NORTH VALLEY PLANNED AREA DEVELOPMENT
STANDARDS AND GUIDELINES
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I. Introduction

This "Development Guide" provides a project overview of the Planned Area Development (P.A.D) proposed for the Community Commercial and Multi-Family Residential properties (Parcels 19 and 20) in the southwest quadrant of the North Valley Specific Area Plan. These Parcels are located on the east and west sides of Avenue and on the south side of Bell Road, in the City of Peoria, Arizona. In addition, this guide is intended to provide the City of Peoria with the information necessary to review and approve the requested amended P.A.D. Zoning for these properties.

II. Site Area

The P.A.D. area consists of approximately 101.9 acres, as shown on the Preliminary Development Plan Exhibit A, and divided as follows:

Parcel	Designation	Area	Location
19	Community Commercial General Office	43.2 acres	Southwest corner of 83 and Bell Road
20	Community Commercial	47M acres	Southeast corner of 83rd Ave and Bell Road
20	Multi-Family Residential	11.7 acres	Southeast corner of 83 and Paradise Lane
Total		101.9 acres	

III. Land Use-Consistency with the North Valley Specific Area Plan

The amended P.A.D. proposes Multi-Family Residential and Community Commercial uses in the adopted North Valley Specific Area Plan. The allocation of land uses, expressed as a percentage of the area (in acres), will be as follows:

	Land Use Allocation	
Use	Percentage of Total Area	Area
Community Commercial	46%	47.0 acres
Multi-Family Residential	12%	11.7 acres
Community Commercial General Office	42%	43.2 acres
Total	100.0%	101.9 acres

IV. Use Descriptions

Community Commercial and Multi-Family Residential (Parcel 20)

This district shall permit those uses permitted within the C-2, Intermediate Commercial district, as described in the City of Peoria Zoning Ordinance. However, the following conditional uses in the C-2 district shall be permitted by right: 1) Outdoor sales of nursery stock, lawn furniture and home garden supplies, 2) Veterinarian offices, 3) Day care nurseries, pre-school or day care facilities, 4) Fast food restaurants, and 5) Convenience stores. Gasoline station and convenience food store with fuel sale shall be subject to issuance of a Conditional Use Permit.

As modified by this amended P.A.D., it is intended that the foregoing permitted uses will be expanded to include permitted uses in the RM-1 Multi-Family Residential District, with a maximum density of 26 dwelling per gross acre, as set forth in the underlying North Valley Specific Area Plan (CC-MF Community Commercial –Multi-Family designation) and the North Peoria Redevelopment Area Plan.

Community Commercial – General Office (Parcel 19)

- Taverns, bars and lounges. Dancing shall be considered an accessory use; however, dance floor areas shall not exceed 10 percent of the total building area. Live events shall require a temporary use permit per event and shall be limited to a maximum of 5 events per year.
- Multi-story office projects for professional and administrative uses.
- Hotel-Motel
- Research and Development; defined as laboratories for scientific research, investigation, testing or experimentation which may include product manufacturing, office, warehousing and wholesaling within an enclosed building. Exterior storage shall be screened by a solid masonry wall and occupy no more than 25% of the net site area.
- Convention Center
- All other Permitted Principal Uses allowed in the following zoning categories: 0-1, PC 1, PC-2, C-4 and C-S.

  This district also permits a gasoline service station as a principal use, subject to the following limitations: a) Only one (1) service station shall be allowed in Parcel 19; b) The service station shall be restricted to the approximate 1.3+ acre parcel at the immediate southwest corner of the 83 Avenue and Bell Road intersections; c) The gasoline service station shall be permitted typical accessory uses such as car wash and convenience store.

V. Phasing

The North Valley Planned Area Development has been designed to be implemented as a multi-phased project. Phase I, approximately 300,000 S.F. of the Community Commercial uses, is planned for development during FY 1993 (See Exhibit B). The initial phasing plan will be completed dependent upon the market conditions.

Nevertheless, based upon our current estimates, we anticipate that the subsequent phases may be developed as follows:

Phase II	Community Commercial	160,000 S.F.
	CC-General Office	42,000 S.F. FY1996
Phase III	Community Commercial	100,000 S.F. FY 1998
Phase IV	CC- General Office	157,000 S.F. FY 2006
Phase V	CC- General Office	50,000 S.F. FY 2011
Phase VI	CC- General Office	100,000 S.F. FY 2016

The initial phasing schedule is an attempt to approximate the development time table based upon current and expected future market conditions. It should be construed as a development schedule. Actual development may and probably will occur on a different time schedule based upon changes in market demand.

VI. Development Standards

A. Conformance with the North Valley Specific Area Plan

The Planned Area Development shall conform to all policies identified in the North Peoria Specific Area Plan and City of Peoria codes, ordinances, and regulations, unless specified herein.

B. Community Commercial / Multi-Family Residential (Parcel 20)

1a. Setbacks (Community Commercial)

a.	Bell Road	-25' from property line
b.	83rd Avenue	-25' from property line
c.	Paradise Lane	-30' from property line
d.	Eastern Property Line	-25' from property line
e.	Adjacent to excluded parcel at northwest corner of site	-20' from property line

1b. Setbacks (Multi-Family Residential)

a.	Street Frontage (south)*	-20' ~~(South)~~ from property line
b.	Side Yard (west)	-24' ~~(West)~~ from property line
c.	Side Yard (east)	-12' ~~(East)~~ from property line
d.	Rear Yard (north)	-25' ~~(North)~~ from property line

* Setback may be reduced up to 10% along Paradise Lane for up to 33% of the project street frontage

2a. Landscape Buffers (Community Commercial)

a.	Bell Road	-15' from property line
b.	83rd Avenue	-10' from property line
c.	Paradise Lane	-15' from property line
d.	Eastern property line	-10' from property line
e.	Adjacent to excluded parcel	-10' from property line

2b. Landscape Buffers (Multi-Family Residential)

a.	Street Frontage	-15' from property line
b.	Side Yard	-10' from property line
c.	Rear Yard	-10' from property line

Building Separation

a.	Frontage Front	-40'
b.	Front to Side	-24'
c.	Side	-24'
d.	Rear to Rear	-24'

3. Building Heights

Due to the size of the project and the number of contiguous buildings, it will be desirable to vary the heights of roofs and walls from building to building. This variation will allow the architectural character and design to provide a maximum amount of visual interest, relief and variety. It will also enable individual tenants to have separate identities and lend an overall "Village feel" to the center, de-emphasizing its size and inviting pedestrian interaction critical to the success of a retail center. Buildings shall not exceed 56 feet in height. Exceptions to the maximum building height shall be permitted in accordance with section 14 3 S 14-3-2.D of Article 14-3 of the Peoria Zoning Ordinance.

4. Parking

a. Space Required

Five (5) spaces per 1,000 feet of gross floor area for all building and uses contained within the center; provided, however, that a Parking Analysis be provided for City review when public assembly use areas, as defined below, occupy greater than 20% of the total planned gross building area within the center.

For the purposes of this section, public assembly use areas shall be defined as those portions of restaurants, theaters, health clubs, bowling alleys, or other similar facilities, reasonable used or occupied by the general public. For example, in restaurants only dining and waiting area shall be calculated; in theaters, only total floor area of the theater auditorium(s); in health clubs, the total floor area of exercise or workout rooms; in bowling alleys, only those areas occupied by the patrons, such as restaurant areas, billiard rooms, seating areas for lanes, etc.; areas for facilities such as kitchens, storage rooms, restrooms, locker rooms, bowling lanes and pin set areas, theater snack bars and lobbies, etc. shall be determined as support uses and shall not figure into the calculation.

The Parking Analysis shall be prepared by a registered Traffic Engineer or other Consultant acceptable to the City of Peoria, and shall address the status of the project construction, leasing, and adequacy of parking spaces' provided, upon total projected buildout.

Required number of parking spaces for the hotel/motel and multi-family residential development shall be according to Article 14-23 of the Peoria Zoning Ordinance.

b. Location

Required parking shall be provided entirely on the shopping center site. Building tenants and their customers shall have reciprocal rights of use to all spaces, irrespective of individual potential parcel line configurations. All required Multi-Family Residential parking shall be provided on-site.

c. Loading Spaces

Design standards and allocation requirements for Major Tenant buildings shall be provided per tenant's individual criteria. Freestanding pad tenant buildings shall have one loading space each, and shop buildings shall provide spaces as follows:

TOTAL FLOOR AREA OF BUILDING	NUMBER OF LOADING SPACES REQUIRED
1,000 SF to 10,000 SF	1
10,000 SF to 30,000 SF	2
30,000 SF to 50,000 SF	3
For each additional 100,000 SF	1 additional

Location of loading spaces shall be per Peoria City Code.

C. Community Commercial – General Office (Parcel 19)

1. Setbacks

a.	Bell Road	- 50'
b.	83rd Avenue	- 50'
c.	Agua Fria Freeway	- 35'
d.	Other Street Property Lines	- 25'
e.	Interior Property Lines	- 15'

- Building setbacks from non-street property lines for the gasoline station on the apx. 1.3 acre property at the immediate SWC 83rd Avenue and Bell Road may be reduced to 5 feet, except as otherwise provided by the Uniform Building and Fire Codes.

2. Landscape Buffers

a.	Bell Road	-15' from property line
b.	83rd Avenue	- 10' from property line
c.	Freeway	- 15' from property line
d.	Other Property Lines	- 10' from property line
e.	Interior Property Lines	- 5' from property line

f. Where cross access is provided or required by the City of Peoria, the Landscape Setback along the Interior Property Line shall not be required.

3. Maximum Building Height - 150'

4. Parking Standards

Required number of parking spaces shall be provided in accordance with Article 14-23 of the Peoria Zoning Ordinance. If appropriate, a parking study may be submitted in accordance with Section 14-23-3.B.4 to reduce the total number of required parking spaces.

D. General Development Standards

These General Development Standards apply to all parcels within the North Valley Planned Area Development

1. Parking – Community Commercial and Multi-Family Residential (Parcel 20)

a. Compact Parking

A maximum of fifteen percent (15%) of the required parking may be provided with compact parking spaces. They shall be located in minimum groupings of six (6) spaces to avoid conflict with standard car parking and allow for clearer identification.

b. Handicapped Parking

Handicapped parking spaces will be provided per the chart below. These spaces shall be located for convenient access to all buildings and uses.

Total Number of Parking Spaces	Number of Handicap Parking Required
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of Total
Over 1,000	20 plus 1% of Total Over 1,000

All handicapped parking spaces shall be identified by a sign on a vertical post, and the space marked with the standard handicapped parking symbol.

c. Parking Space Dimensions

Standard parking spaces shall have a minimum dimension of 9 feet by 19 feet. Compact car parking spaces shall be a minimum of 8 feet by 16 feet. An overhang of up to 2 feet may be allowed for spaces abutting landscaping areas or sidewalks.

