

QUINTERO GOLF & COUNTRY CLUB

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complemented by an additional 69 acres of revegetated property, returned to the natural condition, and 180 acres of golf course and driving range area. The impervious surface of homes, roadways and other landscape is less than 11% of the total project site.

Quintero allocates the bulk of the permissible hillside disturbance for its golf courses. The homesites, the private driveways and garage orientations are preselected by Quintero at each location to minimize visual impact, and will require only 35 of the 135 acres of permissible disturbance. The golf courses, although designed to create world class play, also avoid the primary ridges, peaks and faces. Major wash corridors, peaks, and ridge lines are preserved, with minimal incursion, in their natural state.

The result is an extremely low-density, high-end, golf resort and private gated get-away community which honors the land while creating a one of a kind recreational opportunity for Quintero's members.

The McClung family seeks the following actions by the Maricopa County Board of Supervisors:

1. Approval of a Development Master Plan (DMP) for the project, including approval of the layout and design for the interior roadways, infrastructure, commercial areas and uses, residential density and golf courses and country club facilities.
2. Approval of C-2 zoning, with a Commercial Unit Plan of Development (CUPD), pursuant to Section 2002 of the Maricopa County Zoning Ordinance, for a club house facility and associated commercial operations (restaurant, pro shop, limited commercial shopping, spa, tennis courts, swimming pools and outdoor operations, and golf villas).
3. Approval of zoning changes for the residential areas and a Residential Unit Plan of Development (RUPD), pursuant to Section 2403 of the Maricopa County Zoning Ordinance, in the residential zones: R1-18, R1-10, R1-8 and R-2, all with a total maximum project density of 283 units (2.92 gross acres per dwelling unit, or 0.34 units per gross acre) with accompanying modifications to the County's roadway, hillside, and setback requirements.
4. Eight years of protected development rights under Section 2201(G) of the Maricopa County Zoning Ordinance.
5. Special use permits for Quintero's wastewater treatment facility and heliport (to be filed and permitted separately).

NARRATIVE SUMMARY AND REPORT

I. LOCATION AND REGIONAL CONTEXT

A. Property Description and Location.

Quintero is a master planned Golf and Country Club and supporting residential community, including 283 dwelling units located on 827.7 acres. The street address is 16752 West State Route 74. A graphic representation of Quintero's location is provided on Exhibit 14. The property is a long, roughly rectangular parcel, running on a southwest to northeast axis. It is 3.4 miles long and between 1,200 and 3,600 feet wide. The entry point, at its southern corner, is three-quarters of a mile north of Highway 74, eight miles west of Lake Pleasant Road. The property is accessed by an existing private right of way, from Highway 74, at the alignment of Highway 74 and 167th Avenue, midway between the Cotton and Sarival Road alignments (171st and 163rd Avenues).

The entire property falls within Maricopa County's regulatory jurisdiction.

B. Property Legal Description.

The property lies in Sections 8, 17, 18, and 19 of Township 6 North, Range 1 West, and Sections 13, 24 and 25, Township 6 North, Range 2 West of the Gila and Salt River Base and Meridian. A complete legal description is set forth in the Title Report, attached as a part of the "verification of ownership" at pages 32-36.

Legal descriptions for the various separate zoning parcels, together with a map for orientation purposes, is attached as Appendix G.

C. Property Ownership - Vicinity.

The adjacent property ownership is shown on Exhibits 14 and 15. Quintero is immediately surrounded on all sides by land owned by the Federal Bureau of Land Management. Nearby private developments include the "Lake Pleasant Christian Conference Center," a project within the City of Peoria, two miles to the east, which includes conference and resort facilities for 1,500. (See Exhibit 15).

Other developments in the immediate vicinity include "The Estates at Lakeside," a 219 acre residential community approved by the City of Peoria, at the intersection of Old Lake Pleasant Road and Highway 74. The Estates at Lakeside holds PAD zoning, with authority to construct 257 units on 219 acres (a 1.2 units per acre density), clustered to provide 50.5 acres or 23% open space, with 10.76 acres of commercial zoning for a resort and supporting commercial development. See City of Peoria Ordinance 98-116A.

To the south, immediately across Highway 74, is "Lake Pleasant Heights," a 6,500 acre master planned community, with an overall density of one unit per acre. See Annexation and Development Agreement between the City of Peoria and Group Three Properties, Maricopa County Recorder's Document 94-0056067. The land to the north and immediate west of

Quintero is undeveloped. The remaining land to the east is largely owned by the State and Federal governments.

D. Regional Facilities.

1. Municipal Boundaries.

Quintero is within the City's amended planning area, as set forth in the City's General Plan, and is less than two miles west and $\frac{3}{4}$ of a mile north of the current City limits. Exhibit 17 shows the Quintero property within the context of the City of Peoria's city limits, as well as the City of Peoria planning area.

Because of the history of annexations associated with the Lake Pleasant area, Quintero team members have met regularly with Peoria City officials, City planning and City engineering staffs throughout the project's planning stages. Quintero believes that the City of Peoria may pursue an annexation which includes Quintero as part of the area adjacent to Lake Pleasant.

2. Existing Land Use Plans.

The City of Peoria amended its General Plan (Peoria CMPA 98-16) to include all of Quintero and the surrounding area within the City's General Plan. Peoria's General Plan (formerly the "Comprehensive Master Plan") includes all of Quintero, and Quintero is entirely consistent with the General Plan. The City's proposed 0-1.5 dwelling units per gross acre density significantly exceeds Quintero's 0.34 dwelling unit per gross acre density.

The property lies within, and Quintero's proposed development is consistent with, the County's existing Grand Avenue Land Use Plan. (See Section IV, "Development Suitability.")

3. Regional Transportation Planning.

The Maricopa County Department of Transportation is studying the transportation plan in the North Peoria region. Although this planning effort has not yet been completed, Exhibit 19, the North Peoria Transportation Study, represents the existing plan by Peoria submitted to the County Department of Transportation. Quintero is consistent with this plan. Indeed, Quintero's densities and proposed uses will not have a significant impact on the regional transportation system or markedly impact Highways 74 or 17, the major transportation corridors presently serving Quintero.

4. Airports and Other Land Use Impacts.

The Quintero project is not affected by any airport. The Pleasant Valley Airport currently provides glider and prop aircraft service for the Lake Pleasant region, and is located at the intersection of State Route 74, Carefree Highway, and Lake Pleasant Road. This airport may be expanded in the future.

Quintero's plans include a heliport to accommodate special helicopter travel from airports in the Valley, on a sporadic basis, for its out-of-town club members and also permit emergency medical services for Quintero and the surrounding area. The heliport will require a separate use permit application.

The existing land uses within the immediate proximity to Quintero include several abandoned mineral digs, and a wild burro preserve maintained by the Bureau of Land Management. The existing land uses within a regional proximity to Quintero (detailed in Section I(C) above) will not impact Quintero under the proposed plan. The projects underway in North Peoria (the Lake Pleasant Christian Conference Center, the Estates at Lakeside and Lake Pleasant Heights) do not conflict with the Quintero project.

5. School Districts.

Quintero lies outside the boundaries of three school districts, as shown on Exhibit 16. As a high-end Golf and Country Club resort, Quintero is anticipated to have few, if any, full time residents, and is not likely to generate any significant need for school service, both because of the limited quantity of housing for the project, and the nature of the housing, which is anticipated to consist of second or third vacation homes for part-time residents.

In the unlikely event that school services were needed, Quintero anticipates that the students either would opt to attend private schools in the valley, or public schools within the Peoria Unified School District under an individual Certificate of Educational Convenience. If the latter were to occur, Quintero would privately transport the student to the nearest existing Peoria School District bus pickup point. Quintero has discussed the situation with the appropriate representatives of the Peoria Unified School District.

6. Water Districts.

Quintero currently lies outside the boundaries of municipal water service and outside the boundary of any existing water company. Quintero holds a contract for delivery of Central Arizona Project water. See C.A.P. Contract, Appendix F. The initial well study, conducted by Southwest Groundwater Consultants, Inc., confirms that based upon the Phoenix A.M.A. Second Management Plan Residential Development Water Use Model, Quintero has sufficient groundwater, on site, to provide for the proposed 283 dwelling units, with a 100 year drawdown depth for groundwater of 166.4 feet, well below the 1,000 foot drawdown limit established for the Phoenix A.M.A. See Demonstration of Physical Availability, Appendix C. In lay terms, the groundwater resources available to Quintero appear to be more than sufficient to support the potable water needs for the residential and commercial component of the project.

The existing water contract with the Central Arizona Project (Appendix F) provides sufficient water to meet the landscaping needs for the two proposed golf courses, including turf watering needs, the water features designed for the two courses, as well as any peripheral landscaping needs. Quintero is preparing to construct a pipeline for transportation of the C.A.P. allotment to the project site and is scheduled to complete the pipeline by late Spring of 2000 (Exhibit 18). Analysis of the right of way, turnout and pretreatment facility, and pipeline is included in Quintero's Phase I Environmental Study, Archeological Resources Analysis, and Section 404 Permit submission, attached as Appendices D and E. An application for right of way for the pipeline across the State Trust Lands has been approved by the State Land Department.

Once on site, the short term C.A.P. water would be used to supplement effluent generated by the homesites, and all water facilities will be constructed in conformance with the County standards, and, where stricter, the City of Peoria standards.

Quintero is pursuing a variety of options for long-term golf course water, some of which are contingent upon the stabilization of water markets following the anticipated settlement of Indian water rights, and ongoing business decisions concerning C.A.P. allocations in the West Valley. The Applicant has delayed formation of a private water company, pending these anticipated developments with the regional water issues, and accordingly seeks zoning and DMP approval with the express stipulation that Applicant will not proceed with home sales until it has selected a final water strategy and obtained approval of a 100 year source for water from the Arizona Department of Water Resources for the homesites. See Stipulations D, J, and P.

7. Wastewater.

Quintero is several miles from existing sewer transmission lines and wastewater treatment systems, making connection to an existing system impractical. As a result, Quintero is constructing an on-site self-contained wastewater collection and treatment service to its project. The on-site wastewater treatment plant will be a state of the art tertiary facility and will meet or exceed the requirements of all regulatory agencies. The treatment facility is located on a 2.5 acre tract adjacent to the golf maintenance facility. The facility will be fenced with a six-foot berm and block wall with project architecture. The office/laboratory building will be the only portion of the wastewater treatment facility visible above the perimeter wall, and its architecture will blend into the surrounding area.

All treatment tanks will be in-ground and covered. Positive suction odor control equipment will assure an odor free environment. Control procedures will be implemented to assure noise levels surrounding the facility are below industry and regulatory agency standards.

The biological treatment process will be Sequencing Batch Reactors (SBR) capable of removing carbon based organic compounds and nutrients such as nitrogen. Multiple units will be constructed to provide operational dependability and capacity flexibility. The effluent for the SBR process will be filtered through a combination sand and anthracite media to assure solids removal. Ultraviolet disinfection of the effluent will produce bacteria safe effluent water suitable for recharge, reuse, or discharge. Biosolids will be aerobically treated, concentrated, and ultimately disposed of in an approved sanitary landfill.

The utility will employ State Certified Operational personnel for the treatment and collection system operation. Monitoring and remote telemetry equipment will provide continuous equipment and process operational status information.

The wastewater treatment facility will be constructed to the standards of and permitted through the applicable agency's review by the City of Peoria, Maricopa County Environmental Services, the Arizona Department of Environmental Quality and the United States Environmental Protection Agency. Facilities and effluent quality will meet or exceed the requirements of all pertinent permits. See Stipulation H.

All effluent from the project will be treated on-site and reused on the golf courses, and groundwater will not be used on the golf courses except in the initial construction phases or during emergency failure of the C.A.P. or effluent delivery systems. Stipulation I.

8. Refuse Collection Districts.

Quintero does not fall within any refuse collection district. Quintero will contract for private collection services through the Quintero Golf and Country Club (which will be responsible for the clubhouse and courses) and the Quintero community association (for the private residences). See Stipulation R.

9. Fire Service District.

Quintero will apply for services from the Rural Metro Fire Department. See Stipulation L.

10. Law Enforcement Service Districts.

The Maricopa County Sheriff's Department provides police protection to the Quintero area, with substations located at 13063 West Bell Road and 155 North Teague Street in Wickenburg.

11. Other Utilities.

Telephone service will be provided by Accipiter Communications, Inc. or U.S. West. See Stipulation M. Quintero anticipates investigating and providing on-site cable or satellite television, internet server, and project-wide computer/fax./internet services.

Arizona Public Service will provide electrical service, although, following the deregulation process, Quintero may buy electric service from bulk sale providers. The power line grid will not be completed to Quintero for another year to 18 months. In the interim, Quintero will operate the power for the temporary clubhouse, irrigation and other power needs on generators. These generators will be located in the area reserved for water and wastewater treatment plants and golf maintenance facilities. See Exhibits 1 and 3.

II. SITE ANALYSIS

A. Existing Land Uses.

Quintero and the property adjacent to Quintero consists of vacant desert, previously used for mining exploration and cattle grazing. Some limited mining exploration occurred on the Quintero site during the mid-century. See Archeological Survey, Appendix D. No significant historical or archeological artifacts require protection or preservation efforts on the property.

Several significant development projects are underway in the immediate neighborhood, including the 6,000 acre Lake Pleasant Heights project, immediately south of Highway 74, as detailed in Section I(C), above. The adjacent landowner, the Bureau of Land Management, uses its site as a preserve for wild burros. Applicant has obtained approval of an R-190 plan of development to complete construction of the first golf course, and construction is underway.

B. Existing Zoning.

Quintero is currently zoned Rural-190, as are all immediately adjacent properties.

C. Topography and Physical Features.

Existing topographical features are shown on Exhibit 11. These conditions can be characterized as ranging from gently undulating and moderately sloped terrain to extremely rugged hilltops, rock outcrops and peaks. The property has several small washes and three major drainage ways, shown on Exhibit 11. Lower elevations within the subject site are 1930 feet above sea level, with upper elevations at 2650 feet. Approximately 65% of the entire property is over a 15% slope. The areas of existing hillside, and anticipated hillside disturbance, are identified on Exhibit 7. The primary ridgelines are shown on the Ridgeline Preservation Map, Exhibit 5.

D. Drainage.

The land is vacant. Natural drainage flows are analyzed and discussed in the Master Drainage Study prepared for Quintero by Gilbertson & Associates, Inc. (attached as Appendix H).

III. PLAN SECTION

A. Projected Time Frame.

The McClungs wish to complete development of Quintero as soon as practical, and anticipate filing a preliminary plat for the property immediately upon approval of the DMP and underlying zoning. The development schedule calls for completion of the Rees Jones "Founder's Course" by September of the year 2000, with construction of the Greg Norman "Charter Course" following thereafter. Quintero has all permits necessary to construct the Founder's Course, and is under construction in this preliminary phase.

The phasing of the residential component of the project calls for improvements to the existing access road and construction of the primary interior loop road and the supporting utility infrastructure for the project, together with the welcome center, temporary clubhouse, and the west housing clusters (The Ridge and The Enclave, and clubhouse golf villas) as well as the first fifty-three custom home sites on the western half of the property.

The second phase of development involves the extension of the access road on the east end of the project, the construction of the Charter Course, completion of the clubhouse complex, and two eastern housing clusters (The Norman Estates and Saguaro Vistas). Quintero hopes to complete both phases of development within six years, although home sales and the final approval and construction of each individual custom homesite will depend on individual residents/club members.

The phasing diagram is attached as Exhibit 12. Conceptual site plans for the Welcome Center, temporary clubhouse complex, the Ridge, and the Enclave are attached as Exhibits 24, 26, 31, and 32. Conceptual renderings for the golf villas at the clubhouse complex, Villages, and Enclave are attached as Exhibits 28, 30, and 33. A prototypical custom lot criteria for the estate homes is attached as Exhibit 29. Conceptual site plans for the second phase of the project (the Clubhouse complex, the Norman Estates, and Saguaro Vistas) are attached as Exhibits 25, 35, and 34 respectively.

Given the investment in infrastructure, and club membership, Quintero requests eight years of protected development rights under Section 2001(G) of the Maricopa County Zoning Ordinance.

B. Land Use Table.

The Maricopa County Land Use Table for the project appears as Table A. The project significantly exceeds the open space ratios recommended by the Planning Department, even without the golf courses, and Quintero contains no industrial component. The "commercial" area (clubhouse complex) exceeds the recommended commercial/residential ratio, because of the modest size of the residential component and the unique country club amenities provided for Quintero members.

C. Land Use Plans.

The Quintero project is divided into several discrete components. The base zoning districts required for each component are identified on the Project Zoning Map (Exhibit 2) and the legal descriptions are included in Appendix G. The commercial district is combined with a CUPD overlay, and the residential districts include an RUPD overlay to facilitate clustering and other modifications required by the terrain and to confirm project uniformity and continuity.

1. Golf Courses.

Three hundred eighty-seven acres within the property, currently zoned Rural-190, are rezoned to R1-18. Although these acres are included within the RUPD, the use for this entire area is limited to two 18-hole golf courses. Background materials concerning the designer of the first golf course, Rees Jones, are attached as Exhibit 22, and his golf course design is shown on Exhibit 8. The second course (the Charter Course) is designed by Greg Norman. Materials concerning Mr. Norman's design company are attached as Exhibit 23, and the design is also set forth on Exhibit 8.

Each designer is regarded among the very best golf course planners in the world today. Each has designed his course to exacting standards. Both have made the preservation of the natural beauty of the land a central component of their design. As Mr. Jones explains, the essence of good design is "a natural, classic course that blends with its surroundings." Mr. Norman parallels Mr. Jones' statements, in explaining that he is "happiest with a golf course when, upon completion, it looks as though it has been part of its surroundings for many years," and that "in each project, we apply the design features to the landscape rather than imposing artificial concepts. Thus, we maintain our 'Least Disturbance Approach' - the way nature intended." See Exhibits 22 and 23.

The analysis of the hillside allotment is attached as Table D. In order to preserve the peaks and primary ridgelines in their natural condition, both golf course designers have attempted to set the greens at the lower elevations, a design step which, because of erosion patterns, involves a greater than normal amount of 15% sloped land. The hillside disturbance for both golf courses totals 95 acres.

Quintero believes, however, that the design of both courses not only makes for unbeatable golf, but also for excellence in land preservation, and creates a land use which exceeds the intent of the hillside preservation ordinance by preserving the majority of the property in unaltered open space, and protecting significant viewsheds and viewscapes, inside the project and outside the property.

Quintero's golf courses are complemented by an intentional limitation of residential housing, which maximizes hillside preservation. This sensitivity is continued in the clustering of the majority of the housing and by imposing significant design restrictions on the residential product, to further sharply reduce the residential requirements for hillside disturbance and the visual impact of the housing on the property. Total residential disturbance above the 15% slope line for the residential development sites (excluding the commercial clubhouse complex), is 35.5 acres, creating a total hillside disturbance in keeping with the ordinance requirements, with the transfer of much of the residential hillside disturbance allocation to the golf course area.

Accordingly, Quintero seeks an RUPD which includes the ability to transfer the permissible hillside disturbance from the homesites to the golf courses and allocate it at developer's option among the uses identified in the plan of development. This will also streamline the development process for each of the hillside lots by clarifying a total hillside disturbance figure, rather than addressing residential compliance on a case by case basis. See Table D.

The result of this hillside modification preserves the significant majority of the project in its natural, untouched state. Exhibit 5 depicts the primary peaks and ridgelines, and demonstrates the minimal intrusion in these higher elevations. In addition, Exhibit 6 demonstrates that open space is the predominant use of the property, both above and below the 15% slope line. Of the total 827 acres in Quintero, 475 acres are left undisturbed, including virtually all of the 262 acres in the "peak" elevations. Total open space for the project, including revegetated areas, is 544 acres (or 66% of the project). Total open space, including the golf courses, is 724 acres, or 87.5% of the project.

In short, the Quintero project honors and preserves the land well beyond many designs which could be implemented, as of right, under the existing zoning. More important, the Quintero design exceeds all expectations for a residential and recreational project.

2. The Commercial Core: Clubhouse and Welcome Center.

The Quintero Golf and Country Club's core functions, and supporting commercial uses are located in two areas, zoned C-2, with a CUPD: the "Clubhouse complex" and "Welcome Center." See Exhibits 1 and 2. Legal descriptions for these locations are attached as Appendix G.

The Welcome Center

The Welcome Center is at the entrance of the project, as shown on Exhibit 1. The Center will include limited supporting facilities and management offices for the golf course, the Quintero development operations, and Quintero's utilities and residential services. Quintero has contracts with Troon Management to provide services for the development and operation of the clubhouse, and golf course maintenance on both the Rees Jones Founder's Course and the Greg Norman Charter Course.

The Welcome Center will also include quarters for preliminary marketing operations and parking, all within a 6.3 acre site. In addition, the Welcome Center will be immediately adjacent to, and supported by, a heliport, for emergency services and the occasional use of those members who wish to travel directly from Sky Harbor International Airport, or other valley airports. Although Quintero anticipates that helicopter service will be rare, it will provide an important safety service and amenity, on occasion, for Quintero's out of town members and others in the immediate area.

The Clubhouse Complex

A conceptual master plan for the Clubhouse Complex is shown on Exhibit 25. The Clubhouse includes a traditional country club facility, a driving range, a putting course with a starter shack, and the traditional clubhouse amenities, including restaurants (men's and women's

grills, a coffee shop, and formal clubhouse dining, both indoor and outdoor), and supporting kitchen and catering operations, a bottle shop and high-end "country store" providing gourmet food and staples for member residences, a beauty parlor, barber shop, and other resort-type commercial operations (jewelry, gift, tobacco and cigar, etc.), an office complex, including facilities for those operations initially located at the welcome center, as well as concierge operations, and a business center and teleconferencing facility to assist vacationing members needing to keep in touch with their home or business. The facilities are supported by four tennis courts (unlit), an olympic size pool, several outdoor spas, and a pro shop, carrying a full line of clothing, golf, and accessory items. There are meeting, conference and ballroom facilities, private theater and tournament facilities, and fitness facilities including a health club, spa, gym, workout, sauna, and training rooms, and outdoor facilities for croquet, basketball, and other sport court games. In addition, the facility includes a "ministorage" area, with large walk-in storage units or "lockers" for members who do not have permanent residences, to leave their golf equipment and personal family items.

Although the primary clubhouse structure is still in the planning stage, Quintero plans the main clubhouse building as three stories, grade adaptive, with a 45 foot height limitation to the projected line of the original grade, exclusive of any architectural ornamentation associated with the building and roof lines, and includes this height restriction alteration within the CUPD. Because the final clubhouse structure will be completed during the second phase of the project, Quintero has planned an initial temporary clubhouse operation, located where the first and second tennis courts will ultimately be placed. See Exhibit 26.

As a component part of the clubhouse operation, the "Golf Villas at the Clubhouse" includes an area with clusters of one, two and four bedroom casitas, as shown on the development master plan, Exhibit 1. Concept drawings for the Golf Villas are attached as Exhibit 28. These will be one and two story detached units available for Quintero's members. With 700 members, and 283 total housing units, the Quintero concept turns on a pool of housing available for short-term stays for out of town club members. Accordingly, Quintero has allocated 52 of its 283 housing units to this clubhouse amenity. The one, two and four bedroom models are designed for golf foursomes, or two couple golf foursomes, and individual members, with individual lock-offs within the two and four bedroom units for privacy.

Finally, Quintero plans a "halfway house" located on a one acre site at the east end of the Greg Norman Charter Course (shown on Exhibit 2). Located 2.2 miles from the Clubhouse, the halfway house will provide limited grill and bar service, restroom facilities, and golf cart parking, available to the club members and their adjacent homes.

3. The Estate Lots.

The Estate lots, divided into the first phase "The Founders Course Custom Homesites" and the second phase "The Charter Course Custom Homesites," are all located in R1-18 zoning. Legal descriptions for these lots are included in Appendix G. The specific homesites are shown on Exhibit 10. The smallest of the 91 lots is .5 acres, the largest, 11.7 acres, and the overall average for the estate lots is 3.8 acres.

Each lot contains a separate and specifically identified building envelope, limited to an average of 18,000 square feet. The custom home builders will not be permitted to vary the pre-designated driveway location, which will be placed to minimize impact on surrounding views within the project, and to minimize hillside impact. Any development outside of the building envelope established for each lot is prohibited, leaving the vast majority of each lot (and thus most of the property) as permanently unfenced, unaltered, desert open space.

In addition to rigid CC&Rs covering all aspects of design and development, development on each lot will be controlled by specific "lot criteria." Each lot's building envelope contains a specific "center point," around which the individually designed custom home must turn. A prototypical custom lot criteria diagram is attached as Exhibit 29. Quintero has selected not only the location for the building envelope on each lot in order to minimize visual impacts, it also requires specific orientation of garages, driveway, and other view features to reduce visual impact on the surrounding area. Construction materials, visual palette, and all aspects of the exterior construction, landscaping, form, and massing will be subject to rigid control by Quintero. The building envelope will itself be subject to a maximum of 65% disturbance.

The Estate lots include 50 lots in phase one (including the Sunset Vistas neighborhood) adjacent to the Founder's Course, and 41 lots in phase two, adjacent to the Charter Course.

4. "Sunset Vistas at Quintero."

For zoning and land use purposes, the product is the same as the Estate lots, with identical lot restrictions, CC&Rs and environmental controls. Zoned R1-18, Sunset Vistas is located in the 16.7 acre area shown on Exhibit 1 (legal description attached as Appendix G). The Sunset Vistas product includes single family homesites with individual lot siting and criteria identical to the requirements in the larger estate lots. The smallest lot is .49 acres, the largest lot is 2.25 acres, with an overall average of 1.1 acres per lot. Essentially, these estate homes have been clustered on moderately smaller estate lots to create a unique "neighborhood feel" within the resort opportunity, for those wishing to obtain an estate lot with closer neighbors.

5. "The Villages at Quintero."

In addition to the 91 private homes included in the Estate Homes and Sunset Vistas, several duplex locations are interspersed among the estate lots areas at the key locations shown on Exhibits 1 and 2 ("The Villages at Quintero"). These areas, zoned R2, total 14.8 acres include twenty-five luxury one and two story duplexes. A conceptual plan for these duplexes is attached as Exhibit 30.

