

The Riverview

PLANNED AREA DEVELOPMENT GUIDE



176-06
CASE #

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The Riverview

Planned Area Development (PAD) Preliminary Development Plan and Development Guide

DESCRIPTION:

Southeast corner of Rodeo and Burris
in the City of Casa Grande,
Consisting of ±37 acres.

SUBMITTED TO:

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Submitted: 5/22/2006
Second Submittal by: 06/23/06



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SECTION 1 - INTRODUCTION

A. SUMMARY

Casa Grande 40, LLC, are requesting that the property, located at the southeast corner of Rodeo and Burris Roads be rezoned to a Planned Area Development (PAD). The process of bringing this project forward began in 2005 when the City approved an Amendment to its General Plan to designate this area as Low Density Residential paving the way for a development of the kind proposed in this Application.

The proposed The Riverview PAD is intended to create a development that meets the needs of both the City of Casa Grande and its residents, and provide housing for this growing community. The \pm 37 acre Riverview subdivision is an ideal fit for this portion of the City's growth area, providing high quality residential development. See an aerial photo of The Riverview and its surrounding area attached as Exhibit "A".

This PAD Development Guide provides detailed provisions for the following sections:

- **Introduction.** This section includes historical uses and existing site conditions.
- **The Development Plan.** This section includes the proposed land uses, intensities, phasing, and information regarding service and infrastructure.
- **The Development Requirements.** This section specifically defines the different residential and recreational development standards. Zoning standards are also established in this section.
- **Architectural Standards.** This section defines the architectural diversity that is required within the development.
- **PAD Design Guidelines.** This section establishes the general desired character of future development within the PAD. They include Signage and Lighting design guidelines.

B. PROJECT LOCATION AND DESCRIPTION

1. Subject Property History

The Property is located in undisturbed desert. Both Rodeo Road and Burris Road are currently unimproved dirt roads. A City of Casa Grande wash runs across the site from north to south and ultimately empties into the Santa Cruz Wash, which is within a quarter of a mile of the southern border of the project.



2. Existing Uses/Zoning/General Plan Designations

Exhibit C shows the existing zoning and current land uses on the Property. The current zoning for the Property is UR (Urban Ranch) and the current land use is vacant.

The General Plan was amended in 2005 and designates this property as Low Density Residential (1-4 du/ac), (Exhibit C).

Exhibit C - Vicinity Map



3. Surrounding Property

The surrounding uses and zoning designations are generally as follows:

a. Surrounding General Plan Land Uses

North Existing: Vacant State Trust Land

Proposed: Vacant State Trust Land

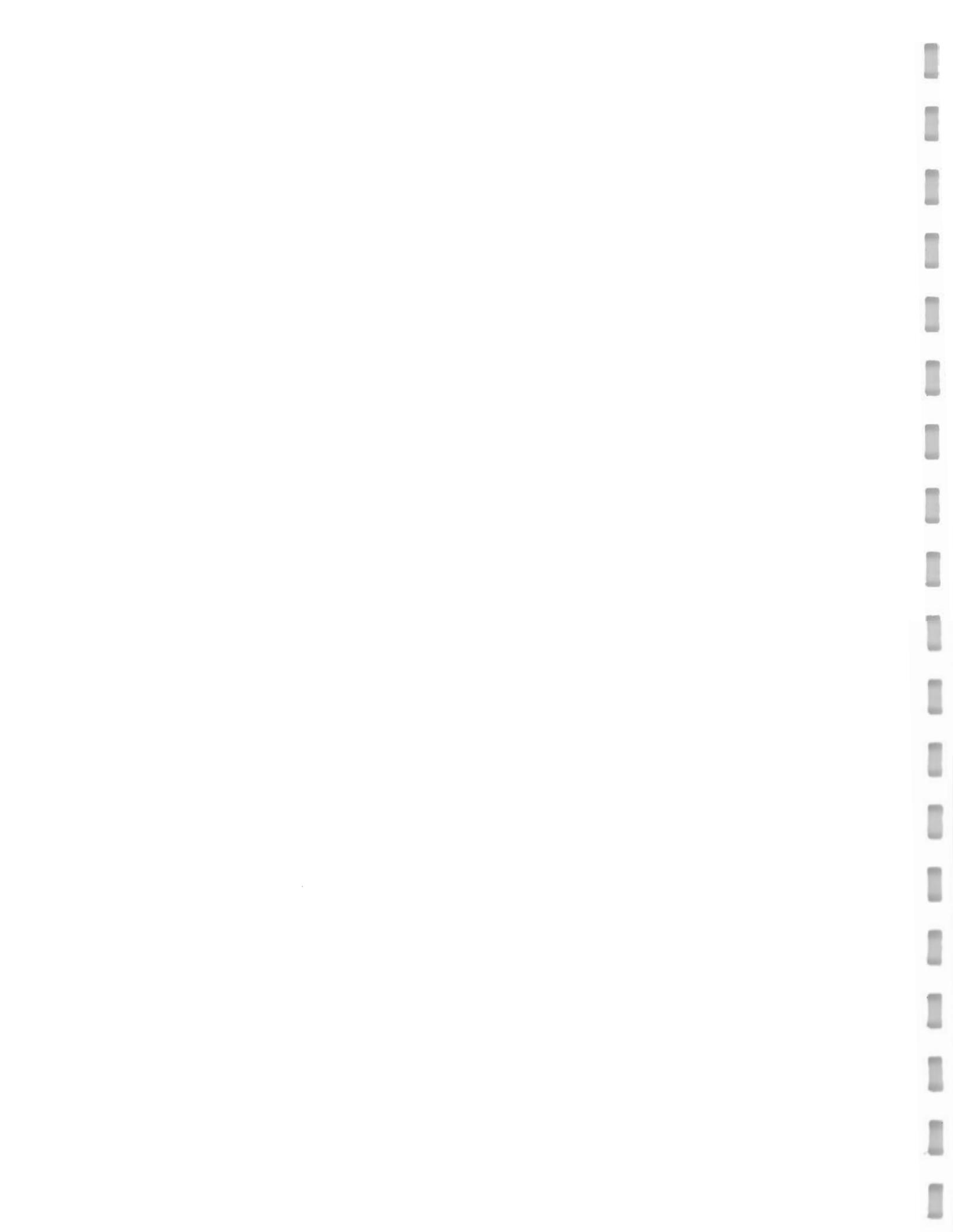
South Existing: Santa Cruz Wash

West Existing: Vacant

Proposed: Low Density Residential (Casa Grande General Plan)

East Existing: Liberty Homes Development

Proposed: Low Density Residential (Casa Grande General Plan)



b. Surrounding Zoning

North Existing: GR (General Rural)

Proposed: none

South Existing: UR (Urban Ranch)

Proposed: none

West Existing: GR (General Rural)/PAD – Vista Canyons

Proposed: PAD (Planned Area Development) Vista Canyons

East Existing: PAD The Greens at Casa Grande

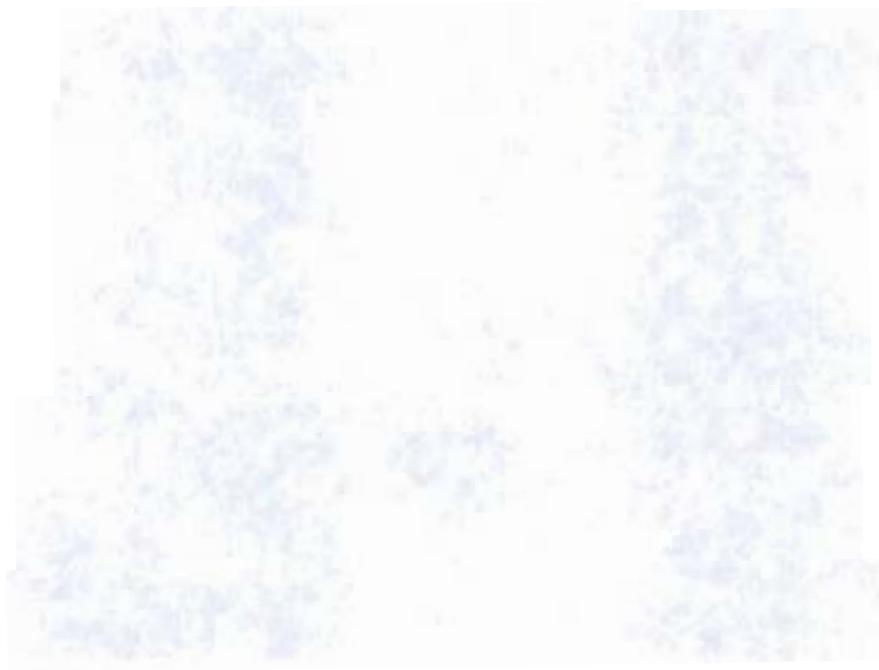
Exhibit A – Surrounding Uses



Table 1 - Site Data

Area (Gross)	+37.1 ac.	
Assessor Parcel Numbers (Area)	503-33-00202	(+37.1 ac.)
General Plan Designations	Low Density Residential (1-4 Du/Ac)	
Current Zoning Designation	UR – Urban Ranch Residential	
Proposed Zoning Designation	Planned Area Development (PAD)	
Maximum Allowed Number of Units	Low Density Res.	148 units

SECTION 2 – DEVELOPMENT PLAN



A. PROPOSED LAND USE AND ZONING PLAN

1. Purpose and Objectives

Casa Grande 40 LLC., envisions The Riverview as an ideal residential development incorporating useable open space areas to create a sense of community within its boundaries. The Riverview PAD follows the intent and requirements of the City of Casa Grande Residential Design Standards for Planned Area Developments. The PAD provides a cohesive and comprehensive document to describe the guidelines and standards for implementation of this development.