Loading spaces for major tenants shall be sized per standard tenant criteria. Loading spaces for shop tenants and freestanding pad buildings shall be 12' x 24'.

d. Parking Aisle Widths

a. 90 degree parking -24'
b. 60 degree parking, one way traffic -18'
c. 60 degree parking, two way traffic -22'

e. Multi-Family Residential Parking

Off-street shall be in conformance with the City of Peoria Zoning Ordinance Article 14-23 with the following standards

a. 2.2 spaces per dwelling unit
b. 1 covered space per dwelling
c. Parking stalls shall be 9'0" x 19
d. 2% of qualifying accessible & adaptable units (132-Garden Units)

2. Parking – Community Commercial – General Office (Parcel 19)

Parking location, design, and dimensions shall be in accordance with Article 14-23 of the Peoria Zoning Ordinance, with the exception that standard parking shall be 9 feet by 18 feet. Handicapped parking shall be provided in accordance with Article 14-23 of Peoria City Code.

3. Fences and Walls

a. Height

1. Except for the east property line screen wall adjacent to the existing Target store on the Multi-Family property, which shall be eight (8) feet in height on a portion of Parcel 20, no fence or wall shall exceed six (6) feet in height, except for walls for which are used for screening of equipment or service areas.

2. Walls for screening of parking areas may be required along street frontages. They shall bee three (3) feet in height (measured from the top of adjacent curb), architecturally compatible with the project, and integrated into the landscaping. These walls may be used to retain landscape berms or slopes fronting the streets and, therefore, may not be visible from the streets (See Exhibits C & D)

b. Restrictions on Material

1. Walls or fences comprised of sheet or corrugated iron, chain link, wood, steel, aluminum or asbestos as specifically prohibited.

4. Landscaping

5. Goal

The goal of the Landscape Guidelines is to provide a unifying direction that promotes the North Valley P.A.D. as a well-planned suburban development with an exciting, pleasant atmosphere. This can be achieved by highly recognizable use of related plantings and hardscape elements.

It is also intended that the general landscaping conditions of the P.A.D. Amendment match the applicable sections of the Existing P.A.D. as set forth below, and as generally depicted on the conceptual plan identified as Exhibit B-1.

b. Plantings

An accent of small lawn areas will be used for its clean, crisp image and ability to increase the sense of unity along the roadways. To offset the water consumption needs of the lawn, scrub beds will be composed of plant material selected for their heartiness, drought-tolerant character and year-round color.

As it relates to Multi-Famlly Residential (Parcel 20), planting will include an accent of small lawn areas to create a clean image and reinforce the larger sense of continuity with the North Valley Power Center along the balance of Paradise Lane and the adjacent roadways.

c. Landscape Triangles

Landscape triangles shall be provided at major project entries and street intersection corners per the North Valley Specific Area Plan (See Exhibit A).

d. Screening

Screen walls will be a unifying element in the landscape. They will be used exclusively to define main entrances and to screen automobiles, loading areas, garbage dumpsters and existing utility structures and for signage. The intent is to keep the walls as low as possible while performing their screening function (maximum height six (6) feet). Screening of parking areas will also be accomplished by earth berming and permanent planting in conjunction with the screen walls. Screening of Phase 1 building services areas shall be provided by temporary landscaping, earth berming, temporary fencing, or some combination thereof.

e. Irrigation

All landscaped areas shall be provided with automatic irrigation system guaranteeing 100% coverage.

f. Landscape Maintenance

1. All landscaping shall be maintained by the Owner in a manner which allows the landscaping to improve over the years. Any landscape materials which die shall be replaced within 30 days.

2. Trees shall be double-staked and shall be maintained until they are strong enough to withstand the normal area winds.

g. General Conditions

The following comprise the general landscaping conditions for the entire P.A.D. area:

1. All sites will be maintained by Owner in accordance with the City of Peoria standards.

2. Fifty percent (50%) of all trees on the street perimeters of Parcel 20 will be 24" box or larger. Theme trees installed along 83rd Avenue of Parcel 19 shall be 24" box size with an average spacing of 20' on center. Fifty percent (50%) of all street perimeter trees on the Bell Road frontage of Parcel 19 shall be 24" box size.

3. An automatic irrigation system will be installed.

4. All non-lawn areas will receive a 2" depth of decomposed granite.

5. All earthwork will be done so that all water drains way from sidewalks and structures and will not impede natural drainage easements.

6. Landscaping quantities and design for all developments on Parcel 19 shall be in accordance with Article 14-35 of the Peoria Zoning Ordinance.

7. Landscape quantities and design for Multi-Family Residential development on Parcel 20 shall be in accordance with Article 14-35 with the following revision:

   8' masonry wall along the east property line adjacent to existing commercial use.

h. Plant List - (See Exhibit E)

7. Lighting

Site Lighting in the parking lots shall be metal halide fixtures mounted on poles, placed on a three (3) foot concrete base with a total height per the following table. These fixtures shall be located to avoid conflict with parking spaces and vehicular circulation (See Exhibit F).

Use	Total Height
Commercial (Parcel 20)	30'
Multi-Family Residential (Parcel 20)	16'
CC-General Office (Parcel 19)	25'

8. Refuse Collection Areas

All refuse collection areas shall be visually screened in an architecturally compatible manner so that materials stored within these areas shall not be visible from the street and adjacent property.

9. Mechanical Equipment

a. When mechanical equipment is ground-mounted in a location visible from adjacent streets or properties, it must be screened by landscaping or a wall that is of the same finish and texture as the building served.

b. When mechanical equipment is roof-mounted, it must be screened from view of the public right-of-way and adjacent property by a wall or parapet that is integrated with the building.

10. Maintenance

c. All structures on the project sites shall be maintained by Owner in a neat and orderly manner.

d. All permitted signs will be maintained in a neat and orderly manner.

11. Telephone, Cable Television and Electrical Services

All "on-site" telephone, cable television, and electrical lines will be placed underground.

12. Site Plan Approval (Parcel 19)
Site Plans shall be submitted and approved in accordance with Article 14-39-9 of the City of Peoria Zoning Ordinance.

13. Site Plan Approval (Parcel 20)
Site Plans shall be submitted and approved in accordance with Article 14-39-9 of the Peoria Zoning Ordinance.

VII. Architectural Style/Materials

A. Community Commercial and Multi-Family Residential (Parcel 20)

1. Community Commercial
The buildings in the Community Commercial (Power Center) site shall be designed as a contemporary interpretation of the architectural style knows as "The Prairie School", made famous by Architects such as Frank Lloyd Wright, Bruce Goff, or RM Schindler. (See VII C and D, and Exhibits G-1 through G-4)

2. Multi-Family Residential
Some of the contemporary adaptations of the Prairie School architecture features that will bee applied to the Multi-Family Residential development include varying roof lines and articulated facades with recessed window and door openings that capture some depth and shadow effect with the use of eighteen distinctive building types, including both the townhouse and garden product. The two different product types will also provide a sense of community, while emphasizing the open personality of the site. Moreover, the varied building setback, façade articulations, and variations of rooflines along the street frontage will also provide architectural and aesthetic interest along Paradise Lane.

B. Community Commercial General Office (Parcel 19)

The commercial and office buildings should be oriented towards the intersections of 83' Avenue and Bell Road and form a gateway to the area. Architectural design will be contemporary in nature and should be compatible with the Community Commercial project designs. The architecture should utilize materials compatible with the southwestern climate, and include articulated wall planes, projections and recesses to provide shadow and depth. (See VII C and D) Parking structures, if used, should incorporate architectural treatment compatible with the buildings. Ramps should be confined to the interior bays to provide a more visually pleasing exterior design.

C. Architectural Finish Materials

The building material of any development within the P.A.D. should be consistent with, and drawn from, the regional vernacular. Appropriate materials should include, but not be limited to:

1. Walls
   - Cement plaster or "Drive"
   - Concrete block
   - Brick
   - Stone
   - Ceramic or clay tile
   - Glass/Aluminum – storefronts or curtain walls
   - Concrete – recast or cast-in place
   - Wood
   - Amazonite – as simulated wood siding
   - Glass block
   - Architectural metal – grilles or trim

2. Roofs
   - Clay tile
   - Concrete tile
   - Architectural metal
   - Wood shingles

3. Multi-Family Residential

   The garden and townhouse product together with the leasing office and clubhouse will include many of the same building materials found in the North Valley Power Center, generally including:

   - Masonry monument sign walls
   - Recast concrete column
   - Wrought iron gates
   - Rich stucco exteriors
   - Large windows, including some bay windows
   - Foam cornices and corbels
   - Wood shutters
   - Wrought iron balcony rails
   - Sloped concrete tile roof elements

D. Colors

Colors should be used to create visual harmony within the project site. Appropriate colors should include, but not be limited to:

- Desert hues and other earth tones including light brown, cream and tan
- Muted shades of blue, mauve, and lavender
- Off-White and light gray
- Colors appearing in natural stone utilized in buildings
- Reds and oranges appearing in brick utilized in buildings or in roof tiles
- Natural wood tones

VIII. Utilities and Streets

As part of the North Valley Specific Area Plan, necessary modifications to the water, wastewater, street and drainage systems were identified. These modifications are planned to accommodate the proposed level of development in the North Valley areas. The North Valley Planned area Development will be developed in conformance with the standards and specifications regulated in the Specific Area Plan. Those items not regulated by the Specific Area Plan shall be subject to the existing standards and policies of the City of Peoria. All off-site public improvements will be accomplished via the City of Peoria Improvement Districts Numbers ID 8801 and ID 8802.

IX. Open Space

As required by the Zoning Ordinance, a minimum of 7% of open space will be provided for the R.A.D. area. While some parcels may provide less than the 7% requirement, others will exceed this minimum so that the total amount of open space provided for the entire P.A.D. will meet or exceed the total minimum required. The approximate amount of open space provided per parcel is as follows:

CC – General Office (Parcel 19)	6.3%±	2.53 acres±
Community Commercial (Parcel 20)	7.5%±	3.91 acres±
Multi-Family Residential (Parcel 20)	*	*
TOTAL	7.0%± avg.	6.44 acres±

* Multi-Family Residential open spaces will meet the requirements outlined in the City of Peoria Design Review Manual.

For the purposes of the Community Commercial and Community-General Office projects, the term "open space" shall be defined to include people-oriented hardscape and plaza areas which provide landscaping, seating, or other pedestrian amenities beyond walkway areas needed for customer circulation. In addition, landscape areas in excess of the required landscape buffer setbacks shall be included as open space.

