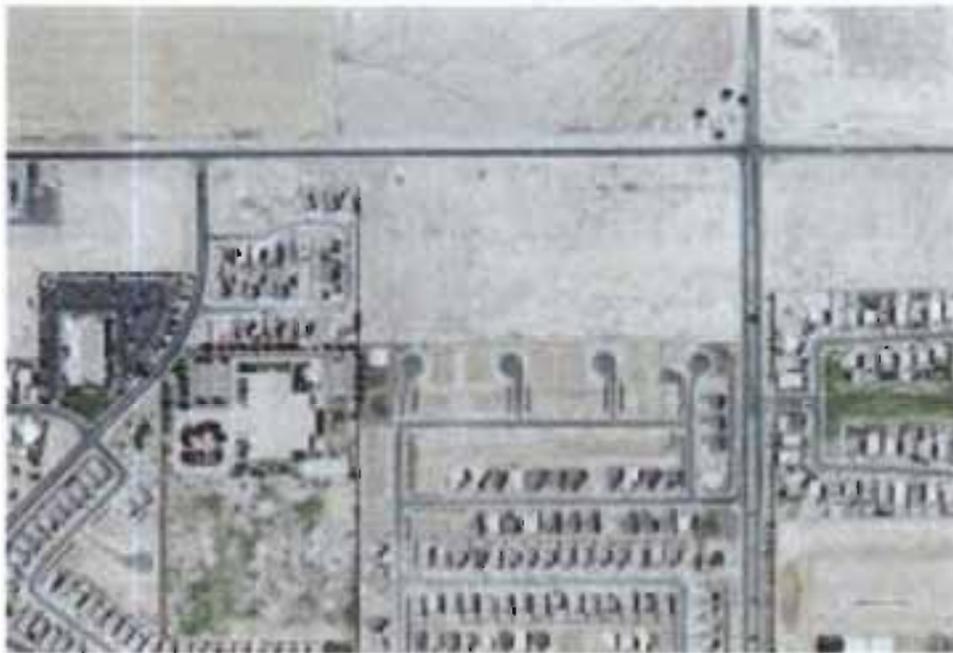


**A PLANNED AREA DEVELOPMENT
FOR
SONORA VILLAGE
8.88 ACRES
CASA GRANDE, ARIZONA**

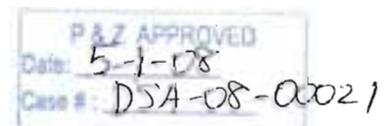


**Sonora Village PAD
Zone Change to PAD
DSA-08-00021 04/22/08
3rd Submittal**

Presented by:
COTTONWOOD RETAIL, LLC.
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April 2008

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C CONSULTING
E ENGINEERS



Engineer

Thomason Consulting Engineers
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Attn: Mr. Kurt Johansen

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Jackie Guthrie and Associates
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E ENGINEERS

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Overview and Purpose	1
1.2	Site Ownership	1
1.3	Site Data	1
1.4	Existing Site Conditions/ Topography	1
1.5	Surrounding Land Uses	1
2	OBJECTIVES / DEVELOPMENT GOALS	2
	Rezone to PAD (Planned Area Development)	2
3	CONFORMANCE WITH CITY OF CASA GRANDE'S GENERAL PLAN	2
4	PRELIMINARY DEVELOPMENT PLAN	2
4.1	Project Description	2
4.2	Land Use Plan	2
4.3	Phasing	3
5	DEVELOPMENT STANDARDS	3
5.1	General Requirements	3
5.2	General Standards	3
5.3	Permitted Uses	3
6	DESIGN STANDARDS	3
6.1	Site Development	4
6.2	Streetscape and On-Site Landscape	5
7	INFRASTRUCTURE / UTILITIES	6
7.1	Access/Circulation	6
7.2	Street Improvements	6
7.3	Water Service	6
7.4	Sanitary Sewer Service	6
7.5	Electrical Service	6
7.6	Natural Gas Service	7
7.7	Telephone Service	7
7.8	Sanitation Service	7

EXHIBITS

- Exhibit 1 Vicinity Map
- Exhibit 2 Legal Description
- Exhibit 3 Aerial Photo
- Exhibit 4 Future Land Use
- Exhibit 5 Preliminary Development Plan
- Exhibit 6 Architectural renderings
- Exhibit 7 Permitted Zoning Uses
- Exhibit 8 Conceptual Landscape Plan



1 INTRODUCTION

1.1 Overview and Purpose

This Preliminary Development Plan and Development Guide provides a project overview of the Planned Area Development (PAD), proposed by Cottonwood Retail, LLC, for a 8.88 acre parcel of land located on the southwest corner of Peart Road and Cottonwood Lane in Casa Grande, Arizona. This Preliminary Development Plan and Development Guide is intended to provide the City of Casa Grande Planning and Zoning Division with the information necessary to review and approve the PAD zoning request for this property.

