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Vista Ranch

Located in the Southwest Corner of Kortsen Road and I-10

PAD Planned Area Development

Prepared For:
City of Casa Grande, Arizona

Submittal Date: March 24, 2006

Revised: May 17, 2006



OLSSON ASSOCIATES

Celebrating 50 Years

Vista Ranch

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Planned Area Development Prepared for:
City of Casa Grande, Arizona
Submitted: March 2006
Revised May 2006

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Planned Area Development (PAD)

Table of Contents

- 1.0 Purpose of the Request**
- 2.0 Property Location and Description**
 - 2.1 Location
 - 2.2 Existing Site Conditions
- 3.0 Vista Ranch Project Overview**
 - 3.1 Land Use
 - 3.2 Commercial Land Use
 - a. Permitted Use
 - b. Setbacks and Building Heights
 - 3.3 Open Space
 - 3.4 Residential Land Use
 - 3.5 Circulation
 - a. Street Circulation
 - 3.6 Landscaping
 - 3.7 Drainage
 - 3.8 Utilities and Infrastructure
 - a. Sewer
 - b. Domestic Water
 - c. Electric
 - d. Natural Gas
 - e. Telephone
 - f. Sanitation
 - g. Underground Utilities
 - 3.9 Emergency Services
 - 3.10 Home Owners Association

4.0 City of Casa Grande Residential Design Standards for Planned Area Developments

5.0 Residential Design Standards

5.1 Mandatory PAD Layout and Design Standards

- a. Open Space
- b. Single-Family Lot Sizes
- c. Setbacks
- d. Manufactured Homes
- e. Multi-Story Homes
- f. Streetscapes and Entrances
- g. Front Yard Landscaping
- h. School Sites

5.2 Mandatory PAD Residential Architecture Standards

- a. Floor Plans and Elevations
- b. Roofs
- c. Garages
- d. Patio Covers
- e. Additions and Modifications

5.3 Additional Requirements for PAD Residential Architecture

- a. Incorporate a Variety of Durable Materials and Finishes
- b. Provide a Unique Architectural Style
- c. Provide Significant Architectural Features
- d. Applicant's Choice – Increased Color Schemes and Enhanced Perimeter Walls
- e. Substitute Standards

6.0 Development Team

Vista Ranch

Planned Area Development (PAD)

Exhibits

- A. Legal Descriptions & ALTA Survey
- B. Vicinity Map
- C. Conceptual Land Use Plan
- D. Conceptual Landscape Master Plan
- E. Conceptual Entry Monument Plan
- F. Conceptual Trails and Open Space Plan
- G. Conceptual Theme Wall Design
- H. Typical Collector Streetscape
- I. Surrounding Property Ownership
- J. Phasing Plan



Planned Area Development (PAD)

1.0 Purpose of Request

The creation of **Vista Ranch**, a unique and innovative mix of residential and commercial land uses, is yet another example of the dedication that Matthew Werner and Vista Land Ventures, LLC, have to the sensible and quality growth of the City of Casa Grande. As part of the effort to create this exciting community, incorporating open space uses, varying residential densities and vital commercial areas, the Owners are requesting that the property, located at the southwest corner of Interstate 10 and Kortsen Road be rezoned to a Planned Area Development (PAD).

The City Council has already considered and approved an amendment to the City's General Plan that modifies the General Plan to make this site ideal for the vision that the Owners have for **Vista Ranch**. The overall design of **Vista Ranch** is depicted in the map attached as Exhibit A, and is legally described in Exhibit B.

Vista Ranch is perfectly designed for this area, as it places an extensive revenue generating commercial center and higher density residential spaces along Interstate 10, which is ideal to take advantage of the access that the freeway provides. The commercial and high density areas also act as a natural buffer between the freeway and the lower density residential portions of the project.

Vista Ranch will also be a testament to the Owners' belief in the importance of recreational spaces including connectivity to linear parks and trails that run through the City. These expansive areas within **Vista Ranch** are intended to bring the community together, and make this project a source of pride for its residents and for the City of Casa Grande.

Vista Ranch

Planned Area Development (PAD)

2.0 Property Location and Description

2.1 Location

The **Vista Ranch** development consists of a total of 318.5-acres, and is generally located South of Kortsen Road and west of Interstate 10 within the City of Casa Grande Corporate limits. The Property is located within Section 14, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, in the City of Casa Grande, Pinal County, Arizona. The Property is generally bounded on the north by Kortsen Road, the east by I-10, and to the west by the Henness Road alignment. The surrounding property has been or is being planned for residential growth compatible with the plan presented in this application.

2.2 Existing Site Conditions

Historically the Property was used for agricultural purposes, and was irrigated farmland situated on generally flat terrain. The Property slopes gradually towards the northwest. In addition, there is an off-site drainage facility that starts along I-10 and runs northwest across the property to the northwest corner where it proceeds north to the Santa Cruz Wash.



Planned Area Development (PAD)

3.0 Vista Ranch Project Overview

3.1 Land Use

Vista Land Ventures has consistently created communities within the City of Casa Grande that will immediately become an intricate part of the community, and **Vista Ranch** is designed to continue this tradition. **Vista Ranch** is an ideal combination of varying residential densities and commercial centers necessary to serve the day to day needs of residents, but is also a community in every sense, providing extensive trails and family sports parks that will serve to bring residents together.

The **Vista Ranch** PAD is intended as an example of what great communities should be, and is designed to exceed the requirements imposed by the City of Casa Grande Residential Design Standards for Planned Area Developments.

The purpose and objectives of this PAD are to:

- Develop another great community in Casa Grande which seamlessly incorporates residential and commercial uses with innovative and connective trails and family sports parks.
- Promote quality development consistent with the goals and policies of the City's General Plan.
- Develop a sustainable community plan that is economically feasible, responsible and capable of being implemented in a flexible manner that is conducive to future growth.
- Provide for comprehensive planning that ensures the orderly development of the property in relation to the surrounding community.
- Establish development standards that allow for diversity through a variety of residential housing types and densities.

3.2 Commercial Land Use

The commercial area designated within **Vista Ranch** consists of approximately 60 acres ideally located off of the planned I-10 interchange. This commercial area is to be developed as a major commercial retail and service area, providing a wide range of services to the residents of **Vista Ranch**, in addition to providing a number of high quality employers and substantial tax revenue to the City. The Casa Grande General Plan transportation element designates Kortsen Road as the location for a future interchange with Interstate 10, which will be of great benefit to the growth of this commercial center.

Vista Ranch

Planned Area Development (PAD)

The **Vista Ranch** commercial land shall be subjected to all regulations and development standards currently in place at the time of development, subject to the terms and conditions of this development guide. All commercial development, including but not limited to, ingress and egress, building elevations and setbacks, buffering, fence heights, parking lot setbacks, landscaping and signage is subject to "Major Site Plan" review process and the standards and uses identified in this development guide.

a. Permitted Uses

The following uses will be permitted within the **Vista Ranch** Commercial Land:

- Animal hospital/veterinarian office without outdoor kennels;
- Appliance repair;
- Appliance sales and service;
- Art gallery/museum;
- Athletic club;
- Automobile service stations;
- Automobile washing establishments;
- Automobile, auto body repair, boat, recreational vehicle repair;
- Automobile, boat or recreational vehicle sales, maintenance and rental;
- Bakery with on-site sales and less than 3,500 square feet;
- Banquet Facility;
- Banks and other savings and lending institutions;
- Barber shop;
- Beauty parlor/Beauty salon, including retail sales;
- Blueprint shop and photo processing;
- Bowling alley;
- Building material sales yard, including sand and gravel (to be located in an enclosed building if located next to residential district);
- Business and office machine sales, service and repair shop;
- Business, technical or vocational school;
- Call centers;
- Candy and ice cream store;
- Churches/synagogues;
- Cigar and tobacco store;
- Clothing store, clothing and costume rental shop;
- Commercial recreation;
- Community center or meeting hall;
- Convenience food stores, including accessory gasoline sales;
- Costume dressmaking, furrier, millinery or tailor shop employing five persons or less;
- Dancing or theatrical studio;
- Day care and other childcare facilities;

Vista Ranch

Planned Area Development (PAD)