X. Signage

A. Community Commercial and Multi-Family Residential (Parcel 20) Signs

A1. Community Commercial

1. Project Entry Sign

The project entry sign shall consist of two entry walls, located on each side of the entry drive, creating a formal gateway to the Center. The entry walls shall not exceed 3½ feet in height, and will be designed to integrate with the project landscaping and shall have no advertising copy. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines.

Each wall may contain a sign which identifies the center only and shall be composed of individual letters with a 24 inch maximum height. These center signs shall have externally illuminated or backlit metal letters. These signs shall be erected only in conjunction with the Project Monument/Tenant Identification Sign. Signs shall be permitted as shown on Exhibit H-S. (See H-1 and H-2)

2. Project Identification Sign

Signs shall be permitted as shown on Exhibit H-5. The sign may be two-sided, interior illuminated and may identify up to four (4) tenants of the center. It shall not exceed 18 feet in height and a maximum of 150 square feet of the sign area per side. These signs shall be erected in conjunction with the project entry sign. (See Exhibits H-1 and H-2).

3. Shop Tenant Sign

Signs shall be permitted as shown on Exhibit H-S. The sign may be two-sided, interior illuminated and may identify up to eight (8) tenants of the center for the sign depicted on Exhibit H-3 and may identify up to three (3) tenants of the center for the sign depicted on Exhibit H-4. Such signs shall not exceed 14 feet in height and 72 square feet in area per side. Such signs shall not identify a freestanding pad building within the center, with the exception of a hotel in excess of three stories and Building 4 indicated on Exhibit H-S (See Exhibits H-3 and H-4).

4. Monument Ground Sign

Monument ground signs for freestanding pad buildings are prohibited, with the exception that a hotel in excess of three stories and Building 4 indicated on Exhibit H-5 shall be permitted identification on the Shop Tenant sign described in Section X.A.3 and depicted on Exhibit H-4.

5. Wall Signs

a. Major Tenants (Over 25,000 Square Feet)

Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot, with no individual sign exceeding 225 square feet in area. Signs shall be permitted on more than one side of the building. Total allowable sign area shall be allocated between primary and secondary signs. Signs shall be neon, reverse channel neon, or individual, internally illuminated, metal channel letters with plexi-glass faces; maximum height of individual letters for primary signs is 6 feet and maximum of secondary signs is 2 feet. (See Exhibit I)

b. Shop Tenant Signs and Freestanding Building Signs

Maximum sign area shall not exceed 2.0 square feet per linear foot of business front foot. The length of any shop tenant sign shall not exceed 80% of that tenant's storefront width. (See Exhibit J) Freestanding building sign area may be divided between more than one side of building. If multiple signs are used, no more than 50% of the allowable area may be placed on any one side. Signs shall be mounted on the wall or fascia above the shop and shall be neon, reverse channel neon, individually or internally illuminated, metal channel letters with plexi-glass faces. Individual letter sizes shall be based upon square footage of shop area, as indicated below:

Shop Area	Maximum Letter Size
3,000 S.F. or less	30"
3,001 S.F. – 10,000 S.F.	42"
10,0001 S.F. – 25,000 S.F.	54"
Freestanding Buildings	72"

6. Under-Canopy Signs

Double face custom arcade signs, fabricated from molded fiberglass. All signs shall be uniform size and shape, and shall be mounted on rigid pendant. This type of sign is required for all shop building tenants. One sign per business will be allowed and shall identify only the name of the business. Signs shall be installed generally in front of the tenant's primary entrance. Tenant is responsible for coordinating the location of the sign with Landlord prior to installation. (See Exhibit K).

7. Theater Marquee

One freestanding theater marquee sign will be allowed. This sign may identify the theater and up to 10 movie titles. Movie titles may be interchangeable letters over an internally illuminated background or an electronic reader board. Electronic reader board shall be limited to movie titles only and will not contain any moving script. The design materials and colors shall be compatible with the principal buildings of the North Valley Power Center. This sign shall not exceed 18 feet in height and a total of 100 square feet per side in side area. (See Exhibit L-1).

8. Building Mounted Theater Sign

These signs shall be same proportions as shown on Exhibit L-2. This sign may identify the theater and up to 10 movie titles. Movie titles may be interchangeable letters over an internally illuminated background or an electronic reader board. Electronic reader board shall be limited to movie titles only and will not contain any moving script.

9. Theater Monument Sign

Theater monument sign on Paradise Lane shall be limited to 8' in height and 48 square feet per side in sign area and theater name only. (See Exhibit L-3).

10. Sign Locations

See Exhibit H-5, Sign Location Map Parcel 20, for schematic representation of sign placement for wall mounted signs and for specific locations of project and monument signs in the Power Center.

A2. Multi-Family Residential Signs

1. Project Entry Sign

The project entry sign shall consist of two entry walls, located on each side of the entry drive, creating a formal gateway to the Multi-Family Residential community. The entry walls shall not exceed 3½ feet in height, and will be designed to integrate with the project landscaping and shall have no advertising copy. This sign shall be located entirely on the property and shall not interfere with vehicular sight lines.

Each wall may contain a sign, which identifies the Multi-Family Residential community only and shall be composed of individual letters with a 24-inch maximum height. These center signs shall have externally illuminated or backlit metal letter.

2. Identification Sign

One freestanding identification sign shall be permitted with a maximum height of five (5) feet. A second such freestanding sign shall be permitted for property having greater than eighty (80) linear feet of frontage. Where two (2) freestanding signs are permitted, they shall be located at least sixty (60) feet apart.

3. Address Sign

Each building shall consist of one (1) address sign consisting of letters identifying the building address and numerical height shall not exceed twelve (2) inches.

4. Directional Sign

Two (2) permanent directional signs shall be permitted to direct traffic to the clubhouse leasing facility. Signs shall not exceed three (3) feet in height nor six (6) square feet in area. Such signs may include a business logo, but no other advertising copy. Such signs may be free standing monument signs only.

5. Unit Signs

240 units identification signs shall be permitted. The unit signs shall not exceed one (1) square foot for each dwelling unit.

6. Sale, Lease or Rent

Temporary signs used to advertise the availability of real property. Properties 15 acres or less, such signs shall not exceed six (6) square feet in area and five (5) feet in height; signs fronting 83 Avenue or Paradise Lane shall not exceed thirty total square feet in area and ten (10) feet in height. Such signs shall only be displayed on the property for which they pertain, and only one sign shall be displayed per street frontage and shall not be illuminated.

B. Community Commercial – General Office (Parcel 19) Signs

1. Wall Signs

Maximum size of wall signs shall be in accordance with Section X.A.5 of this Report. Such signs shall not exceed the building height established in Section C herein and shall not constitute a roof-mounted sign as defined by the Peoria Zoning Ordinance. Letter heights shall be as provided by Peoria Zoning Ordinance.

2. Project Monument/Identification Signs

Two (2) project signs shall be permitted on 83rd Avenue in the general locations indicated on Exhibit H-5, Sign Location Map Parcel 19. The project signs shall conform to the height and are limitations as described in Section X.A.3 and depicted on Exhibit H of this Report. Such signs may identify up to eight (8) projects within the development.

3. Project Entrance Identification Sign

One (1) project sign is allowed on Bell Road and one (1) is allowed on Avenue in the general locations indicated on Exhibit H-6, Sign Location Map Parcel 19. The project entrance identification signs shall conform with Section 14-34-8.A29 (Permanent Master Planned Development Identification Sign) of Article 14-34 of the Peoria Zoning Ordinance.

4. Monument Ground Signs

Monument ground signs for individual developments shall be prohibited, except as provided below:

a. The apx. 1.3 acre gasoline service station on the immediate S.W.C. of 83rd Avenue and Bell Road shall be permitted a freestanding gasoline service station sign in accordance with Section 14-34-8.A.22 of Article 14-34 of the Peoria Zoning Ordinance.

b. One (1) off-premise hotel directional sign for hotel development on Parcel 20 shall be permitted on Parcel 19. This sign shall be limited to eight (8) feet in height and 32 square feet in area.

c. Freestanding wall signs in accordance with Section 14-34-8.a.12 of Article 14-34 of the Peoria Zoning Ordinance are allowed at entrance driveways and street intersections for the planned office developments as indicated on Exhibit H. Such signs shall be limited to five (5) feet in height and 60 square feet in area.

5. Freeway Pylon Signs

One (1) freeway pylon sign shall be permitted and shall conform with the height, area, and design criteria of Section 14-34-8.A.13 Freeway Monument Sign of Article 14-34 of the Peoria Zoning Ordinance. This sign shall be generally located as indicated on Exhibit H-6.

6. Sign Locations

See Exhibit H-6 Sign Location Map Parcel 19 for general locations of monument, entrance, freestanding wall and freeway signs for this product.

C. General Sign Standards

1. All signs and their installation must comply with local building and electrical codes.

2. A Tenant May identify service door for delivery and emergency purposes only. Signs shall identify suite number only and be located in the center of the door, five (5) feet from finished floor (to the top of the letters).

3. No animated, flashing, audible, or roof mounted signs shall be permitted, except that electronic reader boards for theater uses shall be allowed.

4. No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc. shall be permitted. P-K housing required for all neon.

5. Signs will be restricted to advertising only the person, firm, company or corporation operating the use conducted on the site, or the products sold herein.

6. When signs are placed in building and landscape setback areas, they shall be positioned a minimum of 5 feet from the R.O.W. to maintain safe sight distances at entrances to the public right-of-way.

7. Signs visible from the exterior of any building may be lighted, but no signs or other devices will be installed to rotate, gyrate, blink or move in any fashion except that electronic reader board for theater use shall be allowed.

8. Sign text may be placed on more than one row, subject to space availability, required approvals, and provided the maximum allowable area guidelines are not exceeded.

9. Retail tenants shall be allowed to place a sign in the upper window panel adjacent to entrance door, not more than 144 square inches. Hand hand-painted, decal stick-on lettering or graphics indicating hours of business, telephone numbers for emergency contact, approved credit of business, approved credit cards, etc. shall be permitted. No other window signage will be allowed without Owner and Architect approval.

D. Miscellaneous Sign

1. Sale or Lease Signs

Temporary signs advertising the sale, lease or hire of the site will be allowed. One freestanding sign per 400 feet of street frontage will be allowed. These signs shall not exceed eight (8) feet in height and a total of 32 square feet per side in sign area. These signs shall be removed up completion of project construction.

2. Construction Signs

A sign denoting the Architects, Engineers, Contractor, and other related subjects will be allowed at the commencement of construction. Said sign will be removed within 30 days after building occupancy. One sign for each separate construction project will be allowed. Each sign shall to exceed eight (8) feet in height and a total of forty (40) S.F. per side in sign area.

3. Future Tenant Signs

Signs listing the name of a future major tenant will be allowed until the occupancy of the tenant. Said signs shall not exceed eight (8) feet in height and total of forty (40) S.F. per side in sign area.