The purpose and objectives of this PAD are to:

- Create a subdivision that is of a quality that provides ample open space and a feeling of community.
- Promote quality development consistent with the goals and policies of the City's General Plan.
- Develop a sustainable community plan based on existing and anticipated future economic conditions.
- Provide for comprehensive planning that ensures the orderly development of the property in relation to the surrounding community.
- Integrate with developments in the surrounding area.
- Implement the appropriate phasing for community facilities: including roadway improvements, storm water runoff and flood control, domestic water, sanitary sewage disposal, and open space.

2. Project Overview

The proposed land use within The Riverview PAD will consist of low density residential. The project has good access and fronts onto 2 arterial roads, Rodeo Road and Burris Road. Rodeo Road is proposed to have a 55' dedicated half road right-of-way and Burris Road has a proposed 70' half road right-of-way and will serve as a future truck route. A conceptual landscape and site plan is provided in Exhibit D.

Table 2 – PAD Development Site Data

Total Gross Area	+/- 37.1 Acres
Minimum Open Space Required	15% (5.56 Acres)
Maximum Number of Single Family Units	148 DU
Maximum Overall Density Allowable	4.0 DU/AC
Target Density	3.5 DU/AC

3. Phasing Program

The project is proposed to be developed from east to west. The phasing plan is preliminary at this time and is subject to modifications depending on market conditions and absorption rates. A more detailed phasing plan meeting the approval of the City of Casa Grande Engineer and Planning

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and Development Director will be established during the Final Plat review process.

4. Benefits and Advantages for Casa Grande

The Riverview will help the City of Casa Grande meet its quickly growing need for quality communities to serve the demands of the growing population. The Riverview will not just be another place to live in the growing City but a quality development in which the City can take pride.

The Casa Grande General Plan indicates that the site is appropriate for Low-Density Residential (1-4 DU/AC) uses. In addition to the General Plan's requirements, the development's allowed density of 4.0 du/ac will fit into the overall Casa Grande vision for this area. The Casa Grande General Plan 2010 designates the property as Low Density Residential. As required by Growing Smarter, compact development will promote efficient land uses and lower cost of municipal services. The Riverview PAD meets this planning initiatives intent.

The active open space areas proposed for The Riverview development are a key component in the creation of a successful community. Land set aside as open space will account for a minimum of 15% of the entire The Riverview PAD. The land use concept of The Riverview PAD presents a balanced community that integrates well into the surrounding developments.

5. City of Casa Grande General Plan Conformance

In 2005 the City Council approved a major General Plan amendment for this entire area to allow for this application to be made. The Riverview PAD is in conformance with the City of Casa Grande General Plan as amended. The project is utilizing the "Low-Density" designation, which allows a gross target density on a project wide basis. The Riverview PAD has been drafted to meet those requirements.

The Casa Grande General Plan indicates that the site is appropriate for Low-Density Residential (1-4 DU/AC) uses. The Riverview conforms to the land uses and land use policies of the Casa Grande General Plan as follows:

- The Riverview will integrate smoothly with surrounding communities and provide additional housing to meet the City of Casa Grande's needs.
- Family parks and open space will be an integral part of The Riverview.
- The Riverview has 2 arterial roads on 2 sides, which will be improved to city standards, Rodeo Road (55' half-street) to the north and Burris Road (70' half-street) to the west. A preliminary traffic study illustrates that said roads are sufficient to serve the



project while continuing to serve the community at large and at an acceptable level.

- A drainage study for this project will be done during the engineering process, and a certificate of assured water supply will be obtained from ADWR to assure that the proposed uses will not diminish the assured water supply nor will it diminish the ability to convey and treat wastewater.
- An integral landscape theme will be developed throughout the project. The quality and consistency of the landscape will be assured through maintenance by the HOA.
- The Riverview has standards that meet the intent of the PAD Residential Design Standards of the City.

B. SERVICE AND INFRASTRUCTURE

1. Domestic Water

The domestic water supply for The Riverview will be provided by Arizona Water Company. The Applicant is working with Arizona Water Company to secure service to this site.

The probable point of connection is at the eastern side of Rodeo Road. Residential units will be designed with 1000 gpm fire flow and the commercial with 1500 gpm fire flow per National Fire Code standards.

2. Sanitary Sewer

Wastewater treatment will be provided by the City of Casa Grande. The City warrants that the property is located within its sewer district and will have capacity during and after completion of development.

Design wastewater flows will be based on an average household size of 3.3 persons per household and an average unit flow of 100 gallons per day per person. The Riverview wastewater facilities will be designed and constructed in accordance with Arizona Administrative Code Title 18, Chapter 5 and with approval of the City of Casa Grande. Sanitary sewer service for The Riverview will be provided by an on site collection system.

3. Other Utilities and Services

All utilities, including electricity (except lines exceeding thirteen KV capacity) and telephone, which are on the site of the development property, including those on land which will be dedicated to the public use as part of the development; and those utilities lines which must be extended to provide such utility services to the development property from an end point outside the development property lines except those lines along arterial or collector streets; shall be installed underground except as approved by City Council (City of Casa Grande 17.40.020.P). The utilities that will serve the properties are as follows:



Electric:	Electrical District #2/APS/Hohokam
Gas:	Southwest Gas Company
Telephone:	Qwest Communications
Police:	City of Casa Grande
Fire/Emergency:	City of Casa Grande
Sanitation Collection:	City of Casa Grande

4. El Paso Natural Gas Facilities

There are existing gas lines located in Burriss Road alignment. The Applicant has already been working with the City and El Paso to determine the location of these facilities and deal with them appropriately and safely.

5. Grading and Drainage

According to the Federal Emergency Management Agency Insurance Rate Map, Community Panel Number 1170E, the Property is classified as Flood Zone C, which is defined as "Areas of minimal flooding. (No shading)" (Exhibit F).

The grading and drainage concept for The Riverview consist of providing retention basins as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements.

Offsite storm drainage will be accommodated through adequately designed water conveyance systems. Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required with Improvement Plans and Final Plat for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells may be used as recommended by the City Engineer.

6. Maintenance of Streets and Common Areas

The streets within the Property will be public. Public streets will be constructed in accordance with the City of Casa Grande minimum standards for public right-of-way. If accepted by the City, the City of Casa Grande will be responsible for maintenance of public streets.

7. Schools

The Riverview PAD is within the Casa Grande Elementary School District



and the Casa Grande Union High School District. The owner will work with both the Casa Grande Elementary School District and the Casa Grande Union High School District to ensure that impacts to the Schools are addressed; a donation based on the total number of dwelling units will be coordinated with both school districts. Agreements memorializing these terms will be drafted and will go to the District Boards for approval prior to Final Plat approval.

8. Parks and Open Space

A minimum of 15% of open space is proposed within The Riverview PAD to be utilized as family parks, nature viewing areas, and other pedestrian corridors. This open space equates to ± 5.56 acres within the overall project.

The Riverview PAD will meet required open space standards concerning total open space acreage and percent of common areas providing the described amenities in the design standards. See Exhibit F for an open space showing the trail and park system and other amenities provided within the common areas.

The open space amenities are also depicted in the open space character exhibit (Exhibit G) and are dispersed throughout the project site. There are family parks featuring children's play areas provided with easy access.

The open space designated on The Riverview will provide linkages to the adjacent neighborhoods as well as pedestrian trails. Exhibit F. These areas will provide shade, seating areas, decorative trash containers, and potentially, drinking fountains. These paths through The Riverview will also access larger open space areas found within the various subdivisions where recreational facilities are proposed.

SECTION 3 - DEVELOPMENT REQUIREMENTS

A. PURPOSE AND INTENT

The Riverview development has been designed to incorporate the City of Casa Grande's Residential Design Standards for Planned Area Developments. The following outlines how the design of The Riverview development has met and exceeded the City's Residential Design Standards for Planned Area Developments.

B. GENERAL PROVISIONS

1. Applicable Building Code

All construction and development within the PAD area shall comply with the applicable provisions of the Casa Grande Building Code and the various related mechanical, electrical, plumbing, fire, grading, excavation, and subdivision codes.



2. Homeowners Association

A Homeowner's Association (HOA) will be created for The Riverview Development to manage all common landscaping, open space areas, and facilities.

