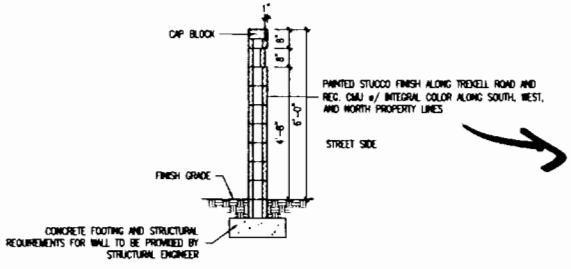
1 L-3 **SIGN LOCATION**
1/4"=1'-0"



2 L-3 **SIGN MONUMENT (ELEVATION)**
N.T.S.



3 L-3 **PROJECT WALL & COLUMN ELEVATION**
N.T.S.



4 L-3 **SECTION A-A**
N.T.S.

split face/
scored c.m.u.

27

RANCHO VAL VISTA ESTATES

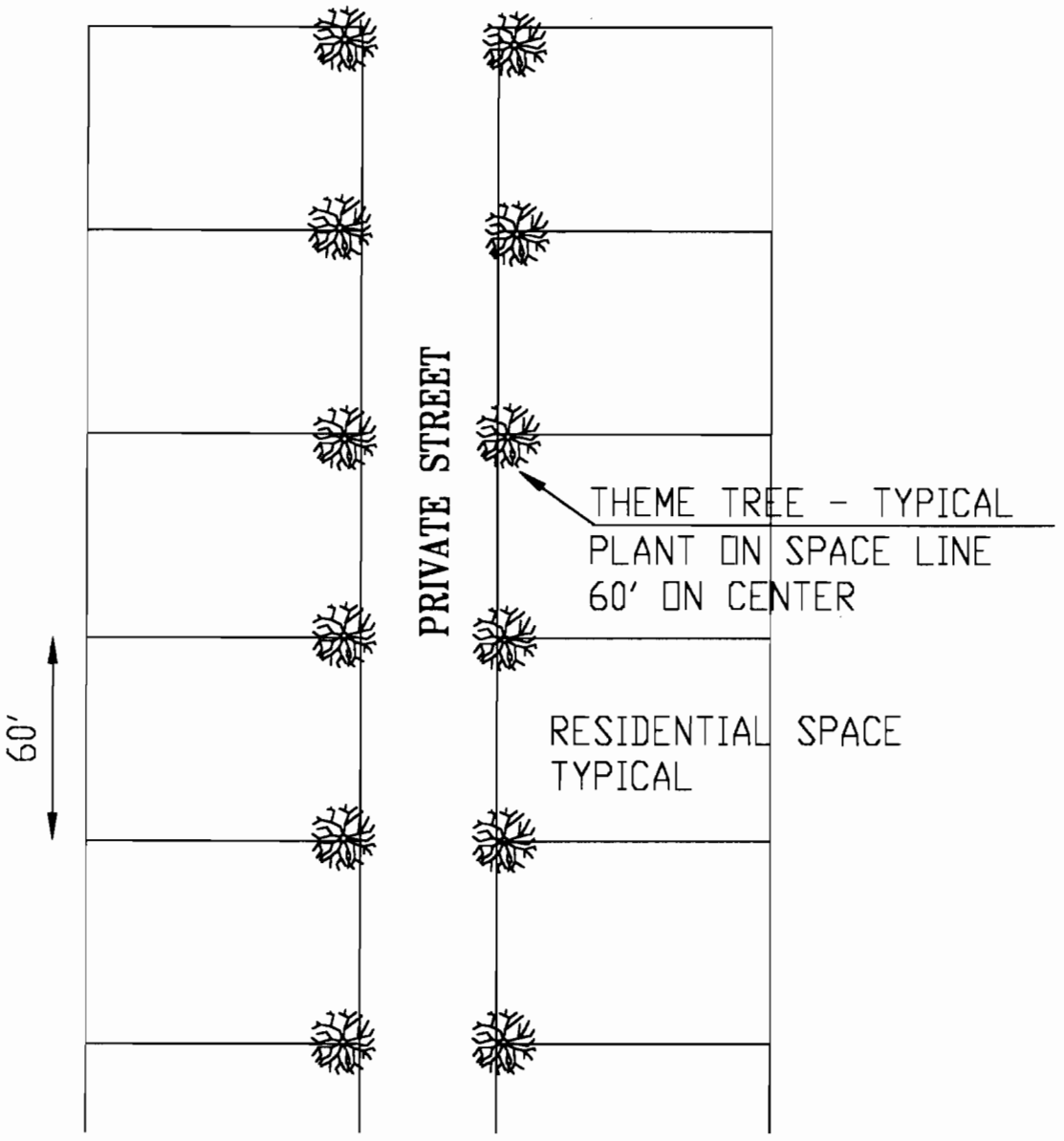
PLANNED AREA DEVELOPMENT

CASA GRANDE, ARIZONA

RYAN & ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING
1345 N. ALMA SCHOOL ROAD SUITE 125
CHANDLER, ARIZONA 85224
(602) 899-5813 FAX (602) 823-6553

L-3

RANCHO VAL VISTA



INTERIOR STREETSCAPE THEME TREE CONCEPT

(BY DEVELOPER)

RECEIVED

MAY 11 2007

CITY OF CASA GRANDE
PLANNING & DEVELOPMENT

May 10, 2007

City of Casa Grande
Rick Miller, AICP
Planning & Development Director

I stopped by your office yesterday with the hope of making an appointment for a short, (15 to 20 minute) visit with you for in the near future. While there, I was given an application for a Major Amendment To Planned Area Development (PAD). I have read carefully the answers to the question posed in that handout, "What constitutes A Minor or Major PAD Amendment? I believe my request fits much better under the area of a Minor Amendment.

I have been visiting the sales and manufacturing facilities of Palm Harbor, Clayton Homes, and Cavco to decide who will supply the homes that will be put in our new development of Ranch Val Vista Estates. I believe the plans for our development were started by Mr. Guzman back in 1999. The lot size that was chosen by him was 60 Ft. by 80 Ft. The building envelopment calls for 10 ft. setback in front, 5 ft. on sides and 15 rear. As I have visited with the manufactured home builders, they have indicated that the trend in the last 8 to 10 year has been toward a little more spacious quarters and the addition of a den/ computer room/ office. I was referred to visit a development in Apache Junction (that I will be competing with),called Dolce Vita. I did visit this site this week and found the following: The lots are the same as ours, 60 X 80 Ft. The front set back is 8 feet, side is 5 feet and rear is 8 feet. About half of the homes they sell are 1400 to 2000 sq. ft. They do have homes that are 1000 ft. on up also. I found the park to be very attractive and well landscaped with some homes with stucco and tile roofs that are still very affordable.