4. Directional Signs

Signs necessary for on-premise vehicle control and the performance of business transactions from a vehicle shall be allowed subject to the following conditions:

a. Maximum area of 6 square feet.
b. Maximum height of 3 feet.
c. No business identification permitted.
d. Signs shall be permanently affixed to the ground or a building.

5. Menu Boards

A permanently mounted sign advertising the bill of fare for a restaurant, drive-in, or drive-through restaurant.

a. Menu Boards shall not exceed six (6) feet in height or thirty (30) square feet in area and shall not exceed a maximum of two (2) per restaurant.

b. Freestanding menu boards shall have a monument base of masonry construction and shall have a landscape area at the base of the sign equal to at least two (2) square feet for each square foot of sign area. A comparable alternate base material may be used upon written approval of the Planning Director.

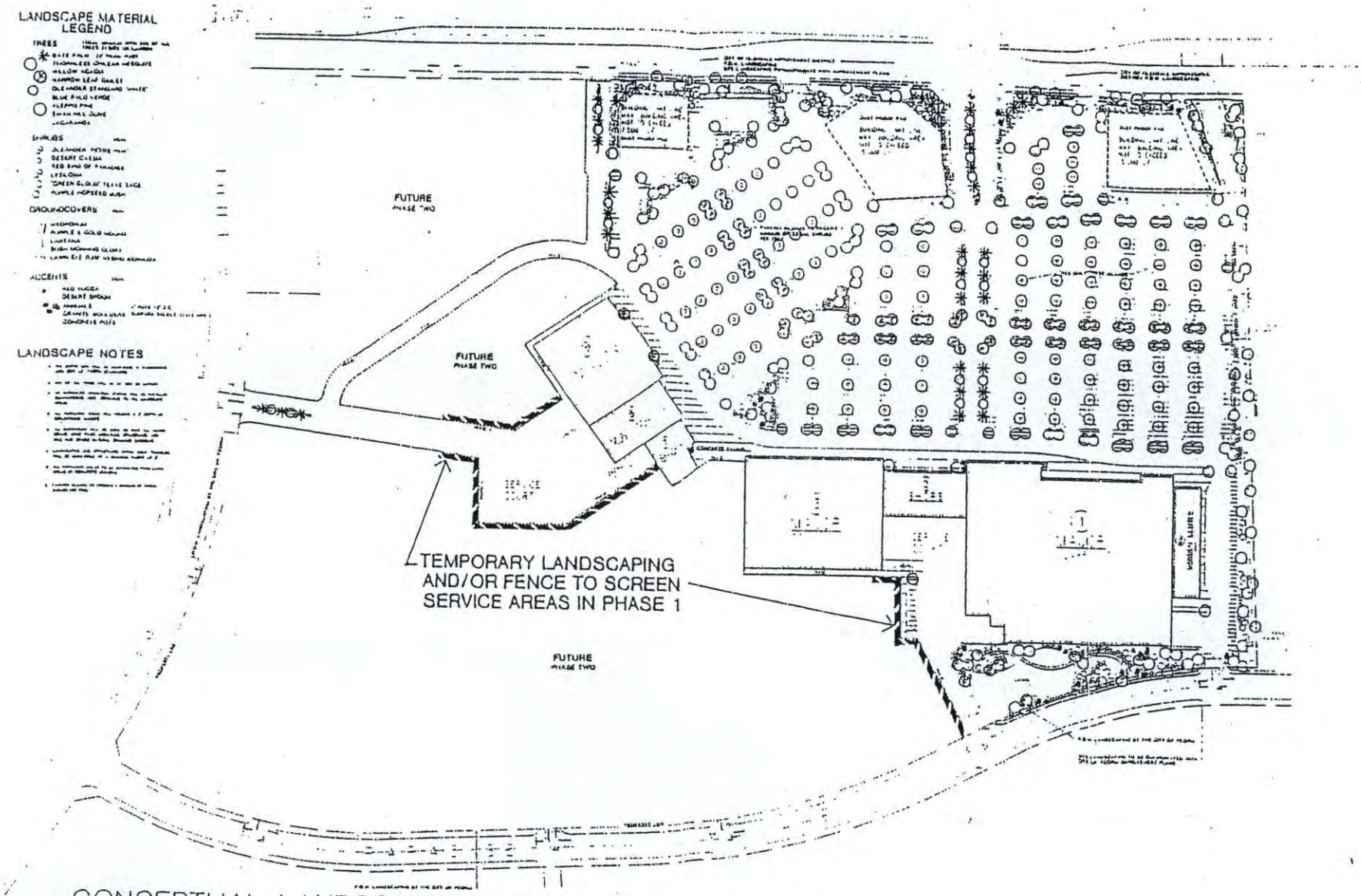
c. Free standing menu boards may be placed no closer to the street property line than the principal building setback or 20 feet, whichever is greater. In addition, the menu board shall be:

1. Architecturally integrated with the design of the building through the use of common materials and colors.

2. Turned off at the time the restaurant is closed to the public for business.

3. Oriented or screened so as to not be readable from the public right-of-way.

Exhibits



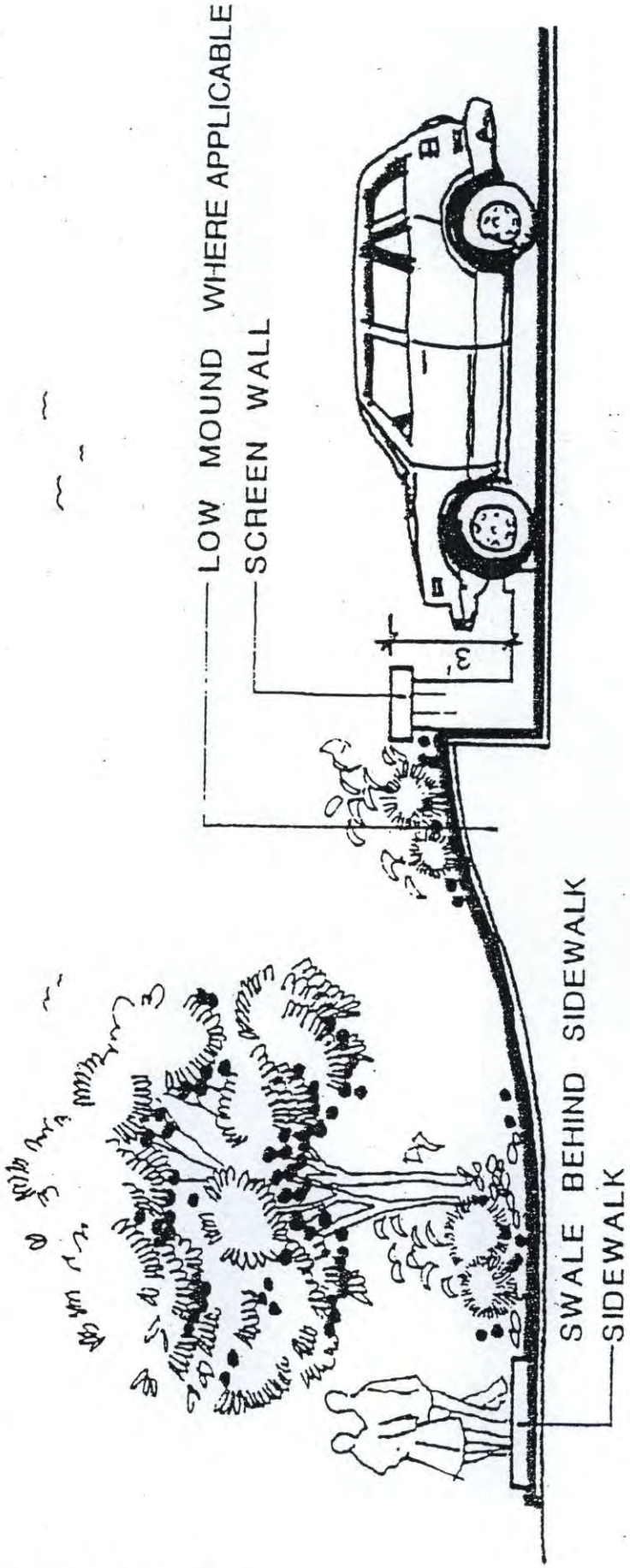
CONCEPTUAL LANDSCAPE PLAN . PHASE ONE

NORTH VALLEY POWER CENTER

PEORIA, ARIZONA

WESTCOR PARTNERS

EXHIBIT B



SCREEN WALL SECTION

POWER CENTER
NORTH VALLEY POWER CENTER

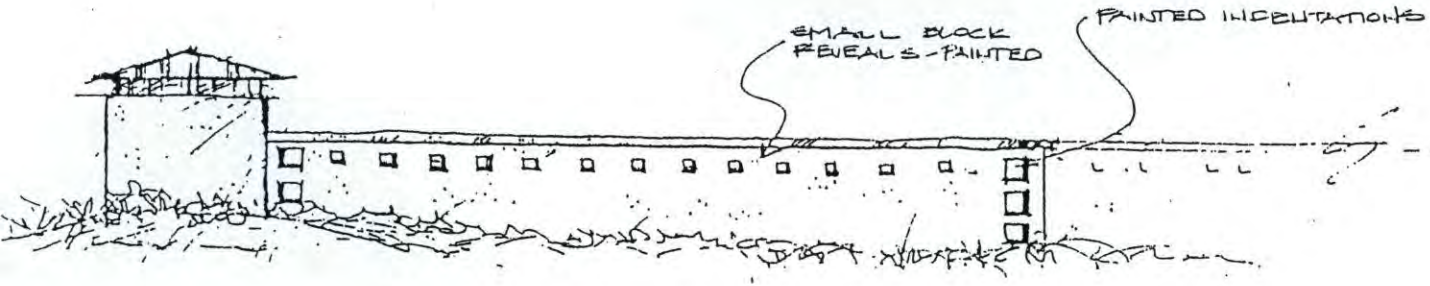

SMALL BLOCK
REVEALS - PAINTED
PAINTED INDENTATIONS

EXHIBIT D

EXHIBIT E

Plant List

Botanical Name	Species	Common Name
Ageratum	Houstoniamun	Floss Flower
Alcea	Rosea	Hollyhock
Antirrahinum	Majus	Snapdragon
Baileya	Multiradiata	Desert Marigold
Begonia	Semperflorens	Wax Begonia, Bedding Begonia
Caladium	Bicolor	Fancy-leafed Caladium
Calendula	Officinalis	Calendula, Pot Marigold
Catharanthus	Roseus	Vinca, Madagascar Periwinkle
Celosia	Cristata	Crested Cockscomb
Celosia	Plumosa	Plume Cockscomb
Chrysanthemum	Morifolium	Florists Chrysanthemum
Chrysanthemum	Maximum	Shasta Daisy
Coleus	Hybridus	Coleus
Coreopsis	Species	Coreopsis
Cosmos	Sulphureus	Cosmos
Cyclamen	Persicum	Cyclamen
Dahlia	Hybrida	Dahlia
Dianthus	Chinensis	Dianthus, pink
Dianthus	Barbatus	Sweet William
Dimorphotheca	Sinuata	African Daisy
Dyssodia	Tenuiloba	Golden Fleece, Dahlberg Daisy
Eschscholzia	Californica	California Poppy
Eustoma	Grandiflorum	Lisianthus, Texas Bluebell
Evolvulus	Nutlandieri	Evolvulus
Gaillardia	Aristata	Blanket Flower
Gaillardia	Pulchella	Indian Blanket
Gerbera	Jamesonii	Gerber Daisy, Transvaal Daisy
Gomphrena	Globosa	Globe Amaranth
Iberis	Umbellata	Candytuft
Impatiens	Wallerana	Impatiens
Kalanchoe	Blossfeldiana	Kalanchoe
Lathyrus	Odoratus	Sweet Pea
Lobelia	Erinus	Lobelia
Lobularia	Maritima	Sweet Alyssum
Matthiola	Incana	Stock
Melampodium	Leucanthum	Blackfoot Daisy
Nicotiana	Alata	Nicotiana
Papaver	Nudicaule	Iceland Poppy
Pelargonium	Domesticum	Martha Washington Geranium