The developer will create a homeowners association (HOA) and develop Covenants, Conditions, and Restrictions (CC&R's) to incorporate the design principles as outlined in this document and will promote diversity in home plans, elevations, the use of color, home amenities, and the subdivision's streetscapes and maintenance. The CC&R's will incorporate the architectural design standards as outlined in Section 3 of this PAD.

C. MANDATORY PAD RESIDENTIAL DEVELOPMENT STANDARDS

The following development standards have been created to provide a flexible framework for The Riverview development. The standards assure that a level of quality is established throughout the project. They have been designed to address the low-density residential use that occurs within a master planned development, the market realities of development, and timeless elements of design.

The following development descriptions and standards are intended to direct the nature of residential uses and open space at The Riverview development. The single-family zone is intended for residential use.

1. Open Space

Open space areas have been designed to tie into future regional links though the site. The natural wash will provide opportunities to make a strong open space system for the residents of The Riverview development. In addition to the open spaces, multiple trails, family parks and nature viewing areas will be developed with community amenities within the subdivision (Exhibits F & G). The community will be linked with trails to provide a friendly non-vehicular network. Open space and recreation is a major organizing principle at The Riverview' family-friendly development.

Project-wide open space will be landscaped to provide intimate, inviting recreational areas and on-site green spaces. The internal project specific open spaces will be strategically located for high visibility and usability. The neighborhood entries, as well as some of the local roads will terminate with views into open space and natural wash areas where appropriate. All walkways and paths will be constructed of approved materials and designed to the City of Casa Grande's Standards.

The following are open space requirements for The Riverview development:

- A minimum of 15% open space shall be provided within the single-



family residential portions of The Riverview PAD. Clubhouses, indoor recreation areas, parking lots, street rights-of-way, and non-landscaped or cement built retention areas and drainage channels shall not count towards the open space requirement at The Riverview.

- When retention areas are designed for recreational usage at The Riverview, at least 15% of the basin shall be elevated above a 25-year floodwater surface elevation. Where possible, drywells shall be used for all retention basin areas.
- All plants specified within The Riverview will be from the City of Casa Grande Low Water Use Plant List, found in Table 4 at the end of this document.
- Parks. The Property shall be developed to provide a number of neighborhood family parks. The family parks may include amenities such as; playground equipment, benches or picnic tables, ramadas, areas for active games and sports and enhanced natural landscaping. The Master HOA or sub-association shall maintain the pocket parks.
- Open space corridors and landscape. All open space areas shall be landscaped according to an approved water-conserving final landscape plan. Landscape, landscape lighting, and open space amenity plans shall be submitted to the Casa Grande Planning and Development Department for review and approval.
- The internal path system shall be designed to provide safe and accessible links to all open space and recreation amenities. All walkways and paths will be constructed with approved material(s) and designed to the standards and the recommendations of the Casa Grande City Engineer and Planning and Development Director.
 - a. Paths shall connect to other pedestrian connections, parks, open spaces, or sidewalks.
 - b. Paths shall not dead-end except at parks, open space, and parking lots unless they are less than 120 feet in length and are necessary to provide trail access to homes that are isolated, or on cul-de-sacs or if other special design circumstances exist.
 - c. Public greenbelt corridors with paths within them shall be an average width of not less than 20 feet and a minimum width of not less than 10 feet.

2. Single-Family Lot Sizes

All single-family lots in The Riverview will contain a minimum of 6,000 square feet. For every single-family lot less than 7,000 square feet in area, an equal number of lots that are at least 8,000 square feet in area shall be provided. In order to encourage diversity in housing product types and neighborhoods, typical lot sizes will range from 55'X113' to 55'X130'.

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3. Setbacks

Table 3 below lists the minimum residential setback requirements per the City of Casa Grande General Plan 2010, and these minimum building setbacks for the single-family residential portion are provided to promote a consistent and quality development. (All setbacks shall be measured from the property line.)

Table 3 – Single Family Residential Setbacks and Building Heights

Front Yard Setback –	20' ⁽¹⁾
Rear Yard Setback –	20' ⁽²⁾
Side Yard Setback –	5'/10' ⁽³⁾
Corner Yard Setback –	15' ⁽⁴⁾
Single-Family Building Height –	28'

⁽¹⁾ Homes with garages facing the street shall maintain a minimum 20' setback, and stagger up to 23' every 4th home with a front loaded garage. Homes with side entry garages shall maintain a minimum 15' setback, and stagger up to 18' every 4th home with a side entry garage. Homes with livable areas in front of garages shall maintain a minimum 15' setback.

⁽²⁾ Porches or patio covers that are open on at least three sides shall be allowed up to a 5' encroachment into the minimum rear yard setback. A 2' maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, and ornamental features such as architectural pop-outs.

⁽³⁾ A minimum 10' side yard setback shall be provided for every lot to allow for adequate access to the rear yard. On side yards setbacks of 5', a 2' maximum setback encroachment shall be allowed for building eaves and roof gutters, chimneys, bay windows, and ornamental features such as architectural pop-outs.

⁽⁴⁾ On corner lots, a 15' minimum side yard setback will be required which can include up to 10' of an adjacent landscape tract.

4. Multi-Story Homes

No multi-story homes shall be located immediately adjacent to, and sharing a property line with established one-story single-family home subdivisions nor shall be built on corner or end lots.

5. Streetscapes and Entrances

Perimeter walls and walls adjacent to roadways shall be decorative and constructed of split-face block, scored block, or similar materials (Exhibits H & I). View fencing along collector and arterial roadways may be utilized under appropriate circumstances. Prominent walls shall include staggers, breaks, and/or columns for vertical and horizontal relief. Stone veneers and steel may be utilized to accentuate the walls. Wall details are subject to the approval of the Planning and Development Director.



- A minimum 15-foot wide landscape tract shall be provided between every residential portion of the project and an adjacent arterial or collector right-of-way.
- The main entrances into the development shall be designed to create a sense of arrival. Monument signage, increased vegetation and larger plant sizes shall be utilized to enhance the project's entrances. (Exhibit D & J)

The roadway improvements will be dedicated to the City of Casa Grande and will meet the approved Design Standards for Streets within Title 16 – Subdivisions of the City Code. Local road right-of-way widths will be 44'; which includes a 4 foot attached sidewalk on both sides of the road. Collector road right-of-way will be 60' or 80', as shown on the site plan. Rodeo Road has been classified by the City as a minor arterial road and a Burris Road as a principal arterial. The right-of-way that will be dedicated for Rodeo Road will be a 55' half-road right-of-way, and Burris Road will require a 70' half-road right-of-way. See Exhibit K for a Roadway Cross-Section.

Per the Residential Design Standards, The Riverview PAD will provide a minimum 15-foot landscape tract between every residential portion of the PAD and an adjacent collector right-of-way. As one of the additional requirements for PAD layout and design, the width of the required landscape tract provided between every residential portion of the PAD and an adjacent arterial right-of-way has been increased to a minimum of 25'.

The roadway design provides a mix of cul-de-sac designs and a curvilinear street system. These additional design elements are used to break the monotony of a conventional straight street system and enhance the character of the subdivisions.

The design and character of The Riverview PAD provides a unique and cohesive theme as demonstrated in the perimeter and interior project theme walls, signage, and landscape designs. In Exhibit I, the project theme wall exhibit illustrates the decorative nature and quality materials as part of the conceptual wall plan. The project theme walls will be constructed using a standard smooth-face CMU and split-face block. Also, prominent walls will include decorative project theme columns with stone veneers this will provide vertical and horizontal relief. Wall details are subject to the approval of the Planning and Development Director.

As an additional design element to the project theme walls, view fencing will be provided in certain areas where homes are backing up to large open space tracts. This will create more visibility and improved pedestrian connectivity within and around the community.

Per the Residential Design Standards, side yard fence returns for all interior lot walls shall extend to within ten feet of the front corner of the

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home. In addition, all walls exposed to the public, e.g., streets and open 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.

The entrances into the project have been designed to create a sense of arrival. Monument signage, increased vegetation, and larger plant sizes have been provided to enhance subdivision entrances. Examples of the project monumentation and signage are provided in Exhibit J.

6. Front Yard Landscaping

The homebuilder will offer the homebuyer a selection of front yard landscape packages. The front yard landscaping will be installed by the builder within 30 days of home occupancy and will be maintained by the individual homeowner. Standard and upgraded front yard landscape packages will include a variety of water conserving plants. A minimum of 2-fifteen gallon trees, 8-five gallon shrubs or accent plants, and 6-one gallon cover plants, plus an automated irrigation system and rock topping is required for each lot. The homebuilder as a front yard option may offer turf. The turf shall not exceed 20% of the yard area and shall be separated from rock dressing by a concrete, brick, or metal header. Decomposed granite or river rock will cover all exposed areas. A minimum of 4 standard landscape plans shall be offered. All landscape plans will be submitted to the Planning and Development Director for approval.