1.2 Site Ownership

This property is owned by Cottonwood Retail, LLC.

1.3 Site Data

The site for this proposed project is located at the southwest corner of Peart Road and Cottonwood Lane in Casa Grande, Arizona. The property is comprised of a net area of 8.88 acres.

1.4 Existing Site Conditions/ Topography

Currently the property is undeveloped and in its natural state. There are no existing structures on-site. The topography of the site is fairly flat, sloping to the northwest

1.5 Surrounding Land Uses

- North: The G-Diamond Ranch is located adjacent to the north across Cottonwood Lane. Current zoning is PAD with residential land uses.
- West: The property immediately west is undeveloped land zoned C-O (Commercial Office) on the east half and R-3 (Residential) on the west half. Further to the west is Cottonwood Commons.
- South: The land adjacent to the south is the Ironwood Commons Unit 2 Subdivision. Current zoning is PAD (Planned Area Developed) with single-family detached housing.
- East: The land to the east across Peart Road is undeveloped land with a planned use of commercial. Current zoning is B-2 (General Business). To the southeast is the Wildwood Subdivision.

2 OBJECTIVES / DEVELOPMENT GOALS

Rezone to PAD (Planned Area Development)

The Property, 8.88 acres, is zoned B-1. Cottonwood Retail, LLC intends to rezone the property to PAD that will allow for Retail, Restaurants, Day Care Center, Convenience-food store with gas pumps, Convenience-food Restaurant with drive thru, Tire Sales, repair and mounting in conformance with the requested PAD Zoning. This land use provides flexibility for future employment and retail services based on the demand within the market place.

The PAD adheres to City of Casa Grande guidelines and zoning ordinances with the PAD zoning. All structures and improvements designated with this PAD, will be designed and constructed by Cottonwood Retail, LLC. Cottonwood Retail, LLC will maintain the buildings and lease suites to future tenants. Cottonwood Retail, LLC may file a Plat to allow for the sale of individual buildings. The common open space and parking will be maintained by a Property Owners Association as dictated by CC & R's.

3 CONFORMANCE WITH CITY OF CASA GRANDE'S GENERAL PLAN

The City of Casa Grande General Plan has designated this property for Commercial use. Included in the "Commercial" designation are primarily retail businesses serving the local or immediately surrounding market area. Typical tenants may include grocery stores, general merchandise store, hardware stores, drug stores, and automotive service stations, personal uses such as nail and hair salons, restaurants, banks and movie theaters. This development takes into consideration the surrounding properties and shall conform to design, scale, and buffering techniques as set forth in the PAD.

4 PRELIMINARY DEVELOPMENT PLAN

4.1 Project Description

This project is designed to offer a mix of commercial and retail facilities. These uses will be combined within the Planned Area Development in order to provide a more cohesive development that will offer common design standards for each of the land uses.

Guidelines will be established to unify the development throughout. The land plan takes advantage of the site's proximity to central Casa Grande and shall provide a well designed multi-tenant mixed use development that will provide employment opportunities for local residents as well as provide added tax revenue for the City of Casa Grande. A Southwestern-Sonoran theme is to be used throughout the design of the development.

4.2 Land Use Plan

The Preliminary Development Plan is enclosed as Exhibit 4. The land uses are organized to promote compatibility with surrounding land uses, provide appropriate transitions between the commercial, restaurant, and retail users.

4.3 Phasing

This project will be designed as a single phase development.

5 DEVELOPMENT STANDARDS

The development will be a Major project consisting of multiple retail and commercial facilities for multiple/individual tenants. The property will ensure a well designed streetscape, adequate on and off-site auto circulation, and encourage pedestrian travel throughout the property. The architecture will be developed around a transitional hierarchy from the street to the back of the PAD. The buildings will possess an overall design framework that provides an internal organizational structure and contextual response to the surrounding area. Buildings adjacent to residential development will be designed with four-sided architecture.

5.1 General Requirements

Except where otherwise explicitly stated, this development shall conform to all requirements of the City of Casa Grande zoning ordinance, as amended, for development within the Planned Area Development zoning. The fuel station shall comply with the City of Casa Grande Code Section 17.14.030B. The Daycare Center shall comply with the City of Casa Grande Code Section 17.24.120F.

5.2 General Standards

Except where otherwise explicitly stated, this development shall conform to all standards of the City of Casa Grande zoning ordinance, as amended, for development within the Planned Area Development zoning.

5.3 Permitted Uses

Exhibit 7 shows the Permitted Uses for Business and Industrial zones. All uses permitted in B-2 and B-3 zones in Exhibit 7 shall be permitted. There is no industrial usage for B-2 and B-3 designations.

6 DESIGN STANDARDS

Design standards will provide efficient access and circulation throughout the project. The project is designed with minimal vehicular penetration points in order to safely and conveniently move commercial traffic into and out of the project. The streetscape will be designed to provide variety and interest as one drives adjacent to the development as well as throughout the property. Exhibit 5 depicts a Preliminary Development Plan and shall require a comprehensive review at the Major Site Plan and/or Preliminary Plat stage.