6. The Four Housing Clusters.

All other housing on the project is limited to four specific areas. By clustering the majority of the housing in the development, Quintero preserves the majority of the property in open space. The clustered housing consists of the following:

a. "The Ridge at Quintero." Zoned R1-10, the Ridge is a 14.0 acre parcel consisting of 22 single family homes, located on lots averaging 1/3 of an acre. The largest building envelope for these lots is limited to 9,000 s.f., with a maximum home size of 3,500 s.f.

A site plan is included as Exhibit 31. Site specific development criteria apply to each individual lot within the Ridge, similar to the larger lot products. Under the RUPD, the setback standards have been modified to permit Quintero's design to accommodate the unique characteristics of each lot, while maintaining a 50 foot minimum distance between each of the homes. Although patios and courtyards may be separately fenced, no fences are permitted outside the building envelope, and, as in the rest of project, the landscaping outside the immediate building and courtyard footprint will be limited to the natural desert.

b. "The Enclave at Quintero." Zoned R1-8, the Enclave is a 10.5 acre parcel, shown on Exhibit 1, 32 and 33, consisting of 23 single family homes, located on lots averaging 1/4 of an acre. The largest building envelope for these lots is limited to 7,000 s.f., with a maximum home size of 3,500 s.f. Restrictive siting criteria, similar to the large lot areas, will apply to each individual lot in the Enclave. Under the RUPD, the setback standards have been modified to accommodate the unique characteristics of each lot, while maintaining a minimum 40 foot distance between each of the homes. Although patios and courtyards may be separately fenced, no fences are permitted outside the building envelope.

In addition, the Enclave proposes to be a "chromeless" community, without automobiles. The central roadway for the Enclave is designed to be a 20 foot wide clear zone, to encourage pedestrian, bicycle, and golf cart traffic, while providing a sufficient corridor for emergency and service traffic (weekly trash pickup). Although the corridors immediately adjacent to the roadway will remain open and graded to facilitate passage of any emergency vehicles when necessary, the goal will be a community without automobiles or vehicle oriented roads. Individual owners will park their cars at the welcome center or nearby clubhouse complex and rely on golf cars, golf carts, and bicycles, creating a heightened "resort" atmosphere based on pedestrian scale and design.

Each home will remain in private ownership, although Quintero will permit members to join in interval ownership in select locations, in order to share individual homes with other members and friends during the golf season.

c. "Saguaro Vistas at Quintero." Zoned R1-10, Saguaro Vistas is a 15.6 acre parcel of 25 single family homes, located on lots averaging 1/3 acre, as shown on Exhibits 1 and 34. The maximum building envelope for these lots will be 9,000 s.f., with a maximum home size of 5,000 s.f. The same type of siting criteria used in other parts of Quintero will apply to each individual lot within Saguaro Vistas. Under the RUPD, the setback standards have been modified to accommodate the unique characteristics of each lot, while maintaining a 50 foot distance between each of the homes. Although patios and courtyards may be separately fenced, no fences are permitted outside the building envelope on any of the lots, and, as in the rest of project, the undeveloped land within the building envelope will be left with natural landscaping.

d. "The Norman Estates." The Norman Estates, located in the midst of the Greg Norman designed Charter Course, is a 19.7 acre, 40 unit, mixed use development. Quintero has a letter of intent with Mr. Norman's personal development company, Medalist Golf Development, to create the "The Norman Estates at Quintero" as a separately themed, mixed-use development. The proposed residential mix for The Norman Estates includes: 5 two unit

duplexes, 10 small lot size villas, 3 "courtyards" of clusters of four homes, 4 one-story custom homes, and 4 two-story custom homes, for a cumulative count of 40 units.

The Norman Estates is internally gated as a separate facility, with its own tennis courts, special street covering, lighting, community putting green, and other amenities. Within the 20 acre site, 10 acres will be set aside for community use, placing the homes on small lots. The project will be subject to its own unique set of CC&Rs, approved list of building materials, architectural review, and interior design. It is anticipated that homesite prices and amenities within The Norman Estates will be the very highest within the project. The Norman Estates is a joint venture between Quintero and Medalist Golf Development.

D. Circulation Plan Information.

The roadway and utility map for Quintero, with the interior street pattern, is set forth in Exhibits 3 and 4. Access to Quintero occurs from Highway 74 on the existing right of way at the 167th Avenue alignment. Circulation within Quintero will occur through the on-site boulevarded loop road and a boulevarded off-site road to the east. Applications are pending with the Bureau of Land Management for approval of the off-site circulation roadways, and the proposed stipulations require completion of this off-site roadway acquisition for residential development at Quintero. All streets will be privately maintained, and privately gated at each entry point to Quintero. No streets will be dedicated to, or maintained by, the County.

The roadway and utility map (Exhibit 3) also shows the grid for golf cart paths which will provide supplemental circulation within the project, where needed. Quintero anticipates that many owners will rely on golf carts and golf cars as primary transportation within the project, and has planned its private interval streets for joint use. As with other high-end golf resorts, Quintero members using the interval streets for vehicular access will be required to use lower traffic speeds (as posted) and yield the right of way to golf carts.

Quintero has not named its internal streets. The natural terrain and internal design of the Quintero project suggest there may be little to be gained by matching names with streets in the transportation grid in the north valley. However, Quintero will fully cooperate with the County, City and Federal authorities for all street names during the platting process.

All private roads will meet the Maricopa County transportation standards, as modified in the Quintero proposal, set forth in Appendix B. While the roadways will meet all building standards, Quintero proposes to modify the design in several important ways to create a more rural, low speed roadway which is in keeping with a resort lifestyle, and which will be able to hold to the undulating contours of the lower elevation areas in Quintero. The goal is to match the lower density of the site while minimizing disruption to the site. Illustrative cross sections of the streetscapes are included as Exhibit 21.

E. Impact on Existing Transportation Corridors.

Quintero's low density creates a minimal impact upon the regional transportation corridors. Discussions with the Arizona Department of Transportation officials are confirmed in the correspondence of December 30, 1998, from Randall J. Blake (attached as Appendix A).

Quintero will provide all the off-site improvements noted in the letter. The letter explains that an impact analysis will be waived, following an agreement to provide the requested improvements.

The requested intersection improvements for Highway 74 are set forth in Exhibit 36.

F. Drainage Plan Information.

All development will be in accordance with the drainage and floodplain regulations for Maricopa County. For further details, please see the Master Drainage Study, attached as Appendix H.

Quintero lies in the Granite Hills of the Hieroglyphic Mountains. Vegetation is typical Sonoran Desert type, with creosote bush, saguaro, cholla and prickly pear cactus, palo verde, ironwood and mesquite trees, and native grasses. The natural ground elevations in the area are somewhat irregular and are characterized by relatively steep land (25-65% slopes) dissected by numerous shallow to deep drainage channels.

The Soil Survey of Aguila-Carefree Area identifies the soils map units for this project. The general soil map of this survey shows one map unit for the project area (Dixileta-Rock outcrop and Lehmans-Rock outcrop). This unit is approximately 55% Dixileta extremely channery sandy loam and 35% Rock outcrop. Permeability of the Dixileta soil is moderate. Runoff is medium to rapid, and the hazard of water erosion is moderate. Rock outcrops consist of exposed areas of granite, andesite, and vertically oriented schist.

The Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program (NFIP) has issued on April 15, 1988, a Flood Insurance Rate Map (FIRM) indicating that the proposed location for the Quintero project is in a Zone X. Zone X is defined as "Areas determined to be outside 500-year floodplain."

Quintero is planned as a golf-oriented, lowest density, residential land use. Large reserves of natural open space will be left undisturbed to accommodate the existing vegetation and washes. The proposed site plan was prepared with a goal preserving, to a maximum extent, significant stands of vegetation, natural watercourses, and providing meaningful natural open space areas.

According to the Uniform Drainage Policies and Standards for Maricopa County, all development shall make provisions to retain the peak flow and volume of runoff from rainfall events up to and including the 100-Year; 2-Hour storm falling within the boundaries of the proposed development. However, due to the steep to very steep terrain (25-65% slope) construction of detention basins are not economically or aesthetically feasible.

Using the on-site incised washes, stormwater volume storage and peak flow management can be accomplished at culverted roadway/cart path crossings while maintaining peak flows at historic rates.

Stormwater storage basins may be formed by constructing an engineered berm on the downstream end and grading into the upstream slope. Embankment slopes should be assumed to be 4:1 maximum. These basins will be allowed to be bled off by using a low flow pipe or a

culverted crossing at a positive slope. Infiltration through the basin's floor is not recommended due to the nature of the underlying soils as noted above.

The physical location, as well as the character of each basin, will be presented with the final design of each individual parcel. Stormwater storage basins will be designed assuming that, as a minimum, the 100-Year, 2-Hour storage capacity will be provided.

Natural washes will be retained where possible to minimize disruption to the natural environment. Where channelization will occur, the modified channel will be designed with similar velocities to the existing wash to maintain the aggradation/degradation process at balance.

An Architect and Engineer will individually establish custom home lots and residential home floor elevations and structure locations during the design of each lot. As part of this design process, the Engineer will be required to provide technical documentation regarding the hydrology and hydraulic analysis utilized to set the finish floor elevations.

Construction of all drainage improvements and the dedication of all drainage easements are the responsibility of the developer. Easements will be provided as part of the final platting and design plans. Construction of the approved drainage improvements will be concurrent with infrastructure improvements. Maintenance of culverts, channels and other drainage improvements will be the responsibility of the homeowners association and/or individual lot owner.

G. Utility Plan Information.

1. Supply for Domestic Water and Other Water Supplies.

Please see discussion in Section I(D)(6), above, and Demonstration of Physical Availability in Appendix C, and the stipulations proposed by Quintero concerning existing and future water resources.

2. Sewage Collection and Disposal Systems.

Please see discussion in Section I(D)(8) above, and the Water and Wastewater Studies attached as Appendix J. The internal utilities will all be underground, according to County and (where stricter) Peoria City Standards, and, to the maximum extent possible, Quintero uses its roadways and driveway corridor utilities, to avoid additional impact to the predominant open space.

3. List of Service Providers.

The following is a list of the utility and service providers for the project:

Water	Quintero Water and Sewer Company (or alternate)
Sanitary Sewer	Quintero Water & Sewer Company (or alternate)
Gas	Southwest Gas Co.

Electric	Arizona Public Service (APS) or, following utility deregulation, the S.R.P. or other alternate power company
Telephone	Accipiter Communications, Inc. or U.S. West
Police	Maricopa County Sheriff's Office ¹
Fire	Rural Metro Fire Department
School District	Open (<u>See</u> Section I(D)(5) above)

H. Miscellaneous.

1. The Role of the Developer.

The master developer plans to transfer functions to the Quintero Golf and Country Club, to own and operate the clubhouse and direct and control commercial activities on site, including rental pool activities that occur with respect to the "Villages" product. Depending on the outcome of current developments in Arizona water law, Quintero may form a private water company (The Quintero Water Company) to operate and administer its water resources and wastewater facilities, at least until either annexation to Peoria, or development in adjacent portions of Peoria justifies service agreements with adjacent providers.

The development on the Quintero project will be strictly controlled by a rigid and comprehensive set of development guidelines and Covenants, Conditions & Restrictions. In addition, within each building envelope, a specific point will be identified as the required midpoint of the home, and the size and design of the home will be directed and controlled in order to minimize the impact of the home on other "viewsheds" and "viewsapes." In addition, the exterior building colors and materials (roof, walls, retaining walls, courtyard walls, driveways) will all be restricted. "Natural preservation easements" will limit the ability of lot owners to engage in any construction outside of the building envelope, thus retaining wide areas of unfenced open space. All major washes are preserved, except for crossings.

2. Homeowners' or Community Associations.

Ownership of any lot in Quintero will require membership in the Golf and Country Club. A master Homeowners or Community Association and several smaller housing-cluster specific associations will be formed to address issues of upkeep, maintenance, and concern which are limited to the specific residential components of the project, although the Golf and Country Club may administer ongoing services with respect to all open space and common areas.

3. Type of Landscaping for Open Space and Common Areas.

All areas outside of the building envelopes on private lots will remain in natural condition. Design guidelines will restrict vegetation within the building envelopes to a "near native" landscaping palette, with limited exceptions for patio and entryway flower beds. Some areas within the project (intersections and other key points) and in the golf courses and clubhouse

¹ Nearest Sheriff's substations are located at 13063 W. Bell Road, Sun City West, and 155 N. Tegner Street, Wickenburg.

area will receive significantly enhanced desert landscaping. Indigenous plants removed from the golf fairways have been salvaged to on-site nurseries, and will be transplanted within the project and along the roadways. The Master Landscape Zone Map and accompanying landscape memorandum are attached as Exhibit 20.

4. Lakes.

The Founder's Course and the Charter Course will together include five acres of golf course water features. These are shown on Exhibit 1. The proposed golf course lakes will comply with the State of Arizona Groundwater Management Act.

5. Golf Courses.

Two golf courses are proposed, for a combined maximum of 180 acres of turf. See Table C. The source of irrigation will come from Quintero's C.A.P. allotment, transported through the pipeline discussed in Section I(D)(6), above.

Golf course maintenance will be provided from an operations facility, located between the sites for a water and wastewater treatment plant, with a small additional facility located on the Greg Norman course, adjacent to the fifth hole. These are shown on Exhibit 1. The operations facility will house golf course maintenance equipment, materials, supplies, and personnel. It may also be shared with maintenance operations for the community open space and common areas.

Quintero has contracted with Troon Management to manage both the country club and golf course maintenance operations. Maintenance crews may range from 25 to 60 people for both courses. The maintenance will meet the highest industry standards to maximize the value of the golf experience for the club members, and to compete, and excel, in the national and international golf market.

6. Design Guidelines and Architectural Review Board.

Final design guidelines will be included at the real estate certification stage to provide an overall framework and comprehensive set of standards and procedures that will guide the Quintero development in an orderly and cohesive manner. Guiding principles for the guidelines will include:

1. Recognition of the importance of the natural beauty of the property, through the use of extremely limited plant palettes and extremely specific building materials, designed to harmonize in color and texture with the surrounding landscape.
2. Creation of an extremely distinctive sense of place, focused on a "resort" and country club atmosphere.
3. Recognition of the climatic conditions of the southwest, through attention to solar orientation and other appropriate climatic responses, when those do not interfere with or otherwise impact the golf courses or the adjacent homes' view sheds.

4. An outstanding, world class golf experience.

To achieve the design principles stated above, Quintero will create and operate its own Design Review Committee to privately review, implement and enforce design guidelines. In addition, a design packet will be provided to each home buyer, specific to the lot in question, addressing building envelope, orientation within the building envelope, driveway location and size, viewsheds, and other site specific issues.

Guidelines will not be imposed, administered, or enforced by any public agencies, but will be complete prior to the submittal of any information to the County.

7. **Master Infrastructure Plans.**

Prior to the initial developments of Quintero, the developer will prepare a set of master plan schedules to guide the phased construction of the community. The appropriate regulatory jurisdictions will have the opportunity to review and comment on the master plans for conformance with development standards and administrative procedures. This will include detailed information concerning the timing, sequencing and scheduling of the various infrastructure improvements during the construction phase.

8. **Amendment Procedures.**

Quintero's understanding of amendment procedures is as follows:

1. **Formal Amendments.** Formal amendments to zoning district boundaries, represented by Exhibit 2 and the legal descriptions accompanying this submittal (Appendix G) shall follow the procedures of Article 28 of the Maricopa County Zoning Ordinance.

2. **Administrative Amendments and Interpretation.** On occasion, it may be necessary to request formal or informal interpretation from the Maricopa County Zoning Administrator related to the implementation of the zoning code for Quintero. These circumstances may relate to the interpretation of use, development standards related to the zoning ordinance, or to the interpretation of intent of the residential plan of development or special use standards contained in the application. It is anticipated that interpretation of these provisions may be made in oral or written form upon the request of the developer.

IV. DEVELOPMENT SUITABILITY

The Quintero site is the largest privately held site adjacent to Lake Pleasant. Its land features and terrain provide outstanding development opportunities, and development is appropriate as Lake Pleasant takes its place as a significant recreational and cultural amenity within the valley. The proposed development master plan addresses and successfully resolves development issues, and provides a project which exceeds all expectations.

The modest increase in housing density, from the 165 units currently permitted as of right, to the proposed 283 units, retains a density which is well under the planned-for densities, and well under the density of all other projects already approved in the immediate vicinity. With the addition of CUPD and RUPD modifications to roadway, setback, and hillside allocation

procedures, the proposed project minimizes visual impacts on the surrounding area. Exhibit 37, for example, depicts the “before” and “after” view of the project from Highway 74, with the two views being indistinguishable.

The plan for the project, when read with the elevation contours, confirms that nearly all project components, including the clubhouse complex, residential clusters, and golf courses, will be nearly invisible from the adjacent land, essentially eliminating visual impacts on the surrounding area. The Environmental Phase I report and Historical and Archeological Survey (Appendices E and D, respectively) establish that the development of Quintero will not impact any on-site cultural resources.

In sum, the Quintero project is located at the northern end of the fastest growing area in Maricopa County and the Greater Phoenix Metropolitan Area. It provides a high-end recreational amenity which will provide a positive model for surrounding development of recreational and residential amenities in north Peoria. Indeed, Quintero can positively serve as a “hallmark” development for the Lake Pleasant area and for the adjacent development of North Peoria.

The following additional information is provided in response to the “Development Suitability” criteria set forth in the Development Master Plan submittal guidelines.

1. An evaluation of development opportunities that the DMP site offers.

The Quintero property is the largest privately owned parcel north of Highway 74, between Wickenburg and Lake Pleasant. It offers outstanding landscape and terrain, delightful views of the wilderness area, and significant natural vegetation. The undulating landscape provides numerous “hidden” pockets which would facilitate clustered development. The property has easy access to Highway 74 and is a great opportunity and a natural location for upscale resort development.

2. An evaluation of the constraints that might limit development on the site.

The natural landscape could be significantly affected and damaged by casual design, or by routine roadway placement. Although the hillsides offer magnificent views, they also are easily seen from the surrounding areas of undeveloped natural desert. Within the site, the gentle slopes and changes of elevation require careful planning in order to avoid significant impact on otherwise wonderful natural terrain.

3. An evaluation of the relationship the DMP has with adopted County or municipal land use plans, including stated goals and policies.

The proposed project is entirely compatible with the City of Peoria’s general plan. Although the property lies outside of the city limits, it is within the City of Peoria’s planning boundary. With Quintero’s consent and support, Peoria recently included the property within its planning district at a land use designation which would permit up to 1.5 units per acre. The Quintero project, at a density of 0.34 units per acre, is significantly under what the City’s and County’s land use goals include. The project is also consistent with Peoria’s recreational objectives for the Lake Pleasant region.

The proposal also is appropriate for the County planning objectives, and meets the County general plans for the area.

The centralization of access to Highway 74, and lack of development along Highway 74's border also meets the goals and criteria of the County's Highway 74 corridor zoning, and the Grand Avenue Land Use Plan.

4. An evaluation of the impact of the development on the surrounding area. Environmental, socio-economic, and regional factors should be included.

The Quintero project would significantly increase the menu of recreational amenities in the Lake Pleasant region. It will also add the first "top-flight" resort-type development in the region, providing an upper end recreational amenity which does not exist in this area of the County. The unrelenting emphasis on high quality and low density in the Quintero project surpasses all planned surrounding development in the area, both in the County and in the City.

The project has been designed to limit the visual impact on the surrounding areas. The project will be virtually unnoticeable from Highway 74 and nearly all of the golf courses will be invisible from outside the Quintero project. The very few homes and distant views of portions of the golf courses that can be glimpsed from outside the project will, like the rest of Quintero, be of a first caliber of design, which will minimize visual impact.

The large, 60% natural open space and 87% total open space component of the Quintero project will minimize the impact that the development will have on the surrounding natural terrain, and leaves significant corridors for wildlife to pass through the project.

5. An evaluation of the need for the DMP in relationship to development trends and population projections for the area. If an economic feasibility study was completed, it may be included (but is not required).

The nearby City of Peoria is one of the fastest growing communities in Maricopa County. The property immediately to the south of Highway 74 has already been planned for resort and upper-end residential development. Quintero's minimal population base will not significantly impact the population trends, particularly because of its predominantly seasonal, part-year, "resort" use.

What the project will do is preserve the natural beauty of a spot that otherwise could be developed to a much lesser design standard. The zoning, as of right, permits 165 of the 283 requested housing units. Without a Development Master Plan, haphazard development could easily result in significantly increased impacts on the surrounding property, both visually and through significant scarring of the ridgelines, hilltops, and other focal points of interest visible from outside the project.

Quintero's lasting impact, economically, will be to establish that environmentally sensitive, upper end resort development is feasible on the "west side." Quintero may quietly serve to raise the sights of surrounding property owners in their development goals and expectations.

6. An evaluation of the relationship of the proposed land use to “land use ratios” as shown on page 13 table of these guidelines.

Quintero’s 283 units, on 827 acres, provides a minimal overall residential impact on the property. The anticipated seasonal resort use of these homesites makes the direct comparison to the County chart difficult, although the numbers remain obviously favorable.

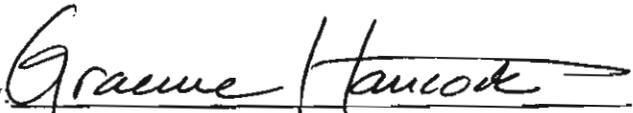
Although there is a significant commercial component of the project, the commercial uses are limited to those appropriate for a specialized golf and country club resort, and there is no industrial component. Again, the majority of the project will remain unaltered open space, and the golf courses and country club amenities will provide an outstanding recreational amenity and focus for the Quintero community and for members of Quintero.

CONCLUSION

It is with significant pleasure, and personal joy, that the McClungs submit this application for approval of the Development Master Plan, commercial and residential rezonings, with the CUPD and RUPD overlays. The McClungs wish to thank the County for its consideration and diligent efforts in evaluating the proposal.

DATED: November 1, 1999.

FENNEMORE CRAIG

By: 
Graeme Hancock

MARICOPA COUNTY
DEPARTMENT of PLANNING and INFRASTRUCTURE DEVELOPMENT



GENERAL APPLICATION

- | | | |
|---|--|---|
| <input type="checkbox"/> ADMINISTRATIVE AMENDMENT | <input type="checkbox"/> TEMPORARY/CONDITIONAL USE | <input type="checkbox"/> CONCEPT/PRECISE PLAN |
| <input type="checkbox"/> AREA PLAN CHANGE | <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> PLAN OF DEVELOPMENT |
| <input type="checkbox"/> COMPREHENSIVE PLAN CHANGE | <input checked="" type="checkbox"/> ZONING CHANGE | <input checked="" type="checkbox"/> SPECIAL USE |
| <input checked="" type="checkbox"/> DEVELOPMENT MASTER PLAN | <input checked="" type="checkbox"/> OVERLAY ZONING | <input type="checkbox"/> SUBDIVISION |

REQUEST:
 Development master plan with changes in zoning to create commercial areas of C-2 zoning with a CUPD overlay, and residential areas of Rural-190, R1-18, R1-10, R1-8, and R2 with an RUPD overlay to modify roadway, hillside and setback requirements, with special use permits for a wastewater treatment facility and a helistop, all with 8 years of protected development rights.

MCZO SECTION:

APPLICANT: Graeme Hancock / Fennemore Craig DAY PHONE NO: 916-5448

ADDRESS: 3003 N. Central Ave., #2600 CITY-ST: Phoenix AZ ZIP: 85012

OWNER: Gary and Lea McClung DAY PHONE NO:

ADDRESS: 24350#51 Whispering Ridge Way CITY-ST: Scottsdale AZ ZIP: 85255

NOTICES MAILED TO: Both applicant and owner DAY PHONE NO:

ADDRESS: as shown above CITY-ST: ZIP:

PROPERTY ADDRESS:	ZONING DISTRICT	ZONING MAP	SUPVR DIST
GENERAL LOCATION West of Lake Pleasant, North of Highway 74			
SECTION:	TOWNSHIP:	RANGE:	BOOK:
			MAP:
			PARCEL:
SUBDIVISION NAME: Quintero	UNIT NO:	LOT NO:	ACRES: 8.27
LEGAL DESCRIPTION: SEE ATTACHED			

- REQUEST TO:** BOARD of SUPERVISORS BOARD of ADJUSTMENT
 PLANNING & ZONING COMMISSION DEPARTMENT STAFF

ATTACHMENTS:

FILING DATE: **FILING FEE:** **ACCEPTED BY:**

CASE NUMBER

I hereby authorize _____ to file this application

Gary N. McClung Lea McClung
 SIGNATURE OF OWNER/AUTHORIZED AGENT

12-31-98
 DATE



Department of Planning and Development

PROPERTY OWNER AUTHORIZATION

(to be completed if the applicant is not the property owner)

DATE: December 1998

I hereby authorize: Graeme Hancock or the law firm of Fennemore Craig
address of 3003 North Central Avenue, Suite 2600, Phoenix, AZ 85012
to file this application and to act on my behalf in regard to this request.

Signature of property owner: Gary N. McClung / Lea McClung

Printed name: Gary N. McClung / Lea McClung

INCLUDE DEED OR OTHER PROOF OF OWNERSHIP ALONG WITH APPLICATION.

For Planning Department staff use only:

CASE #(s): _____

PROJECT NAME: _____

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

1ST Amended

SCHEDULE A

Reference No.