Front yard landscape packages offered by builders shall be subject to the review and approval of the Planning and Development Director and must meet the following requirements: Front yard landscaping provided by the builder or their representative must be installed within 30 days of closing. The Planning and Development Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots. A variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and if turf/lawn is provided for front yards, it shall be kept to a minimal (no more than 20%) portion of the front yard and include a concrete header or similar border.

7. Miscellaneous

Side yard wall return for all interior lot walls shall extend within 10 feet of the front corner of the home. All walls exposed to the public, e.g., streets and open areas, shall be stained and/or painted the color of the primary decorative theme or perimeter walls, exceptions include walls for individual home lots may be the color of the residence. All walls shall meet the requirements of the planning director of the City of Casa Grande.



D. ADDITIONAL REQUIREMENTS FOR PAD RESIDENTIAL LAYOUT AND DESIGN

The following additional residential development standards have been utilized at The Riverview development.

1. Cul-de-sac/Curvilinear Street Design

Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles and curvilinear street system. A curvilinear street system is one that utilizes curved streets to follow the natural lay of the land or to break the monotony of a conventional straight street system.

2. View Fences

Use wrought iron or similar view fencing along portions of collector and/or arterial roadways where homes are not backing/siding these portions of roadways.

3. Staggered Front Yard Setbacks

Stagger front setbacks by at least 3 feet. Every third or fourth setback must be staggered. The homebuilder must predetermine setback staggers.

4. Landscape Tract

The required landscape tract provided between every residential portion of a PAD and an adjacent arterial right-of-way has been increased to at least 25 feet. All plants in The Riverview shall be from the City of Casa Grande "Low Water Use Plant List", (Table 4). This table is found that the end of this PAD narrative.

SECTION 4 – ARCHITECTURE STANDARDS

A. MANDATORY PAD RESIDENTIAL ARCHITECTURE STANDARDS

A homebuilder has not been selected at the time of preparing this PAD therefore home floor plans and elevations are not available at this time. All floor plans and elevations are to be presented to the Planning Department for review and approval by the Planning and Zoning Commission at a later date prior to obtaining permits for the homes. In order to avoid repetition and encourage architectural diversity, the following mandatory standards are provided:

1. Floor Plans and Elevations

- A minimum of 5 home floor plans, each with 3 distinct elevations, is required per project and within each definitive housing price range or product type.
- A minimum of 5 distinct home color schemes are required per project and within each definitive housing price range or product type.



- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.
- Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.
- There shall not be any more than three consecutive similar rear home elevations for homes backing an arterial or collector roadway.
- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries must face the street.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission.

2. Roofs

- A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- Variation in roof ridgelines and designs is required.
- Unique roof colors shall be matched to each home color scheme.
- No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment (e.g., HVAC, evaporative coolers). All such equipment must be ground-mounted.

3. Garages

- On lots where side-entry garages can be accommodated (typically 65 feet wide and wider lots), at least one floor plan per parcel or product type must 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.

4. Patio Covers

- Rear or side yard covered patios or covered courtyards are required on every home.
- Where possible, covered patio areas should 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

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shall be subject to the review and approval of the Planning and Zoning Commission.

5. 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.

B. ADDITIONAL PAD RESIDENTIAL ARCHITECTURE STANDARDS

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to the entire development. Once again, it is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and Council at the time of PAD or Plat approval. If this is not possible (e.g., a builder has not been selected), the home floor plans and elevations shall be presented to the Planning and Zoning Commission at a later date for their review and approval prior to obtaining permits for the homes.

1. Exterior Finishes

Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.

2. Architectural Styles

Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission, and Pueblo.

3. Architectural Features

Provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows, and /or dormers as standard features on all homes.

4. Front-loaded vs. Side-loaded Garages

Reduce the number of standard front-loaded garages. At least 1 floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.

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5. Two-Story Homes

Reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.

6. Windows

Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open space areas.

7. House Elevations

Provide one elevation per project or product type that uses flat roof, e.g., Santa Fe or Pueblo architectural style, and elements.

8. Applicant's choice

An opportunity for creativity and design innovation is provided here.

SECTION 5 – PAD DESIGN GUIDELINES

A. SIGNAGE GUIDELINES

All residential signage is to follow The Riverview Homeowner Association Signage Guidelines, the "Sign Code for the City of Casa Grande" (adopted by Ordinance No. 583 as amended), and meet the approval of the City of Casa Grande Planning and Development Director and the Planning and Zoning Commission.

B. LIGHTING GUIDELINES

Per 16.16.200 (Design Standards, Street Light Requirements Section) of the City of Casa Grande's Zoning Ordinance, installation of streetlights shall be required in accordance with design and specification standards approved by the City Engineer. Lighting on local and collector streets shall maintain a minimum of 0.4 lumens at any given point along the street right-of-way while 0.7 lumens shall be maintained along arterial streets. In addition, light standards shall be spaced such that each intersection is provided at least one light standard.

C. CONCLUSION

It is Casa Grande 40 LLC goal to create The Riverview as a quality, family-friendly development that will serve the needs of City of Casa Grande and the community residents. The Riverview development team would like to thank the City of Casa Grande and its staff in advance for their effort in helping our vision become a reality.



Table 4 - City of Casa Grande Low Water Use Plant List

In order to promote water conservation, all plant material installed due to the landscaping requirements of Chapter 17, Article VI (TABLE 17.52.410) of the Municipal Code must be used from the list below. This list was developed by the Arizona Department of Water Resources — Pinal Active Management Area.

A. TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	Acacia/Wattle
Agonis flexuosa	West Australia Peppermint
Brachychiton populneus	Bottle Tree
Brahea spp.	
Bursera spp.	
Caesalpinia spp.	
Callistemon viminalis	Weeping Bottle Brush
Casuarina spp.	
Celtis reticulata	Western Hackberry
Ceratonia siliqua	St. John's Bread Tree/Carob Tree
Cercidium spp.	
Chamaerops humilis	Mediterranean Fan Palm
Chilopsis linearis	Desert Willow
Cupressus arizonica	Arizona Cypress
Cupressus sempervirens	Italian Cypress
Dahlbergia sissoo	Sissoo Tree
Dalea spp.	
Eucalyptus spp.	
Forchammeria watsonii	
Geijera parviflora	Australian Willow
Gleditsia triacanthos	Honey Locust
Leucaena retusa	Golden Ball Lead Tree
Lysiloma spp.	
Olea Europaea "Swan Hill"	Swan Hill Olive (or other non-pollen producing olive trees)
Olneya tesota	Ironwood
Parkinsonia aculeata	Mexican Palo Verde
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pinus halepensis	Aleppo Pine
Pinus pinea	Italian Stone Pine
Pinus roxburghii	Chir Pine
Pistacia spp.	Pistachio
Pithecellobium spp.	
Pittosporum phillyraeoides	Willow Pittosporum



Prosopis spp.	Mesquite
Quercus spp.	Oak
Rhus lancea	African Sumac
Schinus terebinthifolius	Brazilian Pepper
Sophora secundiflora	Texas Mountain Laurel
Tamarix aphylla	Athel Tree
Ulmus parvifolia "sempervirens"	Evergreen Elm
Vitex agnus-castus	Chaste Tree
Washingtonia spp.	Fan Palm
Ziziphus jujuba	Chinese Jujube