- Delicatessen and catering establishment;
- Dry cleaning and laundry establishment;
- Electronics store;
- Equipment rental or storage yard;
- Essential public service or utility installation;
- Exterior storage of goods and material provided that all goods and material are screened from view from adjacent properties and rights-of-way;
- Feed store including yard;
- Florist;
- Game rooms, pool halls;
- Garden Supply Store;
- General retail businesses engaged in direct sales to the ultimate consumer;
- General service uses including business, personal and professional service establishments;
- Hardware store;
- Home furnishings store;
- Hospital;
- Hotel or motel;
- Interior decorator's shop;
- Jewelry/Watch sales, service and repair;
- Large multiple use shopping center;
- Large single retail use shopping center;
- Laundromat, self service;
- Liquor store;
- Lock and key shop;
- Mail order catalog store;
- Medical, dental or health clinic;
- Museum;
- Music studio;
- Newsstand;
- Offices;
- Optician;
- Parking garages;
- Photographic studio;
- Private clubs, fraternity, sorority or lodge;
- Radio and television studio;
- Public buildings;
- Rental storage, mini-warehouse, mini-storage facilities;
- Restaurants;
- Schools, public or private;
- Shoe repair and shoe shine shop;
- Tavern, bar or lounge;
- Taxidermist;

Vista Ranch

Planned Area Development (PAD)

- Theatre, movie theater;
- Tire sales, repair and mounting;
- Upholstery shop;
- Video arcade;
- Video sales and rental;
- Additional retail and office uses similar in nature to those specially listed above shall also be permitted

b. Setbacks and Building Heights for Commercial Land Use Areas

Front Setback – 35 feet

Rear Setback – 15 feet (non-residential); 40 feet (residential)

Side Setback – 15 feet (non-residential); 30 feet (residential)

Corner Setback – 25 feet

Building Height – 45 feet ⁽¹⁾

Residential Boundary – 45 feet ⁽²⁾

Building separation – 15' (single story); 20'(multiple story)

⁽¹⁾ structures may be erected to a height over 45 feet provided buildings over 35 feet in height shall be subject to additional fire protection as determined by the City of Casa Grande's Fire Chief.

⁽²⁾ commercial development directly adjacent to residential, and sharing a common property, a minimum 15' wide landscape area, with 36" box trees spaced 20' on center.

3.3 Open Space

The **Vista Ranch** PAD is designed around the open space areas, with these areas forming the vital core of the development and providing connectivity to trails extending throughout the City. The greenbelt area that dominates the center of the development will serve to link the various residential areas, and will serve as a community gathering point. Family sports parks are located throughout this area, and within the neighborhoods themselves. These sports parks will provide ample space for recreational activities of individual families, and could potentially serve as gathering points for organized neighborhood recreational leagues. This area will also contain child friendly recreational areas, bike paths and trails.

Another centerpiece of this open space area will be the linear parks that meander through the property. The open space plan is what will set **Vista Ranch** apart from other developments in the area.

Vista Ranch

Planned Area Development (PAD)

3.4 Residential Land Use

The majority of **Vista Ranch** will be developed for single-family residential and multifamily residential land uses where the single-family residential lots will range from 6,000 to 8,000 square feet, and the multifamily areas shall have a maximum density of 16 units per gross acre.

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 10' setback, and stagger up to 13' every 4th home with a side entry garage. Homes with livable areas in front of garages shall maintain a minimum 10' setback.

⁽²⁾ Porches or patio covers that are open on at least three sides shall be allowed up to a 10' encroachment into the minimum rear yard setback. A 2' maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, entertainment centers, 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, a 2' maximum setback encroachment shall be allowed for building eaves, roof gutters, chimneys, bay windows, and ornamental features, such as architectural pop-outs. All rear access gates shall be located on the 10' side yard setback

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

Vista Ranch

Planned Area Development (PAD)

Multifamily Residential Setbacks and Building Height

Front Yard Setback – 20'
Rear Yard Setback – 20'
Side Yard Setback – 15' or 20' ⁽¹⁾
Corner Yard Setback – 20'
Building Height – 35'

(1) A minimum 15' side yard setback is permitted for townhome and ranch condo clusters.

Multifamily development shall be subject to major site plan review and/or preliminary plat/final plat, depending on multifamily uses for this site.

3.5 Circulation

a. Street Circulation

All public streets proposed within **Vista Ranch** will conform to existing Casa Grande standards. The primary access to the property will be off Kortsen Road. The street circulation system is designed to discourage through traffic within residential neighborhoods and to encourage vehicles to use the internal collector and arterial roadway. To achieve this, the collector roadway is designed to provide convenient access to and from residential neighborhoods, and direct traffic to the main entry points. The network of trails within the project will also encourage alternative forms of transportation, thereby reducing the burden on local and arterial roadways.

3.6 Landscaping

As illustrated by the Conceptual Landscape Plan (Exhibit D), **Vista Ranch** will contain a significant amount of landscaped and/or turfed areas. Shade trees and other landscaping will be provided along the collector streets, in medians, at entry points and around the private and public recreational areas. At least 50% of perimeter and commercial area trees will be 24" box or larger. The landscaping contained within the common and open space areas, in addition to all landscaping within rights-of-way (except the City shall maintain landscaping within arterial roadway medians), will be maintained by the Association. An illustration of the types of plants that may be incorporated into the landscaping plan is incorporated as Exhibit D.

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

Vista Ranch

Planned Area Development (PAD)

3.7 Drainage

All drainage issues are addressed in the *Master Drainage Report* for **Vista Ranch** prepared by Erie and Associates in 2006. At the time of the preliminary plat, the site will be designed such that the offsite flows will be conveyed through the site and the onsite flows will be retained for the 100 year, 1 hour storm event.

3.8 Utilities and Infrastructure

a. Sewer

Sewer service will be provided for the Property by the City of Casa Grande. The developer is currently working with the City Engineer to evaluate the wastewater collection methodology from an engineering and economic standpoint to devise a solution that best serves the City and the **Vista Ranch** project. The proposed wastewater collection system is more particularly described in the *Master Wastewater Plan* prepared by Olsson Associates in 2006 and will be prepared and submitted at the time of the preliminary plat.

b. Domestic Water

The Property is located within the CC&N limits of Arizona Water Company (AWC). Preliminary meetings with representatives of AWC have indicated that adequate water supply (storage and pressure) is available to serve the **Vista Ranch** Project. There is an existing 24" water main in Kortsen Road to the northwest corner of the Project. An existing 16" water main is also along the west property line. The existing 24" water main in Kortsen Road is planned to be extended east along the Project frontage. The proposed water supply system is more particularly described in the *Master Water Plan* prepared by Olsson Associates in 2006.

c. Electric

Electrical power will be supplied to the Property by Hohokam Irrigation and Drainage District or APS. Supplier will be determined towards commencement of final design.

d. Natural Gas

The developer may choose to use natural gas for the project. Currently, Southwest Gas has existing gas lines along Kortsen Road.



Planned Area Development (PAD)

e. Telephone

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

f. Sanitation

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

g. Underground Utilities

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

13.9 Emergency Services

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

13.10 Home Owners Association

A Home Owners Association (HOA) will be created for the **Vista Ranch** development to manage all common landscaping, open space areas, and facilities.

The residential, multifamily, and commercial portions of **Vista Ranch** will be controlled by Conditions, Covenants, and Restrictions (CC&Rs) developed by the HOA. The CC&Rs will be submitted to the City of Casa Grande Planning and Zoning Department prior to recording of any subdivision plats.

Vista Ranch

Planned Area Development (PAD)

4.0 City of Casa Grande Residential Design Standards for Planned Area Developments

The City first adopted and published the Residential Design Standards for Planned Area Developments (the “Design Standards”) in July of 1999, and printed an updated version in 2003. As stated in the Design Standards, the purpose of these standards is to “aid in fostering diversity within new residential PADs relative to overall PAD design, lot sizes and architecture,” thus maintaining the City’s primary objective of providing “diversity, sustainability, and innovation” within the PAD zone. The Owners have expended considerable effort to ensure that **Vista Ranch** achieves the objectives of the Design Standards, but also exceeds the City’s expectations in creative ways.

Vista Ranch

Planned Area Development (PAD)

5.0 Residential Design Standards

Vista Ranch has been designed to incorporate the City of Casa Grande's Residential Design Standards. The following outlines how the project meets and exceeds these Standards.

5.1 Mandatory PAD Layout and Design Standards

a. Open Space

Open space areas have been designed to tie into future regional links throughout the site and to provide internal buffers from the multifamily and the commercial uses proposed in this plan. In addition to the numerous trails that meander through the project, there will also be family sports parks, bike trails, and a dedicated trail along the greenbelt through the project. The project will incorporate these innovative ideas while conforming with the 15% open space requirement set forth in the City's Design Standards for the single-family portions of the development.