MC CLUNG INVESTMENTS

1. Effective Date: December 16, 1998 at 7:30 A. M.

Escrow/Title No. 9817590 22

Escrow Officer: Janette Waller

Title Officer: Frank B. Simpson /jc

2. ALTA Form Policy or Policies to be Issued:

A. Owners Policy

Amount: \$0.00

Proposed Insured:

B. Owners Policy

Amount: \$0.00

Proposed Insured:

C. Loan Policy

MORTGAGE EXTENDED

Amount: \$500,000.00

Proposed Insured:
TO COME

D. Loan Policy

Amount: \$0.00

Proposed Insured:

3. The Estate or Interest in the land described or referred to in this Commitment, and covered herein is:

A Fee

4. Title to the Estate or Interest in said land is at the effective date hereby Vested in:

Gary N. McClung and Leona B. McClung, husband and wife, as community property with the right of survivorship

5. The land referred to in this Commitment is situated in the County of Maricopa and is described as follows:

State of Arizona,

Legal Description - Continued

CHICAGO TITLE INSURANCE COMPANY

Page 1

LEGAL DESCRIPTION

Escrow/Title No. 9817590 22

PARCEL 1:

Iron Age Mining Claim Nos. 1 through 4, inclusive;
Iron Age Mining Claim Nos. 9 through 14, inclusive;
Iron Age Mining Claim Nos. 16 through 20, inclusive;
Iron Age Mining Claim No. 22;

Pig Iron Mining Claim Nos. 1 through 4, inclusive;
Pig Iron Mining Claim Nos. 8 and 9;
Pig Iron Mining Claim Nos. 13 and 14;
Pig Iron Mining Claim Nos. 19 and 20;
Pig Iron Mining Claim Nos. 25 through 27, inclusive;

Bessemer Mining Claim Nos. 3 through 5, inclusive;
Bessemer Mining Claim Nos. 8 through 10, inclusive;
Bessemer Mining Claim Nos. 15 through 17, inclusive;
Bessemer Mining Claim Nos. 20 and 21;

All patented lode mining claims, Mineral Survey No. 4155, being those certain 40 claims more particularly described in United States Patent No. Phx 071786, recorded in Book 382 of Deeds, page 397 and in Docket 13267, page 503;

Said claims lying within Government Lot Nos. 41 through 64, Sections 8, 17, 18, and 19, Township 6 North, Range 1 West, Government Lot Nos. 1 and 2 in Section 25, Township 6 North, Range 2 West, and unlotted portions of Sections 18 and 19, Township 6 North, Range 1 West and Section 24, Township 6 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL 2:

A perpetual right-of-way for access road from the terminal point of the nearest county road to the owners mining interest as set forth in instrument recorded in Docket 4558, page 125.

PARCEL 3:

A perpetual right-of-way for road as set forth in instrument recorded in Recording No. 88-393892, and rerecorded 88-397628.

COMML-7/73-MAB

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - SECTION 1

REQUIREMENTS

Escrow/Title No. 9817590 22

The following are the requirements to be complied with:

1. Payment to or for the account of the Grantors or Mortgagors of the full consideration for the estate to be insured.
2. Instruments in insurable form which must be executed, delivered and duly filed for record:

SPECIAL REQUIREMENTS:

- a 1. Release and Reconveyance of Deed of Trust to secure an original principal amount of \$730,000.00, made by:
Trustor: Gary N. McClung and Leona B. McClung, husband and wife
Trustee:
Beneficiary: Pleasant Trails Partnership, an Arizona general partnership dated September 18, 1997, recorded September 25, 1997 in Recording No. 97-0666029
- a 2. Release and Reconveyance of Deed of Trust to secure an original principal amount of \$400,000.00, made by:
Trustor: Gary N. McClung and Leona B. McClung, husband and wife
Trustee: Chicago Title Insurance Company, a Missouri corporation
Beneficiary: Pleasant Trails Partnership, an Arizona general partnership dated September 18, 1997, recorded September 25, 1997 in Recording No. 97-0666030
- c 3. Proper showing as to the parties in possession, or parties with a right of possession to the premises being insured herein, including either copies of all unrecorded leases, a current rent roll or an Affidavit by the proper parties as to the current tenants, whether by lease or month to month tenancies, and certification that the rights disclosed are all the rights affecting the property.

Note: If no unrecorded leases or month to month tenancies exist, certification to that fact will be required
- c 4. Release and Reconveyance of Deed of Trust to secure an original principal amount of \$2,000,000.00, made by:
Trustor: Gary N. McClung and Leona B. McClung, husband and wife
Trustee: First American Title Insurance Company
Beneficiary: the Hoehn Family Trust L.L.C.
dated October 16, 1998, recorded November 10, 1998 in Recording No. 98-1014847
- a 5. Termination of Financing Statement made by:
Debtor: Gary N. McClung and Leona B. McClung
Secured Party: Hoehn Family Trust

Requirements Continued

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - SECTION 1 - CONTINUED

REQUIREMENTS - CONTINUED

Escrow/Title No. 9817590 22

dated (not shown), recorded November 10, 1998 in Recording No. 98-1014848

d 6. Deed of Trust to secure an original principal amount of \$_____,
made by:
Trustor: Gary N. McClung and Leona B. McClung, husband and wife
Trustee:
Beneficiary: TO COME
dated _____, recorded _____ in Recording No. _____

x Note: 1998 taxes paid: Tax Area Code: 000000 Parcel No. 503-99-001-4
Total Tax \$7.46 RB 132 IMP 0

f 7. NOTE: Pursuant to Arizona Revised Statutes 11-480, effective January 1,
1991, the County Recorder may not accept documents for recording that do not
comply with the following:

(a) Print must be ten-point type or larger.

(b) Margins of at least one-half inch along all sides, including top and
bottom, except the top of the first page which must be at least two inches
for recording and return address information. The margin must be clear of all
information including but not limited to, notaries, signatures, page numbers.

(c) Each instrument shall be no larger than 8-1/2 inches in width and 14
inches in length

c 8. NOTE: Arizona notaries who have renewed their commission after July 20, 1996
MUST use an ink seal, embosser seals will not be accepted subsequent to such
renewal.

x End of Requirements

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B - SECTION 2

Escrow/Title No. 9817590 22

Schedule B of the Policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the commitment.
2. Any American Land Title Association Policy issued pursuant hereto (except extended coverage) will contain under Schedule B the standard exceptions set forth at the inside cover hereof.

SPECIAL EXCEPTIONS:

- j 1. Rights of others to use roadways
(Affects Parcels 2 and 3)
- k 2. Reservations in Patent from the United States of America reading as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America
- n 3. Any loss or claim of loss arising by reason of denial of any building permit by a governing authority based upon its assertion that legal access to and from the land fails to meet its requirements.
- l End of Schedule B

DEPARTMENT OF PLANNING & DEVELOPMENT

AFFIDAVIT OF NOTIFICATION

Date: January 15, 1999

I, Graeme Hancock, being the authorized applicant for the Maricopa County zoning case referenced below, do hereby affirm that the attached listing of names and addresses accurately reflects the ownership of property within 300 feet of the subject zoning case project, according to current Maricopa County Assessor records.

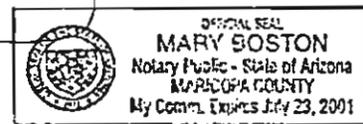
Applicant/Representative signature: Graeme Hancock

STATE OF ARIZONA)
) ss
County of MARICOPA)

The foregoing instrument was acknowledged before me this 15 day of January, 1999, by Graeme Hancock.

Mary Boston
Notary Public

My Commission Expires:
7/23/2001



Planning Department Use Only:

Case No: _____

Project Name: _____

LAW OFFICES
FENNEMORE CRAIG
A PROFESSIONAL CORPORATION

Donna M. Horwitz
Direct Phone: (602) 916-5700
Direct Fax: (602) 916-5900
dhorwitz@fclaw.com

OFFICES IN PHOENIX AND TUCSON
3003 NORTH CENTRAL AVENUE
SUITE 2600
PHOENIX, ARIZONA 85012-2913
PHONE: (602) 916-5000
FAX: (602) 916-5999

January 15, 1999

Darren Gerard
Senior Planner
Maricopa County Planning Department
301 West Jefferson
Phoenix, AZ 85003

Re: Quintero Golf and Country Club

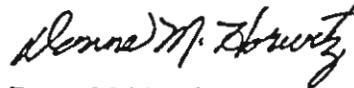
Dear Mr. Gerard:

Enclosed are the mailing labels and envelopes for the Quintero project, together with a list of adjacent property owners for your file.

Please give me a call if you have any questions.

Very truly yours,

FENNEMORE CRAIG

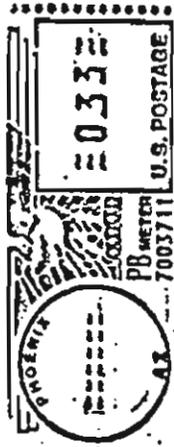


Donna M. Horwitz
Legal Assistant

DMH/mbb
Enclosures

PHX/GHANCOCK/918357.1/64250.001

US BUREAU OF LAND MANAGEMENT
222 NORTH CENTRAL
PHOENIX, AZ 85004



Names and Addresses of Property Owners (other than applicant) within 300' of the proposed Heliport:

1. U. S. Bureau of Land Management
222 North Central Avenue
Phoenix, Arizona 85004

SUMMARY OF FEES TENDERED

Payable to:	Amount:	For:
Maricopa County	\$38,425	Development Master Plan (\$6,000); RUPD/CUPD Zoning (\$30,025); Special Use Permit for Treatment Plant (\$1,200); and Special Use Permit for Heliport (\$1,200).
Maricopa County Environmental Services	\$600	\$150 each for Development Master Plan, RUPD/CUPD Zoning and Special Use Permits for Treatment Plant and Heliport
Maricopa County	\$3,430	Development Master Plan (\$900); RUPD/CUPD Zoning (\$2,150); Special Use Permit for Treatment Plant (\$190); and Special Use Permit for Heliport (\$190).

Note; Rural Metro Fire Department will bill Quintero for their fees. The fees should amount to \$150 for the Master Development Plan and \$50.00 each for Zoning and Special Use Permits (total \$350)

Total Fees Paid:

\$42,805.00

ZONE CHANGE QUESTIONNAIRE

1. **Is there a zoning violation on the property for which the owner has been notified?**

No.

2. **Is the property located within a County island?** No.

3. **Is the property located within three miles of an incorporated town or city?**

Yes. The southwest corner of the property is three-quarters of a mile from Highway 74 and the existing City of Peoria boundary at Highway 74 and the 167th Avenue alignment. In March of 1999, amendments to the City of Peoria's General Plan extended the City's planning area boundary to include all of Quintero in the City's planning area, and the City's General Plan was adopted with the Quintero project in mind. The Peoria General Plan has a target density for Quintero of 0 to 1.5 dwelling units per gross acre, which significantly exceeds Quintero's plan of 0.34 dwelling units per gross acre (283 units/827 gross acres).

If yes, have you discussed this request with representatives of the town or city? (Please note that we will take the municipality's comments into account if the site is located in a municipal planning area.)

Yes. Representatives from the City of Peoria at its Engineering and Planning Departments were consulted repeatedly in the conceptual planning and in the application process, and have toured the property and the proposed project. Because of Quintero's proximity to the City and to Lake Pleasant, Quintero has worked directly with the City staff throughout the development process. The applicant believes the City generally supports the project, the project density, and the proposed Maricopa County zoning. Because Peoria may ultimately annex the Quintero project, Quintero is coordinating its submittals to County Staff with Peoria's Deputy City Manager.

4. **Have you discussed the application request with Maricopa County Planning Department staff? (Please note, if your application involves 40 acres or more, a pre-application meeting is required; for all other cases it is recommended that you meet with Planning Department staff prior to the submittal to determine preliminary issues and the appropriateness of the application.)**

Yes. The initial meeting, with Lori Schleier (then Planning Manager for the Planning and Development Department), occurred in May of 1997. Quintero held several meetings with the County zoning and long range planning staff to review the project, including a preliminary TAC meeting held on August 21, 1998, and TAC meeting on March 16, 1999. The project review has been assigned to Scott McCullough and Darren Gerard and the applicant had multiple meetings to review comments with staff following the TAC meeting. The developer has obtained building permits for the first golf course, and has processed an R-190 Plan of Development approval for the hillside disturbance associated with the first golf course. The project has been discussed by the Planning and Zoning Commission in ZIPPOR meetings and in hearings on the R-190 Plan of Development approval.

MEMORANDUM

TO: Scott McCullough
FROM: Graeme Hancock
DATE: November 1, 1999 (revised)
RE: Quintero: March 16, 1999 Technical Advisory Committee Meeting Comments and Responses
DMP 99-002 (Development Master Plan); Z99-004 (RUPD/CUPD Plan)

The following is a list of the points raised at the TAC meeting held on March 16, 1999, together with the Applicant's responses.

Department of Planning & Development: DMP 99-002, Development Master Plan Guidelines

Content.

1. Location Section. Several maps are not included (e.g., Water District/Facilities by type, Sanitation District/Facilities by type, Fire/Sheriff Service Areas, etc.). If not in service area, are service areas nearby? Need to explain the narrative.

Apart from the City of Peoria, located three-fourths of a mile to the south, there are no nearby water districts, sanitation districts, or police service areas. The property lies within Rural Metro's service area, and is within the County Sheriff's service area. The project stipulates to contract for sanitation services and to construct its own on-site wastewater treatment facility, reusing the effluent on its golf courses.

The options concerning formation of a Quintero Water District are summarized in the amended text of the submittal.

2. "Site Analysis Section" Missing zoning map depicting on-site and surrounding zoning categories.

As explained in the revised text, the site, and all surrounding property is zoned R-190. Exhibit 2 in the submittal has been updated to show current zoning.

Plan Section.

3. Circulation: Exhibit 4, delineate points of ingress and egress on the property.

Applicant has prepared a supplemental transportation map, indicating ingress and egress points in bold. Please see Exhibit 4.

4. Missing Appendix J, Water and Wastewater report.

Applicant has submitted its wastewater report as Exhibit J, and supplemented the text on water issues.

5. Traffic Impact Study. We have letters from ADOT (Russell Blake), but need confirmation letter from MCDOT as well.

Applicant has discussed this with MCDOT (G. Toscano) and understands that its plan meets MCDOT's concerns. Roads have been established as separate lane boulevards as requested.

6. Suitability Report. Need to expand (e.g., describe how the proposed development complies with the Maricopa County Comprehensive Plan).

Applicant has addressed the issue of compatibility in the supplementary text on Development Suitability.

7. Land Use Display Map. Missing 2 24x36 land use display map.

Applicant will provide new full size maps with revised submittal.

8. Page 33: Need letters from all utilities confirming service.

Applicant has provided stipulations requiring private utility coverage, and letters from Southwest Gas, APS, Accipiter Communications, Inc., and Rural Metro Fire Department. Please see Appendix I.

9. Page 21. Provide phasing map and chart.

Applicant has provided phasing map to supplement text discussion in the original submittal. Please see Exhibit 12.

10. Sunset Vistas (p. 29) is not shown on Exhibit 2 and "Villages" not in narrative report.

Applicant has revised the map (Exhibit 1) and text discussion to eliminate confusion on these issues.

11. Report states that C.A.P. water is going to be used to irrigate the two 18-hole golf courses. DMP guidelines state that "irrigation of golf courses or large common areas is to be effectuated entirely with treated effluent, unless otherwise recommended by the Planning & Zoning Commission and approved by the Maricopa County Board of Supervisors."

Quintero's greatest strength (low density) means that the limited housing component (283 units) and seasonal occupancy will not generate enough effluent to irrigate the golf courses. All effluent will be used in the golf courses and common areas, and the common areas will be landscaped with native and original plants with extremely low water

requirements. Existing plans call for the courses to be watered with effluent supplemented by Quintero's ten year (short term) C.A.P. allocation. No groundwater will be used, except as permitted under Arizona law.

12. DMP Guidelines state that "Lakes are to be filled entirely with treated effluent, unless otherwise recommended by the Maricopa County Planning and Zoning Commission and approved by the Maricopa County Board of Supervisors."

Please see item immediately above. While all on-site effluent will be used in the lakes, the golf course lakes will be supplemented with Quintero's short term, non-potable C.A.P. allocation. This is an issue for the Planning & Zoning Commission to approve as part of the project.

13. Exhibit 11. Will the proposed development impact privately owned section located northeast of the Quintero project property? (E.g., access).

Quintero does not impact the adjacent private property.

14. Nearest Sheriff's substation is at the Bell and Dysart Road intersection. Does this provide adequate response time?

Yes. The Sheriff's Department continuously patrols Highway 74, including the area immediately adjacent to Quintero. In addition, the community is gated, with a security guard at the entrance, and is isolated from Highway 74.

15. BLM Agreement for access road. Provide confirmation letter.

The agreement is in process. In the event Planning & Zoning Commission review precedes completion of arrangements with the Bureau of Land Management, applicant has proposed a stipulation making residential development contingent upon the applicant obtaining permission for the off-site roadways on BLM property, as more fully set forth on the Development Master Plan. (See Stipulation C.)

16. Is fire service from Rural Metro guaranteed? Need letter of confirmation.

Applicant has provided a "will serve" letter with Rural Metro and stipulated to the development being contingent upon provision of such an agreement.

17. Access limitations in case of wild fire. Is an evacuation/escape plan necessary?

Applicant has discussed this with Rural Metro to Rural Metro's satisfaction.

18. Students, if any, would use Peoria School District. Please provide confirmation from Peoria School District.

Quintero is a high end, luxury resort development with alternative residence, part-time occupancy, vacation homes, and is unlikely to generate any need for schools. Discussions with Ed Sloat at the Peoria Unified School District have confirmed that Peoria

School District does not serve this property. State statutes provide that students, if any, from Quintero, could apply to and individually obtain permission for access to the School District. Developer believes this is sufficient, given the overwhelming probability that the development will never generate any need for school services.

19. Is water guaranteed?

Please see text discussion in final submittal, as well as the drilling report provided with the original submittal. Applicant believes that adequate groundwater is available for the homes, and has stipulated that no homesites will be sold without assured water supply approval from the Department of Water Resources. See Stipulation P.

20. Applicant stated that Peoria is supportive of the proposed development. Provide confirmation letter.

Peoria amended its General Plan to accommodate Quintero. The City will not express a position unless asked by the County. The Deputy City Manager for the City of Peoria, Meredith Flinn, is available to discuss the Quintero project.

21. Impact of wastewater treatment plant on residents?

Developer does not believe that there is any significant impact of its wastewater treatment plant on the residents, given the quality level of facility involved.

22. Are utilities guaranteed? Need letters from APS, Southwest Gas, Rural Metro Fire Department.

See items 8 and 1, above. Will serve letters are attached as Appendix I.

23. Do any abandoned mines cause a safety hazard?

No. One mine has a non-native species of bat in residence, and the applicant intends to install a "bat gate" which will seal the mine shaft from outside use, while preserving the bat's access to the shaft.

24. Are there any known on-site/adjacent habitat areas? What about migration corridors?

The BLM uses its surrounding property as a "wild burro" area. The BLM has not questioned applicant's right to develop its property, or commented on any impact that the project may have on the wild burro population. The surrounding property also is a habitat for the "desert tortoise" and Applicant is acquiring appropriate mitigation sites for the desert tortoise.

With 60% undeveloped open space in the project, applicant does not believe that the development will interfere with or impact "migration corridors" or that its use of the property exceeds the "impact" on adjacent wildlife beyond what could (and would) occur under existing zoning. The major washes in the property will remain in natural condition,

and will not be fenced or gated in any manner which could prevent natural migration.

25. Explain revegetation efforts more clearly.

Applicant has provided a more detailed explanation in the revised submission. Please see Exhibit 20.

26. Location of heliports . . . will they negatively impact habitat areas due to noise?

Please see response to number 24. Applicant has filed a separate use permit application requesting a single heliport site, located at the southwest corner of its property, less than 3/4 of a mile from Highway 74, and will address these issues in the prerequisite use permit application. Applicant does not believe that the limited anticipated use of the site, primarily for emergency medical and service helicopters, will have any significant impact on the habitat, in excess of that likely under current zoning, without a DMP or zoning change.

27. How will the development impact the future roadway network grid?

The traditional roadway grid does not exist in this area of the County, and due to the terrain, it is unlikely that the grid network will ever be used in the immediate area. Quintero's access point to Highway 74 coincides with the grid alignment.

28. Will cars and golf carts share the same right of way? If so, what safety efforts are being considered?

Applicant has provided illustrations of the golf cart path system, and a map indicating the interface between the golf cart path system and the roadway system on-site. See Exhibits 3 and 4. Although golf carts will not use the access road or offsite road, as with other high-end golf resorts, Quintero members using the internal streets for vehicular access will be required to use lower traffic speeds (as posted) and yield right of way to golf carts.

Flood Control District, Development Master Plan.

31. Prior to P&Z Commission approval, submit a master drainage plan that demonstrates that post-development discharges will be no greater than the predevelopment discharges for all of the following design storms: 2 year/6 hour; 2 year/24 hour; 100 year/6 hour and 100 year/24 hour (Agreed).

32. Include an exhibit that indicates stream crossings that will offer 100 year storm access. (Agreed).

33. Applicant should note that prior to any grading on the site, grading plans must be approved by the Flood Control District and the associated building permits and drainage clearances must be obtained.

Applicant understands and agrees. Prior to zoning submittal, Applicant has

engaged in some clearing and grubbing, associated with cactus removal. During a season when the cactus are dormant, the survival rate for cactus removal increases. The applicant checked with the Planning Department before proceeding with this process, which is permitted as of right in the existing zoning category. Applicant also obtained the necessary permits from the Department of Agriculture for cactus species removal.

Environmental services DMP 99-02.

34. For the water and/or sewer company the following agencies must be contacted for clearances and/or approvals: water company -- Department of Water Resources, Corporation Commission, Department of Environmental Quality, Central Arizona Water Conservation District, Maricopa County Environmental Services Department.

Sewer company -- Maricopa Association of Governments, Arizona Department of Environmental Quality, Arizona Corporation Commission, Maricopa County Environmental Services Department.

Please see discussion in text. Applicant is in process of forming the Quintero Water and Sewer Company, and has proposed a stipulation for all zoning and land use entitlements requiring applicant to obtain clearance and approval from the appropriate agencies prior to obtaining any residential building permit.

35. Comprehensive water and wastewater master plans, prepared in accordance with the appropriate Arizona Department of Environmental Quality engineering bulletins will be required for review and approval of prior subdivision final plat and/or water and sewer improvement plan approvals.

Agreed.

36. Z99-04 (RUPD/CUPD plan for Quintero Golf and Country Club). Plan of development for this application indicates that an air pollution installation permit may be necessary. Information necessary to apply for this permit can be obtained by contacting Division at 602-506-6010

Applicant will contact the Division as appropriate.

37. Food service plans must be submitted to the Field Services Division for review and approval prior to construction. 602-506-6986

Applicant will contact the Field Services Division when appropriate.

38. No person shall offer maintain use or allow the use of any area larger than 5,000 square feet for the parking, storage, servicing, or dispatching of motor vehicles without first implementing reasonably available patrol measures to effectively prevent and minimize fugitive dust.

Agreed.

39. An earth moving permit must be obtained from Field Services Division prior to construction (602-506-6700).

Applicant has contacted the Field Services Division and obtained relevant permits as appropriate during the construction of Quintero, and will continue to do so.

40. An approved refuse collection service and refuse disposal facility must be available to the site.

Applicant anticipates a private contract for this, and has stipulated that no development can occur until a “will serve” agreement is in place. (Stipulation R)

41. Water and sewer master plans must be submitted to the Maricopa County Water and Waste Management Division.

Agreed. Please see prior responses.

MCDOT submitted these comments orally at the TAC meeting.

42. For each of the special use permits, provide a site plan showing access to the roadway and location of the use permit area in larger context to the entire project.

Applicant will include such materials in its revised submission on the Special Use Permit.

43. Narrative. Item e, page 31 reference to discussions with MCDOT officials is unclear.

The reference should have been to the Arizona Department of Transportation, not Maricopa County Department of Transportation, and it has been corrected.

44. Item 2 No Appendix 3 or December 30, 1998 letter was found.

The reference should have been to Appendix C, not Appendix 3. It is now Appendix A.

45. Address how/where those property owners living in “The Enclave” will park their automobiles/golf carts, access stores and other necessities, receive deliveries, accommodate trash disposal, etc.

Applicant has provided a supplemental section of the narrative addressing these issues.

46. Other. Address how roadway maintenance will be provided and assured.

All roadways will be privately maintained. Please see Stipulation G.

47. Address secondary (emergency access to state route 74). Primary access must be designated as an all weather (100 year storm response).

Agreed.

48. Divided (boulevard) roadway sections should be a minimum of 20 feet wide on each side of median.

Internal and residential roads should be a minimum paved width of 24 feet.

Developer has worked with MCDOT and with the potential emergency service providers (Rural Metro and City of Peoria Fire Department) to assure that the roadway design is compatible for safety vehicles and emergency vehicles, and that the design width is adequate to carry the amount of traffic involved.

Quintero proposes modified roadway standards for these private internal roadways, in order to keep hardscape to a minimum, to maximize the "resort" approach to vehicular traffic, and to take advantage of the limited vehicle population at Quintero. Roadway designs will have to be adequate for vehicular traffic and safety and emergency corridors.

Provide proof of access rights for those proposed roadway alignments that are outside of master plan boundary.

Please see item 15 and Stipulation C.

49. New legal descriptions.

These have been provided. Please see Appendix G.

On April 22, 1999, Applicant received the following new and additional responses to the March 15, 1999, TAC from Planning & Zoning:

1. Legal descriptions are needed for both of the Special Use Permit areas and each of the proposed zoning districts. The provided legal descriptions tie into a mining claim rather than into section corners. Contact Dalen Buchanan at 506-3569 with any questions in regard to this matter. You may wish to consider a key map that links the legal descriptions to the various exhibits.

Applicant's engineering team (Greg Mona at Gilbertson & Associates) contacted Mr. Buchanan. Quintero's updated legal descriptions are attached as Appendix G.

2. The exhibits must be of sufficient scale to offer review. Staff would recommend full-size enclosures folded into document pockets.

Zoning counsel discussed the "size question" with planning staff in a pre-app meeting, and was advised to follow the 11 x 17 format, and the maps were prepared based on that decision. Maps rendering this long rectangular property in identical size to a square parcel are very large and unwieldy. As discussed with Staff, dozens of maps in

separate pocket parts creates a poor record and a submittal which proves unworkable for the Commission.

However, upon request, Applicant will provide enlarged versions of the maps as submitted.

3. The R.U.P.D. can allow for variation to the hillside development standards. However, this will require for each building pad to be delineated and for slopes to be delineated on an exhibit(s) of sufficient scale for detailed review.

Agreed. Applicant is not seeking an increase in hillside allotment beyond what would be permitted as of right. Please see Table D.