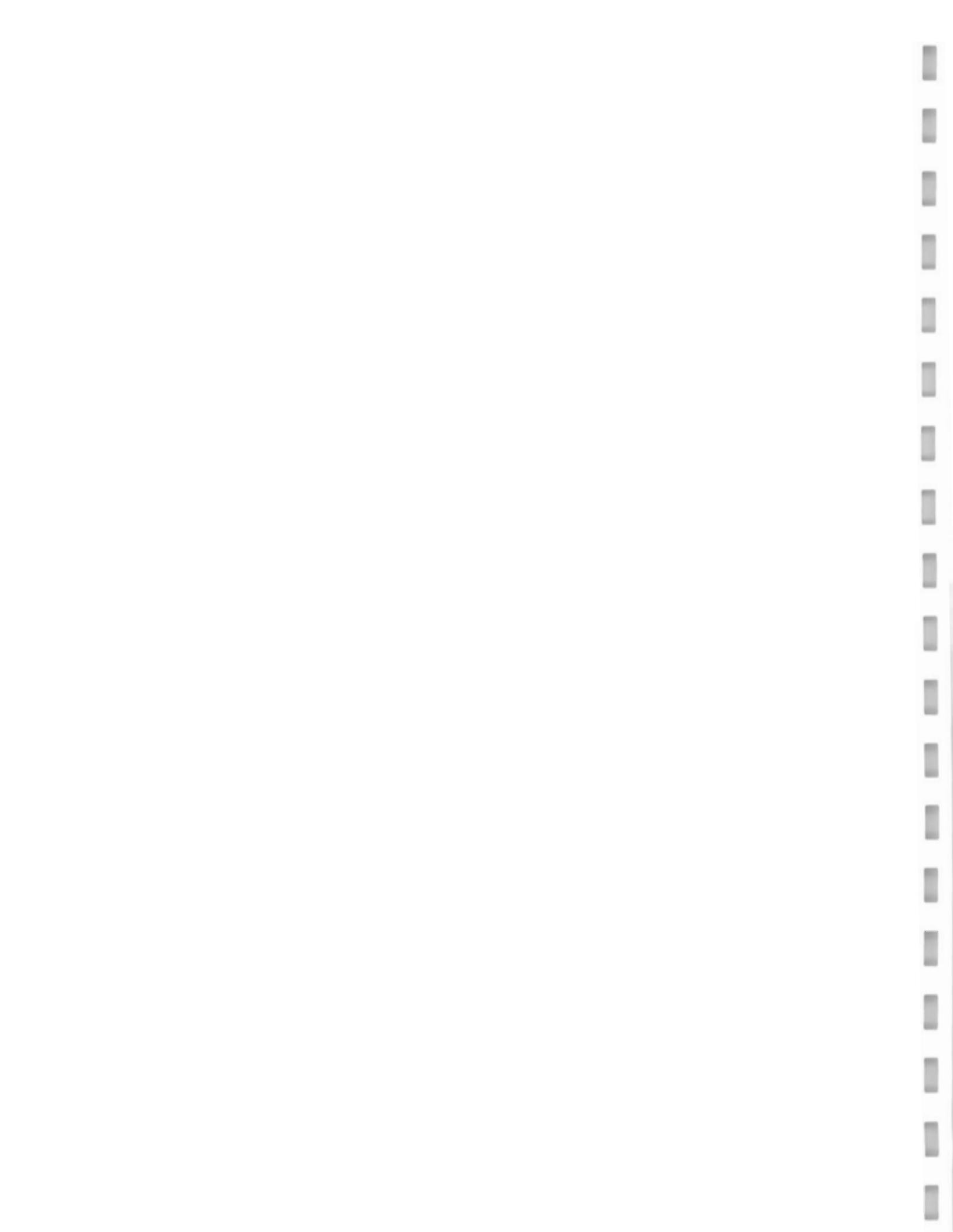
B. SHRUBS

<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	Acacia/Wattle
Alousia spp.	
Ambrosia deltoidea	Triangleleaf Bursage
Ambrosia dumosa	White Bursage
Atriplex spp.	Saltbush
Baccaris spp.	
Berberis haematocarpa	Red Barberry
Bougainvillea spp.	Bougainvillea
Buddleia marrubifolia	Summer Lilac
Caesalpinia spp.	
Caliandra californica	Fairy Duster
Calliandra eriophylla	Fairy Duster
Calliandra peninsularis	Fairy Duster
Callistemon citrinus	Lemon Bottle Brush
Callistemon viminalis "Captain Cook"	Dwarf Bottle Brush
Calothamnus spp.	Cassia spp.
Cassia	
Celtis pallida	Desert Hackberry
Chrysothamnus nauseosus	Rabbit Brush
Cistus spp.	
Convolvulus cneorum	Bush Morning Glory
Cordia boissieri	
Cordia parvifolia	Little Leaf Cordia
Dalea spp.	
Dodonaea spp.	Hopbush
Encelia spp.	Brittlebush
Ephedra spp.	Mormon Tea
Eremaea beaufortoides	Eremaea
Eremaea pauciflora	Snow Gum
Eremaea violacea	Violet Eremaea
Eriogonum spp.	Buckwheat
Eucalyptus spp.	
Forestiera neomexicana	Desert Olive

Genista hispanica	Spanish Broom
Grevillea rosmarinifolia varieties	
Hakea spp.	
Haplopappus Laricifolia	Turpentine Bush
Hyptis emoryi	Desert Lavender
Jatropha spp.	
Juniperus chinensis varieties	Juniper
Justicia spp.	
Kunzea spp.	
Lantana camara	Bush Lantana
Leucophyllum spp.	Creosote Bush
Lycium spp.	
Melaleuca spp.	
Mimosa biuncifera	Wait-a-Minute Bush
Mimosa dysocarpa	Velvet Pod Mimosa
Nerium oleander varieties	Oleander
Plumbago scandens	Cape Plumbago
Punica granatum varieties	Pomegranate
Pyra cantha spp.	Pyracantha
Quercus spp.	Oak
Rhus ovata	Mountain Laurel
Rhus trilobata	Skunkbush
Rhus virens	Evergreen Sumac
Ruellia californica	Ruellia
Ruellia peninsularis	
Salvia spp. (shrub only)	Sage
Sececio cineraria	Dusty Miller
Simmondsia chinensis	Jojoba
Sophora arizonica	
Sophora formosa	
Tecoma stans	Yellow Bells
Teucrium fruticans	Bush Germander
Vauquelinia spp.	Rosewood
Viguiera tomentosa	Golden Eye
Ziziphus obtusifolia	Greythorn

C. GROUNDCOVERS/HERBACEOUS PLANTS

<u>Botanical Name</u>	<u>Common Name</u>
Acaia spp.	
Anigozanthos spp.	Kangaroo Paw
Artemisia spp.	
Asclepias subulata	Desert Milkweed
Asparagus densiflorus cv. Sprengeri	Sprenger Asparagus
Atriplex spp.	
Baccharis spp.	
Carpobrotus edulis	Ice Plant



Centaurea cineraria
 Cephalophyllum spp.
 Cilianthus formosus
 Convolvulus mauritanicus
 Dalea spp.
 Gazania spp.
 Grevillea crithmifolia
 Kennedia coccinea
 Kennedia prostrata
 Lantana montevidensis
 Malephora crocea
 Myoporum parvifolium
 Oenothera berlandieri
 Oenothera drummondii
 Pentzia incana
 Romneya coulteri
 Rosmarinus officinalis
 Salvia chamaedryoides
 Salvia farinacea
 Santolina chamaecyparissus
 Santolina virens
 Sesuvium verrucosum
 Sphaeralcea spp.
 Verbena bipinnatifida
 Verbena peruviana
 Verbena pulchella
 Verbena rigida

Dusty Miller
 Red Spike Ice Plant
 Sturt's Desert Pea
 Ground Morning Glory

 Gazania
 Spider Flower
 Coral Vine
 Scarlet Runner
 Trailing Lantana
 Ice Plant
 Sandalwood
 Mexican Evening Primrose
 Baja Primrose
 Karoo Groundcover
 Matilija Poppy
 Prostrate Rosemary
 Blue Sage
 Mealy Cup Sage
 Lavender Cotton
 Green Santolina
 Sea Purslane
 Globe-Mallow
 Verbena
 Peruvian Verbena
 False sand Verbena
 Verbena

D. SUCCULENTS

Botanical Name

Agave spp.
 Aloe spp.
 Cacti (all)
 Dasylirion spp.
 Fouquieria spp.
 Hesperaloe spp.
 Nolina spp.
 Yucca spp.

Common Name

Century Plant/Agave
 Aloe

 Desert Spoon

 Bear Grass
 Yucca

E. ANNUALS/PERENNIALS

Botanical Name

Abronia villosa
 Arctotis spp.
 Argemone pleicantha
 Baeria chrysostoma
 Bahia absinthifolia

Common Name

Sand Verbena
 African Daisy
 Prickly Poppy
 Goldfield
 Bahia

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Baileya multiradiata
 Cassia covesii
 Catharanthus roseus cultivars
 Celosia spp.
 Cosmos spp.
 Dimorphotheca spp.
 Dyssodia pentachaeta
 Eschscholzia californica
 Eschscholzia mexicana
 Gilia leptantha
 Gomphrena globosa
 Helichrysum bracteatum
 Helipterum spp.
 Kallstroemia grandiflora
 Layia platyglossa
 Lesquerella gordonii
 Linaria spp.
 Lupinus densiflorus
 Lupinus sparsiflorus
 Matricaria grandiflora
 Melampodium leucanthum
 Mentzelia spp.
 Orthocarpus purpurascens
 Pectis papposa
 Penstemon spp.
 Phacelia spp.
 Tagetes spp.
 Ursinia spp.