Project-wide open space will be landscaped to provide intimate inviting recreational areas and on-site greenbelt corridors. The internal project specific open spaces will be strategically located for high visibility and usability. Neighborhood entries, as well as many of the local roads will terminate with views of into open space areas where appropriate. The greenbelts will serve as non-vehicular connections throughout the site, increasing the use of alternative modes of transportation within the neighborhoods and to and from the commercial center. A 200' minimum landscape buffer already exists between residential parcels and Interstate 10 to aid in buffering residents from highway noise.

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

A noise attenuation study shall be provided to the City that will recommend the minimum landscaping buffer required between residential areas within Vista Ranch and Interstate 10.

b. Single-Family Lot Sizes

Per the Design Standards, no single-family lot shall be less than 6,000 square feet in area nor have a width less than fifty-five feet. Each lot within the single-family



Planned Area Development (PAD)

component of **Vista Ranch** shall have a minimum lot width of 55 feet and range in size from 6000 to more than 8400 square feet. In addition, many lots will be oversized due to the cul-de-sacs and knuckles that are integrated into the plan. The proposed lot mix is an integral part of the Developer's ability to construct a diverse and sustainable community that will meet the lifestyle demands of the family housing market.

c. Setbacks

The Design Standards require that a minimum 10-foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard. Our proposal is to provide 5' and 10' side yards on interior lots, and 5' + 10' Tract/PUE on corner lots. **Vista Ranch** also proposes staggered front yard setbacks of 20' to 23' from property line on every fourth home, and minimum rear yards of 20'.

d. Manufactured Homes

No manufactured homes are being proposed within the Family Community of **Vista Ranch**.

e. Multi-Story Homes

No multi-story homes shall be built adjacent to established single story subdivisions. Multi-story homes will be allowed at all other locations within **Vista Ranch**.

f. Streetscapes and Entrances

The main entrance monument signs at **Vista Ranch** feature a western theme. Increased landscaping and night lighting creates a sense of arrival for residents and easily satisfies the Design Standards requirement. All other entry points will feature subordinate features repeating the design, color and material of the main entry monument.

The streetscape will be enhanced by landscape improvements along all roadways. Minimum 15-gallon street trees will be provided at a minimum of 25-foot intervals along both sides of all collector and arterial roadways within the **Vista Ranch** community. A minimum 10-foot wide landscape tract will be provided between every residential and adjacent arterials and collectors. **Vista Ranch** will also feature a concrete multi-use path that will wind throughout the community and provide residents with yet another opportunity to explore the area.

g. Front Yard Landscaping



Planned Area Development (PAD)

Front yard landscaping will be provided by the homebuilder for all homes within the **Vista Ranch** Community within 30 days of occupancy. A selection of front yard landscape packages will be offered to the homebuyer. The homebuyer will be responsible for maintaining their front yard landscaping. Front yard landscaping will include a variety of water conserving plants, a minimum of two 15-gallon trees, 5-gallon shrubs or accent plants, 1-gallon ground cover plants, an automatic irrigation system, and decomposed granite topping or decorative rock. Turf may also be offered as a front yard landscape option; however, turf area shall not exceed 20% of front yard area, and shall be separated from non-turf areas by landscape curb materials. Decomposed granite or decorative rock, river rock or boulders will cover all exposed ground surfaces that are not planted. Three standard landscape plans will be offered for each of the lot sizes within the **Vista Ranch**.

h. School Sites

No school sites are planned within the **Vista Ranch** Community, but agreements have been reached with the elementary school district. Agreements with the high school district are currently being negotiated.

5.2 Mandatory PAD Residential Architecture Standards

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

The requirements stated here provide a preview of the residential architectural design of this development. The housing products for **Vista Ranch** are currently being designed to meet the Casa Grande Architectural Standards. All home designs shall strictly adhere to Section IIA, Mandatory PAD Residential Architectural Standards, and to Section IIB, Additional Requirements for PAD Residential Architecture. The final design plans, including floor plans and elevations, will be submitted to the City Planning and Zoning Commission for their review and approval.

In complimenting the residential architecture, the overall Project theme is extended to monuments and decorative walls. Each parcel within the Project will take on it's own unique personality by using a variety of floor plans, elevations, materials, and colors.

The character of **Vista Ranch** will be highlighted by a theme carried through common amenities, with more traditional southwestern influenced designs in housing products to blend the overall diversity. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, materials, and colors.



Planned Area Development (PAD)

a. Floor Plans and Elevations

House elevations will be coordinated so that there are no consecutive front elevations of the same plan, and no front elevations directly facing each other. There also will not be more than three consecutive rear home elevations from the same plan backing to an arterial or collection in or along **Vista Ranch**.

A minimum of 5 per product type, each with distinct elevations, will be provided for each of the 5 product types within **Vista Ranch**. An overlap of floor plans and elevations between parcels is expected. Of the minimum nine floor plans and elevations being offered within the Community, each will have a unique color scheme which coordinates with its architectural style and material palette.

A variety of stone veneers, decorative coins, wrought iron railing and wall details, decorative concrete railings and clay pop outs, will be incorporated and utilized. Pop outs shall be included on 4-sided home elevations. The variety of materials and colors will extend the diversity of appearance in contrast to existing color schemes.

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

b. Roofs

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

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

c. Garages

On lots where side entry garages can be accommodated (i.e. 65' wide or wider lots) one floor plan per product type will be designed with a standard side entrance garage. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet. At least one floor plan per parcel or product type shall have the livable area or a porch of the home forward of the garage. Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

d. Patio Covers

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

e. Additions and Modifications

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

5.3 Additional Requirements for PAD Residential Architecture

a. Incorporate a Variety of Durable Materials and Finishes

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



Planned Area Development (PAD)

b. Provide a Unique Architectural Style

The overall theme of the Project will be supported by architectural designs. In complementing the residential architecture, the theme is extended to monuments, decorative walls, and to the streetscape furnishings. Each parcel within the Project will take on its own unique personality by using a variety of floor plans, elevations, materials, and colors.

c. Provide Significant Architectural Features

Elevation treatments will include architectural details to include window and door reliefs, louvered vent treatments, key stone designs at raised door, window and entry detail areas including pop-outs or shutters on front elevation windows. All homes which have side elevations visible from the side streets shall have design elements to enhance this elevation. Front porches will be offered as standard or optional features on some homes.

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

There will be six distinct color palettes offered on each product type within the community of **Vista Ranch**. An overlap of colors will be expected in each parcel. Each color scheme will be represented by two distinct exterior colors. This, in combination with a variety of veneer materials and roof tiles, will give considerable diversity of color schemes. Garage doors may be painted body color to lose prominence. There will be not more than two consecutive homes with the same color scheme.

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

Planned Area Development (PAD)

e. Substitute Standard

As a substitute to the standards listed above, one or more of the following standards maybe incorporated into the final subdivision design:

- i) Front Loaded v. Side Loaded Garages. Reducing the number of standard front loaded garages by having at least 1 floor plan per project or product type with the garage orientated towards the rear of the home as a standard feature or offering 2 or more floor plans with side-loaded garages on lots where they can be accommodated (i.e. 65' wide or wider lots)
- ii) Two-Story Homes. Reducing the impact of two-story homes by providing second story plane changes and/or providing multiple roof changes to enhance the visual character of the second story.
- iii) Windows. Placing additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or offering bay windows on elevations facing streets and open space areas.
- iv) Housing Elevations. Providing one elevation per project that uses flat roof, e.g., Santa Fe or Pueblo architectural style and elements.
- v) Additional Applicant's Choice. Providing a creative or design innovative alternative.