6.1 Site Development

6.1.a Off-Street Parking

A development plan indicating compliance with the off-street parking requirements of the Casa Grande Zoning Ordinance will be submitted for approval during the major site plan process prior to obtaining final building permits.

- The number of off-street parking spaces shall be based upon the building use.
- All off-street parking and loading areas, access drives, internal circulation drives, and truck maneuvering areas shall conform to the off-street parking regulations of the City of Casa Grande Zoning Ordinance.

6.1.b Screening

Screen walls shall maintain a consistent material, design, and color them to provide continuity throughout the property.

- Solid masonry or concrete screen walls shall be provided for all mechanical and electrical equipment yards, outdoor storage areas, and refuse collection areas.
- All screen walls should be architecturally treated as an extension of the primary structure.
- When needed, parking screen walls shall be a minimum of 3-foot in height and constructed of block and may be finished with stucco or mortar wash to match and compliment the architecture of the buildings.
- 3-foot high landscape berms may be used in conjunction with parking screen walls.
- Perimeter screen walls shall be a minimum of 6-foot in height constructed of the design and materials of the building.
- Screen walls along pedestrian routes or sidewalks shall be set back to allow for landscaping.

6.1.c Site Lighting

The lighting should enhance the architectural and site design concepts of the overall PAD.

- Lighting shall be master planned for the development.
- Street lighting shall be provided along Cottonwood Lane and Peart Road per current City of Casa Grande standards (as applicable).
- Street lighting shall be provided for security throughout all parking areas and building entries/exits that provides a level of security.
- All site lighting shall be directed downward and use appropriate light source to minimize light pollution onto adjacent properties and to adhere to local dark sky ordinance.
- Intensity shall not be greater than required for vehicular and pedestrian safety.

- The use of shields with cut-off fixtures is required for all pole and wall pack lighting.
- Height of light poles shall be maximum 25' high.
- Low pedestrian-scaled fixtures shall be provided to help identify and light pedestrian routes within the commercial areas.

6.1.d Pedestrian Circulation

Cottonwood Lane and Peart Road shall provide sidewalks per City of Casa Grande standards. Accessible walkways from the parking areas to all buildings entries shall be provided.

6.1.e Grading and Drainage

The site will be required to retain storm water runoff and retain for the adjacent half streets. Retention basins shall be designed and contoured to assume a more natural appearance and to be an integral part of landscape. Retention basins should be designed to meet the requirements of the Casa Grande design guidelines.

6.1.f Signage

Signage for PAD shall be designed to enhance the identity of the overall development park and the individual businesses within. A master sign package shall be submitted for review and approved prior to the building permit issuance.

6.2 Streetscape and On-Site Landscape

Landscaping is an important component of the design which softens the developments' appearance by breaking up the continuous expanse of pavement and buildings. In order to create a uniform appearance throughout the development, the PAD will be established.

The PAD requires complete streetscape concepts and strategies that help contribute to the identity and comfort of the development.

- A typical streetscape concept and theme shall be developed Tree selection, lighting, signage, decorative walls, and other design elements will be included.
- Streetscape should reinforce design concepts for the commercial center. This includes defining focal points, framing views and edges, and highlighting architectural design elements.
- When necessary, streetscaping should screen views of parking lots and loading areas. Berms or shrubs may used to help screen parking lots.
- Landscaping shall comply with the City of Casa Grande landscaping requirements.
- All plant materials shall conform to the City of Casa Grande Low Water Use Plant List.
- Landscaping in ROW will be maintained by Development.
- All streetscapes will be maintained by the development.

On-site landscaping shall reinforce overall site and architectural concepts while increasing pedestrian comfort.

- Planting in front and side yards should reinforce the PAD streetscape concept.

- Foundation planting should enhance architectural and massing concepts for buildings.
- Accent planting and color should reinforce overall site and site design entry expression.
- Screen planting should be used around parking lots to block undesirable views.
- Grading and retention basins should be done to fulfill functional requirements and architectural design concepts.
- Landscaping must comply with the City of Casa Grande Low Water Use Plant List.
- All on-site landscaping will be maintained by the development.
- Exhibit 7 is a Preliminary Landscape Plan and shall require a full review at the Major Site Plan review and/or Preliminary Plat stages.

7 INFRASTRUCTURE / UTILITIES

7.1 Access/Circulation

The primary access to and from the Property is on Cottonwood Lane and Peart Road. A joint driveway easement and cross access easement is required between this site and the adjacent site to the west. Owner shall grant to the City, through a City approved document, an easement for vehicular cross access to the parcel to the west at time of major site plan approval.