Convolvulus	Mauritanicus	Ground Morning Glory
Dalea	Greggii	Trailing Indigo Bush, Trailing Smoke Bush
Dichondra	Micrantha	Dichondra
Gazania		Gazania "Copper King"
Gazania		Gazania "Fiesta Red"
Gazania		Semi-Trailing Gazania
Gazania		Trailing Gazania
Hedera	Helix	Hahn's Ivy
Hedera	Helix	Needlepoint English Ivy
Hemerocallis	Hybrid	Day Lily
Juniperus	Horizontalis	Blue Carpet Juniper "Wiltonii"
Juniperus	Sabina	Buffalo Juniper
Juniperus	Procumbens	Dwarf Chinese Garden Juniper
Lantana	Montevidensis	Purple Trailing Lantana
Liriope	Muscari	Lily Turf
Liriope	Muscari	Variegated Lily Turf "Sunproof"
Lonicera	Japonica	Hall's Honeysuckle
Myoporum	Parviflorium	Myoporum
Nephrolepis	Cordifolia	Sword Fern
Oenothera	Berlandieri	Mexican Evening Primrose
Ophiopogon	Japonicus	Mondo Grass
Rosmarinus	Officinalis	Training Rosemary
Verbena	Peruviana	Verbena "Raspberry Rose"
Verbena	Peruviana	Verbena "Royal Rose"
Verbena	Tennuisecta	Purple Verbena
Vinca	Major	Periwinkle
Vinca	Major	Variegated Vinca Major

Small Shrubs

Acacia	Redolens	Freeway Acacia
Acanthus	Mollis	Bears Breech
Aucuba	Japonica	Gold Dust Plant
Azalea	Hybrid	Azalea
Bougainvillea		Bush Bougainvillea "La Jolla"
Bougainvillea		Variegated Bush Bougainvillea
Bougainvillea		Bush Bougainvillea "Temple Tree"
Buxus	Microphylla Japonica	Japanese Boxwood
Canna		Canna Lily
Carissa	Macrocarpa	Natal Plum "Green Carpet"
Carissa	Macrocarpa	Natal Plum "Tuttlei"
Convolvulus	Cneorum	Bush Morning Glory

Pelargonium	Hortorum	Garden Geranium
Pelargonium	Pelatum	Ivy Geranium
Petunia	Hybrida	Petunia "Mixed Varieties"
Petunia	Hybrida	Petunia "Happiness"
Petunia	Hybrida	Petunia "Total Madness Mix"
Petunia	Hybrida	Petunia "Ultra Mix"
Petunia	Hybrida	Petunia "Ultra Crimson Star"
Petunia	Hybrida	Petunia "Blue Frost"
Portulaca	Grandiflora	Moss Rose, Rose Moss
Portulaca	Oleracea	Purslane
Primula	Vulgaris	English Primrose
Ratibita	Columnaris	Mexican Hat
Rudbeckia	Hirtia	Gloriosa Daisy, Black eyed Susan
Salvia	Faranacea	Mealy-cup Sage
Sanvitallia	Species	Orange Creeping Zinnia
Sanvitallia	Procumbens	Creeping Zinnia
Senecio	Cineraria	Dusty Miller
Tagetes	Patula	Marigold "Little Devil Mix"
Tagetes	Patula	Marigold "Bonanza Mix"
Tagetes	Patula	Marigold "Inca Yellow"
Tropaeolum	Majus	Nasturtium
Viola	Tricolor	Viola "Johnny Jump-Up"
Viola	Wittrockiana	Pansy "Majestic Giant Mix"
Viola	Wittrockiana	Pansy "Asure Blue"
Viola	Wittrockiana	Pansy "Golden Champion"
Zinnia	Species	Zinnia "Peter Pan Mix"
Zinnia	Species	Zinnia "State Fair Mix"
Zinnia	Species	Zinnia "Dasher Mix"

Ground Covers

Agapanthus	Africanus	Lily-of-the-Nile
Agapanthus		Dwarf Lily-of-the-Nile,"Peter Pan"
Ajuga	Reptans	Carpet Bugle
Anigozanthos	Flavidus	Kangaroo Paw
Asparagus	Densiflorus	Foxtail Fern, Myers Asparagus
Asparagus	Densiflorus	Asparagus Fern, Sprenger Asparagus
Aspidistra	Elatior	Cast Iron Plant
Carissa	Macrocarpa	Natal Plum "Boxwood Beauty"
Carissa	Macrocarpa	Small Leaf Natal Plum (Author)
Carissa	Macrocarpa	Variegated Boxwood Beauty Natal Plum
Carpbrotus	Chilensis	Ice Plant
Ceratostigma	Plumbaginoides	Dwarf Plumbago

Dasylirion	Wheeleri	Desert Spoon
Dietes	Bicolor	Fortnight Lily, Moraea Bicolor
Fatsia	Japonica	Japanese Aralia
Gardenia	Jasminoides	Dwarf Garden "Radicans"
Hesperaloe	Parviflora	Red Yucca
Leucophyllum	Frutescens	Texas Sage
Myrtus	Communis	Dwarf Myrtle "Compacta"
Nandina	Domestica	Heavenly Bamboo
Nerium	Oleander	Dwarf Pink Oleander
Nerium	Oleander	Dwarf Salmon Oleander
Philodendron	Selloum	Split Leaf Philodendron
Pittosporum	Tobira	Variegated Mock Orange
Pittosporum	Tobira	Dwarf Mock Orange "Wheelers"
Plumbago	Auriculata	Cape Plumbago
Raphiolepis	Indica	Dwarf Pink India Hawthorn "Ballerina"
Raphiolepis	Indica	Indian Hawthorn "Pink Lady"
Rosmarinus	Officinalis	Upright Rosemary
Salvia	Chamaedryoides	Mexican Blue Sage
Strelitzia	Reginae	Tropical Bird of Paradise
Tagetes	Lemonii	Mount Lemon Marigold
Xylosma	Congestum	Compact Xylosma
Xylosma	Congestum	Dwarf Xylosma "El Dorado"

Large Shrubs

Caesalpinia	Gilliesii	Desert Bird of Paradise Yellow Bird of Paradise
Caesalpinia	Mexicana	Evergreen Bird of Paradise
Caesalpinia	Pulcherrima	Mexican Bird of Paradise
Cassia	Nemophila	Green Cassia, Desert Cassia
Cassia	Phyllodenia	Silvery Cassia
Cocculus	Laurifolius	Laurel Leaf Cocculus
Dodonaea	Viscosa	Hopseed Bush
Dodonaea	Viscosa	Purple Hopseed Bush
Euphorbia	Pulcherrima	Poinsettia
Gardenia	Jasminoides	Gardenia
Lagerstroemia	Indica	Crape Myrtle
Leucophyllum	Frutescens	Texas Sage, Texas Ranger
Leucophyllum	Frutescens	Green Cloud Texas Sage
Leucophyllum	Frutescens	White Cloud Texas Sage
Ligustrum	Japonicum Privit	Waxleaf Privit, Texas Waxleaf
Ligustrum	Lucidum	Japanese Privit, Glossy Privit
Lysiloma	Thornberi	Fern-of-the-Desert, Feather Bush

Mimosa	Dysocarpa	Velvet Pod Mimosa
Myrtus	Communis	Twisted Myrtle
Nerium	Oleander	Oleander
Photinia	Fraseri	Fraser's Photinia
Pittosporum	Tobira	Mock Orange, Green
Pittosporum		
Sophora	Secundiflora	Texas Mountain Laurel, Mescal Bean
Strelitzia	Nicolai	Giant Bird of Paradise
Tecoma	Stans	Arizona Yellow Bells
Tecomaria	Capensis	Cape Honeysuckle
Thevetia	Peruviana	Yellow Oleander
Xylosma	Congestum	Shiny-Leaf Xylosma

Small-Medium Trees

Acacia	Saligna	Blue-Leaf Wattle
Albizia	Julibrissin	Mimosa
Caesalpinia	Mexicana	Evergreen Bird of Paradise Tree
Cercedium	Floridum	Blue Palo Verde
Cercedium	Microphyllum	Little Leaf Palo Verde
Cercedium	Praecox	Palo Brea, Senoran Palo Verde
Dalbergia	Sisoo	Sisoo Tree
Eriobotrya	Japonica	Loquat
Eucalyptus	Leucoxylon	
	Macrocarpa	Large-Fruited Red Flowering Gum
Eucalyptus	Torquata	Coral Gum
Feijoa	Sellowiana	Pineapple Guava
Ficus	Benjamina	Weeping Chinese Banyan
Ficus	Elastica	Rubber Tree
Ficus	Microcarpa Nitida	Indian Laurel Fig
Geijera	Parvifolia	Australian Willow
Gleditsia	Triacanthos	
	Inermis	Honeylocust "Shademaster"
Gleditsia	Triacanthos	
	Inermis	Golden Honeylocust "Sunburst"
Lysiloma	Thornberi	Fern-of-the-Desert
Magnolia	Grandiflora	Southern Magnolia
Nerium	Oleander	Oleander Tree
Pithecellobium	Flexicaule	Texas Ebony
Pittosporum	Phillyraeoides	Willow Pittosporum
Plum		Edible Plum
Podocarpus	Macrophyllus	Yew Pine
Prosopis	Chilensis	Chilean Mesquite
Prunus	Cerasifera	Purple Leaf Plum, Ornamental