Planned Area Development (PAD)

6.0 Development Team

Developer

Vista Land Ventures, LLC
2990 South Durango Drive
Las Vegas, Nevada 89117
Contact: Matthew Werner
Telephone: (702) 658-9800
Fax: (702) 549-2312

Land Planning

Olsson Associates
7250 North 16th Street, Suite 210
Phoenix, Arizona 85020
Contact: J. Patrick Murphy
Telephone: (602) 748-1000
Fax: (602) 748-1001

Civil & Traffic Engineering

Olsson Associates
7250 North 16th Street, Suite 210
Phoenix, Arizona 85020
Contact: Clint Morris, PE
Telephone: (602) 748-1000
Fax: (602) 748-1001

Legal Council

Rose Law Group
7272 E. Indian School Road, Suite 360
Scottsdale, Arizona 85251
Contact: Jordan R. Rose
Telephone: (480) 505-3939
Fax: (480) 505-3925

Exhibit A
Legal Description and ALTA Survey

All that part of Section 14, Township 6 South, Range 6 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northeast corner of said Section 14;

thence South 00 degrees 20 minutes 19 seconds West along the east line of the Northeast Quarter of Section 14 a distance of 2,658.68 feet to the East Quarter corner of said Section;

thence South 89 degrees 56 minutes 53 seconds West along the South line of the Northeast Quarter of said Section a distance of 2,662.23 feet to the Center of said Section;

thence South 89 degrees 56 minutes 53 seconds West along the South line of the Northwest Quarter of said Section, a distance of 2,657.12 feet to the West Quarter corner of said Section;

thence North 00 degrees 18 minutes 22 seconds East along the West line of the Northwest Quarter of said Section a distance of 1,781.84 feet to a point 884.46 feet south of the Northwest corner of said Section;

thence South 89 degrees 19 minutes 27 seconds East a distance of 290.63 feet;

thence North 00 degrees 09 minutes 51 seconds East a distance of 886.73 feet to a point on the North line of the Northwest Quarter of Section 14, said point also being 288.43 feet East of the Northwest corner of said Section;

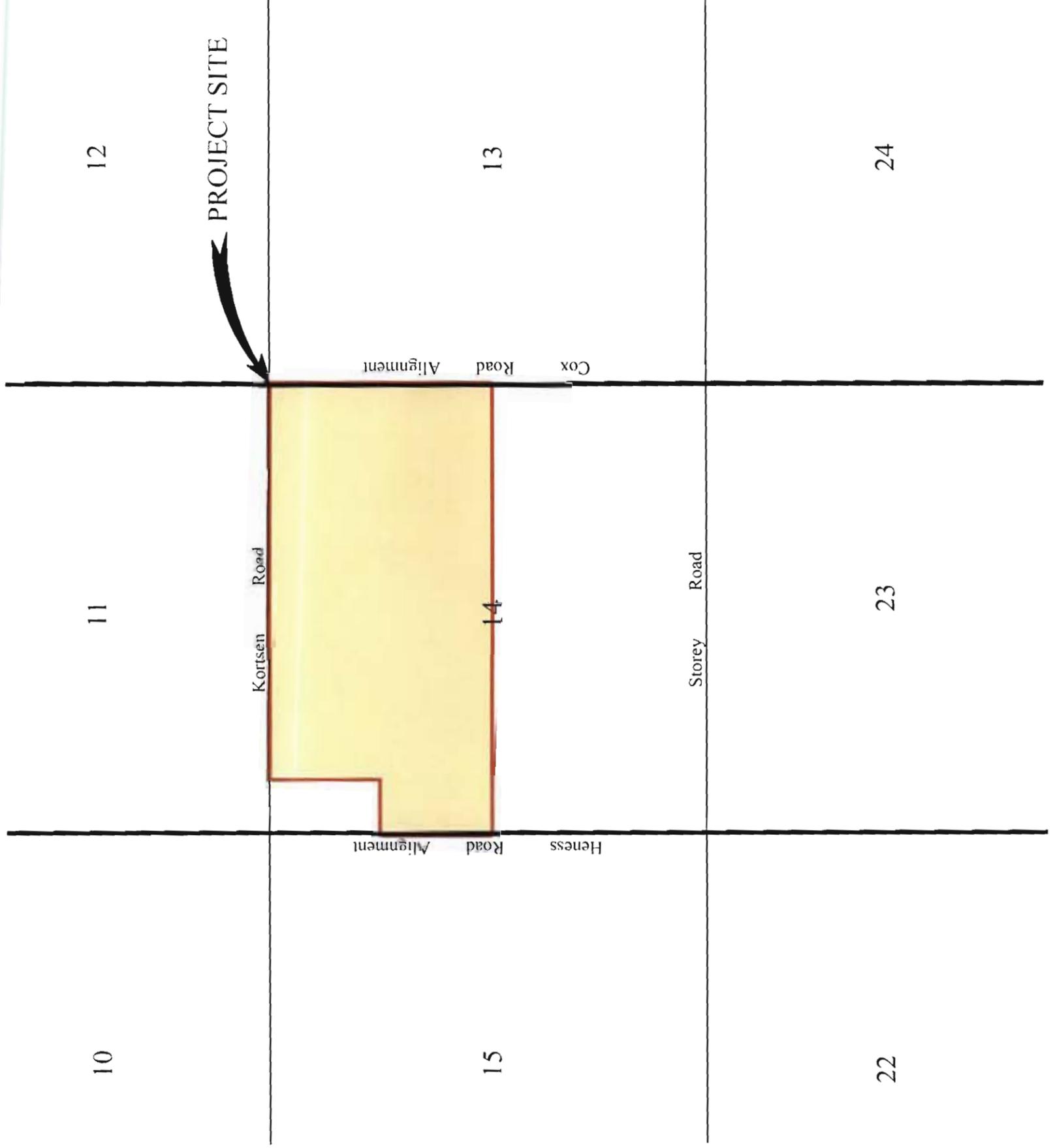
thence South 89 degrees 46 minutes 18 seconds East, a distance of 2,366.81 feet to the North Quarter corner of Section 14;

thence North 89 degrees 49 minutes 59 seconds East a distance of 2,665.61 feet to the Point of BEGINNING.

Containing 13,883,577.34 square feet or 318.723 acres, more or less.

Vista Ranch

Casa Grande



North
not to scale

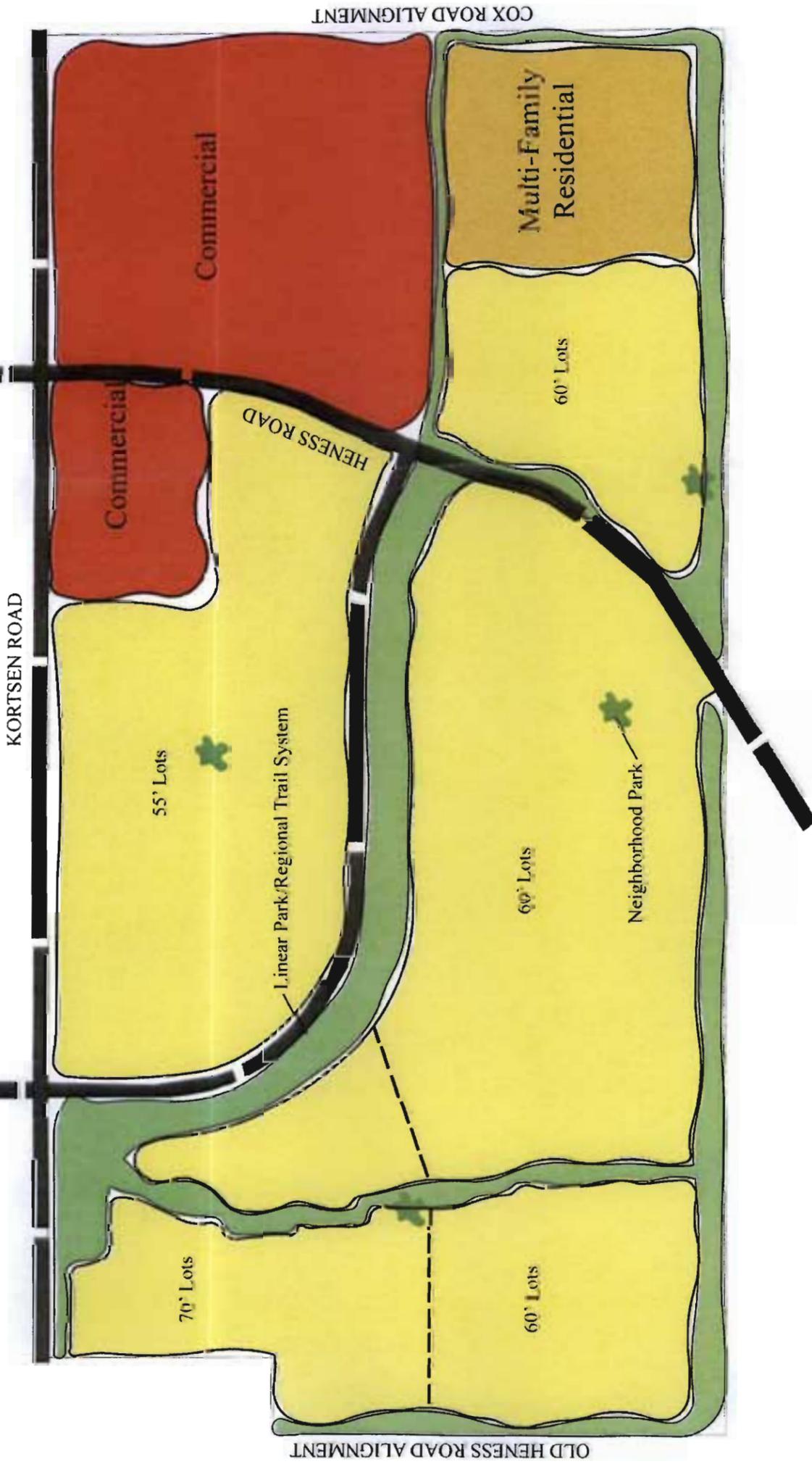
Vicinity Map
March 24, 2006
Revised May 17, 2006