7.2 Street Improvements

Half street improvements will be constructed per City of Casa Grande standards and in conformance with the proposed development. Currently, Peart Road adjacent to the east is partially improved on the eastern half due to the development of Wildwood Subdivision. The half street improvements on Cottonwood Lane and Peart Road shall comply with the City of Casa Grande standards include sidewalk and streetlights. Street dedications are as follows:

<u>Street</u>	<u>Existing ROW</u>	<u>Proposed ROW</u>
Cottonwood Lane(Minor Arterial): south half	37'	55'
Peart Road(Principal Arterial): west half	37'	70'

7.3 Water Service

This project will connect into the existing water main with Cottonwood Lane. The private, domestic and fireline will loop around the site and tie back into Cottonwood Lane. This subject property is within the service area of the Arizona Water Supply.

7.4 Sanitary Sewer Service

A private gravity sewer system is proposed for the site. The project will connect into an existing 18" sewer line within Cottonwood Lane. This subject property is within the service area of the City of Casa Grande.

7.5 Electrical Service

This subject property is within the service area of Arizona Public Service.

7.6 Natural Gas Service

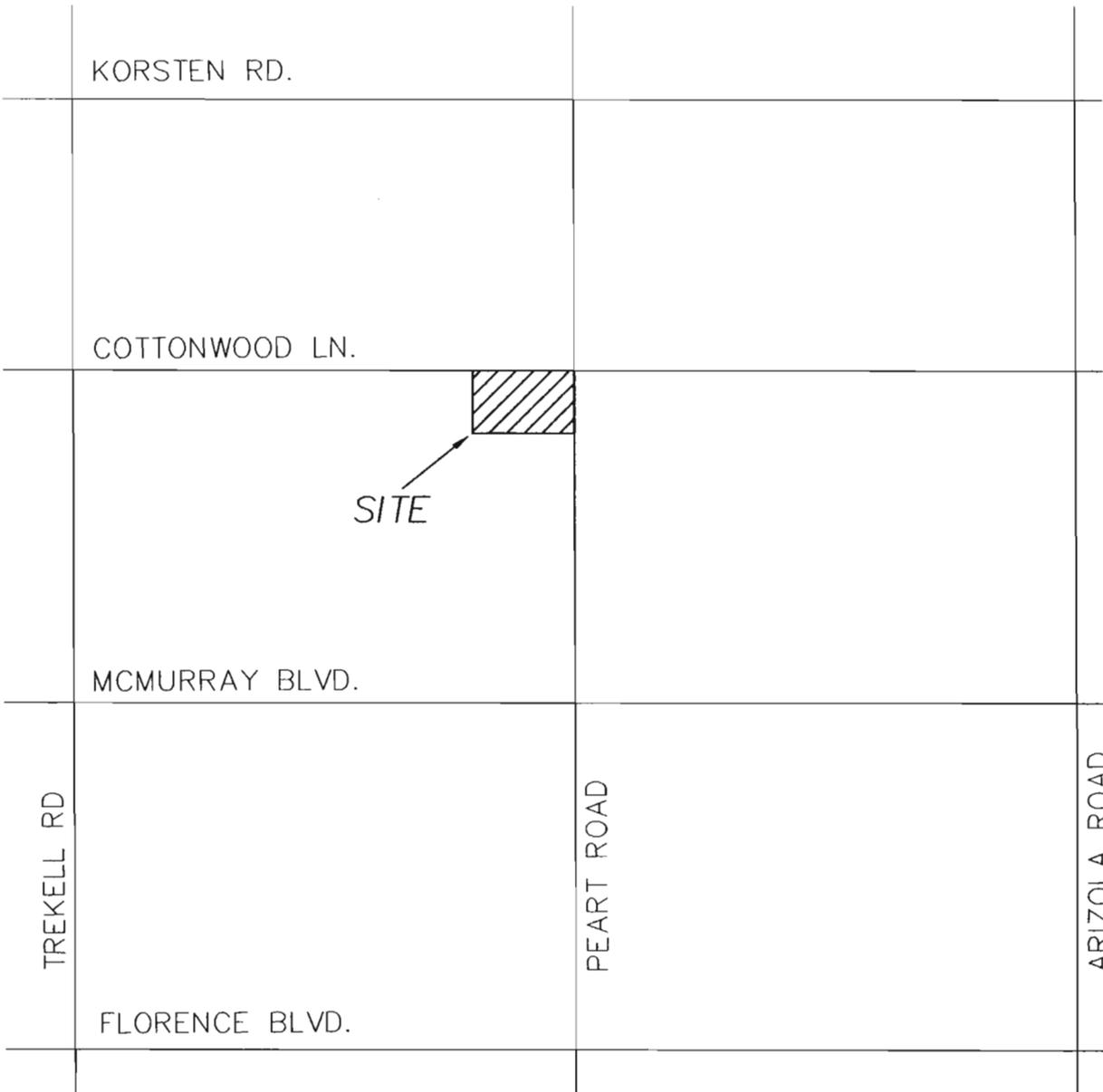
This subject property is within the service area of the Southwest Gas Corporation.