Rhus	Lancea	African Sumac
Schinus	Molle	California Pepper
Schinus	Terebinthifolius	Brazilian Pepper
Thevetia	Peruviana	Yellow Oleander
Tupidanthus	Calyptratus	Tupidanthus
Ulmus	Parvifolia	Evergreen Elm, Chinese Elm

Large Trees

Acacia	Salicina	Willow Acacia
Acacia	Stenophylla	Shoestring Acacia
Brachychiton	Populneus	Bottle Tree
Eucalyptus	Spathulata	Narrow-leafed Gimlet
Fraxinus	Uhdei	Shamel Ash, Evergreen Ash
Fraxinus	Velutina	Arizona Ash
Fraxinus	Velutina	Fan-Tex Ash
Jacaranda	Mimosifolia	Jacaranda
Olneya	Tesota	Desert Ironwood
Pinus	Halapensis	Aleppo Pine
Quercus	Virginiana	Southern Live Oak

Palms and Palm-Like Plants

Arecastrum	Romanzoffianum	Queen Palm
Chamaerops	Humilis	Mediterranean Fan Palm
Cycas	Revoluta	Sago Palm
Phoenix	Dactylifera	Date Palm
Phoenix	Roebelenii	Pigmy Date Palm
Trachycarpus	Fortunei	Windmill Palm
Washingtonia	Robusta	Mexican Fan Palm

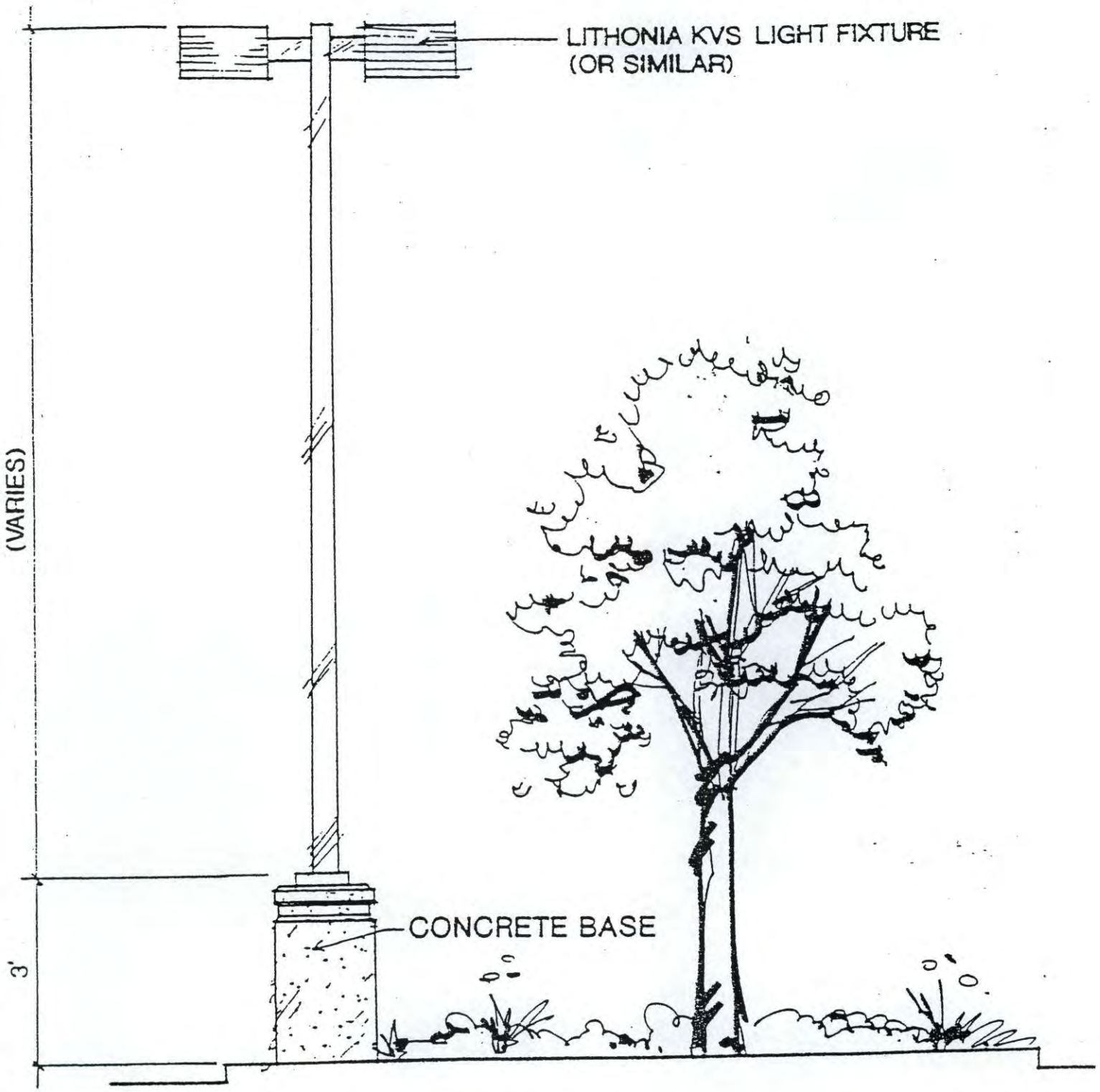
Vines

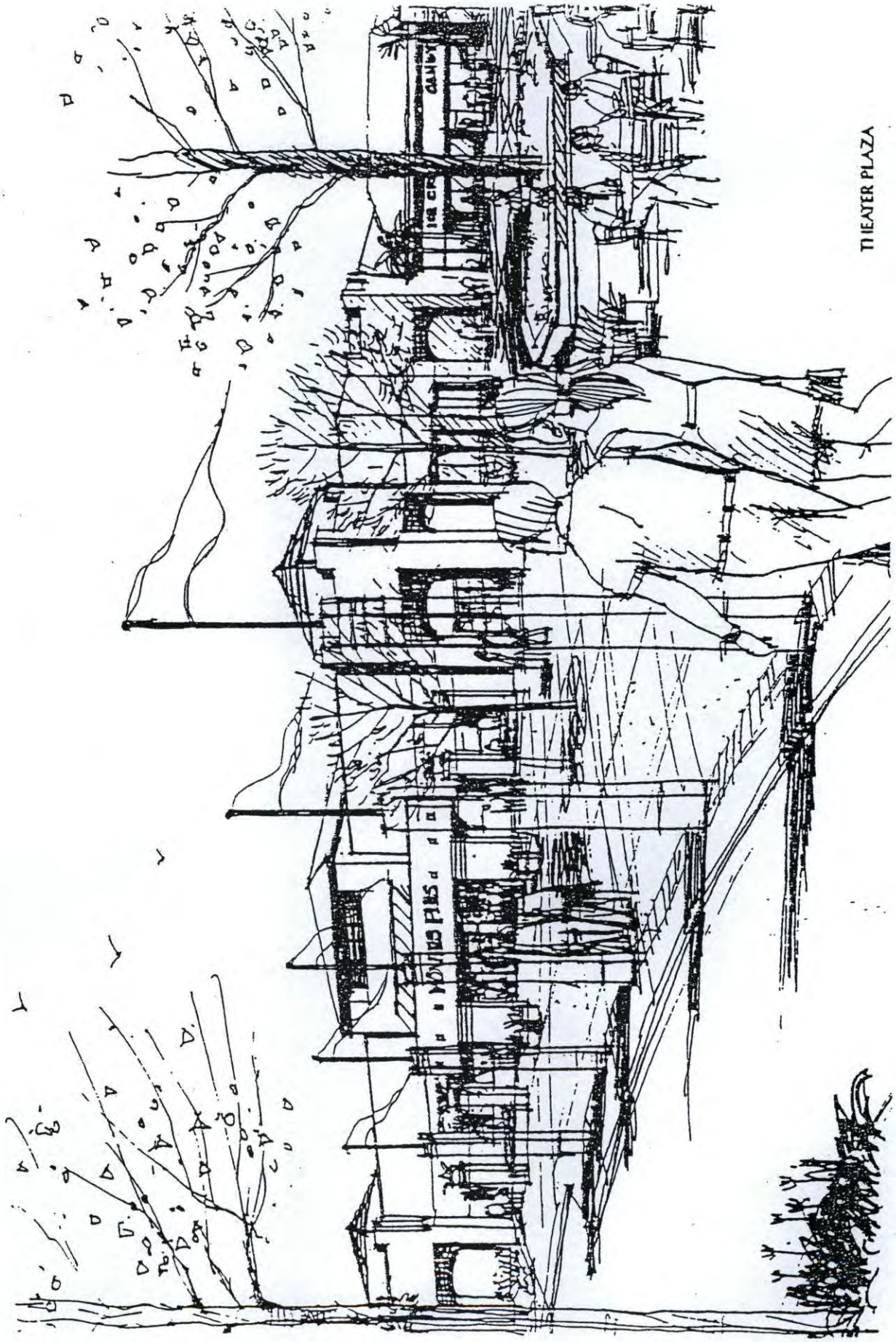
Bougainvillea		Barbara Karst Bougainvillea
Ficus	Pumila	Creeping Fig
Gelsemium	Sempervirens	Carolina Jessamine
Hedera	Canariensis	Algerian Ivy
Hedera	Canariensis	Variegated Algerian Ivy
Hedera	Helix	English Ivy
Jasminum	Floridum	Free Flowering Jasmine (Author)
Lonicera	Sempervirens	Trumpet Honeysuckle
Macafadyena	Unguis-cati	Cat Claw, Yellow Trumpet Vine
Mandevilla		Mandevilla Vine
Pyracantha	Fortuneana	Vining Pyrocantha, Firethorn
Rosa		Climbing Rose

Rosa	Banksiea	Lady Bank's Rose
Trachelospernum	Jasminoides	Star Jasmine
Trachelospernum	Asiaticum	Asian Jasmine
Wisteria	Sinensis	Chinese Wisteria