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Vista Ranch

Casa Grande, AZ



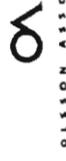
Land Use Data

Single Family Residential	240 Acres	792 Units
Multi-Family Residential	20 Acres	320 Units
Commercial	60 Acres	
Totals	320 Acres	1112 Units

Open Space 15% x Net Residential

Conceptual Land Use Plan

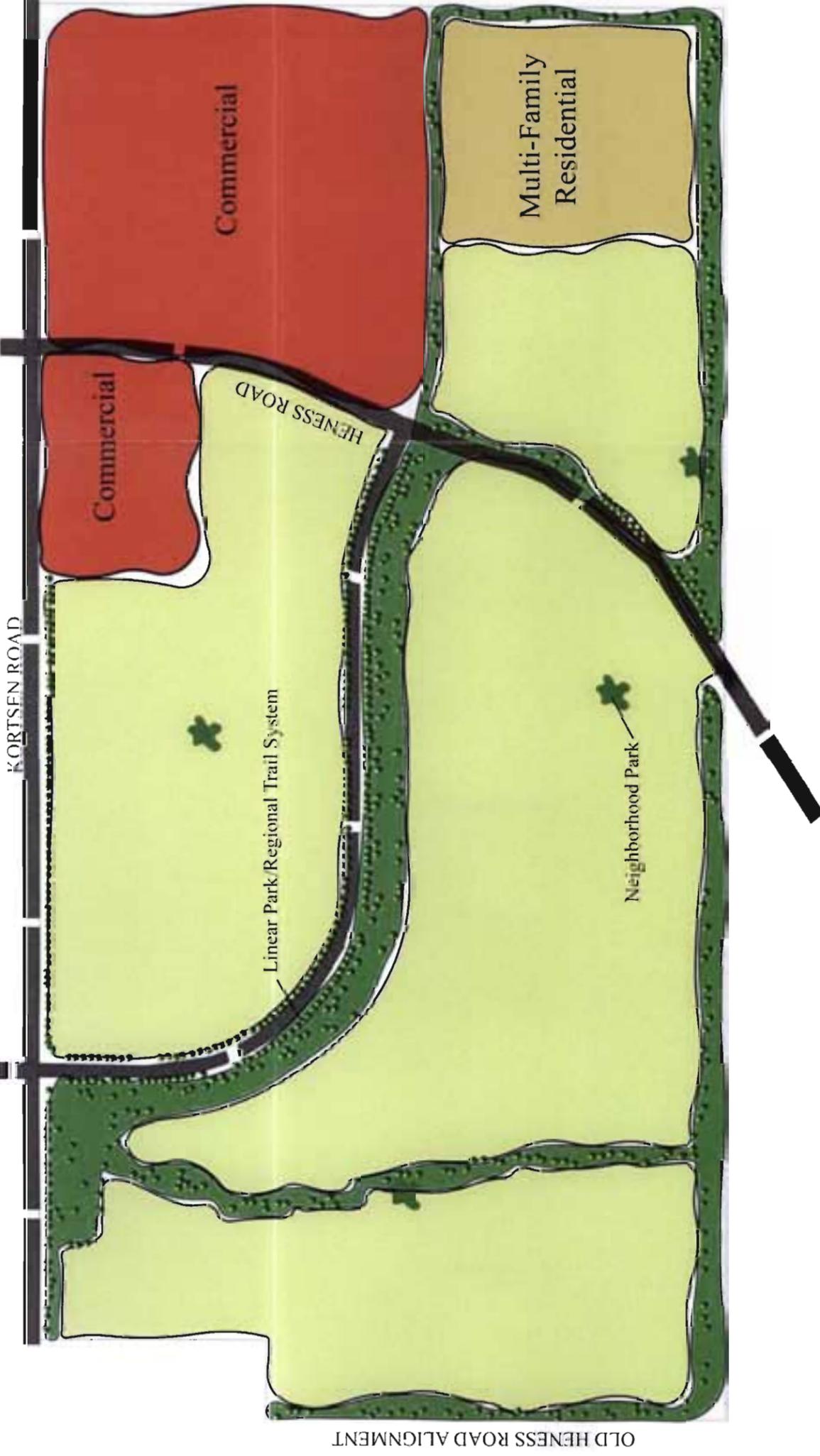
March 24, 2006
Revised May 17, 2006



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Casa Grande, AZ



Legend

PRELIMINARY PLANT LIST
Plants to be used in right of way of major street zones, natural open space zones, parks and entry features

COMMON NAME

TREES

- Small Acacia
- Willow Acacia
- Blue Palo Verde
- Arizona Ash
- Avocado Pine
- Chihuahuan Mesquite

SHRUBS/VINES

- Chihuahuan Sage
- Red Bird of Paradise
- Green Cloud Sage
- Chihuahuan Sage
- Cinnamaron Dwarf Sage
- Desert Rueella
- Feathery Senna
- Orange Jubilee

SUCCULENTS/ACCENTS

- Murphy's agave
- Toothless Sotol
- Red Yucca

GROUNDCOVERS/PERENNIALS

- Trailing Dalea
- Trailing Purple Lantana
- New Gold Lantana
- Blotch Sod

BOTANICAL NAME

- Acacia farnesiana
- Acacia salicina
- Cercocarpus floridanum
- Fraxinus velutina
- Pinus brutia spp. edulis
- Prosopis juliflora
- Begonia 'Barbara Kerst'
- Cercocarpus floridanum
- Leucophyllum frutescens 'Green Cloud'
- Leucophyllum leucophyllum
- Leucophyllum zysolobum 'Cinnamaron'
- Ruellia Pennsylvanica
- Senna Antimissouriensis
- Tecomaria stans v. Orange Jubilee