7.7 Telephone Service

This subject property is within the service area of Qwest Telephone company.

7.8 Sanitation Service

The required number of refuse containers, locations, and specifications shall be reviewed and approved by the City of Casa Grande Sanitation Department. This subject property is within the service area of Casa Grande.



VICINITY MAP
NO SCALE

SONORA VILLAGE
COTTONWOOD/PEART

VICINITY MAP
EXHIBIT 1

T **THOMASON**
C **CONSULTING**
E **ENGINEERS**

3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN , PINAL COUNTY, ARIZONA;

EXCEPT THAT PORTION DEEDED TO THE CITY OF CASA GRANDE IN QUIT CLAIM DEED RECORDED IN DOCKET 1611,
PAGE 273, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 22 MINUTES
12 SECONDS WEST, A DISTANCE OF 1332.98 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST
A DISTANCE OF 37.00 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 12 SECONDS EAST, A DISTANCE OF
1245.57 FEET; THENCE SOUTH 45 DEGREES 13 MINUTES 39.50 SECONDS EAST, A DISTANCE OF 70.43 FEET;
THENCE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST, A DISTANCE OF 1250.08 FEET; THENCE NORTH
89 DEGREES 22 MINUTES 12 SECONDS EAST, A DISTANCE OF 37.00 FEET THENCE NORTH 00 DEGREES 10 MINUTES
29 SECONDS WEST , A DISTANCE OF 1337.08 FEET TO THE POINT OF BEGINNING.

CONTAINS IN ALL 8.88 ACRES (386,812 SQUARE FEET) MORE OR LESS.