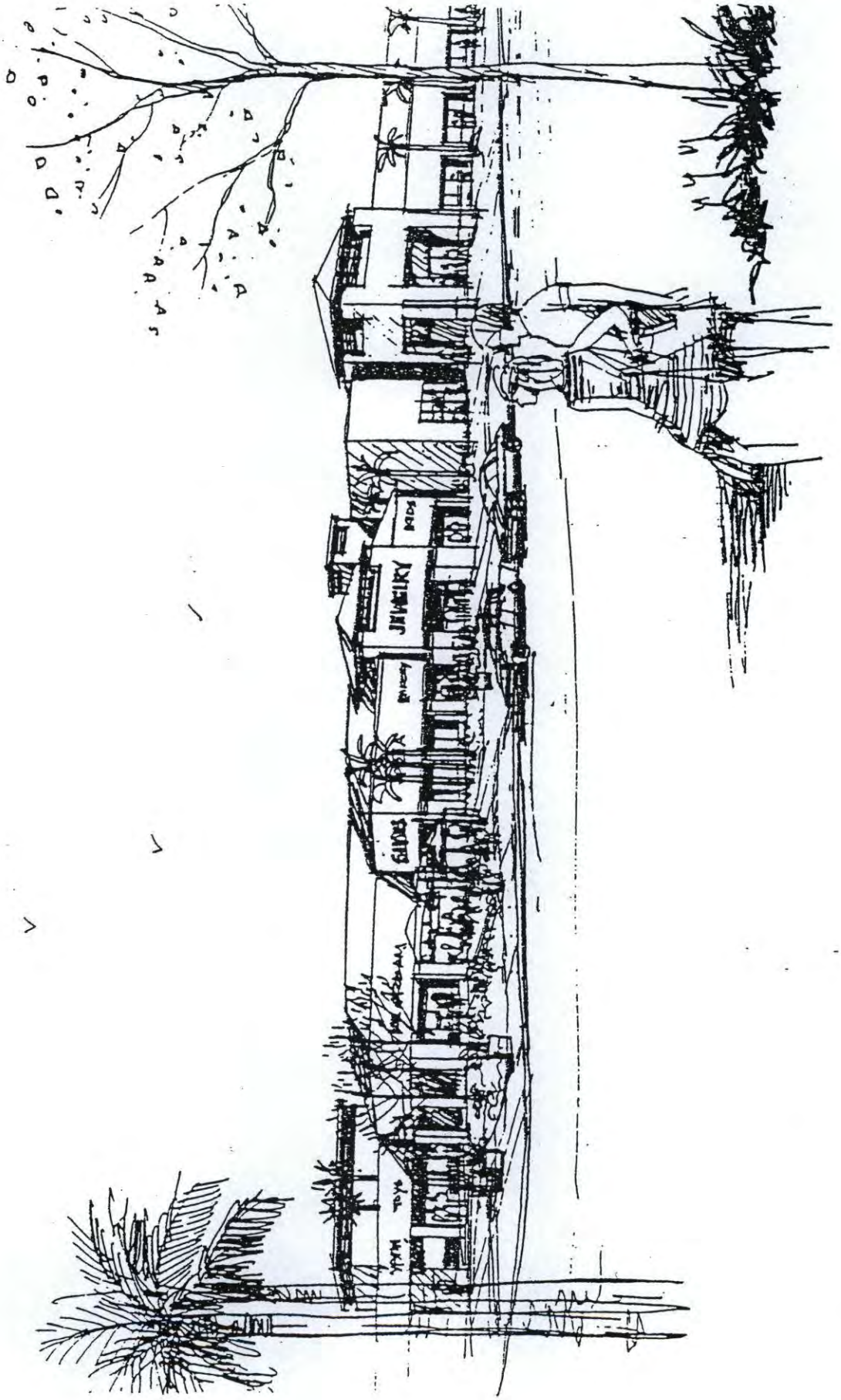
Cacti, Agaves and Yuccas

Agave	Victoriae-Reginae	Queen Victoria Agave
Agave	Vilmoriniana	Octopus Agave
Agave	Attenuata	Large Rosette Agave (Author)
Aloe	Saponaria	Shrimp Pink Aloe (Author)
Aloe	Vera	Medicinal Aloe
Carnegiea	Gigantea	Saguaro
Cereus	Peruvianus	Peruvian Tree Cactus
		Night Blooming Cereus
Cereus	Peruvianus	Curiosity Plant
Fouquieria	Splendens	Ocotillo
Opuntia	Santa-rita	Purple Prickly Pear
Yucca	Glorisa	Soft-tip Yucca
Yucca	Recurvifolia	Pendulous Yucca

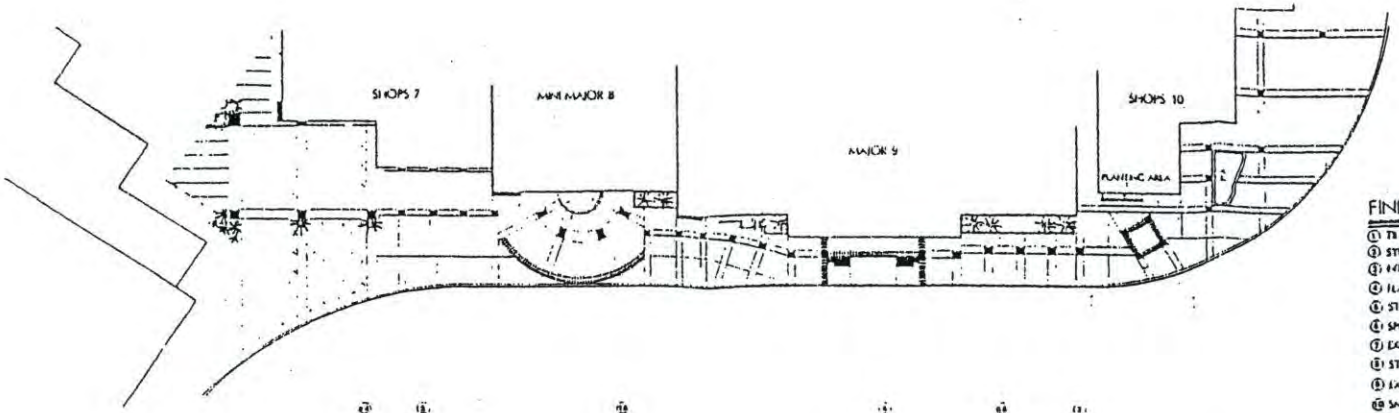

LITHONIA KVS LIGHT FIXTURE
(OR SIMILAR)
(VARIES)
CONCRETE BASE
3'



THEATER PLAZA

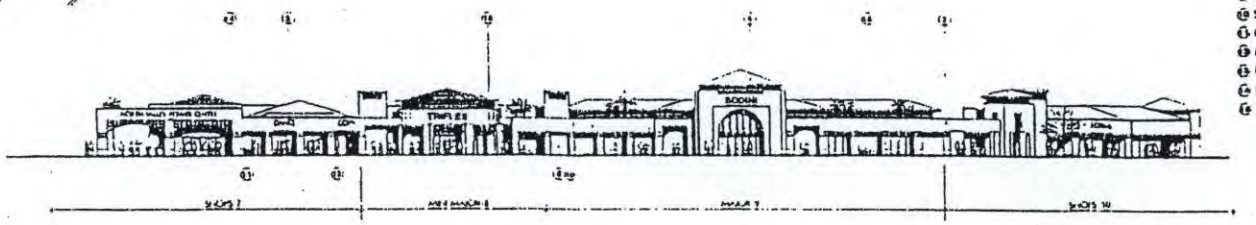


PLAZA @ BLDG. 10

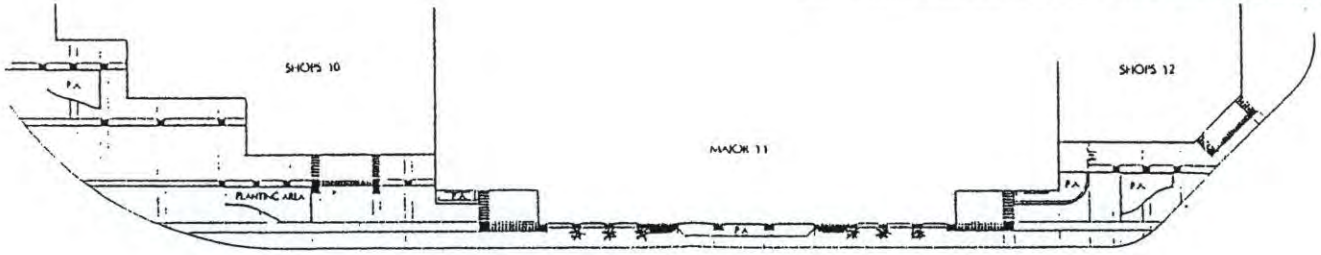


FINISH KEY

1. TILE ACCENT BAND
2. STUCCO
3. INTERNALLY ILLUMINATED SIGN
4. FLAT CONC. TILE ROOF
5. STUCCO TRIM
6. SPLIT FACE BLOCK
7. EXIT DOOR
8. STUCCO PLANTER
9. EXPANSION JOINT
10. SMOOTH FACE BLOCK
11. CERAMIC TILE BULKHEAD
12. PAINTED METAL STOREFRONT
13. PAINTED WOOD TRELLIS
14. PAINTED IRON GRILL
15. PAINTED METAL LOUVERS