- Agave murpheyi
- Dasylirotia longissima
- Hesperaloe parviflora

- Dalea greggii
- Lantana monte-densis
- Lantana New Gold
- Hybrid Bermuda Sod



North

not to scale

Conceptual Landscape Master Plan

March 24, 2006

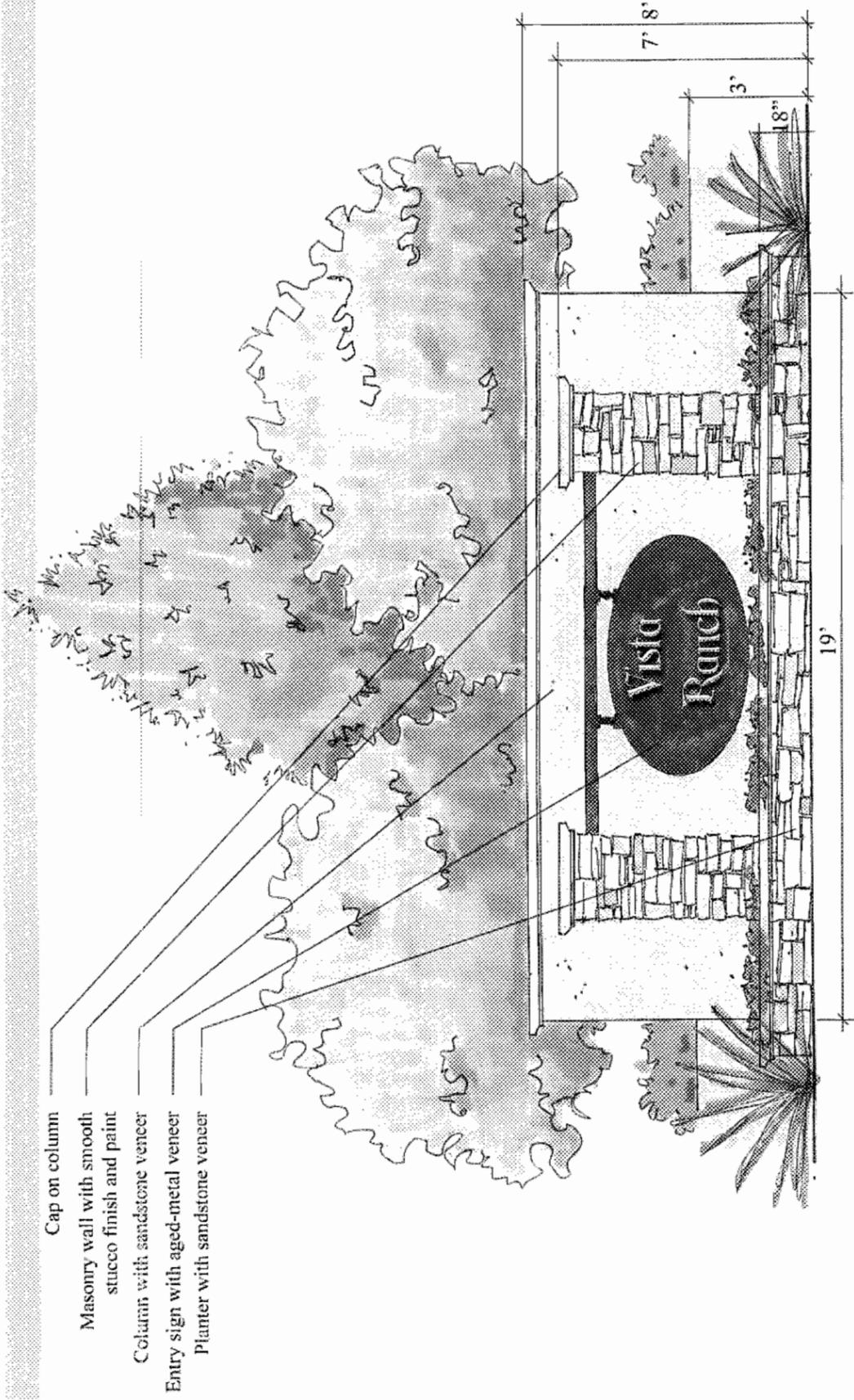
Revised May 17, 2006



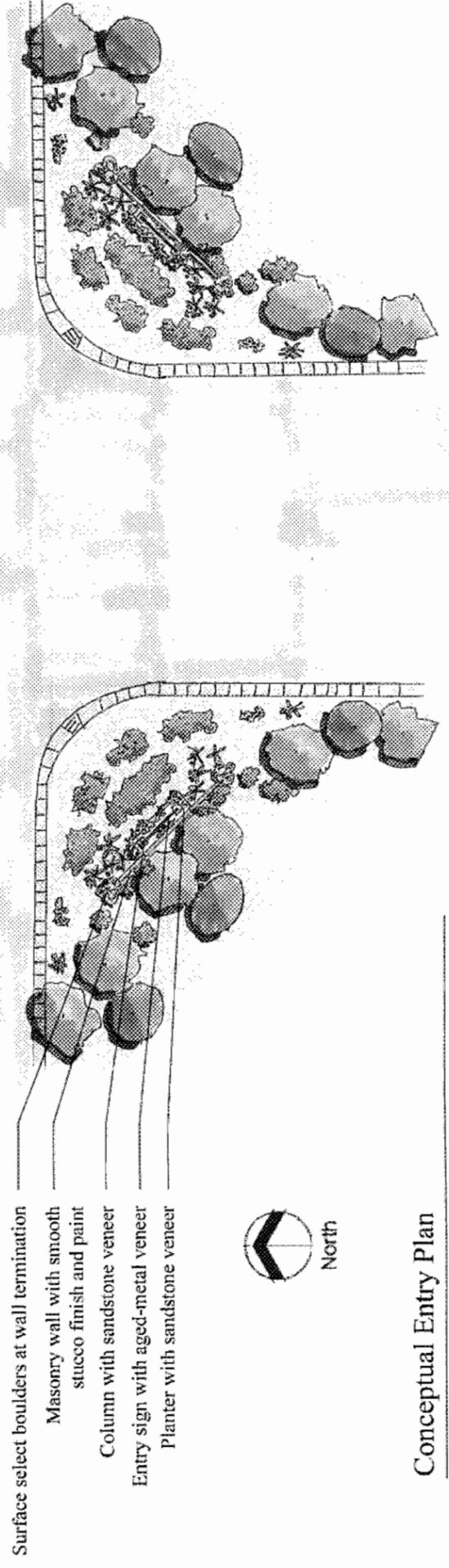
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Conceptual Entry Elevation



Conceptual Entry Plan

Conceptual Entry

March 24, 2006

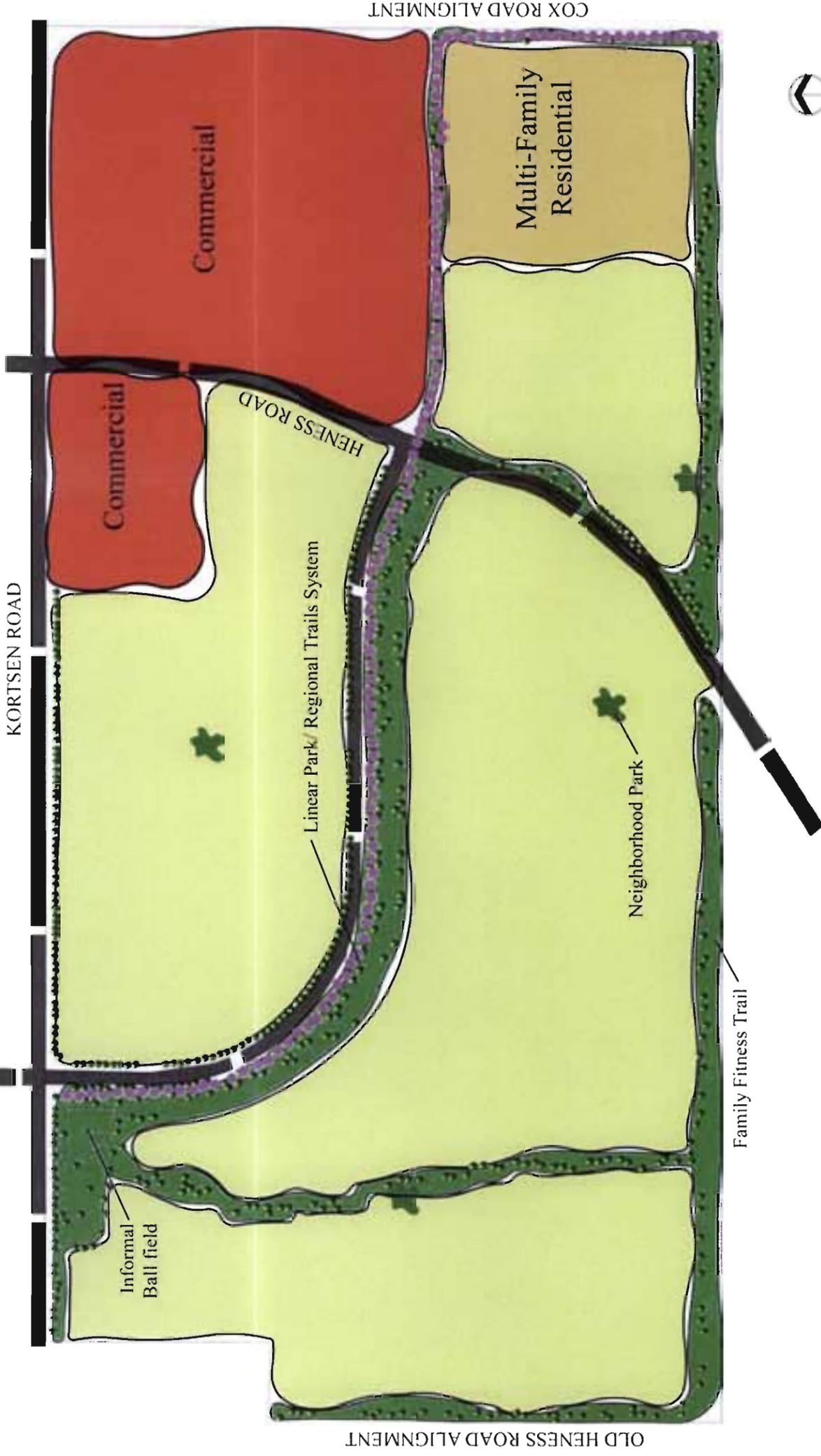
Revised May 17, 2006



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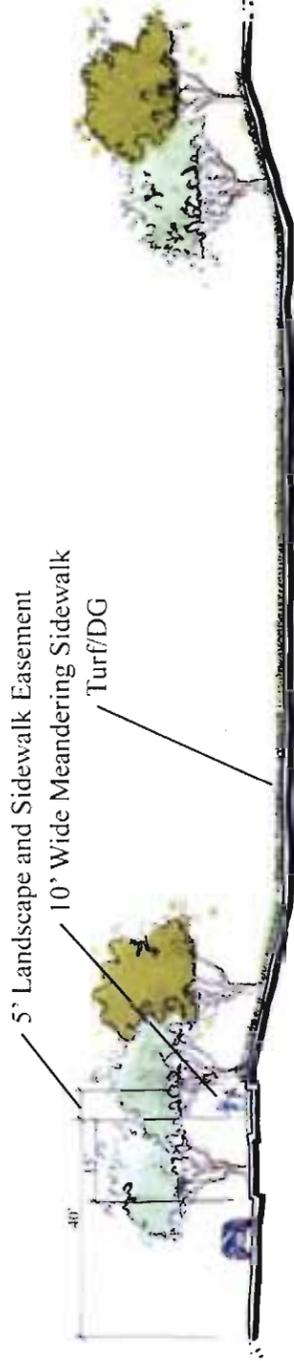
Legend

-  Trail System (6' wide)
-  Neighborhood Park
-  Commercial
-  Open Space/Retention

Neighborhood Park



The Miracle play structure shown above is an example only, and the client reserves the right to choose the make and layout of play equipment.