SONORA VILLAGE
COTTONWOOD /PEART

LEGAL DESCRIPTION
EXHIBIT 2

T **THOMASON**
C **CONSULTING**
E **ENGINEERS**

3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129



COTTONWOOD LN

SITE

COLORADO ST

PEART RD

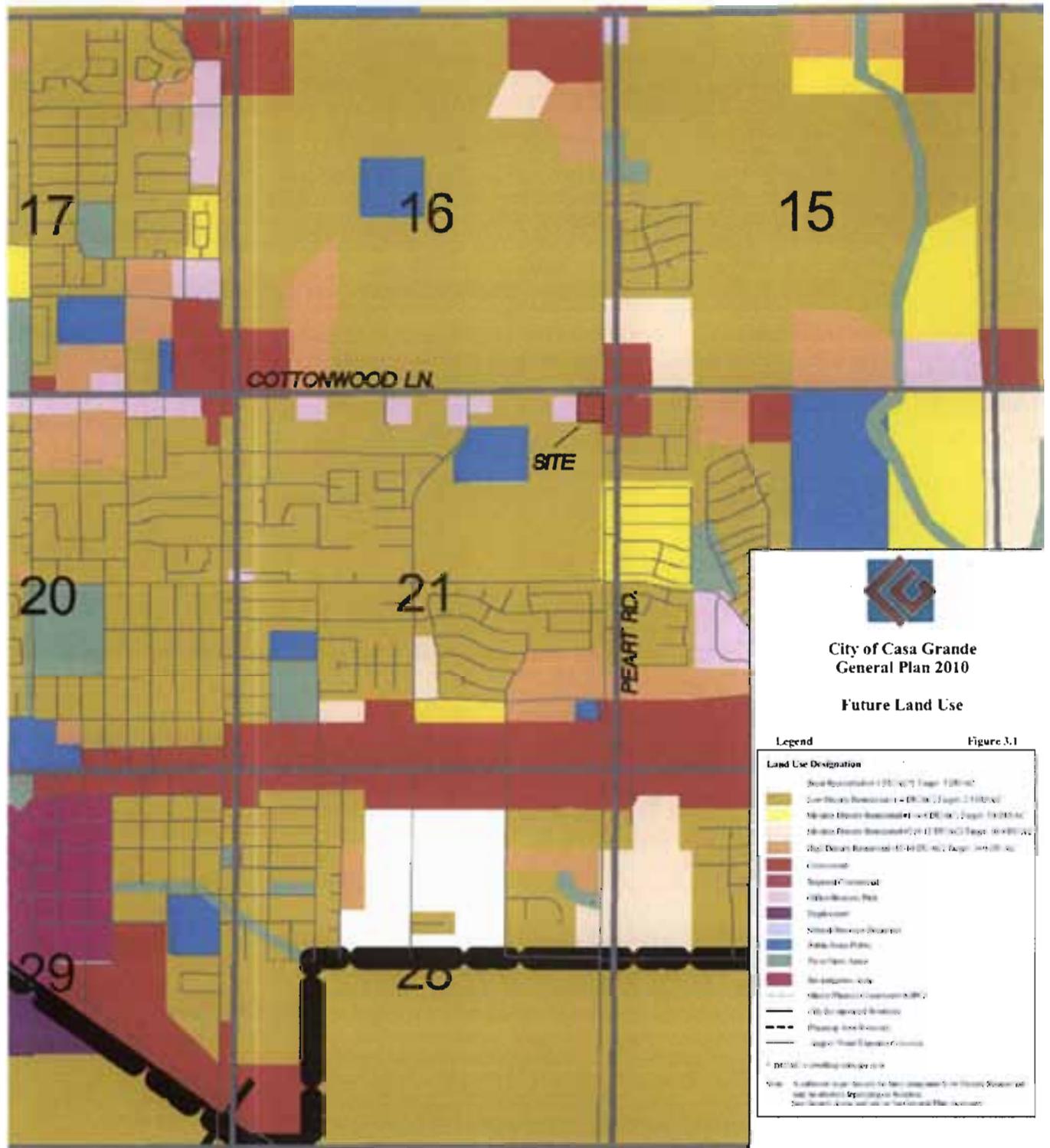
MCMURRAY BLVD

SONORA VILLAGE
COTTONWOOD/PEART

AERIAL PHOTO
EXHIBIT 3

T **THOMASON**
C **CONSULTING**
E **ENGINEERS**

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 LAS VEGAS, NEVADA 89120
 702-932-6125 FAX: 702-932-6129

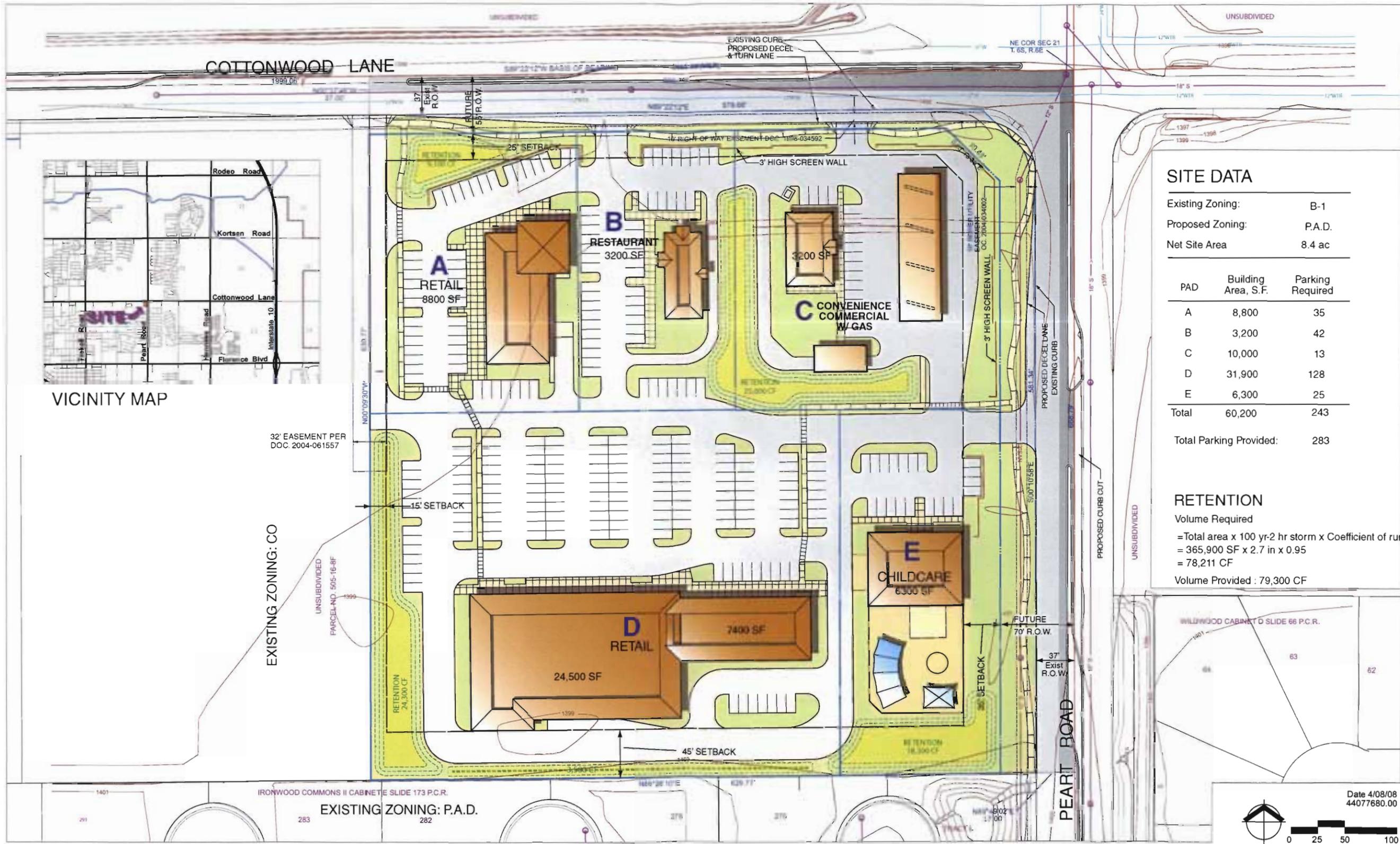


SONORA VILLAGE
COTTONWOOD / PEART

FUTURE LAND USE
EXHIBIT 4

T **THOMASON**
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E **ENGINEERS**