Quintero has proposed that the R.U.P.D. specifically approve the golf courses as designed, and set a total residential hillside acre disturbance, which can be appropriately allocated at the platting stage to each of the housing sites. How many specific square feet of disturbance occurs on each particular lot is left for the platting stage.

4. The sections related to personal resumes can be removed. They are appropriate for marketing documents, but not necessary for planning documents (limited filing space, etc.).

Applicant wishes to retain the references to Greg Norman and to Rees Jones. Quintero believes that the world-wide prestige of the two design firms which have designed the golf courses are important to the decision makers in the rezoning, because they indicate the exceptional quality associated with Quintero's proposal, which is, and should be, a factor in the rezoning.

5. Please separate the four cases into different documents for ease of case administration.

Applicant will process use permits for the heliport (Z99-02) and for the wastewater treatment plant (Z99-03) separately.

Applicant would prefer to combine the development master plan and zoning case submittals, since the materials are essentially identical.

This office requests a "comment checklist" that details each revision made on the post-TAC submittal in response to each review comment. This will be distributed to each reviewing agency, and may hasten their turn-around times. Please return the red-lined document to this office along with the post-T.A.C. submittal.

The response was provided on June 3, 1999, and applicant has received no further inquiry since then.

QUINTERO DEVELOPMENT

PROPOSED STIPULATIONS

I. Development Master Plan

A. Development shall comply with the Development Master Plan titled "Quintero Golf & Country Club," revised November 1, 1999.

B. Major changes to the Quintero Golf & Country Club Development Master Plan with regard to use and intensity must be processed as a revised application, with approval by the Board of Supervisors upon recommendation of the Planning & Zoning Commission. The Maricopa County Planning & Development Department may administratively approve minor changes to the Quintero Golf & Country Club Master Plan submitted by the owner.

C. Applicant will obtain right of way or easements sufficient to construct the off-site roadway improvements identified in Exhibit 3 prior to or concurrent with the filing of any final residential plat on the project.

D. Comprehensive water and wastewater master plans, prepared in accordance with the appropriate Arizona Department of Environmental Quality Engineering bulletins, will be required for review and approval prior to the subdivision final plat and/or water and sewer plant submittal.

E. Prior to the final approval of any improvement plants for the site (final plat) a final master drainage report will have to be submitted to the Flood Control District for review and approval.

F. The total number of dwelling units for the Quintero Golf & Country Club master plan shall not exceed 283, unless modification approval is provided by the Maricopa County Board of Supervisors.

G. The Applicant shall be responsible for construction of all public access roads from Highway 74 and all private on-site roadways within the designated Quintero Golf & Country Club boundaries shown on Exhibit 3. Further, the Master Homeowner's Association shall be responsible for the maintenance and upkeep of all private roads, public open spaces and facilities, washes, parks, roadway median landscaping, landscaping within the public right of way adjacent to all major and minor arterial roadways, except for any areas separately maintained as part of the Quintero Golf & Country Club.

H. The community wastewater treatment plant will be completed in Phase One. Facilities and effluent quality will meet or exceed standards in all required permits.

I. All irrigation supplied to golf courses and golf course lakes will be provided by treated effluent from the community wastewater treatment plant, or from renewable resources, including the developer's Central Arizona Project ("C.A.P.") water contract. In no instance shall groundwater be used for golf courses or golf course lakes, unless it complies with the current Arizona Department of Water Resources and Active Management Area rules and regulations.

J. The Quintero Water Company will provide water and sewer services. Prior to the submittal of each final residential plat, developer will provide "will serve" letters from the water company. Developer may submit a will serve letter from a different qualified public or private utility in place of the Quintero Water Company.

K. Arizona Public Service will provide electrical service to Quintero. Prior to the submittal of each preliminary plat, developer will provide a will serve letter from Arizona Public Service. Developer may submit a will serve letter from a different qualified public or private utility in place of Arizona Public Service.

L. Rural Metro Corporation will provide fire protection services to Quintero, unless and until the Peoria Fire Department provides service. Prior to the submittal of each preliminary plat, developer will provide "will serve" letters from Rural Metro Corporation. Developer may submit a will serve letter from a different qualified public or private fire service in place of Rural Metro Corporation.

M. U.S. West and/or Accipiter, Inc. will provide telephone service. Prior to the submittal of each preliminary plat, developer will provide will serve letters from U.S. West and/or Accipiter, Inc. Developer may submit a will serve letter from a different qualified public or private telephone company in place of U.S. West and/or Accipiter, Inc.

N. Should the developer elect to develop with natural gas service, then Southwest Gas Corporation will provide service. Prior to the submittal of each preliminary plat, developer will provide will serve letters from Southwest Gas. Developer may submit a will serve letter from a different qualified public or private utility in place of Southwest Gas.

O. Prior to filing each preliminary plat, the developer will submit a landscaping inventory and salvage plan which identifies and assesses the native trees and cactus within the development parcel, and which determines the preservation/disposition for each of the selected native trees and cacti.

P. Developer will not proceed with home sales until it has obtained a 100 year source for water from the Arizona Department of Water Resources.

Q. Developer will create design guidelines using the principles and objectives stated in the report titled "Quintero Golf & Country Club" dated November 1, 1999. Prior to the submittal of each preliminary plat, developer will provide the Maricopa County Planning & Development Department with a comprehensive set of design guidelines for the community, including a list of the Covenants, Conditions and Restrictions ("CC&Rs").

R. The Quintero Development will contract for private refuse services.

II. Zoning Case

1. Development use of the site shall comply with the legal description document and zoning maps Exhibit 2 and Appendix G to the to the "Zoning Application and Development Master Plan," except as modified by the following stipulations.

2. Development use of the site shall comply with the zoning application entitled "Quintero Golf & Country Club" dated November 1, 1999, except as modified by the following stipulations.

3. The zones shall adhere to Table B -- Lakeland Village Resident District Standards (R.U.P.D. Chart) depicted in the development master plan entitled "Quintero Golf & Country Club" dated November 1, 1999.

4. All commercial zones shall include a planned development overlay, as set forth in DMP 99-002 (Exhibits 1, 5, 6, 7, and 8), or as amended or otherwise approved.

5. All zoning and development that is contained in the Quintero project including DMP - 99-002 and Z 99-004 are granted protective development rights and deemed to be immediately and fully vested without contingencies, under Maricopa County Zoning Ordinance, Article XXII-G and A.R.S. § 11-201 *et seq.* for a period of eight (8) years from the date of Board of Supervisor approval of the zoning case (Z99-004). Said rights shall be in addition to any rights or vesting of development rights available under the common law. Nothing in the grant is intended to preclude a later extension of the statutory vested development rights, if the landowner subsequently establishes that he meets the criteria for an extension as set forth in Maricopa County Zoning Ordinance § 2204-G.

6. Prior to any final plat being approved, water and sewer master plans shall be submitted by the applicant for approval by the Environmental Services Department.

7. Major changes to this plan of development shall be processed as a revised application in the same manner as the original application, with final determination made by the Board of Supervisors following recommendation from staff and the Planning and Zoning Commission. Minor changes may be administratively approved by staff of the Planning & Development Department.

8. Non-compliance with the plan of development (the site plan and narrative report) or the conditions of approval will be treated as a violation in accordance with the provisions of the Maricopa County Zoning Ordinance.

QUINTERO GOLF & COUNTRY CLUB

EXECUTIVE SUMMARY AND GENERAL INTRODUCTION

Quintero is a one of a kind project, with a focus that begins, and ends, on golf. Golf courses and golf resorts have a long history in Maricopa County. More often than not, however, golf facilities and country clubs have served as a marketing device for homesites and residential development surrounding the golf course. The residential component of the project predominates.

Quintero reverses this equation, by reversing the priorities. Quintero proposes a private golf resort and country club, with two exceptional 18-hole courses, complemented by limited and restricted residential development. Although Quintero's golf and country club will have 700 members, there are only 283 housing units available, including the rentals at the clubhouse. Golf, not residential development, drives the project. This permits Quintero to maintain remarkably low density and leaves the majority of the project untouched open space.

Quintero is owned by Gary and Lea McClung of Scottsdale, Arizona. The property is 827 acres located five miles west of Lake Pleasant and ¼ mile north of Highway 74, at 16752 West State Route 74. The existing zoning ("Rural-190") permits golf courses as a matter of right and authorizes a total of 165 homes without a zoning change. The McClungs have commissioned two 18 hole golf courses, one by Rees Jones, the other by Greg Norman -- two of the world's premier golf course architects. Each design matches the existing landscape and terrain. The Clubhouse complex and both golf courses are also designed to nearly eliminate visibility from adjacent properties and from Highway 74.

Quintero also proposes rural standards for all its privately owned and maintained roadways. The goal is to create roadway "ribbons" within the community which accommodate the private traffic at resort speeds. While emergency vehicle access is assured, a reduced profile roadway more closely matches the undulating contours of the lowest elevations of the property. Again, the resulting design minimizes the project's impact on the landscape and is more in keeping with a low density, "get away" resort development.

The proposed residential component of Quintero -- 283 units -- creates an overall residential density of 0.34 units per gross acre. Although the plan calls for 91 of the units to be placed on estate lots, averaging 4 acres or more in size, the majority of the housing is clustered near the clubhouse and in four discrete areas. Again, in keeping with Quintero's commitment to honor the natural landscape, these sites also are all located in the interior of the property, and at lower elevations, to minimize impact on views from adjacent property and to preserve and emphasize the natural landscaping and views within the property.

This modest residential component of the project leaves the two golf courses within a natural and largely undisturbed environment. The small number of housing units and the clustering of residential development creates a plan that reserves 475 acres (or 57% of the total property) in its original pristine condition. This dominant open space component is further



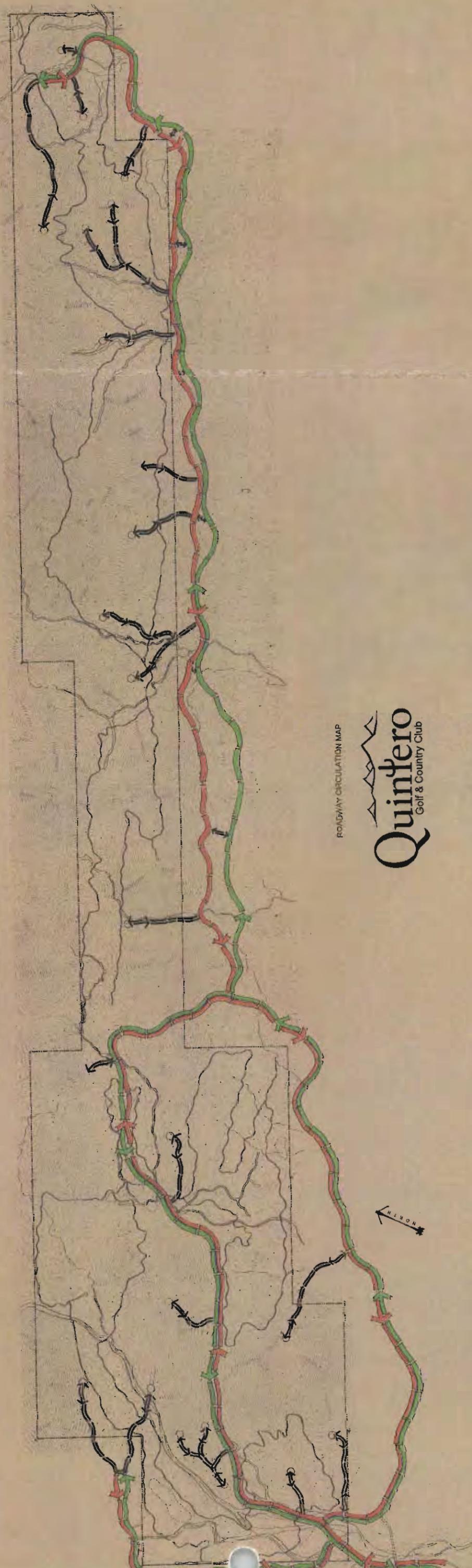
Legend
 ● Roadway and Cart Path Intersection

ROADWAY & UTILITY MAP

Quintero

Golf & Country Club

CREEK PICKETT INC. 2014
 10000 S. 100th E. Suite 100
 Greenwood, CO 80042



ROADWAY CIRCULATION MAP

Quintero
Golf & Country Club

GREY PICKETT
landscape architecture | community design
2007-10-18

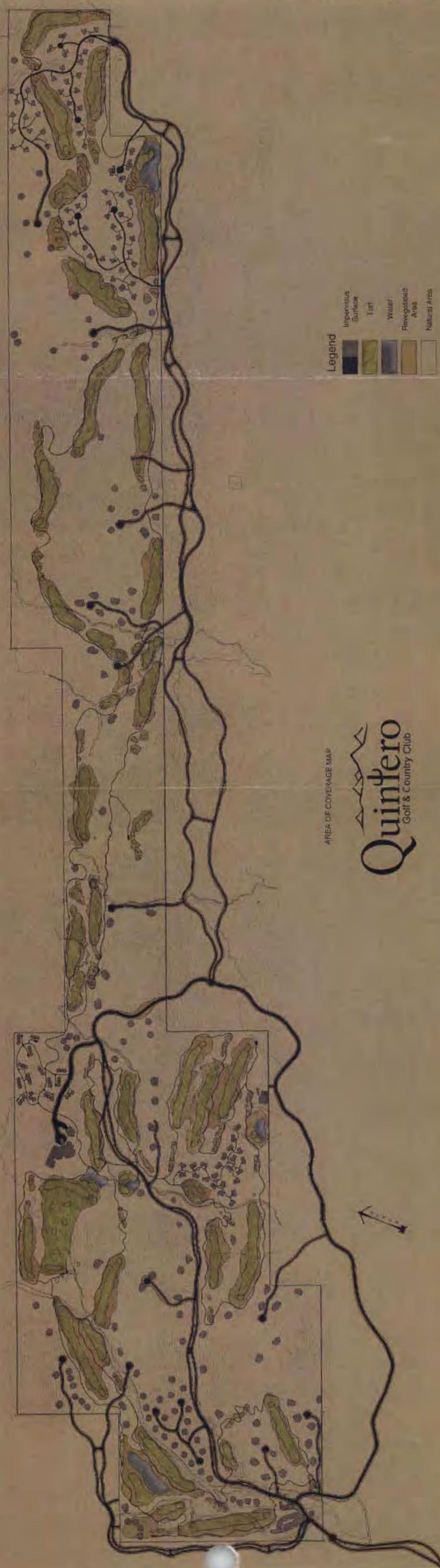


RIDGELINE PRESERVATION MAP

Quinero
Golf & Country Club

G. REE | PICKETT
Landscape Architectural Community Design
2020.10.15





- Legend**
- Irriguable Surface
 - Turf
 - Water
 - Revegetated Area
 - Natural Area

AREA OF COVERAGE MAP

Quintero
Golf & Country Club

USE STRICTLY
As shown on drawings in partnership with
DATE: 2011



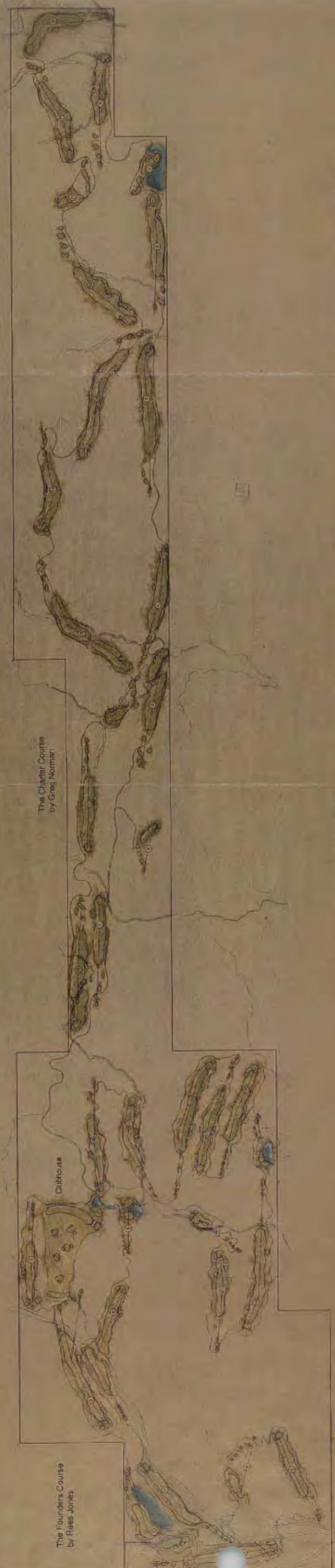
Legend

- Undisturbed
- Disturbance Over 15%
- Disturbance Under 15%

DISTURBANCE MAP

Quintero
Golf & Country Club

GREEN TICKETS
Weddings • Birthdays • Anniversaries • Events
2000 S. 10th



The Clarin Course
by Greg Norman

The Founders Course
by Rees Jones

GOLF COURSE MAP

Quintero

Golf & Country Club

The Founders Course
by Rees Jones

Hole	Par	Length	Yards
1	4	150	150
2	4	160	160
3	4	170	170
4	4	180	180
5	4	190	190
6	4	200	200
7	4	210	210
8	4	220	220
9	4	230	230
10	4	240	240
11	4	250	250
12	4	260	260
13	4	270	270
14	4	280	280
15	4	290	290
16	4	300	300
17	4	310	310
18	4	320	320
Total	72	2,100	2,100

Scale: 1 inch = 100 yards

The Clarin Course
by Greg Norman

Hole	Par	Length	Yards
1	4	150	150
2	4	160	160
3	4	170	170
4	4	180	180
5	4	190	190
6	4	200	200
7	4	210	210
8	4	220	220
9	4	230	230
10	4	240	240
11	4	250	250
12	4	260	260
13	4	270	270
14	4	280	280
15	4	290	290
16	4	300	300
17	4	310	310
18	4	320	320
Total	72	2,100	2,100

Scale: 1 inch = 100 yards

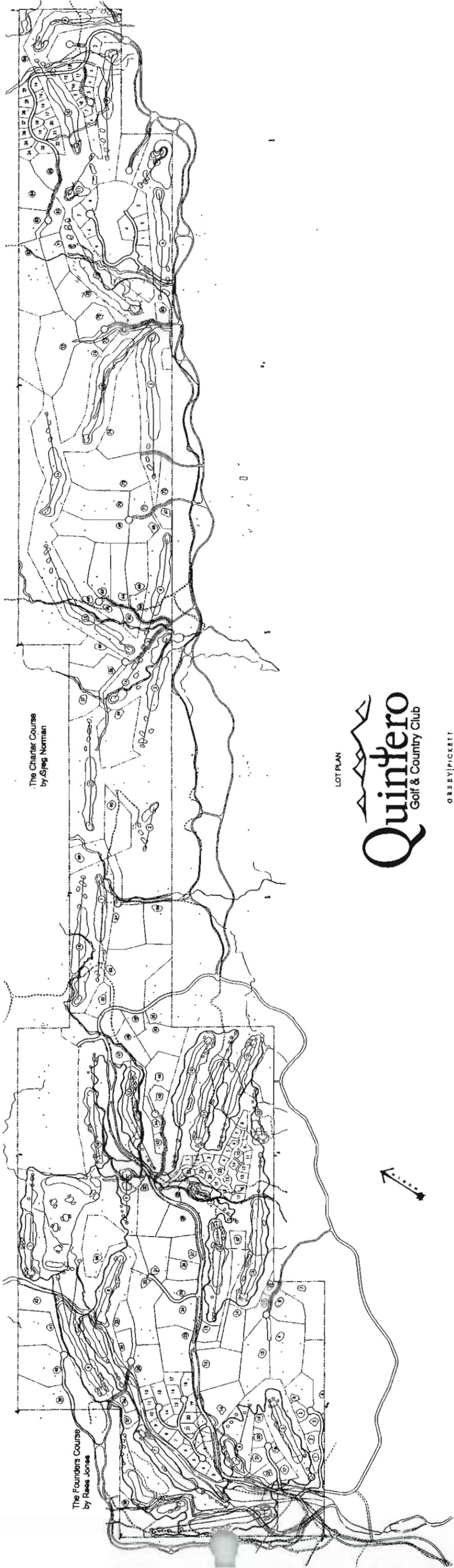
GURLEY PICKETT
Landscape Architecture / Community Design
2000 N. 1st St.
Phoenix, AZ 85004



HILLSIDE MAP

Quintero
Golf & Country Club

CHEET/PICKETT
Landscape Architecture / Community Design
2005 - 2006



The Charter Course
by Greg Norman

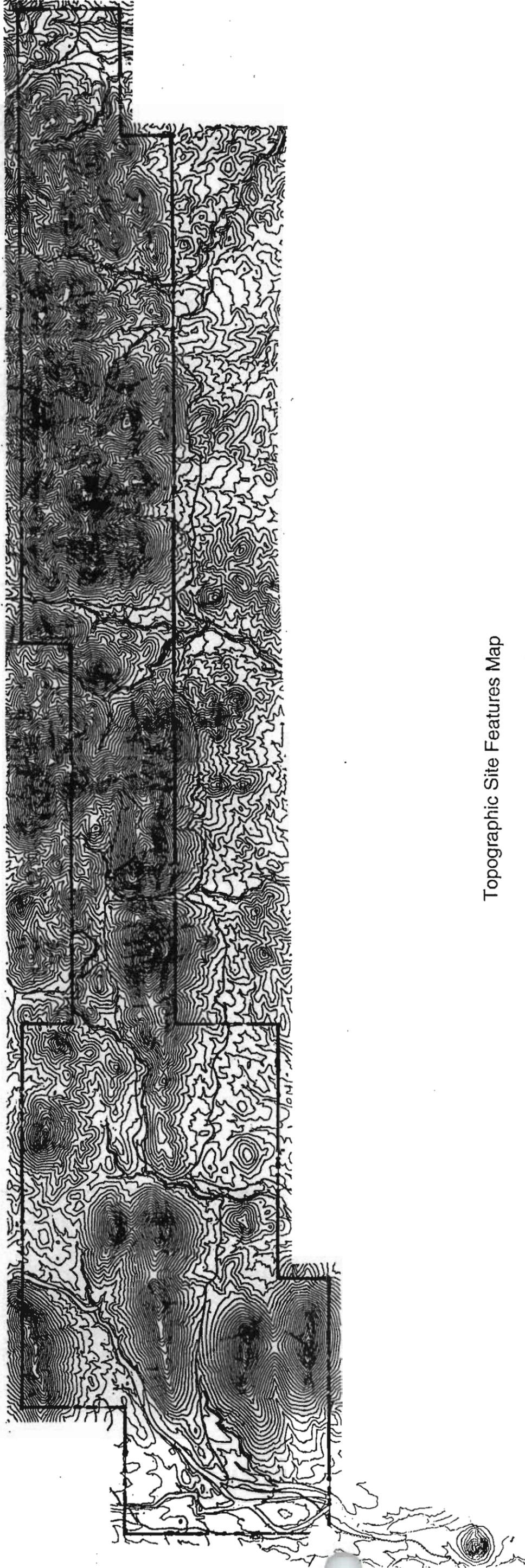
The Founders Course
by Rees Jones

LOT PLAN

Quintero

Golf & Country Club

GERRY PICKETT
landscape architectural community design
1992, 1993, 1994



Topographic Site Features Map



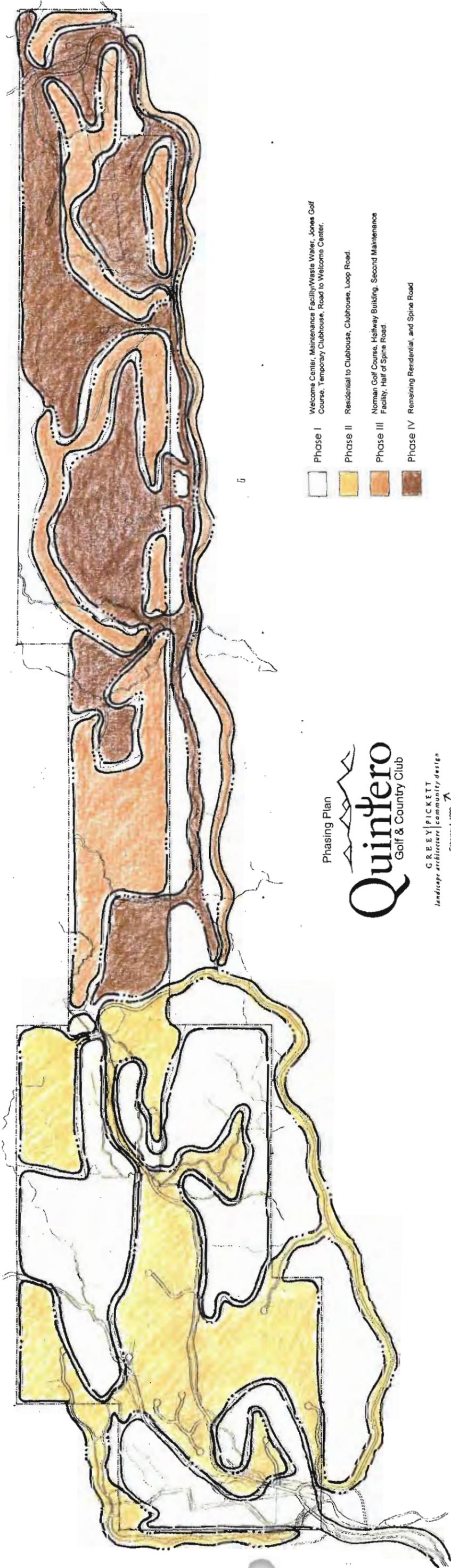
Quintero

Golf & Country Club



GREY|PICKETT
landscape architecture | community design

N.T.S.
January 15, 1999



Phasing Plan

Quintero

Golf & Country Club

GREY PICKETT
 landscape architects | community design
 February 4, 1999
 North

- Phase I Welcome Center, Maintenance Facility/Waste Water, Jones Golf Course, Temporary Clubhouse, Road to Welcome Center.
- Phase II Residential to Clubhouse, Clubhouse, Loop Road.
- Phase III Norman Golf Course, Halfway Building, Second Maintenance Facility, Half of Spine Road.
- Phase IV Remaining Residential, and Spine Road