Typical Channel Section/Linear Kite Flying Park

Conceptual Trails and Open Space Master Plan

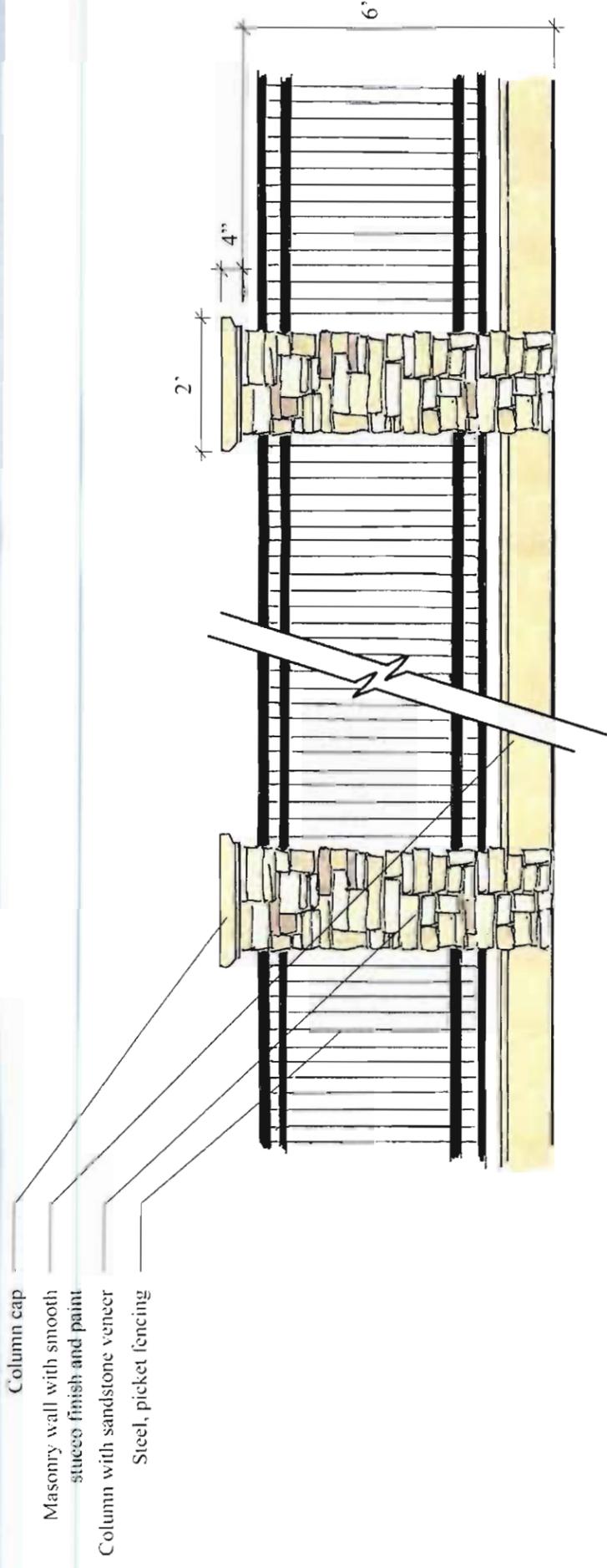
March 24, 2006
Revised May 17, 2006



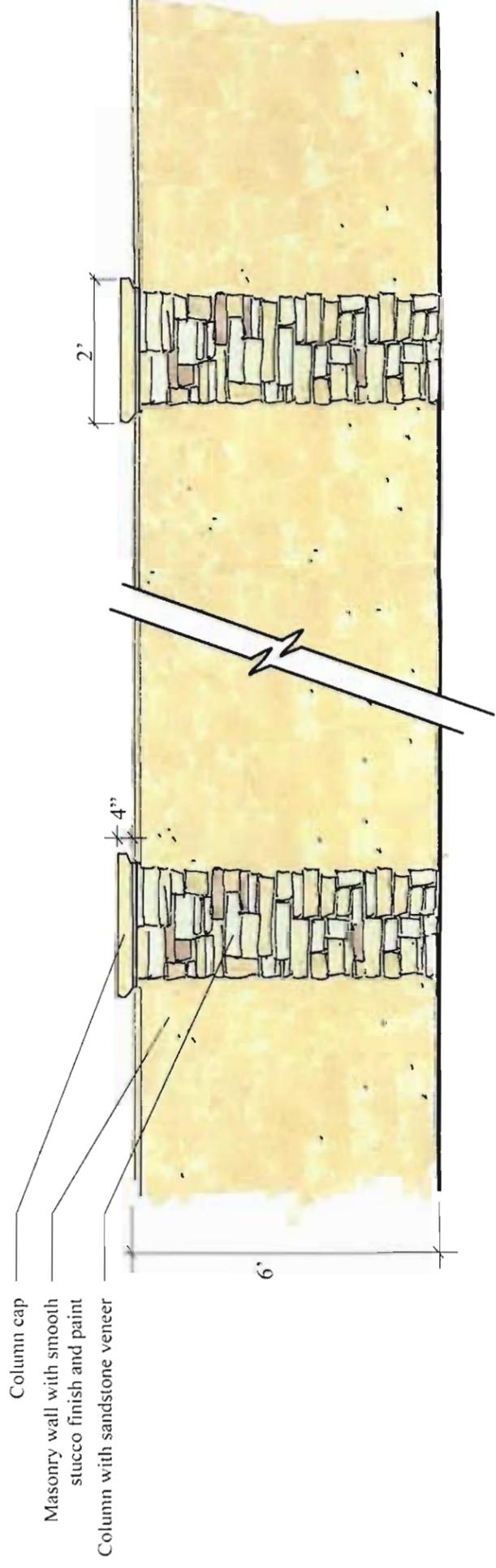
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View wall elevation