3277 E. WARM SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-6125 FAX: 702-932-6129



SITE DATA

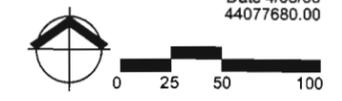
Existing Zoning: B-1
 Proposed Zoning: P.A.D.
 Net Site Area: 8.4 ac

PAD	Building Area, S.F.	Parking Required
A	8,800	35
B	3,200	42
C	10,000	13
D	31,900	128
E	6,300	25
Total	60,200	243

Total Parking Provided: 283

RETENTION

Volume Required
 = Total area x 100 yr-2 hr storm x Coefficient of runoff
 = 365,900 SF x 2.7 in x 0.95
 = 78,211 CF
 Volume Provided : 79,300 CF



Sonora Village

COTTONWOOD RETAIL, LLC





Shops A-South Elevation

scale: 1/8"=1'-0"



preliminary floor plan

scale: n.l.s.



Shops A-West Elevation

scale: 1/8"=1'-0"



Shops A-East Elevation

scale: 1/8"=1'-0"



Shops A-North Elevation

scale: 1/8"=1'-0"

Conceptual Retail Shops

2209 Pine / Phoenix Road
 Phoenix, AZ 85024-3774
 (602) 462-3902 phone
 (602) 252-9987 fax
 www.rba.com

ROBERTA RIA
 Architects And Associates, Inc.



11.11.08 08:42:08

SONORA VILLAGE
 Cottonwood Retail, LLC.
 SWC Cottonwood Lane &
 Peart Road
 Casa Grande, Arizona

design: ERB
 drawn: ERB
 check: ..

Exhibit 6
 sheet: EL-1
 of: 1
 job: 0800



Pad A-South Elevation

scale: 1/8"=1'-0"



Pad A-West Elevation

scale: 1/8"=1'-0"



Pad A-North Elevation

scale: 1/8"=1'-0"



Pad A-East Elevation

scale: 1/8"=1'-0"

Conceptual Pad Elevations



preliminary floor plan

scale: n.l.s.

Exhibit 6

sheet

EL-2

of

job 00010

design: EHR

drawn: EHR

check: ..

SONORA VILLAGE
Cottonwood Retail, LLC.
SWC Cottonwood Lane &
Peart Road
Casa Grande, Arizona

date: 09-13-08



ROBBERIA
Architects And Associates, Inc.

1000 N. GILBERT AVENUE
SUITE 100
MESA, AZ 85204
PH: 480-967-7777
WWW.ROBBERIA.COM



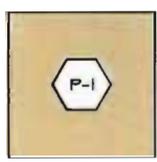
Typical Shop Elevation

2020 East Thomas Hill
Phoenix, AZ 85016-3477
1602 528-2900 Phone
1602 955-0998 Fax
www.rbaa.com

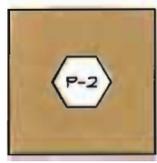
ROB KARR
Architects And Associates, Inc.



Paints

 ICI
"Park Loop"
#A1753

 ICI
"Square Dance"
#A1679

 ICI
"Golden Needles"
#A0734

 ICI
"Clayton Lake"
#1235

Masonry

 Superlite
Founders Finish
"Sunset" 8"x8"x16'

 Superlite
Founders Finish
"Sunset" 4"x8"x16'

Material Board

Exhibit 6

sheet
of
MAT
job 08010

design and
drawn and
check --

SONORA VILLAGE
Cottonwood Retail, LLC.
**SWC Cottonwood Lane &
Pearl Road**
Casa Grande, Arizona

Exhibit 7 – Permitted Zoning Uses

Table 17.16.030B Business and Industrial Zone Uses					
	B-1	B-2 B-3	B-4	I-1	I-2
A Principally Permitted Uses					
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	-	-	●	●	-
Appliance sales, service		o	o		
Appliance repair	-	-	●	-	-
Athletic clubs		o	o	o	
Automobile, boat or recreational vehicle sales, maintenance and rental		o	o	o	
Automobile, auto body repair, boat, recreational vehicle repair	-	-	●	●	-
Bakery for on-site sales, less than 3,500 square feet	o	o	o		
Bakery greater than 3,500 square feet	-	-	-	-	●
Banks and other savings and lending institutions	o	o	o		
Barber shop	o	o	o		
Beauty parlor	o	o	o		
Blueprint shop and photo processing		o	o	o	o
Bottling plant	-	-	-	●	●
Bowling alley		o	o	o	
Building material sales yard, including sand and gravel	-	-	●	●	-
Bus terminale	-	-	●	●	-
Business and office machine sales, service and repair shop		o	o	o	
Business, technical or vocational school	-	-	●	●	●
Cabinet shop and furniture manufacture	-	-	-	●	●
Candy and ice cream store	o	o			
Cigar and tobacco store	o	o			
Clothing and costume rental shop		o	o		
Commercial recreation	-	-	●	-	-
Community center or meeting hall		o	o		
Contractors storage yard	-	-	●	●	●
Convenience food restaurant with drive thru		o			
Convenience food store of not more than 3,500 square feet	o	o	o		
Convenience food store of more than 3,500 square feet		o	o		