The Clanton Course
by Greg Norman

Clubhouse Village
at Quintero

The Founders Course
by Rees Jones

Welcome
Center at
Quintero

MASTERPLAN

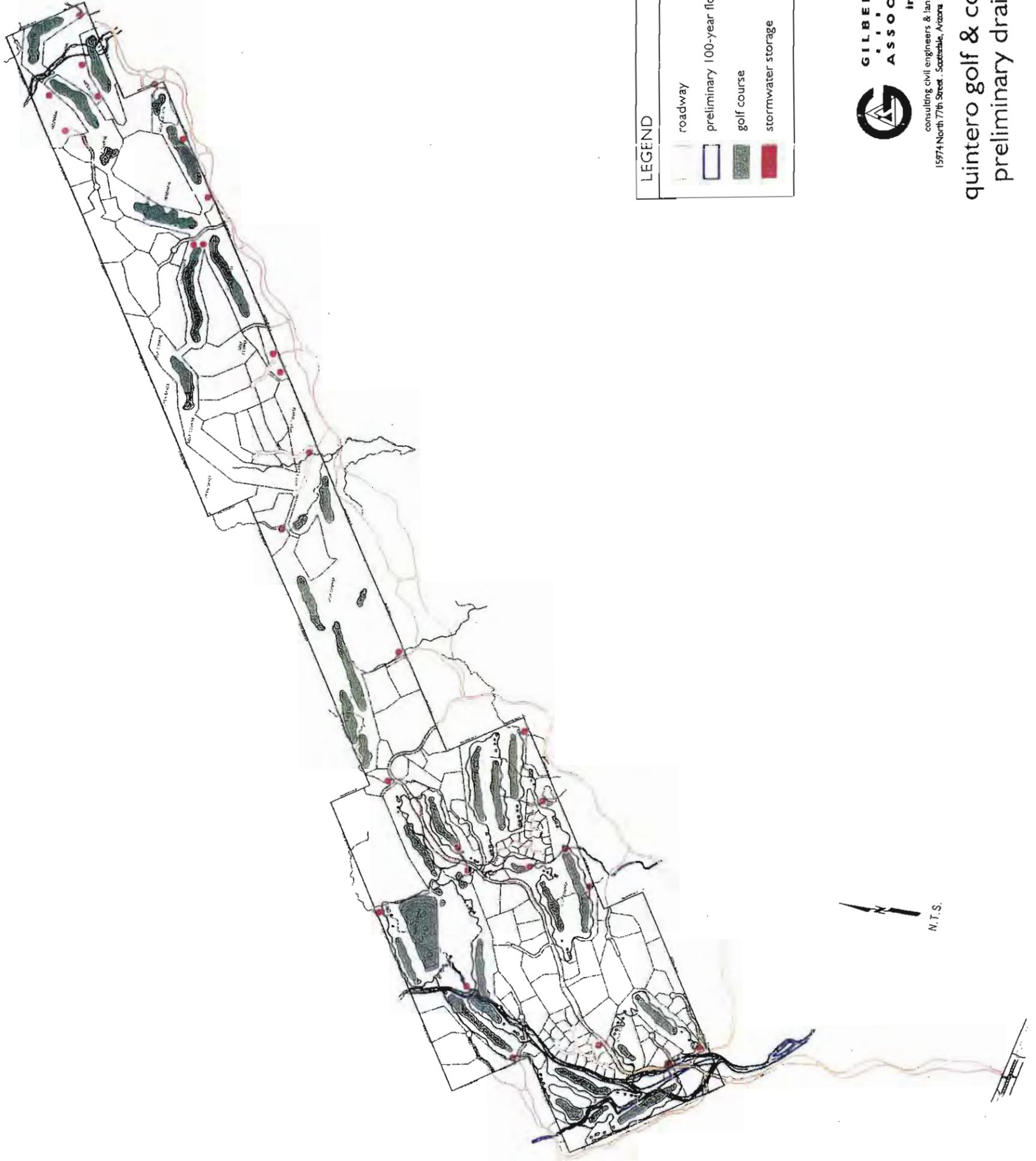
Quintero

Golf & Country Club

G & B E Y R I C K E T T
landscape architecture / community design
1997

Residences

A	"The Ridge"	22 Units
B	"The Enclave"	23 Units
C	"The Villages"	25 Units
D	"Norman Estates Villages"	40 Units
E	"Saguaro Villas"	30 Units
F	"Clubhouse Village" to include a maximum "Custom Homesites" including "Sunset Villas"	52 Units 91 Units
Total:		283 Units*



LEGEND

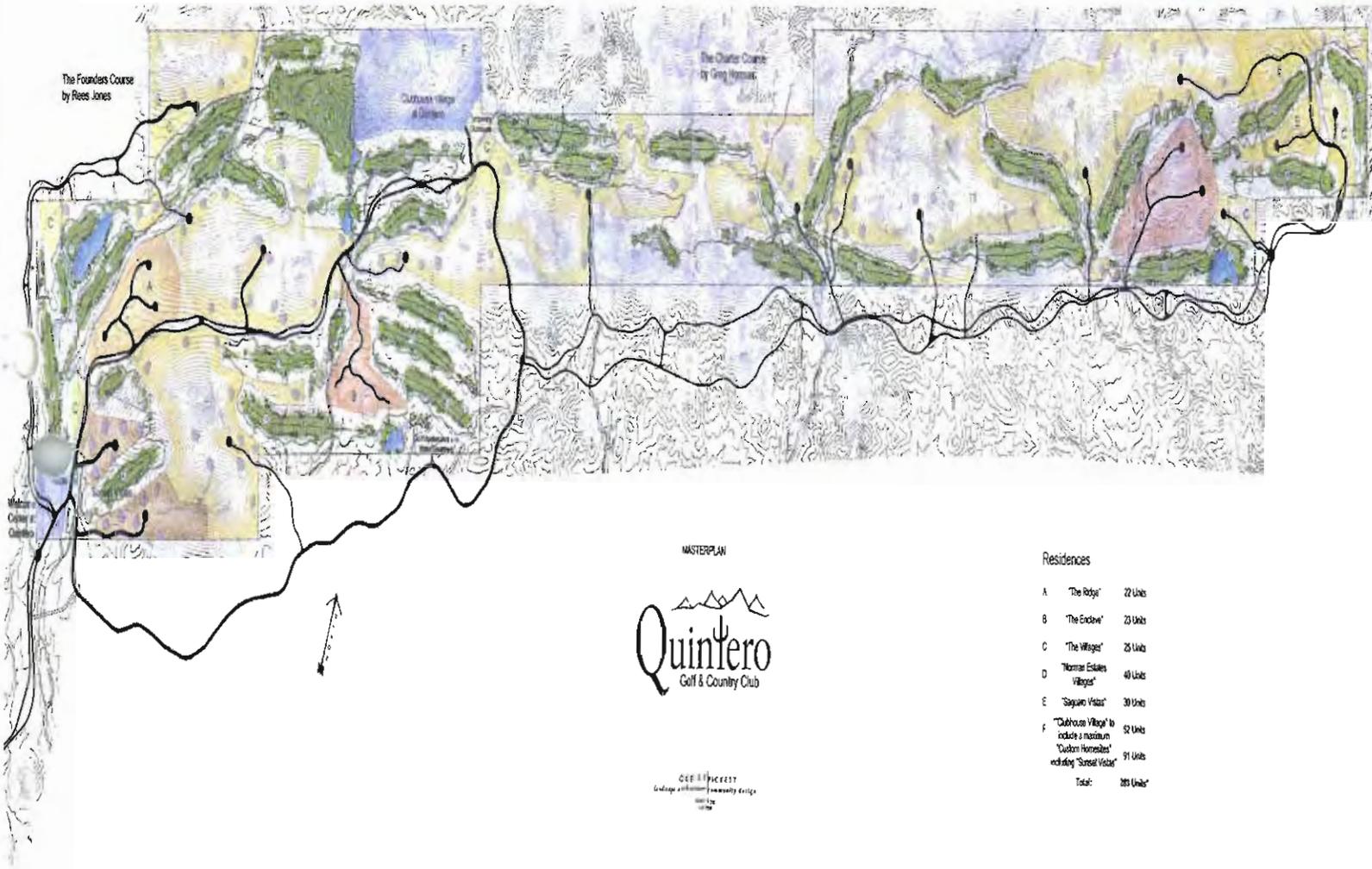
	roadway
	preliminary 100-year flood limits
	golf course
	stormwater storage



**GILBERTSON
ASSOCIATES
INC.**

consulting civil engineers & land surveyors
15974 North 77th Street, Scottsdale, Arizona 85260-1761 602.607.2244

**quintero golf & country club
preliminary drainage plan**



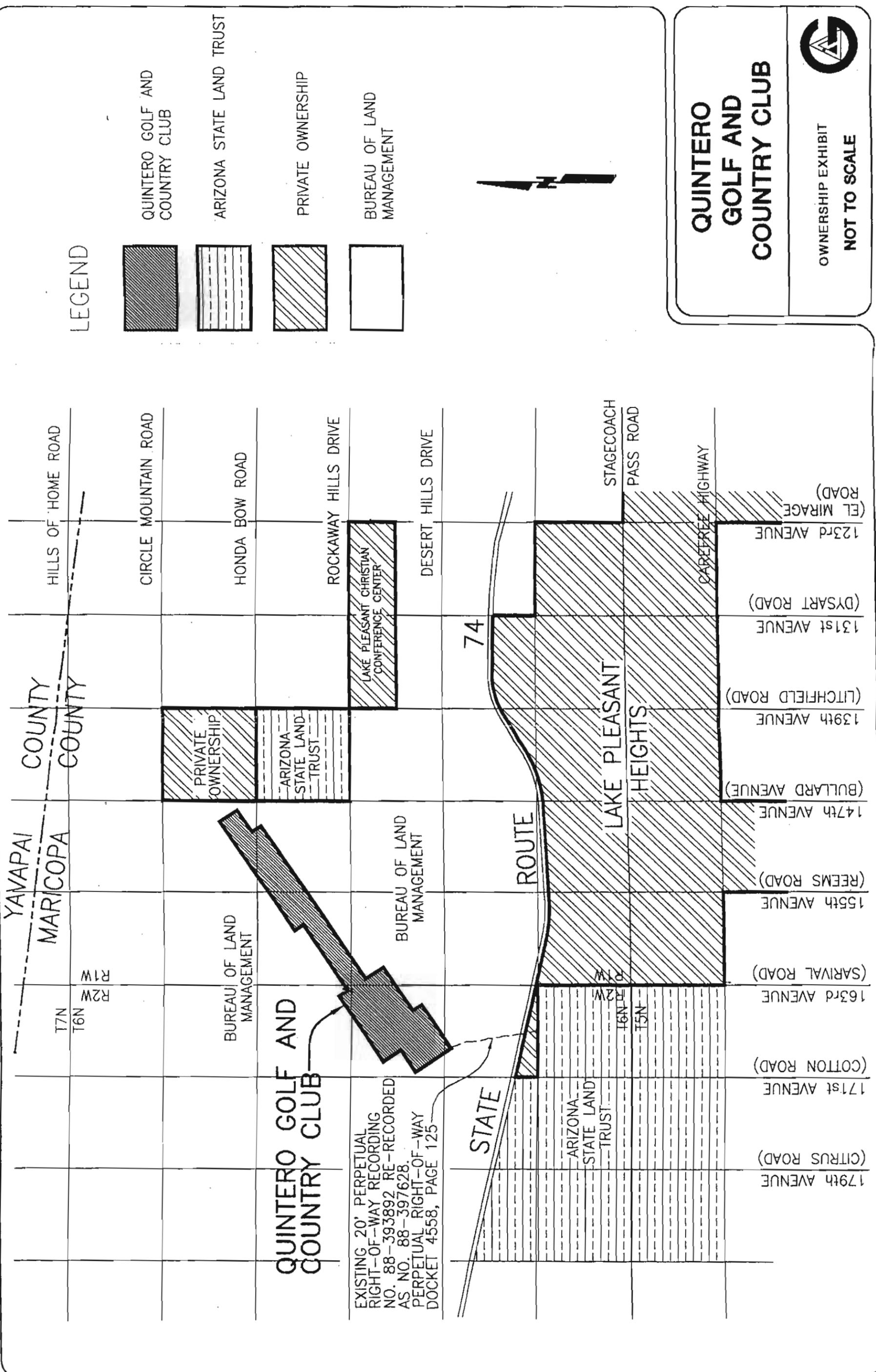
MASTERPLAN

Quintero
 Golf & Country Club

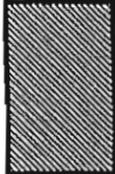
OCEAN FOREST
 Landscape Architecture Community Design
 1999

Residences

A	"The Ridge"	22 Units
B	"The Enclave"	23 Units
C	"The Village"	25 Units
D	"Norman Estates Village"	40 Units
E	"Saguaro Villas"	30 Units
F	"Clubhouse Village" to include a manseum	52 Units
	"Custom Homesites" excluding "Sunset Villas"	91 Units
	Total:	283 Units



LEGEND

-  QUINTERO GOLF AND COUNTRY CLUB
-  ARIZONA STATE LAND TRUST
-  PRIVATE OWNERSHIP
-  BUREAU OF LAND MANAGEMENT

QUINTERO GOLF AND COUNTRY CLUB



OWNERSHIP EXHIBIT
NOT TO SCALE

EXISTING 20' PERPETUAL RIGHT-OF-WAY RECORDING NO. 88-393892 RE-RECORDED AS NO. 88-397628. PERPETUAL RIGHT-OF-WAY DOCKET 4558, PAGE 125

YAVAPAI COUNTY
MARICOPA COUNTY

QUINTERO GOLF AND COUNTRY CLUB

STATE

ROUTE

LAKE PLEASANT HEIGHTS

- 179th AVENUE (CITRUS ROAD)
- 171st AVENUE (COTTON ROAD)
- 163rd AVENUE (SARIVAL ROAD)
- 155th AVENUE (REEMS ROAD)
- 147th AVENUE (BULLARD AVENUE)
- 139th AVENUE (LITCHFIELD ROAD)
- 131st AVENUE (DYSAIT ROAD)
- 123rd AVENUE (EL MIRAGE ROAD)