They pitch in their advertisement the following: **50 Plus Builder Magazine**-- Featured in the January/February 2007 issue, calling Dolce Vita "A successful, vibrant project driven by a solid vision and distinguishing personal touches." **WHERE TO RETIRE MAGAZINE**-- Listed Dolce Vita in their "Top 100 Master planned Communities".-- **BUILDER ARCHITECT MAGAZINE** Endorsed Dolce Vita as "The best manufactured home community we have ever seen."

With the existing setback requirements at Rancho, many of the best selling models on the market will just not fit. Therefore, we respectfully request the requirements be adjusted. As this community is gated and private, I believe the following statements are true. If the streets need repaired, it is ours to repair, if the sewer system breaks, it is ours to repair, same with water. As no one has purchased a home in there yet, if a person does not like the set back dimensions, they can just buy some other place. No one is getting anything they can not see up front. However if they want a more comfortable, spacious home they can have that, or a more affordable smaller home, they can have that also. We want to offer solid affordable value with amenities. As there is a 6 foot wall around the property it cannot effect any surrounding homes. I would like similar setbacks as Dolce Vita. The

Agreed that John could use the R-4 District setbacks within the PAD

10' front 5' interior 10' rear 10' corner side

Rick —

additional 7 feet in the rear would have no real value to the occupant as we do not allow walls within the community. It could be more weed potential.

There is no change in land use. There are no changes in roadway or circulation system. No loss of open space. No increase in residential density. No addition of cluster type development. And no request for commercial use.

The items above are the ones pointed out that cause a change to be a Major PAD amendment.

Thank you for your consideration.

Sincerely,

John L. Ellsworth

John L. Ellsworth
Rancho Val Vista Estates

41 S. Ranchos Legante
Gilbert, AZ 85296
602-316-9545