Exhibit 7 – Permitted Zoning Uses

Convenience food store with gas pumps		o			
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less		o	o		
Dancing or theatrical studio		o	o		
Day Care Center		O			
Delicatessen and catering establishment		o	o		
Dry cleaning and laundry establishment	o	o	o	o	
Electrical, electronic or electromechanic machinery manufacture	-	-	-	o	o
Equipment rental or storage yard	-	-	o	o	-
Essential public service or utility installation	o	o	o	o	o
Exterminator shop	-	-	o	o	o
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way	-	-	o	o	o
Food store, including yard	-	-	o	o	o
Fertilizer manufacture, subject to Section 17.26.020(Q)	-	-	-	-	o
Florist	o	o	o		
Food processing, not including meat packing	-	-	-	o	o
Frozen food locker	-	-	o	o	-
Game rooms, pool halls		o	o		
Garden supply store		o	o	o	
General service uses including business, personal and professional service establishments		o	o		
General retail businesses engaged in direct sales to the ultimate consumer		o	o		
Grainery, elevator storage	-	-	-	-	o
Greenhouse	-	-	o	o	-
Hospital	-	o	o	-	-
Hotel or motel	-	o	o	-	-
Ice and cold storage plant	-	-	o	o	o
Interior decorator's shop		o	o		
Impound yard	-	-	o	o	o
Laundromat, self service	o	o			
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted	-	-	o	o	o
Liquor store	o	o	o		
Lock and key shop		o	o		

Exhibit 7 – Permitted Zoning Uses

Machine shop	-	-	●	●	●
Mail order catalog store		o	o		
Manufacture of pharmaceutical products and food products including soft drinks, but not including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils	-	-	-	●	-
Manufacturing	-	-	-	-	●
Manufacturing, light	-	-	●	●	●
Medical, dental or health clinic		o	o		
Monument sales and engraving shop	-	-	●	●	-
Mortuary	-	●	●	-	-
Museum		o	o	o	
Music studio		o	o		
Newsstand	o	o			
Offices	o	o	o		
Optician		o	o		
Pawn shop	-	●	●	-	-
Photographic studio		o	o		
Printing and publishing house (including newspapers)	-	-	●	●	●
Private club, fraternity, sorority or lodge		o	o		
Product development and product testing activities	-	-	-	●	●
Public buildings	o	o	o	o	o
Public utility service yard	-	-	●	●	●
Radio and television studio		o	o	o	
Recycling center	-	-	●	●	●
Restaurant, greater than 3,500 square feet		o	o		
Restaurants of not more than 3,500 square feet, excluding convenience food restaurant	o	o	o		
Sexually oriented businesses subject to licensing requirements of Chapter 5.24	-	●	●	●	●
Shoe repair and shoe shine shop		o	o		
Swap meet, flea market	-	-	●	●	-
Tavern, bar or lounge		o	o	o	
Taxidermist		o	o	o	o
Theatre, excluding drive-in theatre	-	●	●	-	-
Theatre, drive-in	-	-	●	-	-

Exhibit 7 – Permitted Zoning Uses

Tire sales, repair and mounting		o	o	o	
Truck repairing and overhauling	-	-	o	o	
Truck stop	-	-	o	o	
Truck washing establishment	-	-	o	o	
Trucking yard terminal	-	-	o	o	
Upholstery shop	-	-	o	o	
Video arcade		o	o		
Video sales and rental		o	o		
Warehousing	-	-	-	o	o
Warehousing, limited (not to cover more than 40% of floor area)	-	-	o	o	o
Watch repair shop		o	o		
Wireless telecommunication facilities (See note below for height limitations)			o*	o**	o***
Large Single Retail Use and Large Multiple Use Shopping Centers, shall only be permitted at locations specified, and when developed in accordance with Section 17.40.020 of this Code.					

Conditionally Permitted Uses. Refer to conditionally permitted uses for the specific zone classification in question.

Permitted Accessory Uses. Refer to permitted accessory uses for the specific zone in question.

* Height is 35 feet or less.

** Height limit is 35 feet or less.

*** The maximum height of any facility shall be 55 feet, except that buildings over 35 feet in height must be approved by the city and shall be subject to additional fire protection precautions as determined by the city fire department.