Wall elevation

Conceptual Wall Designs

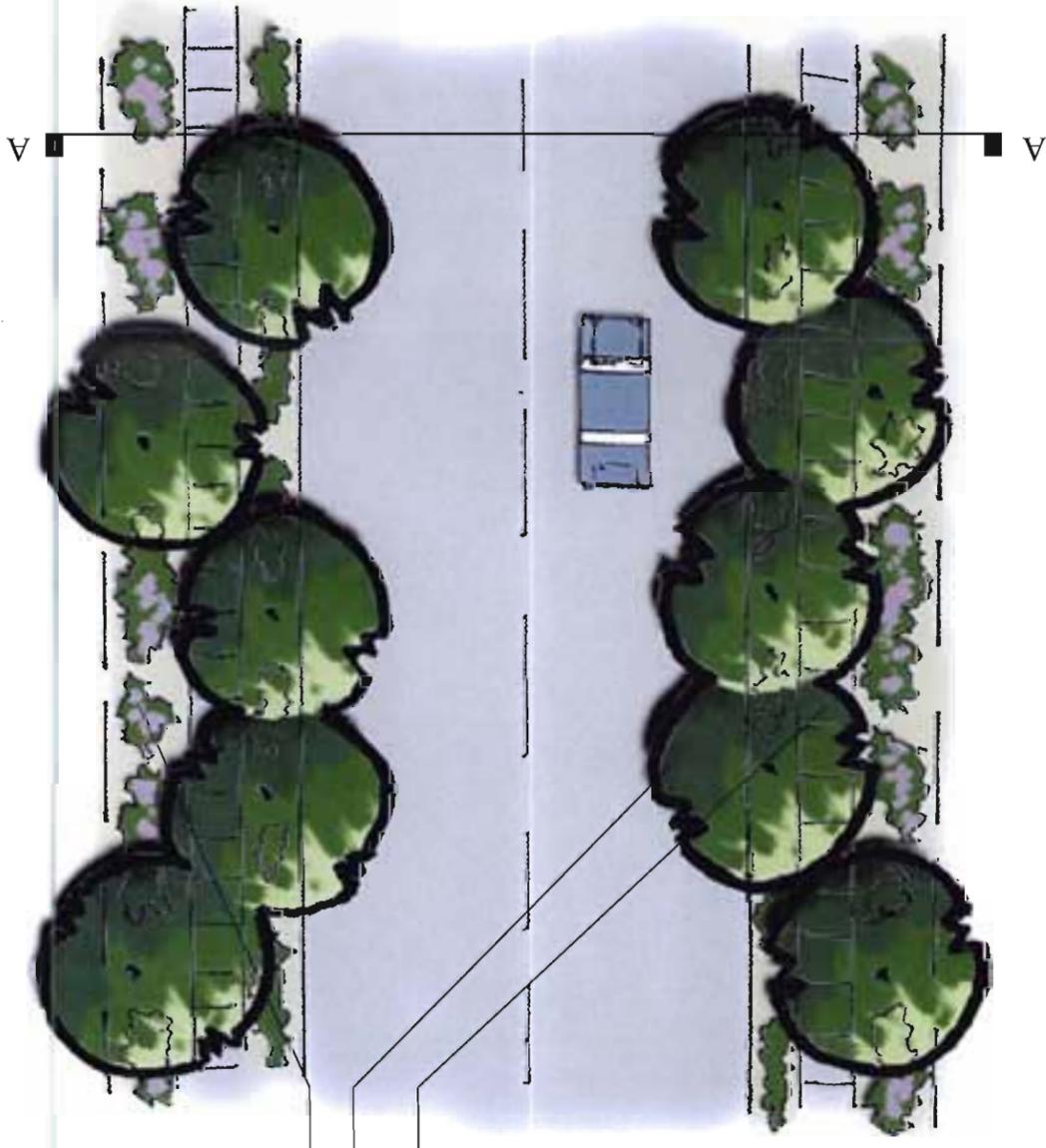
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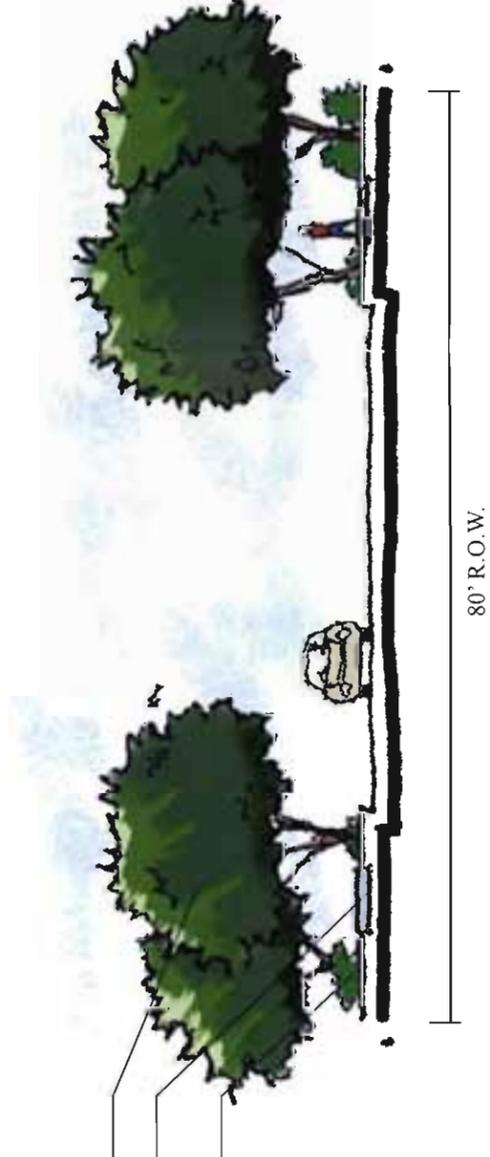
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Flowering shrubs and groundcover
 Large shade trees
 5' Sidewalk, typical

Streetscape plan
 not to scale



Large shade trees
 5' Sidewalk, typical
 Flowering shrubs and groundcover

80' R.O.W.

Streetscape section A-A
 not to scale

Typical Collector Streetscape

March 24, 2006

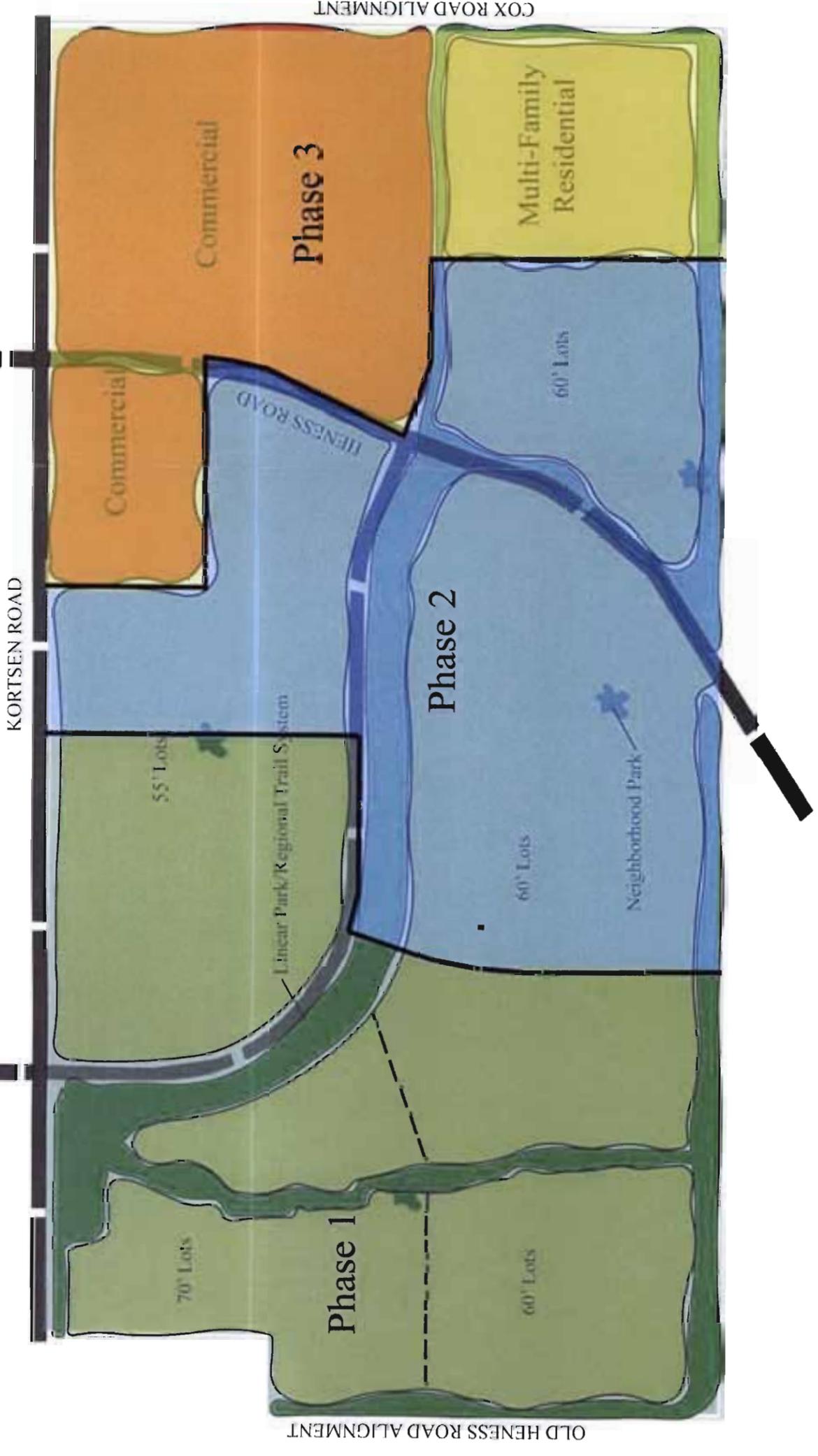
Revised May 17, 2006



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Casa Grande, AZ



North
not to scale

Phasing Plan

May 17, 2006



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