- HILLS OF HOME ROAD
- CIRCLE MOUNTAIN ROAD
- HONDA BOW ROAD
- ROCKAWAY HILLS DRIVE
- DESERT HILLS DRIVE

PRIVATE OWNERSHIP
ARIZONA STATE LAND TRUST

BUREAU OF LAND MANAGEMENT

LAKE PLEASANT CHRISTIAN CONFERENCE CENTER

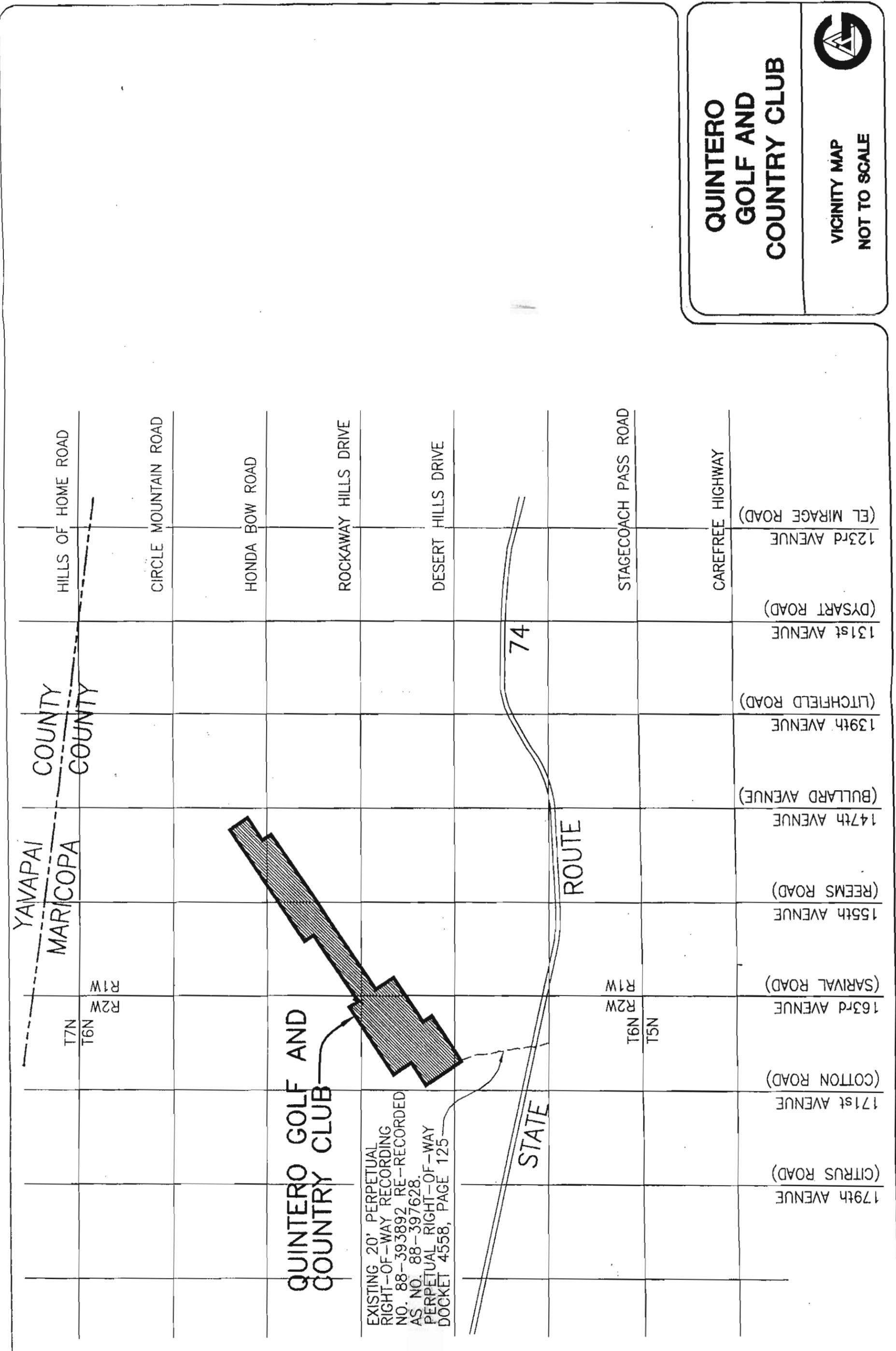
STAGECOACH PASS ROAD

CAREFREE HIGHWAY

T7N
T6N
R2W
R1W

R2W
R1W
T6N
T5N

ARIZONA STATE LAND TRUST



**QUINTERO
GOLF AND
COUNTRY CLUB**

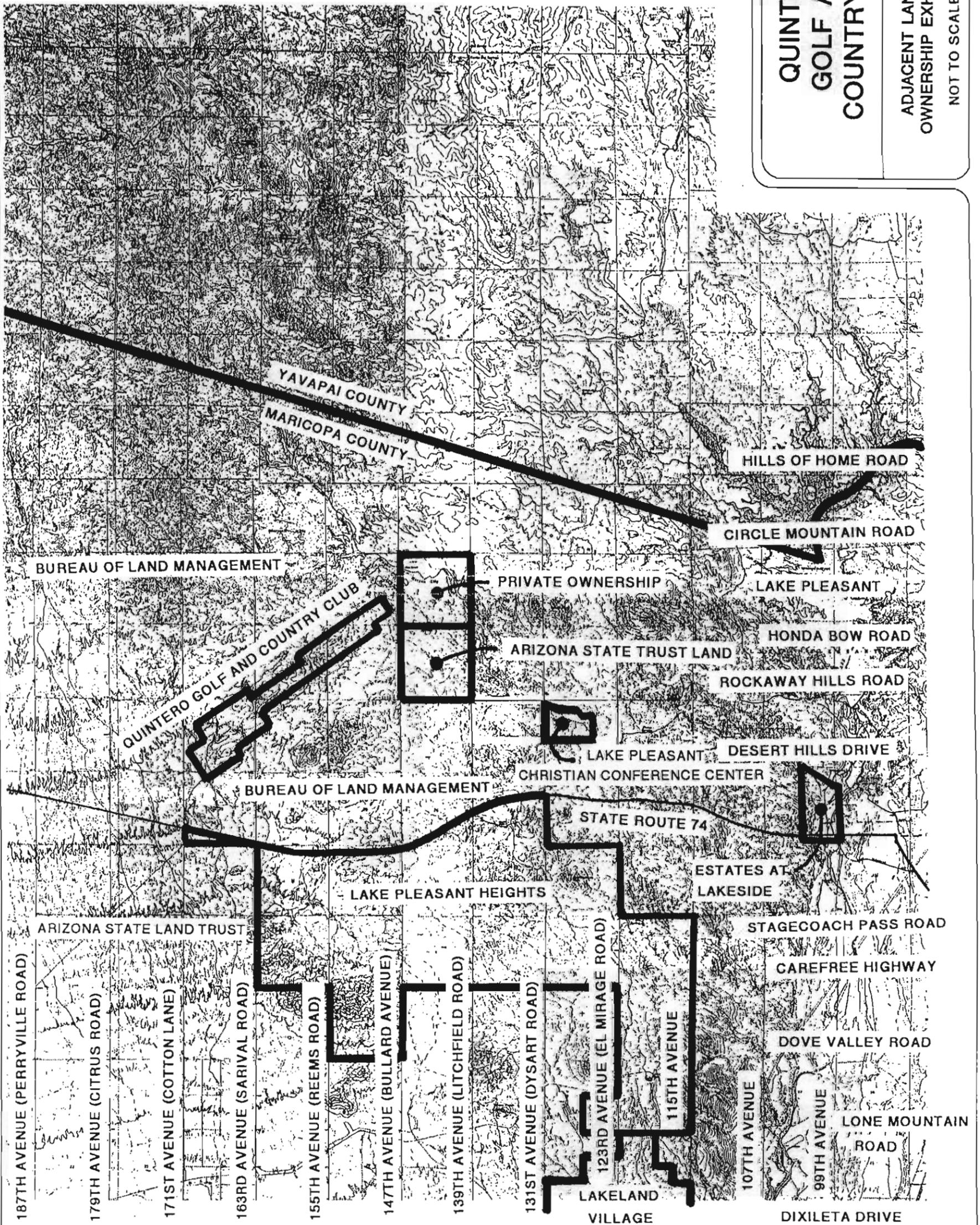


VICINITY MAP
NOT TO SCALE

**QUINTERO
GOLF AND
COUNTRY CLUB**

ADJACENT LAND
OWNERSHIP EXHIBIT

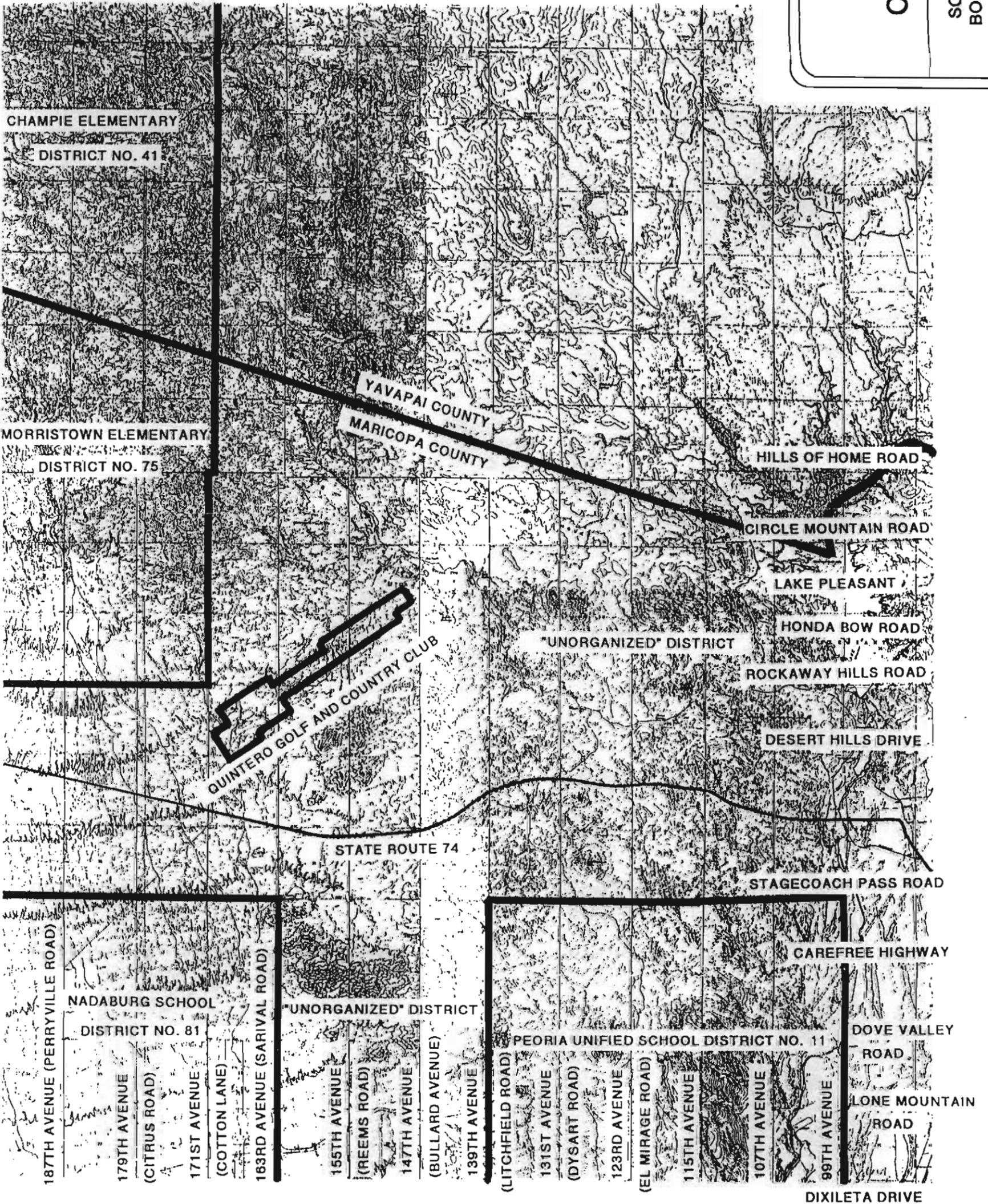
NOT TO SCALE



**QUINTERO
GOLF AND
COUNTRY CLUB**

SCHOOL DISTRICT
BOUNDARY EXHIBIT

NOT TO SCALE

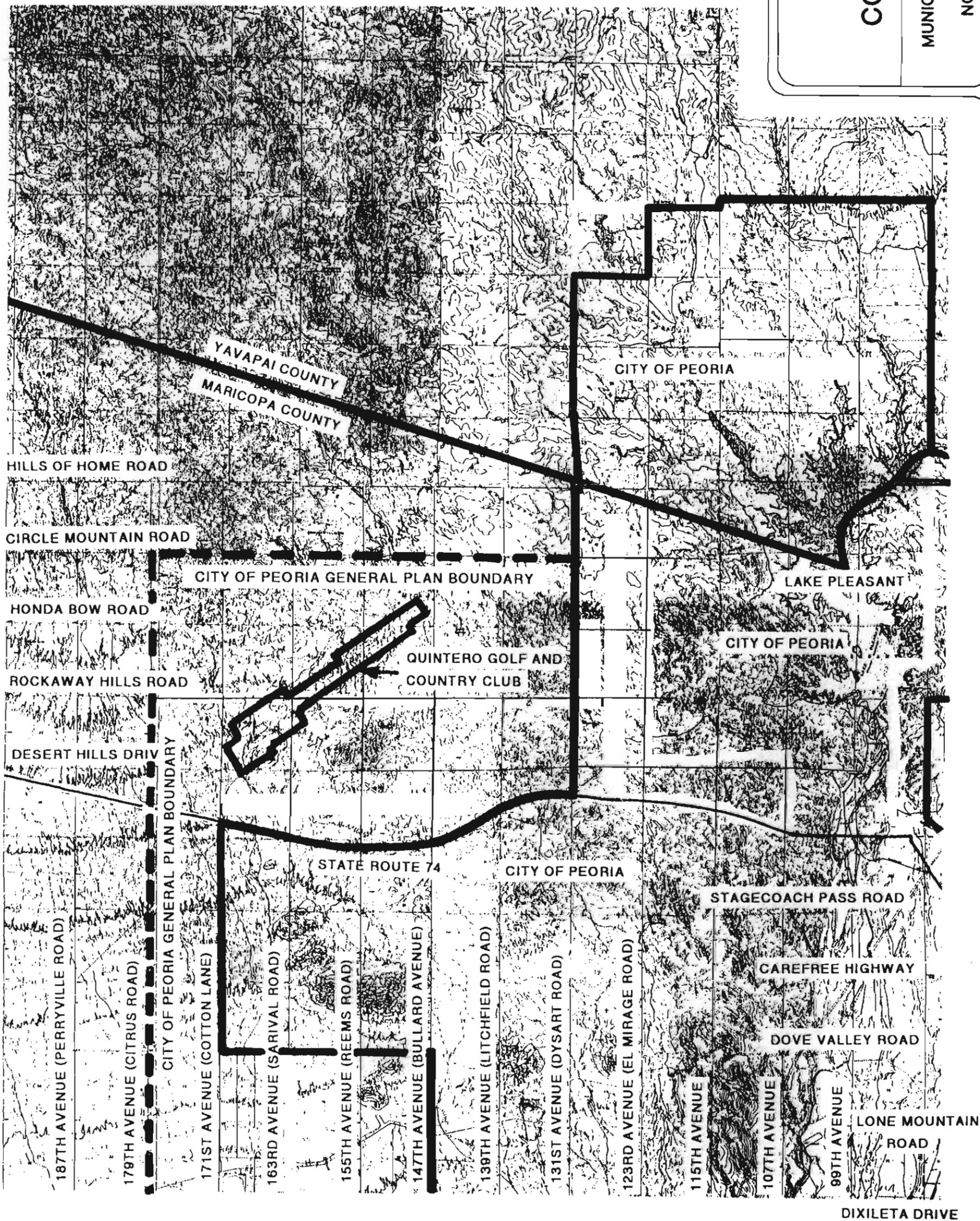


**QUINTERO
GOLF AND
COUNTRY CLUB**



**MUNICIPAL BOUNDARY
EXHIBIT**

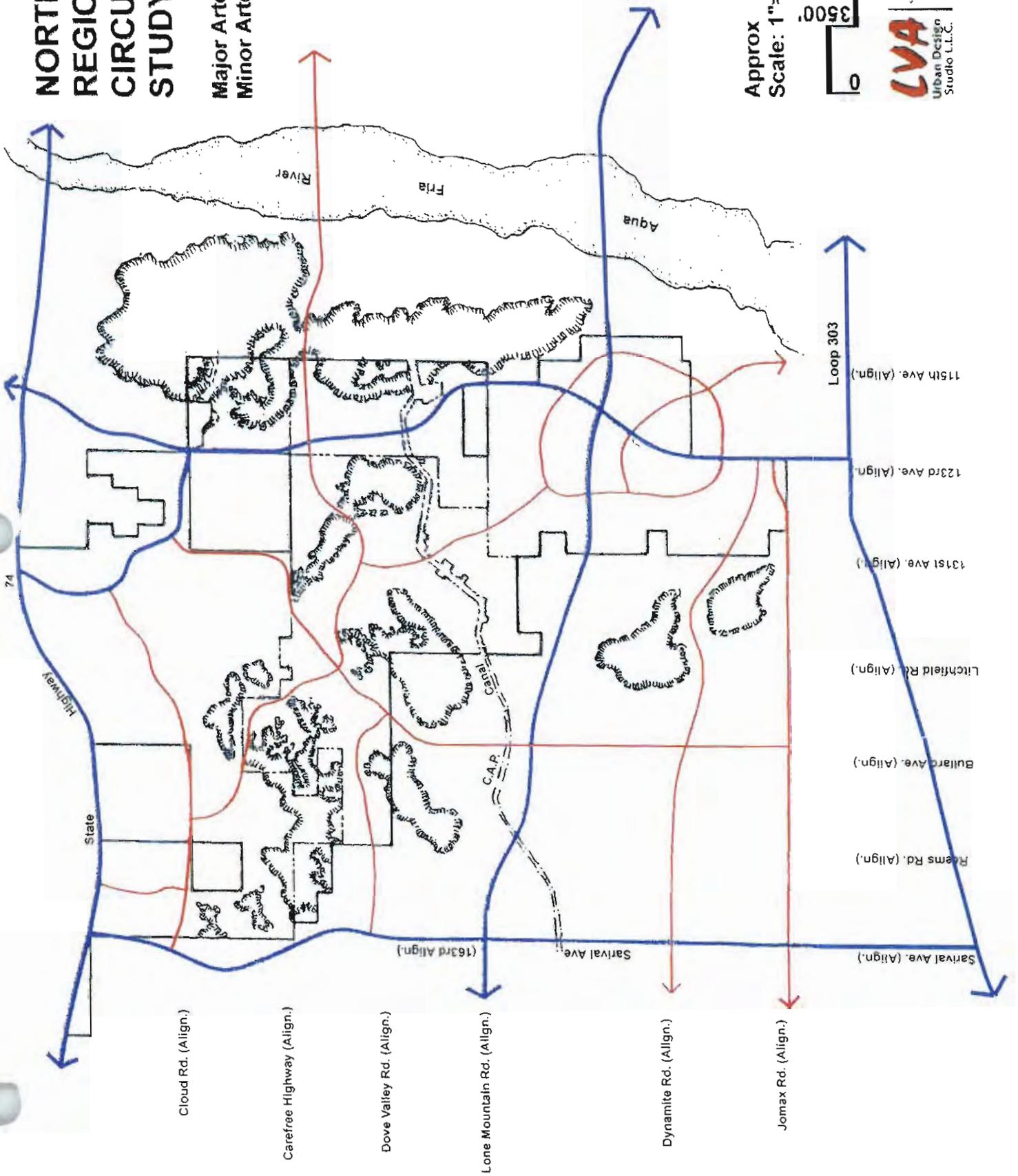
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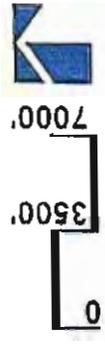
DIXILETA DRIVE

NORTH PEORIA REGIONAL CIRCULATION STUDY

Major Arterial
Minor Arterial



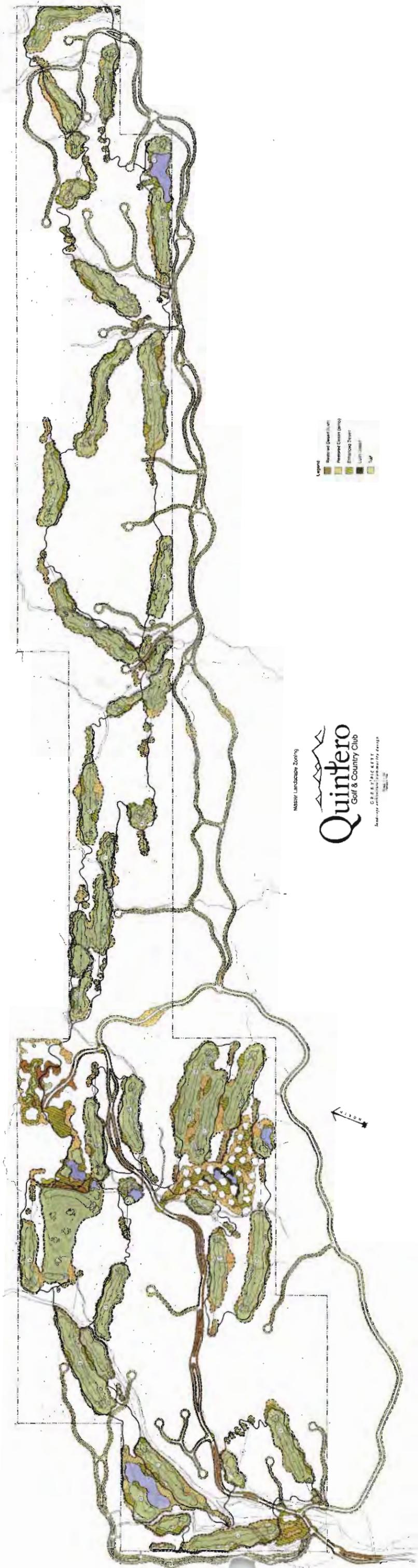
Approx Scale: 1"=7000'



LVA
Urban Design Studio L.L.C.

7007 East Main Street
Chandler, AZ 85226
Phone: (480) 992-7337
Fax: (480) 992-7337
Email: info@lva.com

9-8-98



- Legend
- Rough and Open Space
 - Matured Open Space
 - Planned Trees
 - Lawn Areas
 - Turf

Master Landscape Zoning

Quintero

Golf & Country Club

GREENFIELD ARCHITECTS
Landscape Architecture and Planning

Date: January 12, 1999

To: Fennemore Craig Attn: Graeme Hancock

From: Greey / Pickett

Re: Quintero Preliminary Landscape Palette

Graeme –

Attached please find a Preliminary Plant Palette List for use at Quintero Golf and Country Club. The material included in this list is preliminary only and is included as a means to portray landscape character. These items are submitted for your review, files and comment.

Quintero Preliminary Plant Palette

Native Zones

TREES: Low Water Usage

Acacia smallii	Sweet Acacia
Cercidium floridum	Blue Palo Verde
Cercidium 'Hybrid'	Desert Museum
Cercidium microphyllum	Little Leaf Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Lysiloma candida	Palo Blanco
Lysiloma thornberi	Fern of the Desert
Olneya tesota	Ironwood
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Prosopis alba	White Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis pubescens	Fremont Screwbean
Prosopis velutina	Velvet Mesquite
Sophora secundiflora	Texas Mountain Laurel

SHRUBS and ACCENTS:

Acacia berlandieri	Guajillo
Acacia constricta	Whitehorn Acacia
Acacia greggii	Catsclaw Acacia
Acacia schottii	Schott Acacia
Agave chrysantha	Golden-Flowered Agave
Agave deserti	Desert Agave
Agave neomexicana	New Mexico Agave
Agave palmeri	Palmer's Agave
Agave utahensis	Utah Agave
Agave victoriae-reginae	Queen Victoria's Agave
Ambrosia ambrosioides	Giant Bursage
Ambrosia deltoidea	Bursage
Anisacanthus thurberi	Desert Honeysuckle
Aristida purpurea	Purple Threeawn
Asclepias subulata	Desert Milkweed

Atriplex canescens
Atriplex lentiformis
Calliandra californica
Cassia wislizeni
Celtis pallida
Celtis reticulata
Chrysactinia mexicana
Cordia parvifolia
Dalea bicolor
Dalea frutescens
Dalea pulchra
Dalea versicolor
Dasyliirion acrotriche
Dasyliirion longissimum
Dasyliirion wheeleri
Dodonaea viscosa
Encelia farinosa
Ephedra spp.
Ericameria laricifolia
Eriogonum fasciculatum
Fouquieria splendens
Hesperaloe funifera
Hesperaloe parvifolia
Hymenoxys acaulis
Hyptis emoryi
Jatropha cardiophylla
Justicia californica
Justicia spicigera
Larrea tridentata
Lotus rigidus
Lycium pallidum
Penstemon eatonii
Penstemon palmeri
Penstemon parryi
Penstemon pseudospectabilis
Penstemon superbus
Psilostrophe cooperi
Rhus ovata
Simmondsia chinensis
Sphaeralcea ambigua
Trixis californica
Vauquelinia californica
Viquiera deltoidea
Yucca baccata
Yucca brevifolia
Yucca elata
Yucca faxoniana
Yucca rigida
Yucca whipplei
Zinnia acerosa
Zizyphus obtusifolia

GROUNDCOVERS:

Baileya multiradiata

Fourwing Saltbush
Quail Brush
Baja Fairy Dustery
Shrubby Cassia
Desert Hackberry
Netleaf Hackberry
Damianita
Little Leaf Cordia
Indigo Bush
Black Dalea
Bush Dalea
Wislizenus Dalea
Green Desert Spoon
Spoon
Desert Spoon
Hopbush
Brittlebush
Mormon Tea
Turpentine Bush
California Buckwheat
Ocotillo
Coahuilan Hesperaloe
Red Yucca
Angelita Daisy
Desert Lavender
Limberbush
Chuperosa
Mexican Honeysuckle
Creosote Bush
Deer Vetch
Squawberry
Firecracker Penstemon
Palmer's Penstemon
Parry's Penstemon
Canyon Penstemon
Superb Penstemon
Paperflower
Sugarbush
Jojoba
Globemallow
Trixis
Arizona Rosewood
Goldeneye
Banana Yucca
Joshua Tree
Soaptree Yucca
Spanish Bayonet
Blue Yucca
Our Lord's Candle
Desert Zinnia
Gray Thorn

Desert Marigold

Dalea capitata
Dalea greggii
Dyssodia acerosa
Oenothera berlandieri
Verbena goodingii

Trailing Indigobush
Dyssodia
Mexican Evening Primrose
Gooding Verbena

CACTUS:

Carnegiea gigantea
Echinocereus engelmannii
Ferocactus spp.
Opuntia spp.

Saguaro
Hedgehog
Barrel Cactus
Cholla and Prickly Pear

Transition Zones

TREES:

Acacia abyssinica
Acacia schaffneri
Acacia willardiana
Bursera microphylla
Canotia holacantha
Geijera parviflora
Vitex agnus-castus

Ethiopian Acacia
Medusa Acacia
Palo Blanco
Elephant Tree
Crucifixion Thorn
Australian Willow
Chaste Tree

SHRUBS and ACCENTS:

Antigonon leptopus
Asclepias subulata
Bougainvillea spp.
Buddleia davidii
Buddleia marrubifolia
Calliandra californica
Caesalpinia gilliesii
Caesalpinia mexicana
Caesalpinia pulcherrima
Chrysothamnus naseosus
Cassia artemisioides
Cassia nemophylla
Cassia phylodena
Cordia parvifolia
Lavandula angustifolia
Lavandula dentata
Leucophyllum candidum
Leucophyllum frutescens
Leucophyllum laevigatum
Leucophyllum zygophyllum
Ruellia brittoniana
Ruellia californica
Ruellia peninsularis
Salvia chamaedryoides
Salvia greggii
Salvia leucantha
Salvia leucophylla
Tecoma stans

Queen's Wreath
Desert Milkweed
Bougainvillea
Butterflybush
Wooly Butterflybush
Baja Fairy Dustery
Yellow Bird of Paradise
Mexican Bird of Paradise
Red Bird of Paradise
Rabbitbrush
Feathery Cassia
Green Cassia
Silver Cassia
Little Leaf Cordia
Lavender
French Lavender
Silver Cloud
Texas Sage
Chihuahuan Sage
Blue Sage
Katie Ruellia
Wild Petunia
Baja Ruellia
Blue Sage
Autumn Sage
Mexican Blue Sage
Purple Sage
Yellow Bells

Zauscheneria californica

Hummingbird Trumpet

GROUNDCOVERS:

Antigonon leptopus
Aloe spp.
Baccharis 'centennial'
Melampodium leucanthum
Muhlenbergia rigens
Nolina erumpens
Oenothera caespitosa
Tagetes lemmonii
Verbena peruviana
Verbena rigida

Queen's Wreath
Aloe
Green Carpet
Blackfoot Daisy
Deer Grass
Bear Grass
Evening Primrose
Mt. Lemmon Marigold
Peruvian Verbena
Sandpaper Verbena

Private Zones

TREES:

Albria julibrissum
Citrus sinensis
Cycas revoluta
Lagerstroemia indica
Punica granatum

Silk Tree
Citrus
Sago Palm
Crape Myrtle
Pomegranate

SHRUBS:

Carissa graniflora
Boxus japonica
Myrtus communis
Nandina domestica
Photinia fraseri
Pittosporum tobira
Plumbago capensis
Raphiolepis indica
Rosa spp.
Tecomaria capensis
Thevetia peruviana
Xylosma congestum

Natal Plum
Japanese Boxwood
Myrtle species
Heavenly Bamboo
Photinia
Mock Orange
Blue Plumbago
Indian Hawthorne
Rose
Cape Honeysuckle
Thevetia
Shiny Xylosma

GROUNDCOVERS:

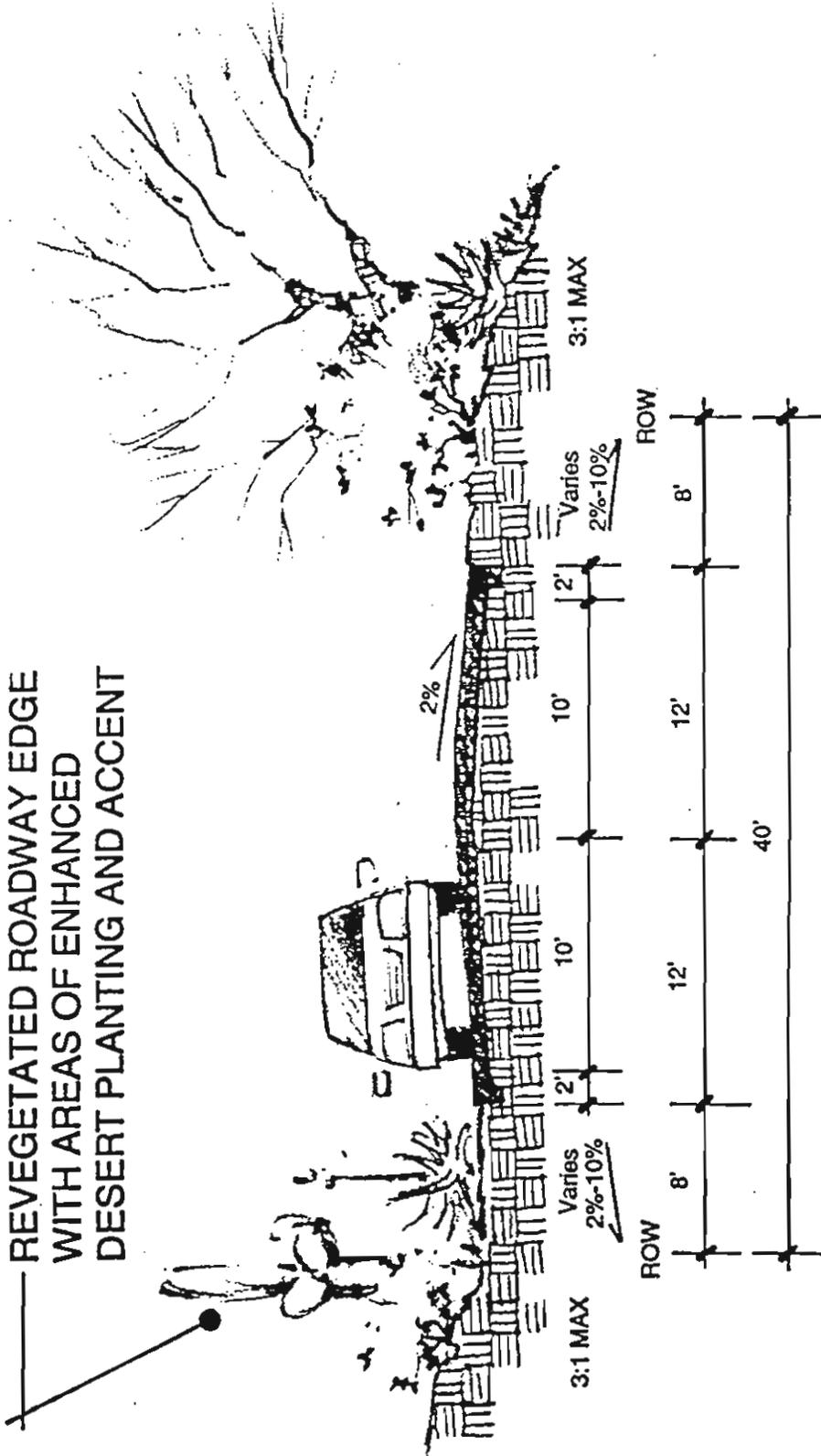
Asparagus sprengeri
Cortaderia sellowiana
Cuphea ilavea
Diets iridiodes
Ficus pumila
Gazania rigens
Gelsemium sempervirens
Hemerocallis
Lantana spp.
Portulacaria afra
Pyracantha koidzumii
Rosa banksia
Rosmarinus officinalis

Sprenger's Asparagus Fern
Pampas Grass
Bat Faced Cuphea
Fortnight Lily
Creeping Fig
Gazania
Carolina Jessamine
Daylily
Lantana
Elephant Food
Pyracantha
Lady Bank Rose
Rosemary

Tulbogia violacea
Verbena tenuisecta

Society Garlic
Moss Verbena

REVEGETATED ROADWAY EDGE
WITH AREAS OF ENHANCED
DESERT PLANTING AND ACCENT

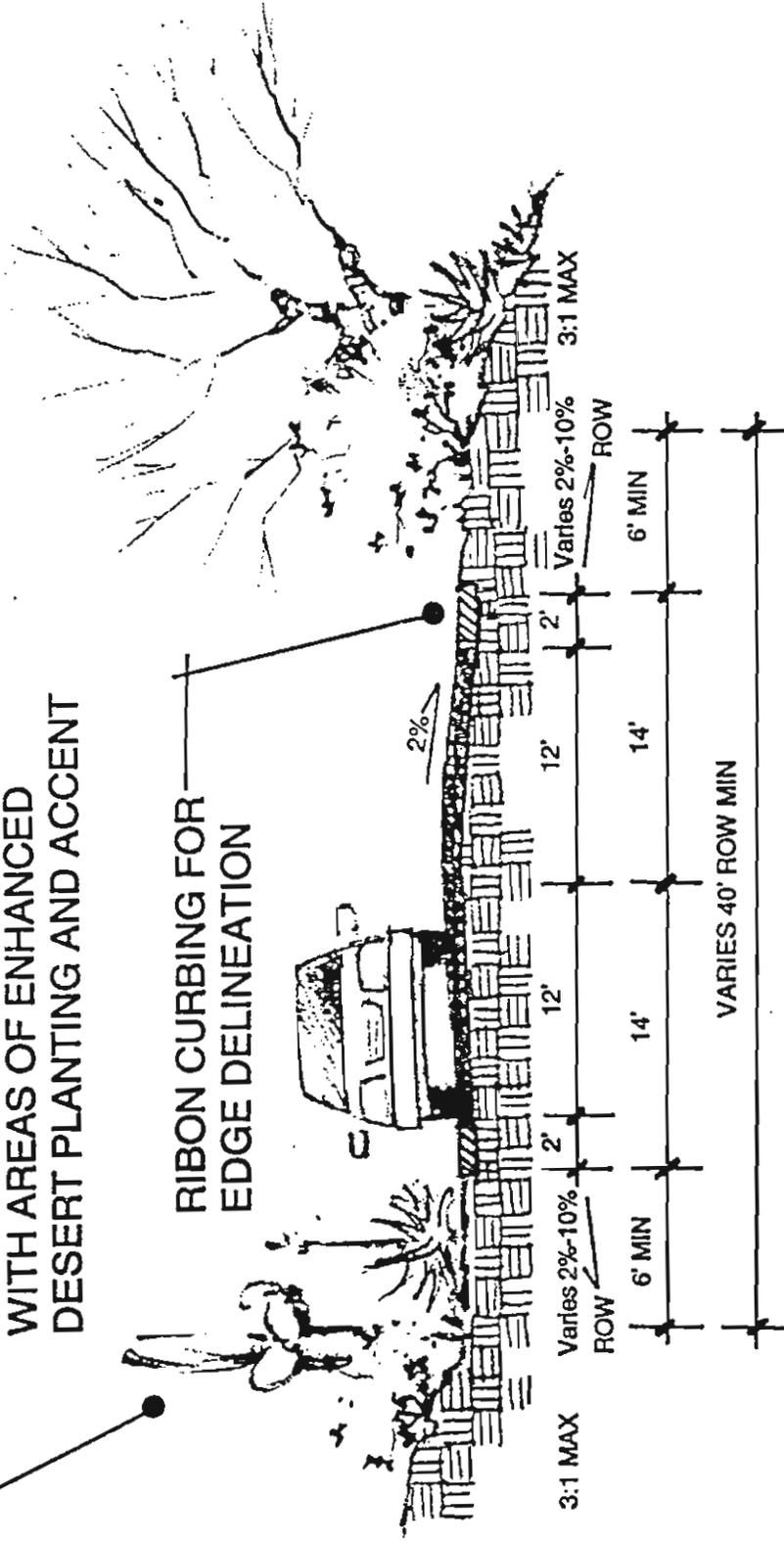


INTERNAL ROADWAY SECTION

N.T.S.