Desert Marigold
 Madagascar Periwinkle
 Cockscomb
 Cosmos
 African Daisy
 Dyssodia
 California Poppy
 Mexican Gold Poppy
 Showy Blue Gilia
 Globe Amaranth
 Everlasting Daisy
 Arizona Poppy
 Tidy Tips
 Gold Crucifer
 Toadflax
 Lupine
 Pineapple Weed
 Blackfoot Daisy
 Blazing Star
 Owl's Clover
 Chinch Weed
 Marigold
 Ursinia

F. GRASSES

Botanical Name

Aristida purpurea
 Bromus rubens
 Eragrostis atherstone
 Eragrostis lehmanniana
 Muhlenbergia dumosa
 Pennisetum setaceum
 Schismus barbatus

Common Name

Red Three Awn
 Red Brome
 Cochise Lovegrass
 Lehmann Lovegrass
 Giant Muhley
 Fountain Grass
 Schismus

G. VINES

Botanical Name

Antigonon leptopus
 Bougainvillea spp.
 Billardiera ringens
 Campsis radicans
 Cissus Trifoliata

Common Name

Mountain Rose/Queens Wreath
 Bougainvillea
 Riverbell Flower
 Common Trumpet Creeper
 Arizona Grape Ivy

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Clematis drummondii
Hardenbergia comptoniana
Kennedia nigricans
Macfadyena unguis - cati
Mascagnia lilacaena
Mascagnia macroptera
Merremia aurea
Solanum jasminoides

Virgin's Bower
Wild Wisteria
Black Yellow Vine
Cat Claw
Lilac Orchid Vine
Yellow Orchid Vine
Yuca
Potato Vine



EXHIBITS

- Exhibit A – Aerial Photo – Surrounding Uses
- Exhibit B – City of Casa Grande General Plan (Amended 2005)
- Exhibit C – Vicinity Map
- Exhibit D – Conceptual Landscape Plan
- Exhibit E – FIRM Map
- Exhibit F – Conceptual Trails and Pedestrian Corridors
- Exhibit G – Conceptual Open Space Character Exhibit
- Exhibit H – Project Wall Location Plan Exhibit
- Exhibit I – Project Wall Types and Elevations
- Exhibit J – Primary Entry Monumentation Character
- Exhibit K – Roadway Cross-Sections



The Riverview

A PLANNED AREA DEVELOPMENT



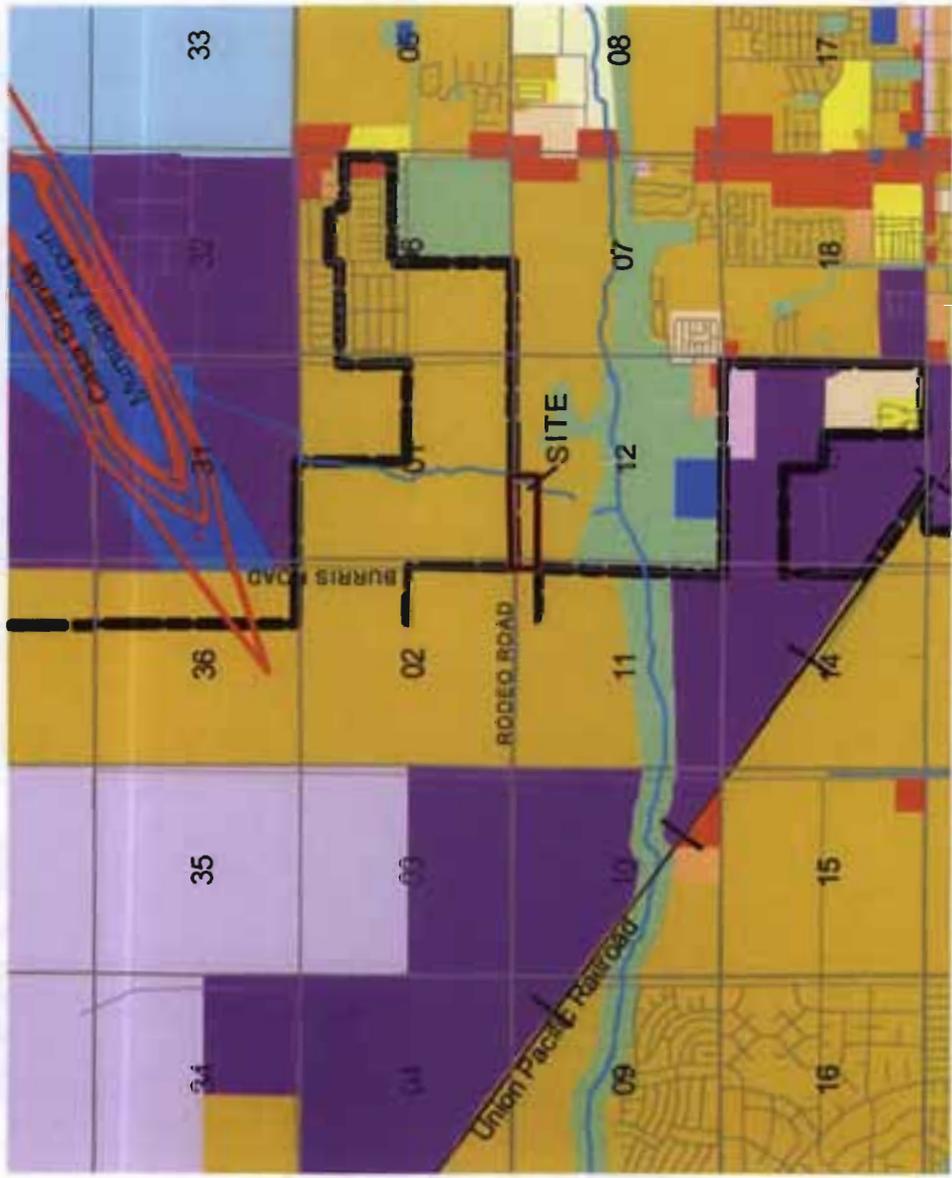
EXHIBIT A

AERIAL PHOTO - SURROUNDING USES

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The Riverview

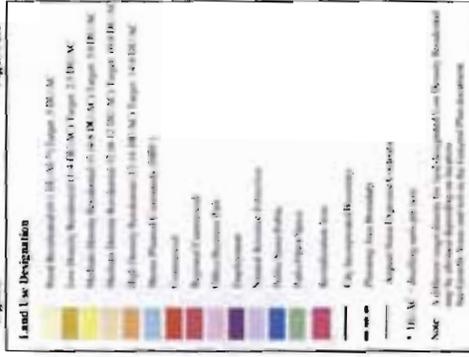
A PLANNED AREA DEVELOPMENT



City of Casa Grande
General Plan 2010

Future Land Use
With Proposed 2005 City Initiated
and Applicant Initiated Major Amendments

Figure 3.1



GENERAL PLAN DESIGNATION:
LOW DENSITY RESIDENTIAL (1-4 DU/AC)
ZONING:
UR-URBAN RANCH



MANHARD CONSULTING, LTD.

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The Riverview

A PLANNED AREA DEVELOPMENT



ASBESTOS SCALE

11



1972

1973

1974

1975

1976

1977

1978

1979

The Riverview

A PLANNED AREA DEVELOPMENT



LEGEND

SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD

ZONE A No base flood elevations determined.
 Flood depths of 1 to 3 feet (usually above base flood elevations) are expected. Areas of this nature are determined by the average heights of vehicles and structures.

ZONE AE Base Flood Elevations determined.
 Flood depths of 1 to 3 feet (usually above base flood elevations) are expected. Areas of this nature are determined by the average heights of vehicles and structures.

ZONE AH Flood depths of 1 to 3 feet (usually above base flood elevations) are expected. Areas of this nature are determined by the average heights of vehicles and structures.

ZONE A0 Flood depths of 1 to 3 feet (usually above base flood elevations) are expected. Areas of this nature are determined by the average heights of vehicles and structures.

ZONE A99 To be protected from inundation flood by Federal flood protection system under construction or has elevations determined.

ZONE V Coastal flood with velocity hazard (wave action); no base flood elevations determined.

ZONE VE Coastal flood with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 100-year flood areas of 100-year flood with special service areas that have a water table and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be within 100-year flood plain.

ZONE D Areas in which flood hazards are undetermined.

Flood Boundary
 Floodway Boundary
 Zone D Boundary
 Boundary Between Special Flood Hazard Zones, as Determined by District
 Coastal Base Flood Elevations Within Special Flood Hazard Zones.
 Base Flood Elevation Lines Elevation in Feet
 Cross Section Line
 Base Flood Elevation in Feet Where Indicated Within Zone

1" = 1000'
 0 500 1000
 0 500 1000

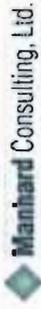


ASPECT: NORTH TO SCALE

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The Riverview

A PLANNED AREA DEVELOPMENT



SCALE: 1:5000

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The Riverview

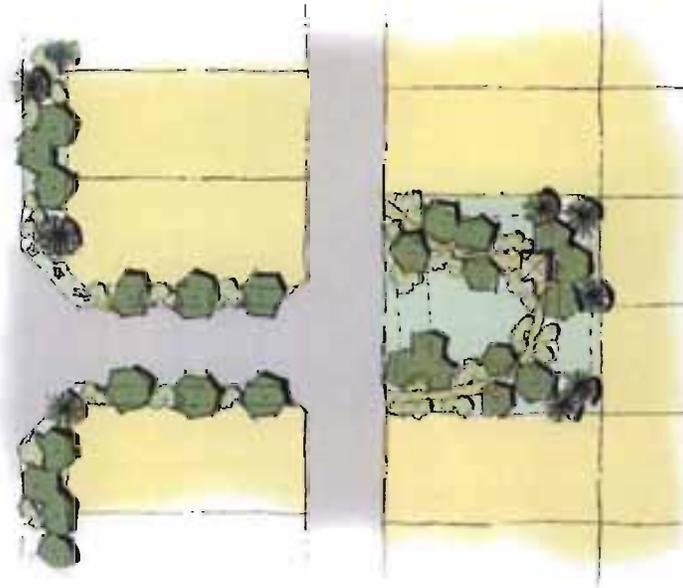
A PLANNED AREA DEVELOPMENT

Manhard Consulting, Ltd.

TYPICAL ACTIVE FAMILY AREA



TYPICAL POCKET PARK



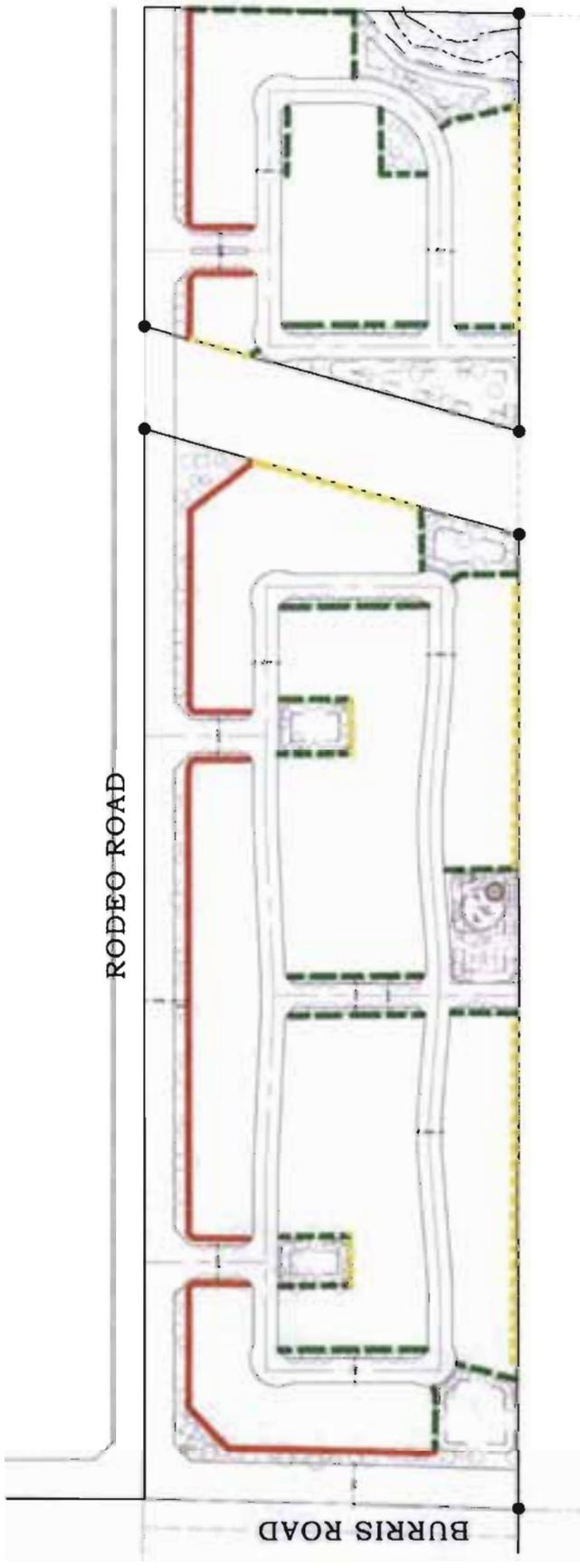
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The Riverview