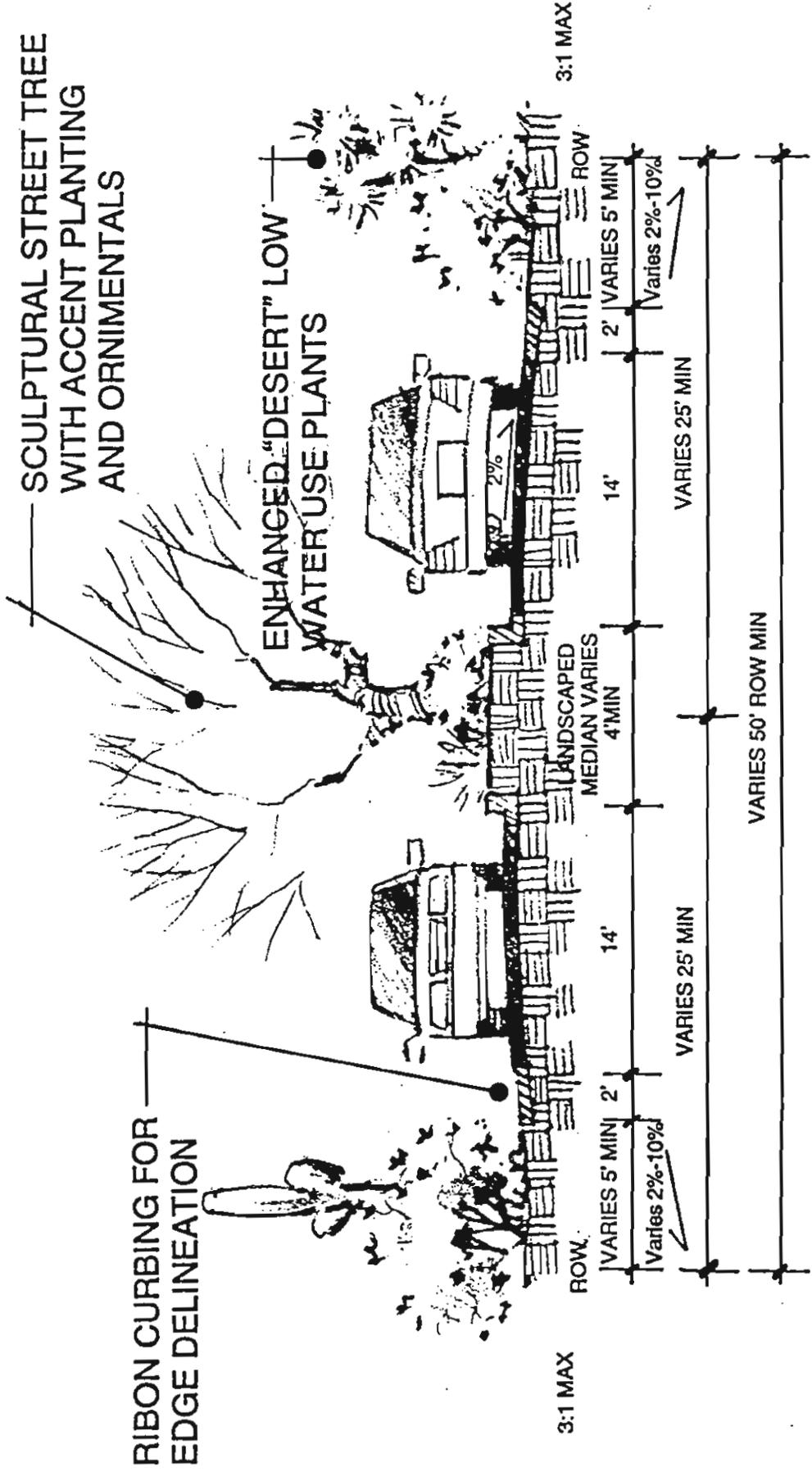
REVEGETATED ROADWAY EDGE
WITH AREAS OF ENHANCED
DESERT PLANTING AND ACCENT

RIBON CURBING FOR
EDGE DELINEATION



PERIMETER ROADWAY SECTION

N.T.S.

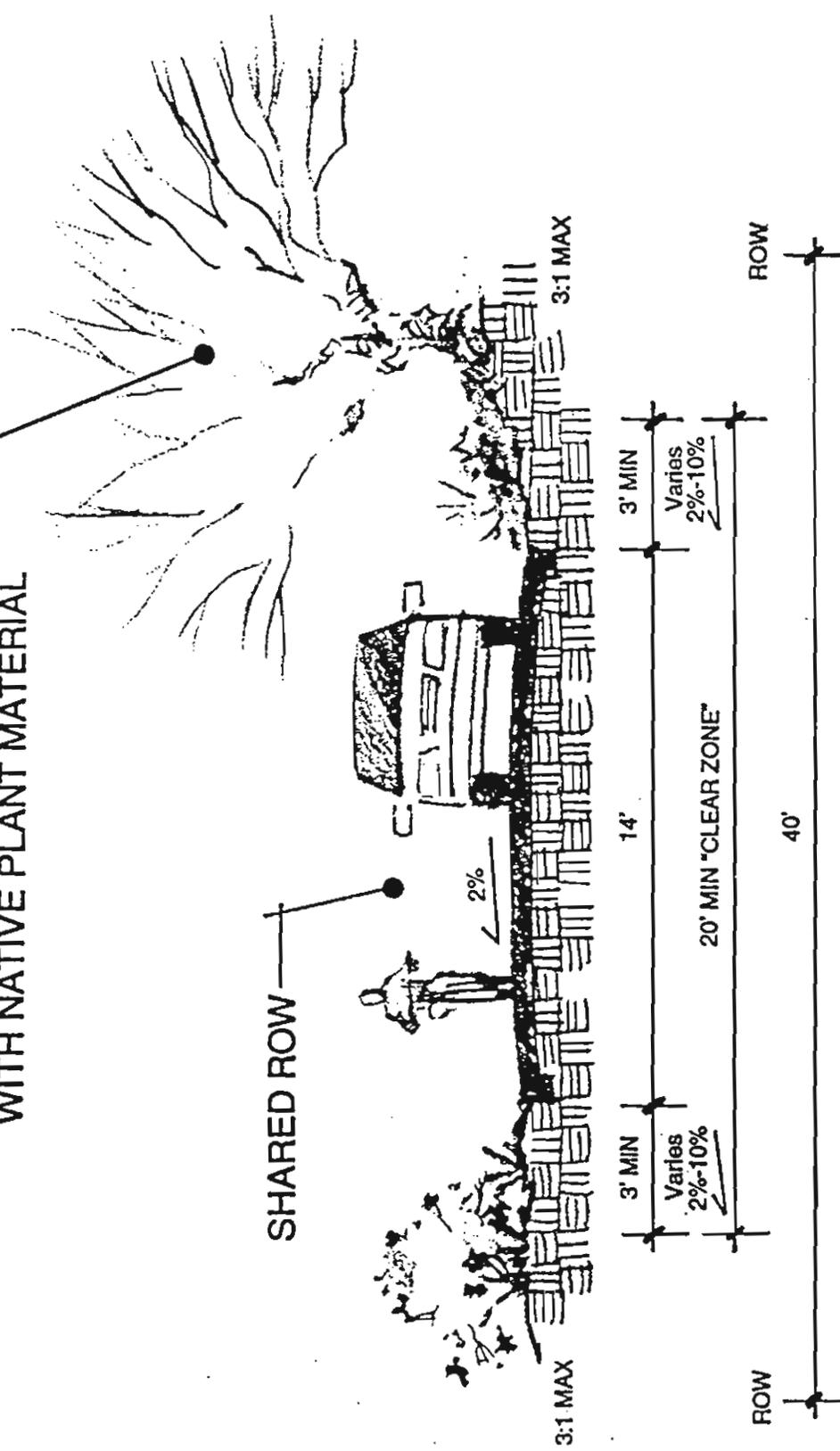


BOULEVARD SECTION

N.T.S.

REVEGETATED ROAD EDGE
WITH NATIVE PLANT MATERIAL

SHARED ROW



JOINT-USE RESIDENTIAL ROADWAY SECTION

N.T.S.



Welcome Center Concept

Quintero

Golf & Country Club

GREY|PICKETT
landscape architecture | community design

1" = 50'
 March 31, 1999
 North

Public Turn-Around

Quintero

Golf & Country Club

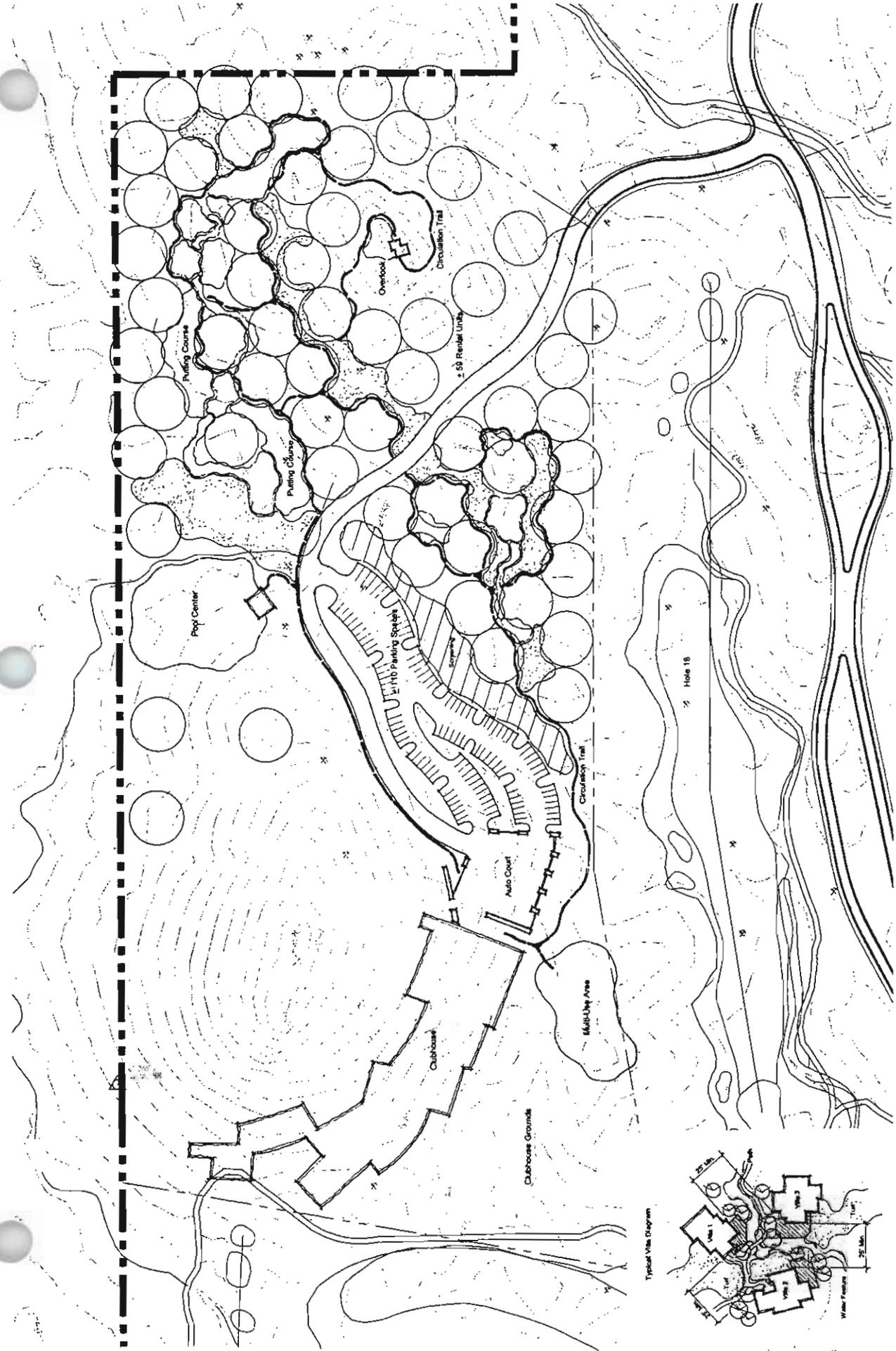


SCALE: 1" = 30'

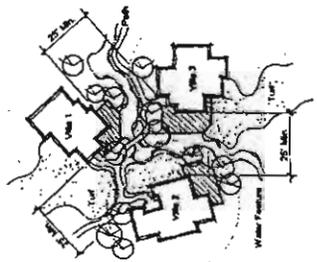
DATE: JANUARY 8, 1998

GREY PICKETT

landscape architecture community design



Typical View Diagram



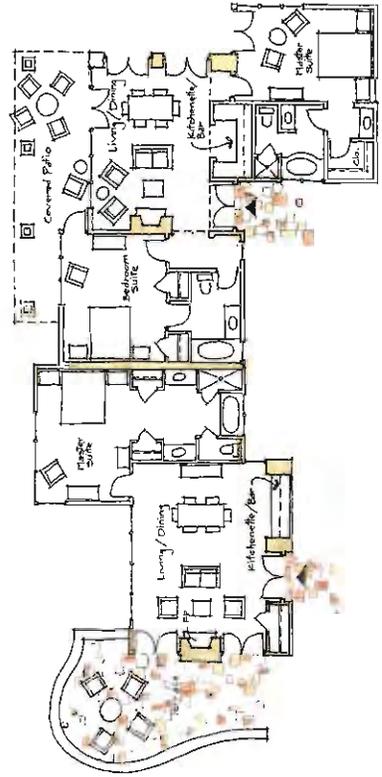
C. B. & S. PICKETT
Landscape Architecture / Community Design
1111 W. 1st St.
Phoenix, AZ 85001

Clubhouse and Villas

Quintero
Golf & Country Club

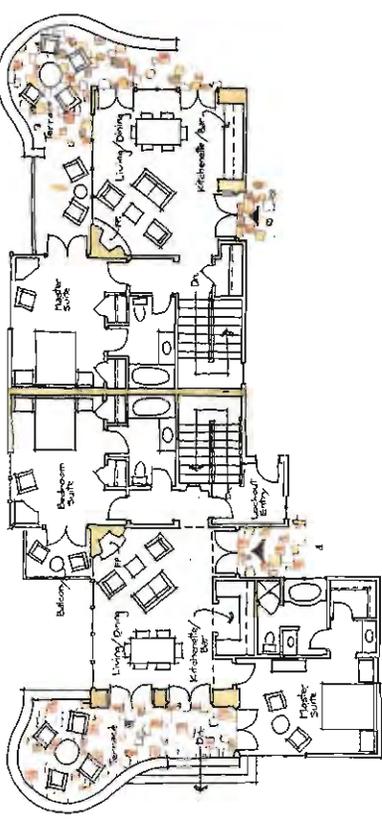


CHARACTER ELEVATION STUDY
SCALE: 3/16" = 1'-0"



1 BEDROOM UNIT - 'A'

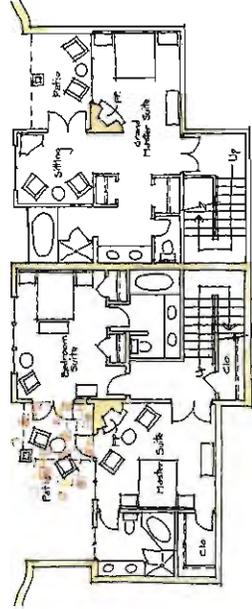
MAIN LEVEL PLANS
SCALE: 1/8" = 1'-0"



4 BEDROOM UNIT - 'A'

UPPER LEVEL PLANS
SCALE: 1/8" = 1'-0"

2 BEDROOM UNIT - 'A'



4 BEDROOM UNIT - 'A'

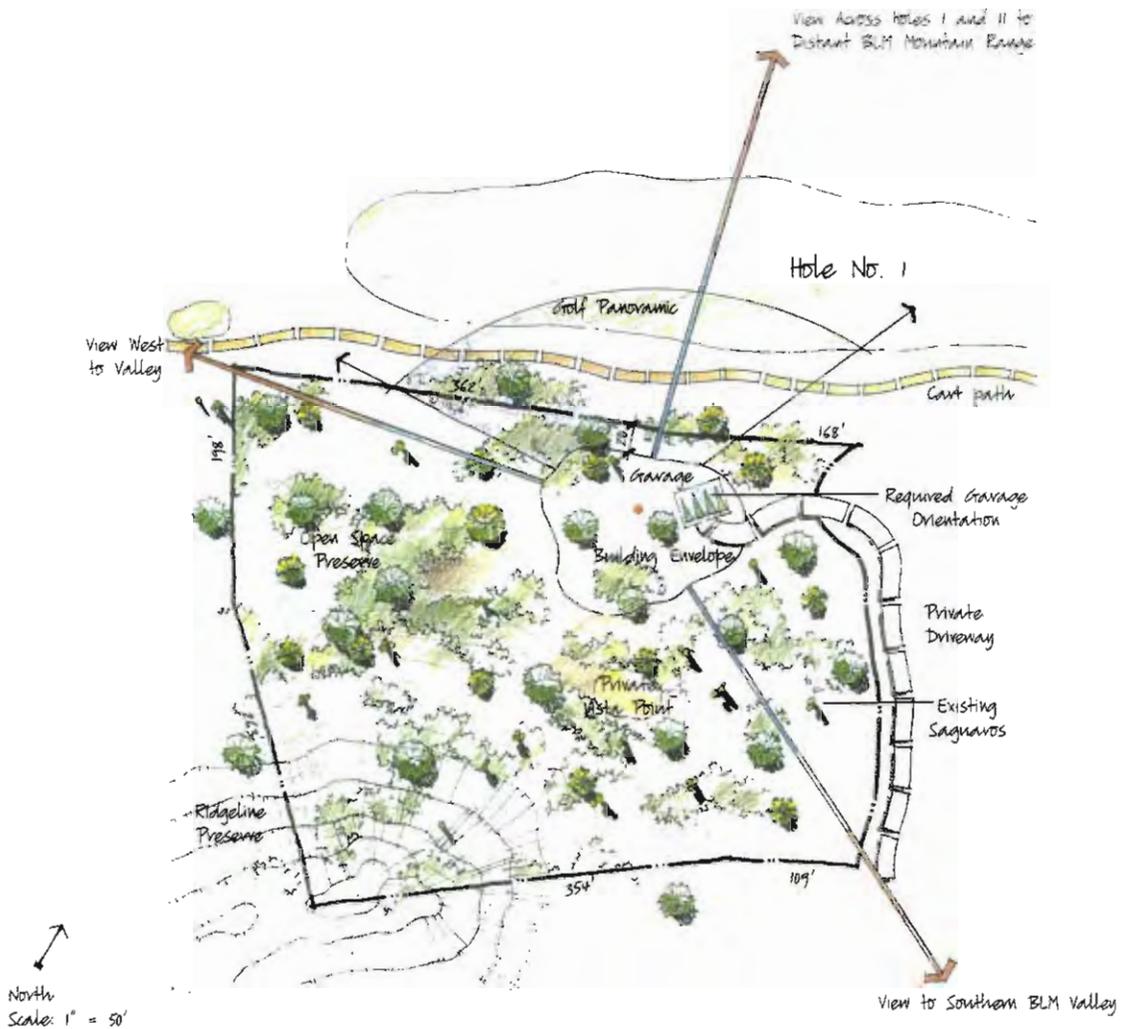
LOWER LEVEL PLANS
SCALE: 1/8" = 1'-0"

2 BEDROOM UNIT - 'A'

GOLF VILLAS



JANUARY 8, 1989
MAGUI ARCHITECTURE & DESIGN
303.355.3370



HOMESITE FIFTY - FOUR

LOT SIZE: 4.6 ACRES

BUILDING ENVELOPE: 18,300 SQ. FT.

ARCHITECTURE: 2 STORY MAXIMUM WITH 40%
UPPER FLOOR MAXIMUM

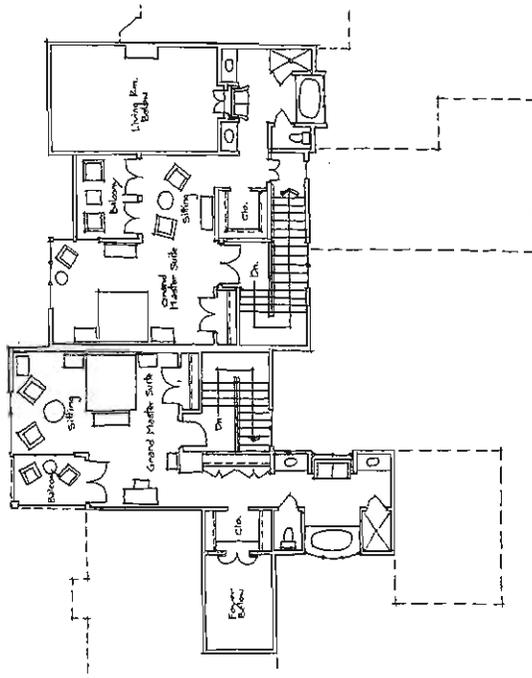
ALL PLANT MATERIAL MUST BE ANALYZED,
LOGGED AND SUBMITTED TO ARCHITECTURAL
REVIEW COMMITTEE PRIOR TO DEVEGETATION
AND REMOVAL.



VIEW FROM HOMESITE LOOKING WEST TOWARDS NUMBER ONE TREES.

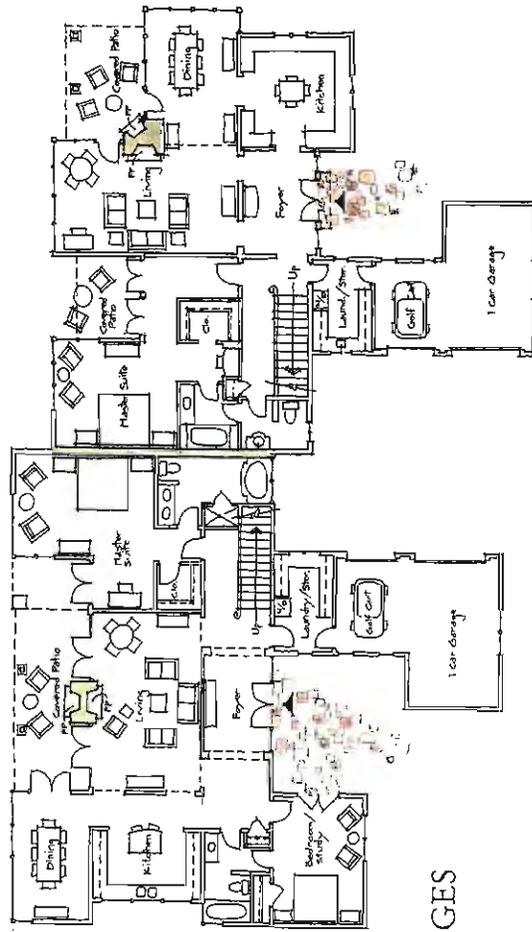


CHARACTER ELEVATION STUDY
SCALE: 1/8" = 1'-0"



3 BEDROOM UNIT - A 2 BEDROOM UNIT - A'

UPPER LEVEL PLANS
SCALE 1/8" = 1'-0"



3 BEDROOM UNIT - A'

MAIN LEVEL PLANS
SCALE 1/8" = 1'-0"

THE VILLAGES



JANUARY 8, 1989
GALSON ARCHITECTURE & DESIGN
302.353.3333

The Ridge At
Quintero
Golf & Country Club



NORTH

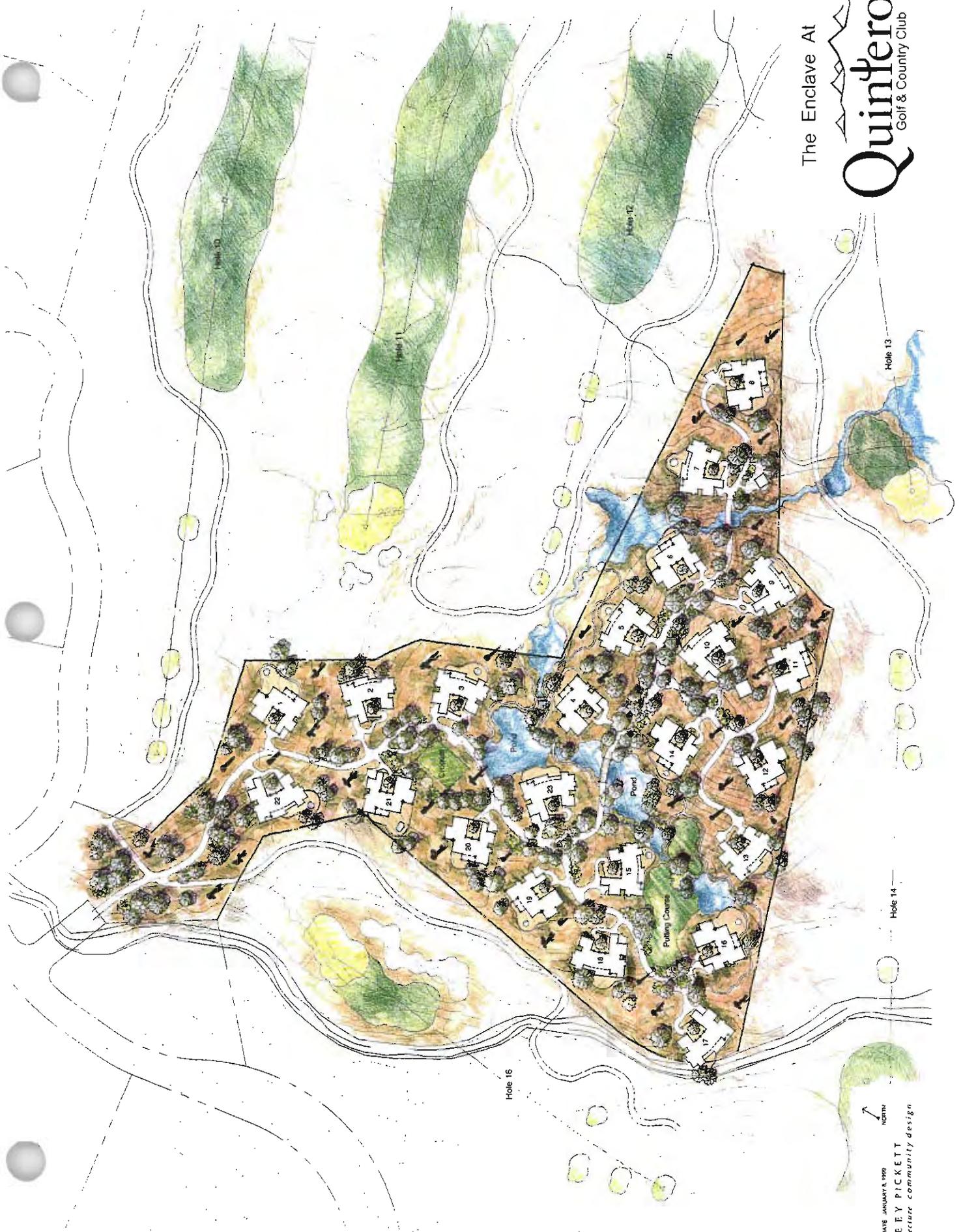
SCALE 1" = 50'