A PLANNED AREA DEVELOPMENT

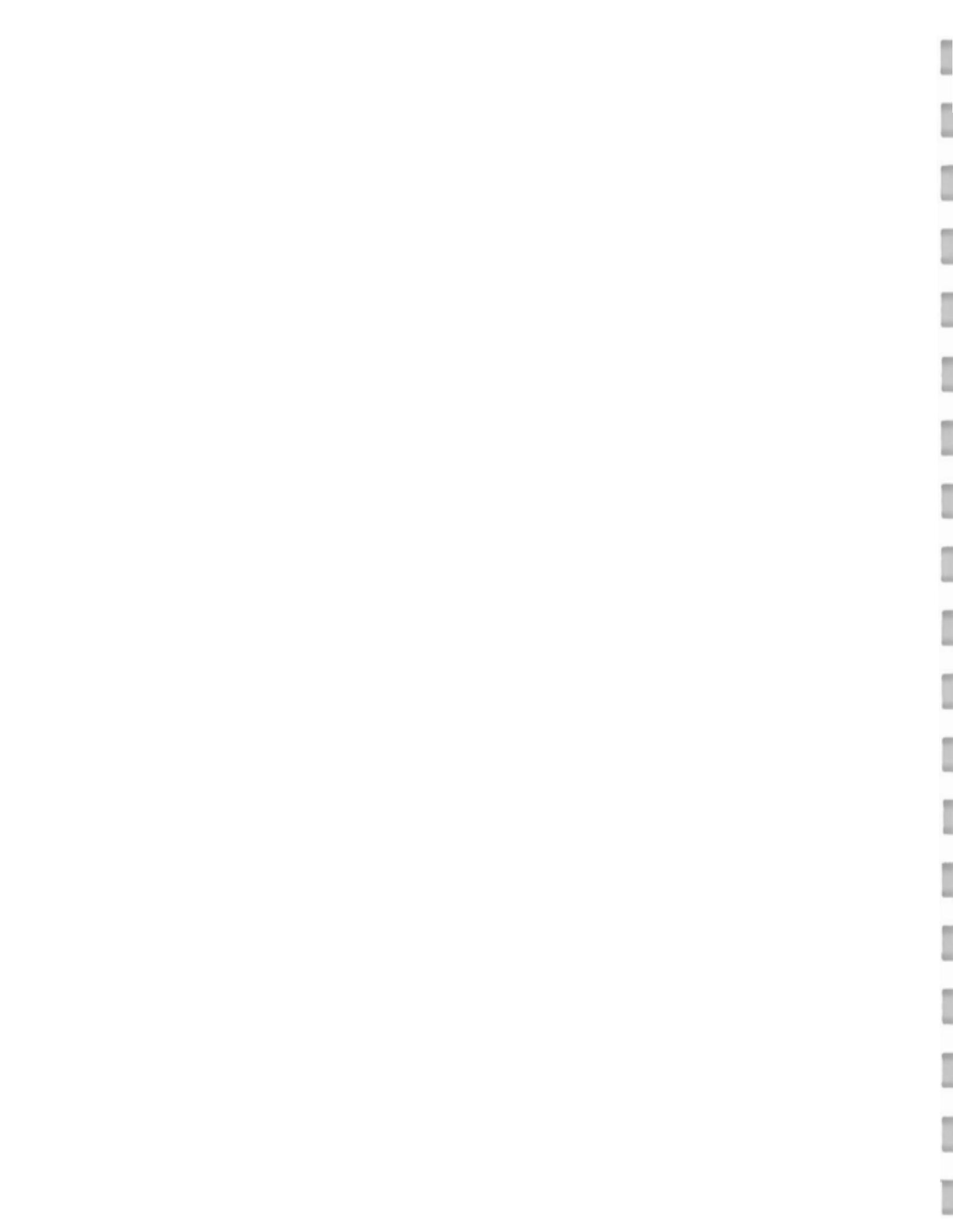


- THEME WALL
- SECONDARY WALL
- VIEW WALL



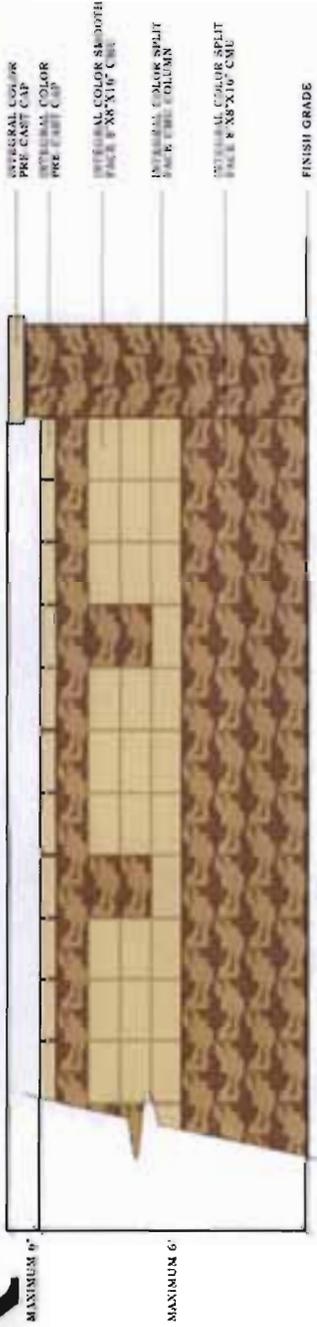
PROJECT WALL LOCATION PLAN EXHIBIT

EXHIBIT H

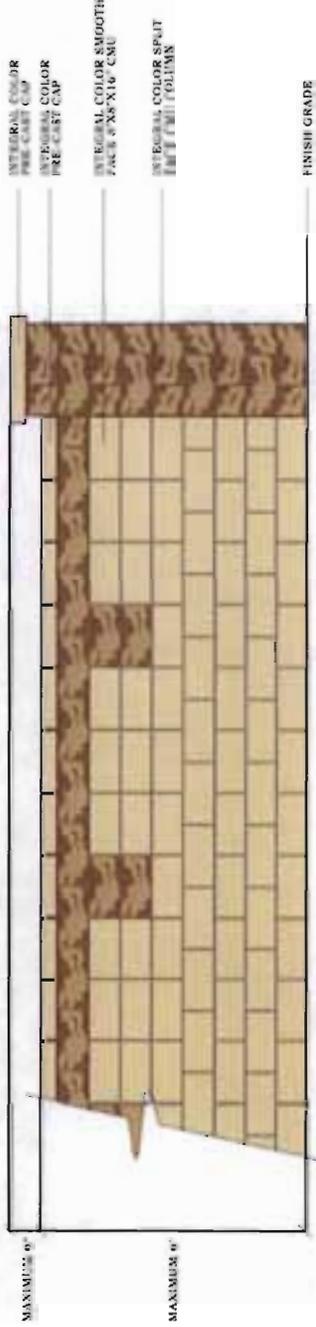


The Riverview

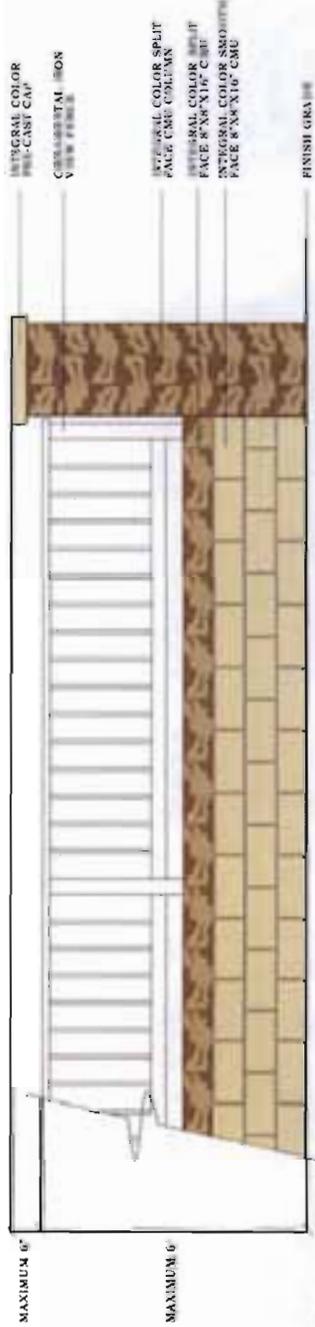
A PLANNED AREA DEVELOPMENT



THEME WALL



SECONDARY WALL



VIEW WALL

EXHIBIT I

PROJECT WALL TYPES AND ELEVATIONS

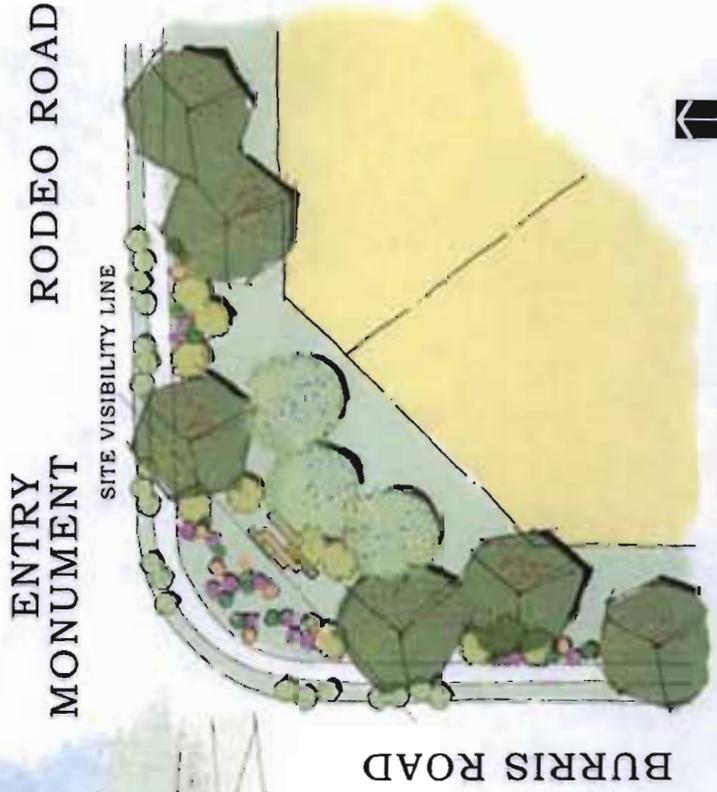
NOT TO SCALE



The Riverview

A PLANNED AREA DEVELOPMENT

Manhard Consulting, Ltd.



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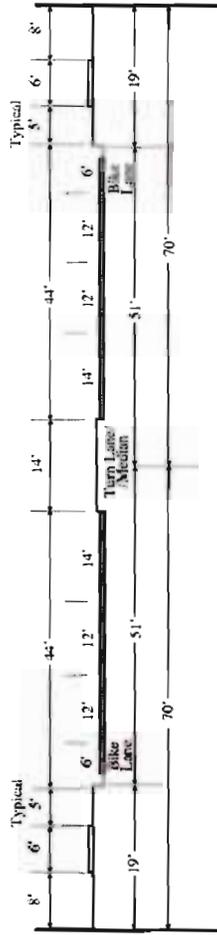
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The Riverview

A PLANNED AREA DEVELOPMENT

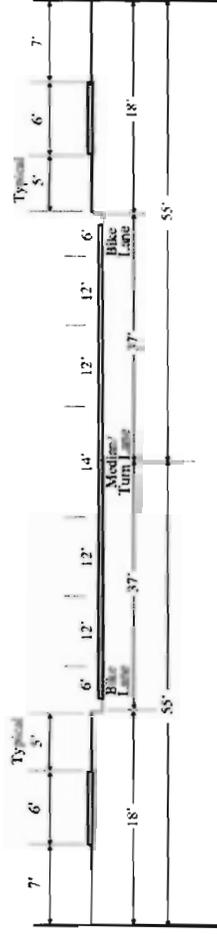


PRINCIPAL ARTERIAL
(BURRIS ROAD)



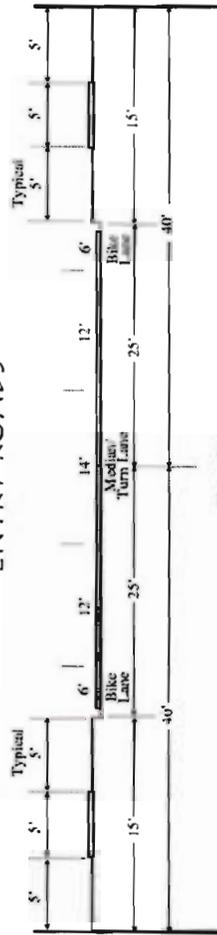
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MINOR ARTERIAL
(RODEO ROAD)



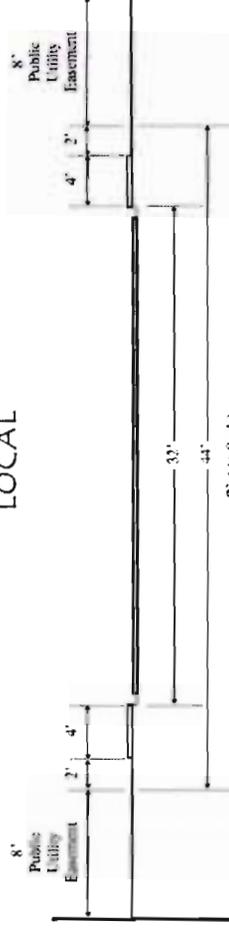
(Not to Scale)

PROJECT COLLECTORS
ENTRY ROADS



(Not to Scale)

LOCAL



(Not to Scale)





APPENDIX

Appendix 1 – Alta Survey

Appendix 2 – Surrounding Ownership Titles Results







SCOTT & TRAILERS
PO BOX 10515
CASA GRANDE, AZ 85230
503-33-003

ROCHELLE MAGIG
9075 S. 1330 EAST
SANDY, UTAH 84094
503-33-010-E
503-33-014

131 RODEA/BURRIS LIMITED PSHIP
5040 E. SHEA BLVD. STE 254
SCOTTSDALE, AZ 85254
PARCEL: 503-33-002-B
503-32-001

PACIFIC GOLD PROPERTIES, LLC
1215 S. 175TH AVE.
GOODYEAR, AZ 85338
503-32-003-03

JEAN SIMMONS
407 W. MAIN AVE.
CASA GRANDE, AZ 85222
503-32-003