DATE JANUARY, 1999

GREY PICKETT

landscape architecture community design

The Enclave At
Quintero
Golf & Country Club



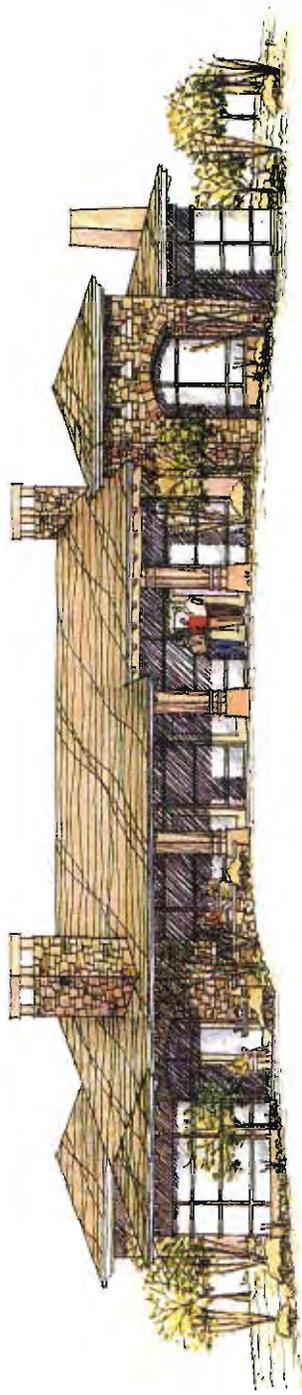
NORTH

DATE JANUARY 1999

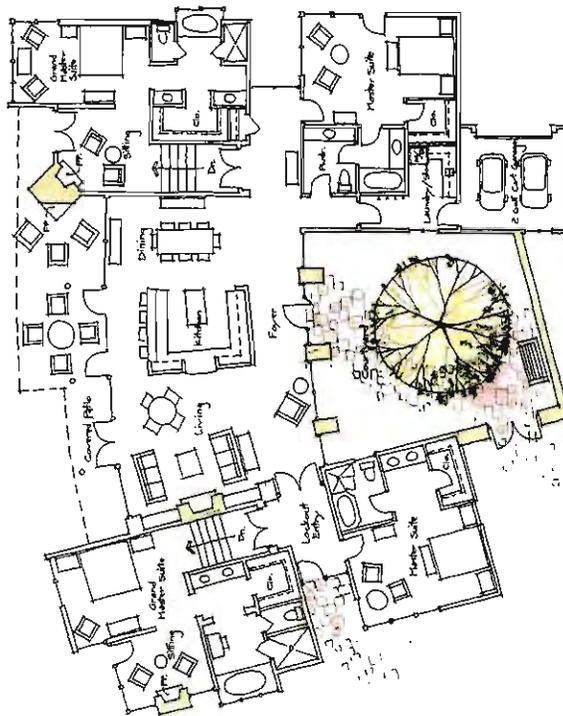
GREY PICKETT

landscape architecture community design

SCALE 1" = 50'



CHARACTER ELEVATION STUDY
SCALE: 1/16" = 1'-0"

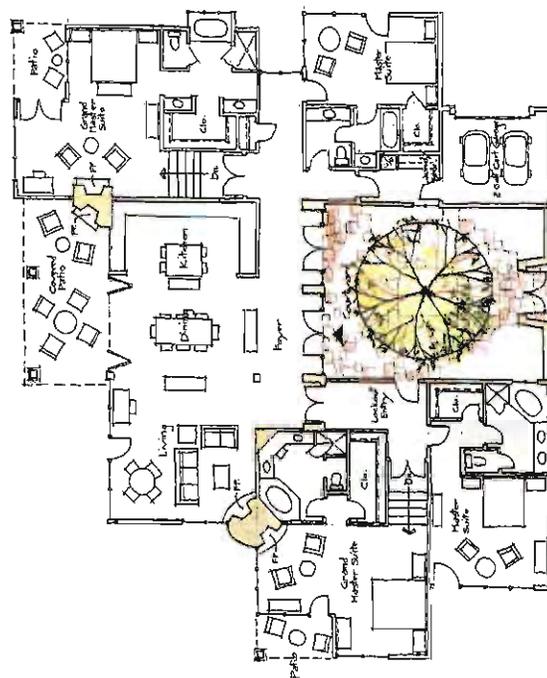


4 BEDROOM UNIT - 'A'
FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE ENCLAVE

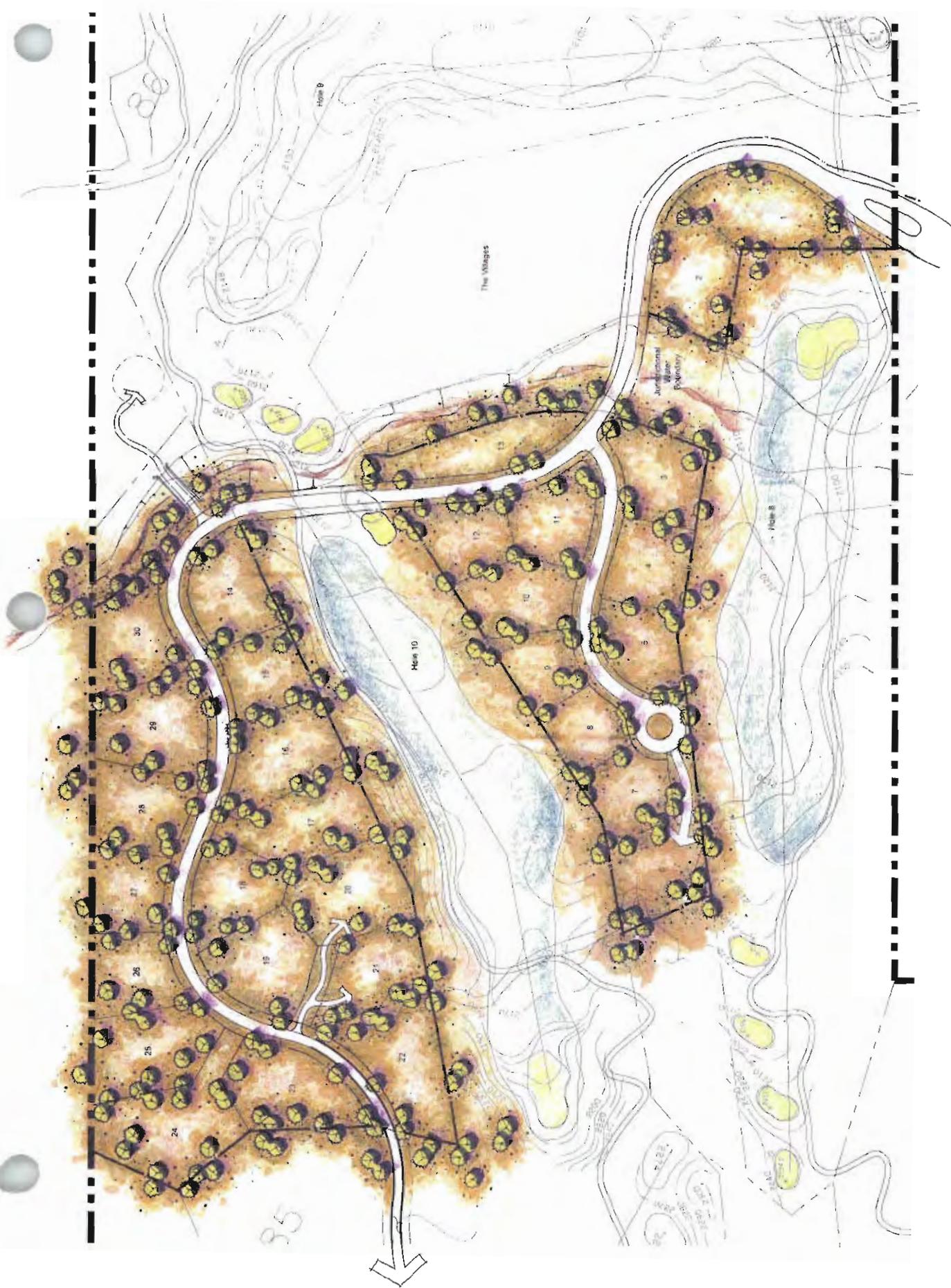


JANUARY 8, 1999
MASON ARCHITECTURE & DESIGN
303.352.7272



4 BEDROOM UNIT - 'B'
FLOOR PLAN
SCALE: 1/8" = 1'-0"

Floor Plan - 1/8" = 1'-0"





GREENPACLET
Landscape Architecture | Community Design
1000 1st Ave
San Francisco, CA 94103
415.774.1111

The Norman Estates Concept

Quintero
Golf & Country Club

MATCH BELOW LEFT

390.00'

140.00'

340.00'

0.00' 0.00'
0.00' 0.00'
0.00' 0.00'
0.00' 0.00'

STATE ROUTE 74

LEGEND

- PROPOSED IMPROVEMENTS
- - - EXISTING IMPROVEMENTS
- - - FUTURE IMPROVEMENTS

140.00'

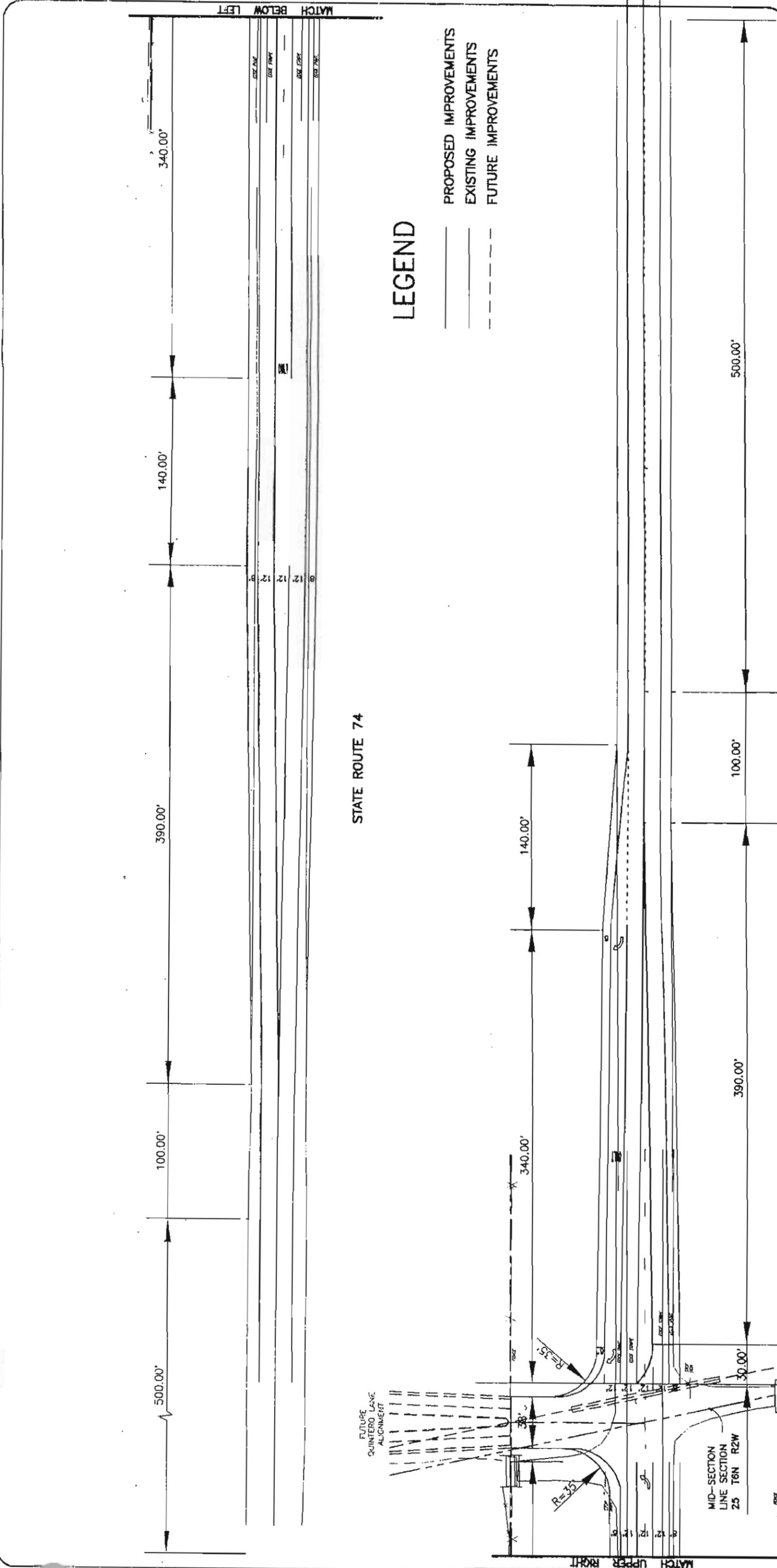
100.00'

500.00'

STATE ROUTE 74



SR74 IMPROVEMENTS EXHIBIT



LEGEND

- PROPOSED IMPROVEMENTS
- - - EXISTING IMPROVEMENTS
- FUTURE IMPROVEMENTS

**SR74 IMPROVEMENTS
EXHIBIT**

QUINTERO
GOLF AND COUNTRY CLUB




MATCH BELOW LEFT

MATCH UPPER RIGHT

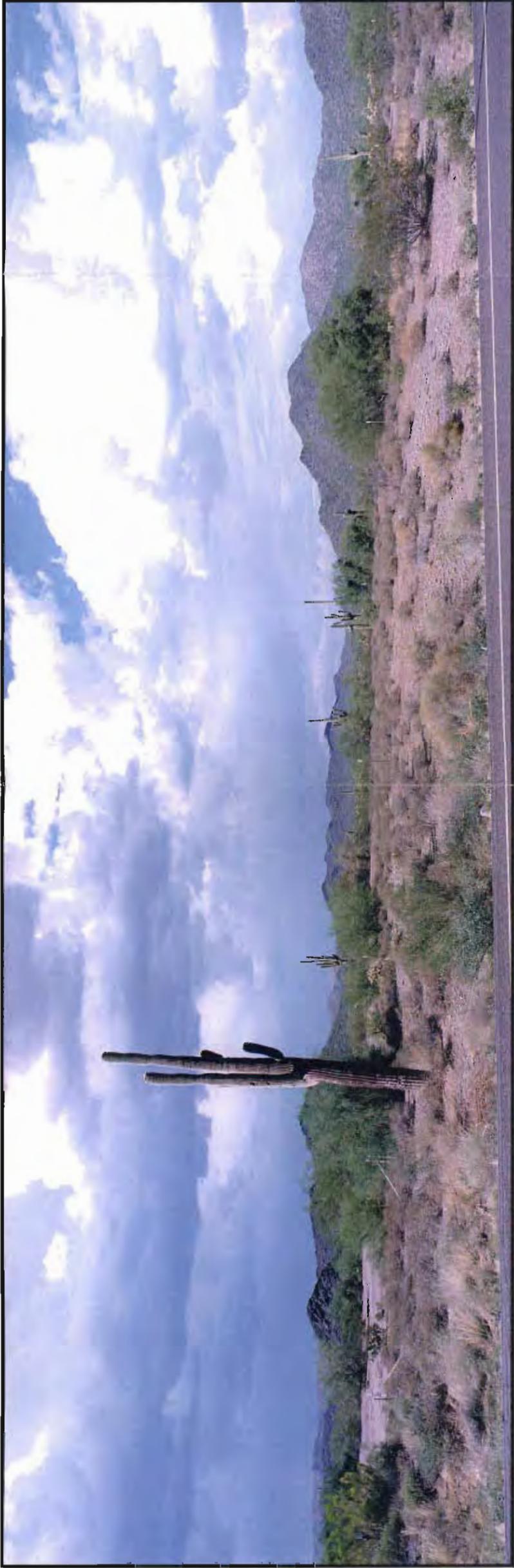
STATE ROUTE 74

STATE ROUTE 74

FUTURE QUINTERO LANE ALIGNMENT

FUTURE 167TH AVENUE ALIGNMENT

MID-SECTION LINE SECTION 25 T6N R2W



Existing Condition



View 1 - View from Highway 74

Proposed Development

**QUINTERO'S
LAND USE SUMMARY TABLE
FOR DEVELOPMENT MASTER PLANS**

PARCEL*	LAND USE CATEGORY	TYPE OF LAND USE	GROSS ACRES	GROSS DENSITY
Clubhouse	C-2	clubhouse/golf	30.75	52 units/1.69 du/a
Welcome Center Halfway house	C-2	office/commercial restaurant	7.39	0 units/0 du/a
Golf Course	R1-18	golf course/open space	386.99	0 units/0 du/a
Estates	R1-18	s.f. homes	311.23	79 units/0.25 du/a
Sunset Vistas	R1-18	s.f. homes	16.72	12 units/0.72 du/a
Ridge	R1-10	s.f. homes	14.04	22 units/1.6 du/a
Saguaro Vistas	R1-10	s.f. homes	15.61	25 units/1.6 du/a
Enclave	R1-8	s.f. homes	10.46	23 units/2.2 du/a
Villages	R-2	duplex	14.83	30 units/2.0 du/a
Norman Estates	R-2	duplex and s.f. homes	19.68	40 units/2.0 du/a

* Use only one land use type per parcel

LAND USE CATEGORY	TOTAL GROSS ACRES	AVERAGE GROSS DENSITY
Commercial (C-2)	38.14	n/a
R1-18 (golf)	386.99	-0-
R1-18 (estates, Sunset Vistas)	327.95	0.29 du/a
R1-10	29.65	1.75 du/a
R1-8	10.46	2.5 du/a
R2 multifamily	34.51	1.79 du/a
TOTAL	827.70	

TOTAL ACRES FOR DEVELOPMENT:	827.7
AVERAGE DENSITY FOR RESIDENTIAL PARCELS:**	.29*

** Including open space parcels related to residential use.

* (231 residential units / 789.56 residential acres = 0.29 du/a)
(with residential "golf villas" and clubhouse: 283 units / 827.7 acres = 0.34 du/a)

QUINTERO GOLF & COUNTRY CLUB

RUPD, CUPD AND BASE ZONING DISTRICT COMPARISON CHART¹

	C-2	C-2 CUPD	R-2 ¹²	R-2 RUPD	R1-8	R1-8 RUPD	R1-10	R1-10 RUPD	R1-18	R1-18 RUPD
Average lot area per dwelling unit	Minimum 6,000 sq ft	no change	Minimum 6,000 sq ft	no change	Minimum 8,000 sq ft	Minimum: 7,000 s.f. Average: 10,000 plus s.f.	Minimum 10,000 sq ft	no change	Minimum 18,000 sq ft	no change
Minimum setbacks	Front = 10' Side = None ² Rear = None ³	All setbacks at 10', ⁴	Front = 20' Side = 5' on each side Rear = 25'	All setbacks at 10'	Front = 20' Side = 7' on each side Rear = 25'	All setbacks at 10'	Front = 20' Side = 7' on each side Rear = 25'	All setbacks at 10'	Front = 30' Side = 10' on each side Rear = 30'	All setbacks at 10' ⁵ .
Maximum lot coverage	60%	no change ⁶	50%	no change ⁶	35%	no change ⁶	30%	no change ⁶	25%	no change ⁶
Minimum distance between buildings	None	no change ⁷	10'	no change ⁷	15'	no change ⁷	15'	no change ⁷	15'	no change ⁷
Minimum lot size	None	no change	6,000 sq ft	no change	8,000 sq ft	Minimum: 7,000 s.f. Average: 10,000 plus s.f.	10,000 sq ft	no change	18,000 sq ft	no change
Minimum lot width	60'	no change	60'	no change	80'	70'	80'	no change	120'	no change

¹ Applicant seeks waivers in all districts for retaining wall height. Walls may equal 18 feet from low side of natural grade to top of wall but shall be bermed so that the exterior will not exceed 8 feet. No average height standard applies.

² If adjacent to a residential zoning district, there shall be a side yard on the side of a lot adjacent to such residential zoning district having a width of not less than ten (10) feet.

³ If a lot abuts a residential zoning district, there shall be a rear yard having a depth of not less than twenty-five (25) feet.

⁴ Perimeter walls permitted within setback.

⁵ Golf maintenance and satellite golf maintenance sites have zero lot line setbacks and 100% lot coverage.

⁶ For hillside purposes only, maximum lot coverages increased to 100% in order to accommodate changes in hillside ordinance as set forth in this table.

⁷ Proposal maintains existing building code and zoning code standards of distance between buildings on single site. Distances include roadways.

	C-2	C-2 CUPD	R-2	R-2 RUPD	RI-8	RI-8 RUPD	RI-10	RI-10 RUPD	RI-18	RI-18 RUPD
Maximum building height/number of stories	40' or 3 stories ⁸	as modified ⁹	30' or 2 stories	no change	30' or 2 stories	no change	30' or 2 stories	no change	30' or 2 stories	no change
Required parking spaces	1 per 250 sq ft of floor space + 1 per 5,000 sq ft of outdoor display; and 1 per 100 sq ft of outdoor seating area and + 4 per golf course Green ¹⁰	300 spaces total with location to be determined with precise plan of development	2 per dwelling unit	no change	2 per dwelling unit	Modified for Enclave area ¹¹	2 per dwelling unit	no change	2 per dwelling unit	no change
Hillside Ordinance	Approved plan of development	100% hillside disturbance for halfway house site, 60% hillside disturbance for other C-2 sites	Based on lot coverage percentage	100% of lot coverage with all non impervious surfaces to be landscaped and/or revegetated. 2.5 acres left undisturbed in Norman Estates	Based on lot coverage percentage	100% of lot coverage to maximum disturbance of 15,000 s.f. per lot.	Based on lot coverage percentage	100% of lot coverage, to a maximum of 22,000 s.f. per lot	Based on lot coverage percentage	Maximum hillside disturbance of 25,000 s.f. for Sunset Vistas. All other homesites, 45,000 s.f. maximum disturbance. ⁵

⁸ The height of any building or structure closer than forty (40) feet to any residential zone boundary shall not exceed that distance from said building or structure to the zone boundaries. Streets or alleys may be included in calculating distance.

⁹ The main clubhouse building may be three stories, grade adaptive, with a 45 foot height limitation to the projected line of the original grade, exclusive of any architectural ornamentation associated with the building and roof lines.

¹⁰ Five percent (5%) of parking spaces shall be handicapped parking spaces.

¹¹ Enclave parking reduced to one per unit and located "off site" at welcome center and/or clubhouse. Interior roadways in Enclave will retain 16' width of hardscape and 20' perpetual clear zone for emergency purposes and potential vehicle access.

¹² No minimum lot size is required for the condominium application of the subdivision. The gross density referenced in Table A of the Final Revision of the DMP (11/1/99) shall remain in effect. Minimum setbacks and lot coverage shall be applied relative to the overall parcel boundary. (Z 01-09A-1).

WATER USE CHART

The main irrigation demands are for the golf courses. These facilities demand a significant quantity of water due to the high evapotranspiration rates experienced in the Arizona climate. The following table is a summary of the irrigation demand for both golf courses based on the Blaney-Criddle Method.

IRRIGATION DEMANDS FOR TWO GOLF COURSES			
	Area ¹	Irrigation Demand ²	Total Irrigation Demand
	Acres	Gal/Acre/Day	Gal/Day
Golf Course 1	93	9,000	840,000
Golf Course 2	93	9,000	840,000
TOTAL			1,680,000

¹ Area is turf only.

² Irrigation demand is based on the month of July.

**HILLSIDE DISTURBANCE CALCULATION
FOR QUINTERO**

The County Hillside Ordinance (Sections 2201-A et seq.) provides that in residential districts, the hillside disturbance shall not exceed the percentage of the lot within the applicable particular residential category's "lot coverage" restriction, together with an additional 7 foot wide band around all approved structures and improvements. See § 2206-A(1)(a).

The proposed residential zoning on the Quintero project is as follows:

Zoning Category	No. Of Acres	Lot Coverage Percentage as per Ordinance	Total Hillside Acres at 65% of Total	Total Acreage of Hillside Disturbance Permitted (excluding building peripheral allotment)
R1-18 (golf)	386.99	25%		62.88 acres
R1-18 (residence)	327.95	25%		53.29 acres
R1-10	29.65	30%		5.78 acres
R1-8	10.46	35%		2.38 acres
R2	34.51	50%		11.22 acres
	789.56			Total: 135.55 acres

Quintero requires a total of 130.5 acres of hillside disturbance, 95 acres for the golf courses. 35.5 for the residential homesites and commercial clubhouse and villas.

Thus, on a project-wide basis, Quintero meets the requirement on the hillside disturbance, retaining a "buffer" of an additional 5 acres of hillside allotment, as well as the additional acreage permitted in the ordinance for the additional band of disturbance around buildings and improvements.

The allocation of the hillside disturbance, however, is skewed, with the bulk of the disturbance being the open space included in the golf courses. Accordingly, Quintero seeks an RUPD overlay modification to the hillside requirements of the residential component, permitting it to apportion the 135.55 acres of hillside disturbance on the golf courses and homesites according to the master plan, including the additional 7 foot wide band for approved structures and improvements.