FRONT ELEVATION/ SHOPS 7, MINI MAJOR 8, MAJOR 9, SHOPS 10

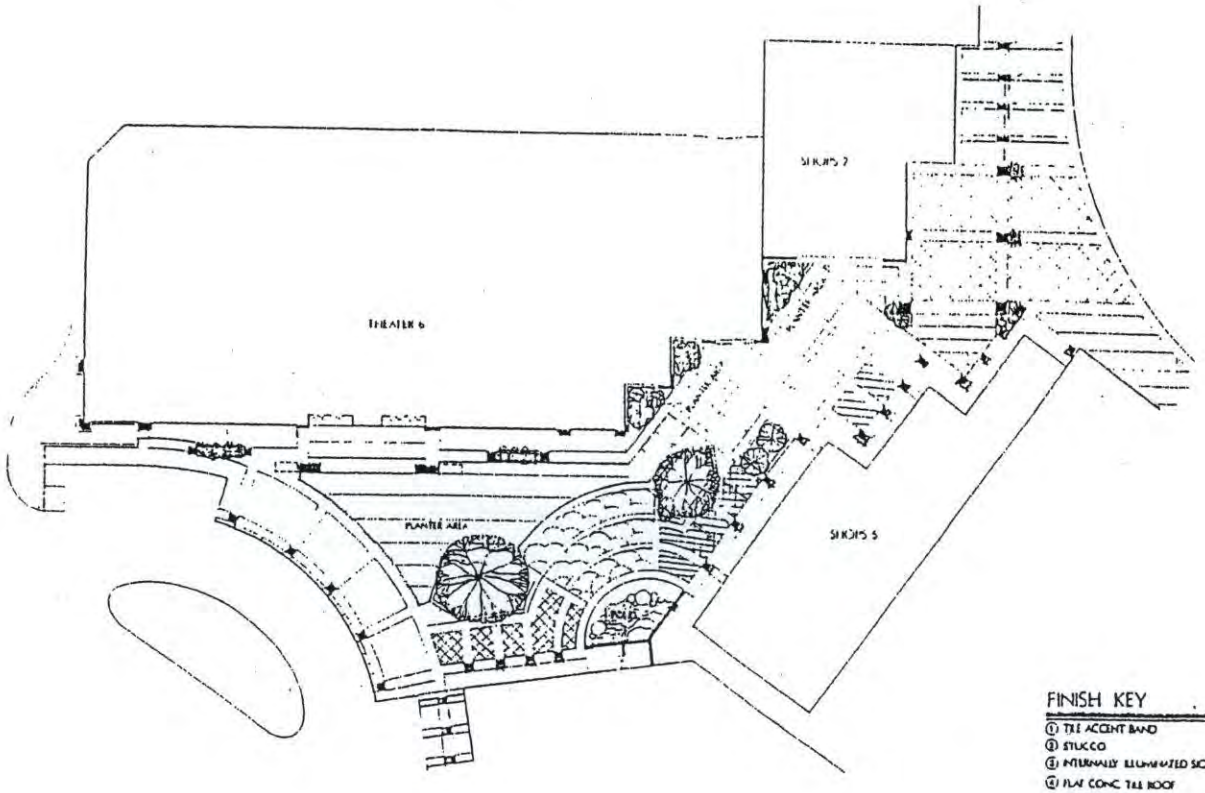


FRONT ELEVATION/ SHOPS 10, MAJOR 11, SHOPS 12

EXHIBIT G-3

NORTH VALLEY POWER CENTER
PEORIA, ARIZONA
WESTCOR PARTNERS

SCIA ARCHITECTURE AND PLANNING
SAN DIEGO · SAN FRANCISCO



FINISH KEY

1. TILE ACCENT BAND
2. STUCCO
3. INTERNALLY ILLUMINATED SIGN
4. FLAT CONC. TILE ROOF
5. STUCCO TRIM
6. SPLIT FACE BLOCK
7. EXIT DOOR
8. STUCCO PLANTER
9. EXPANSION JOINT
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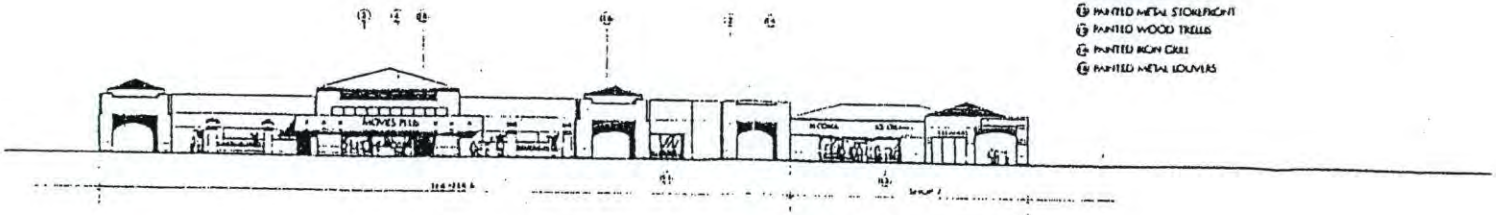
13. PAINTED WOOD TRELLIS
14. PAINTED IRON GRILL
15. PAINTED METAL LOUVERS

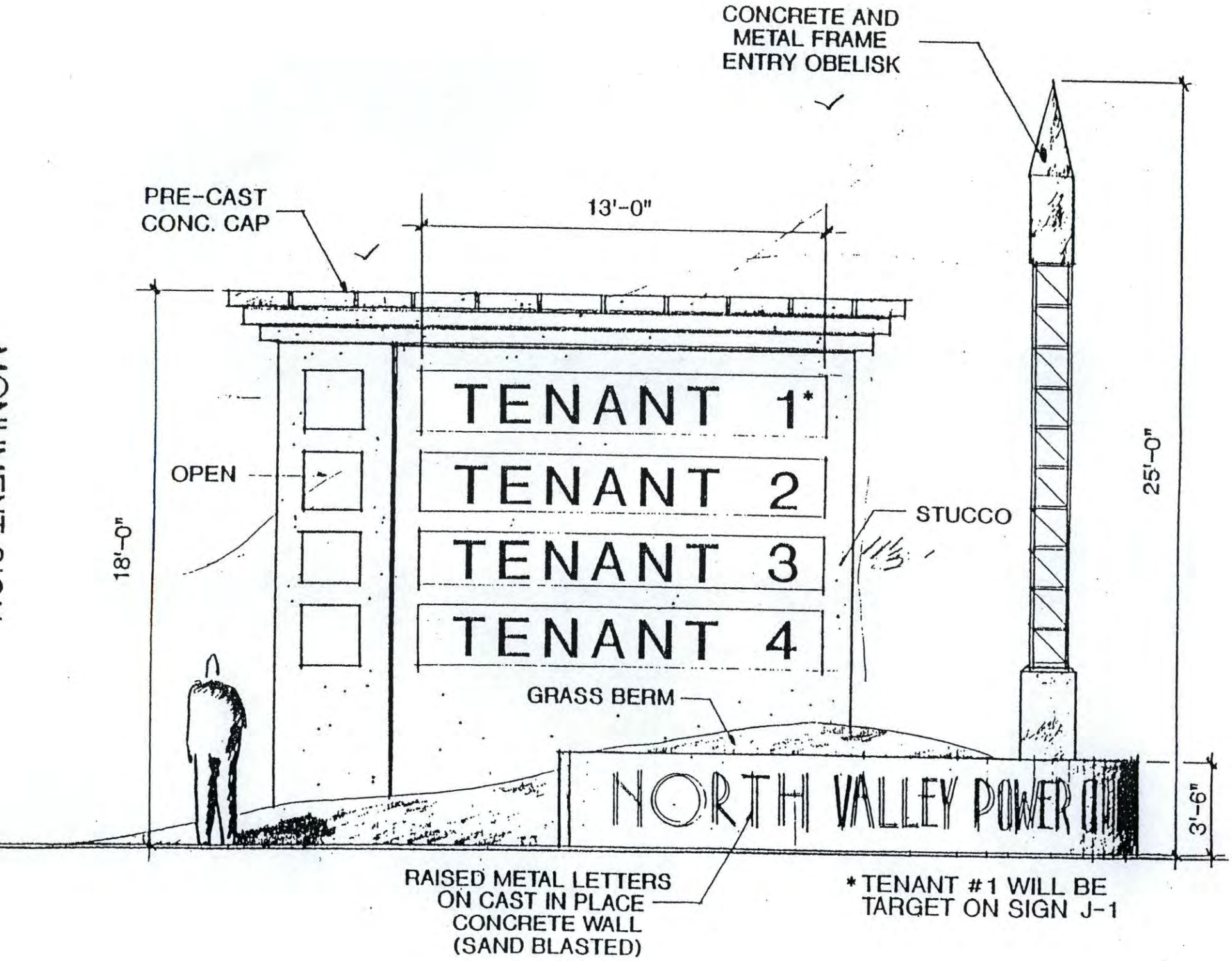


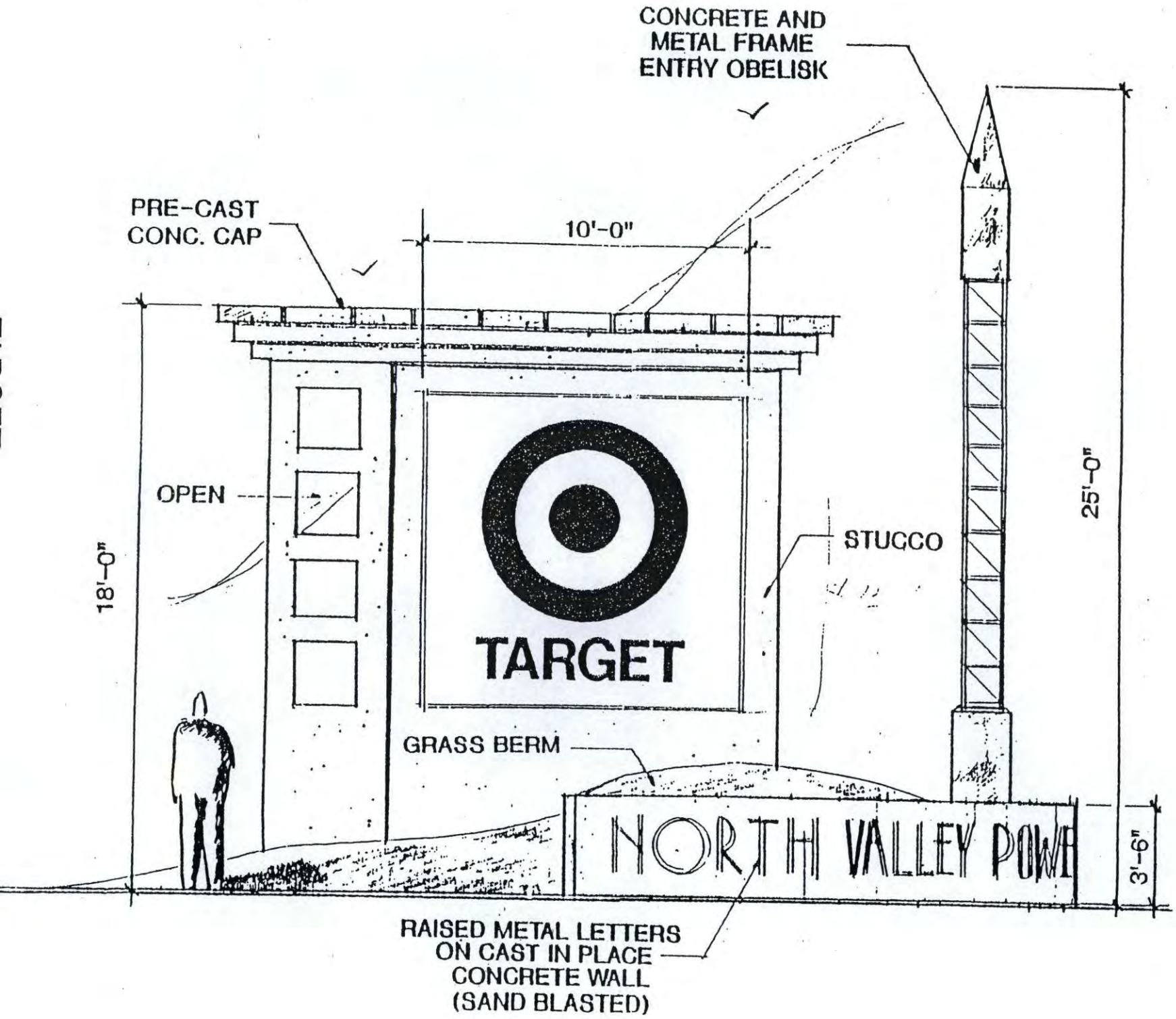
FRONT ELEVATION: THEATER 6, SHOPS 7

NORTH VALLEY POWER CENTER
PEORIA, ARIZONA
WESTCOR PARTNERS

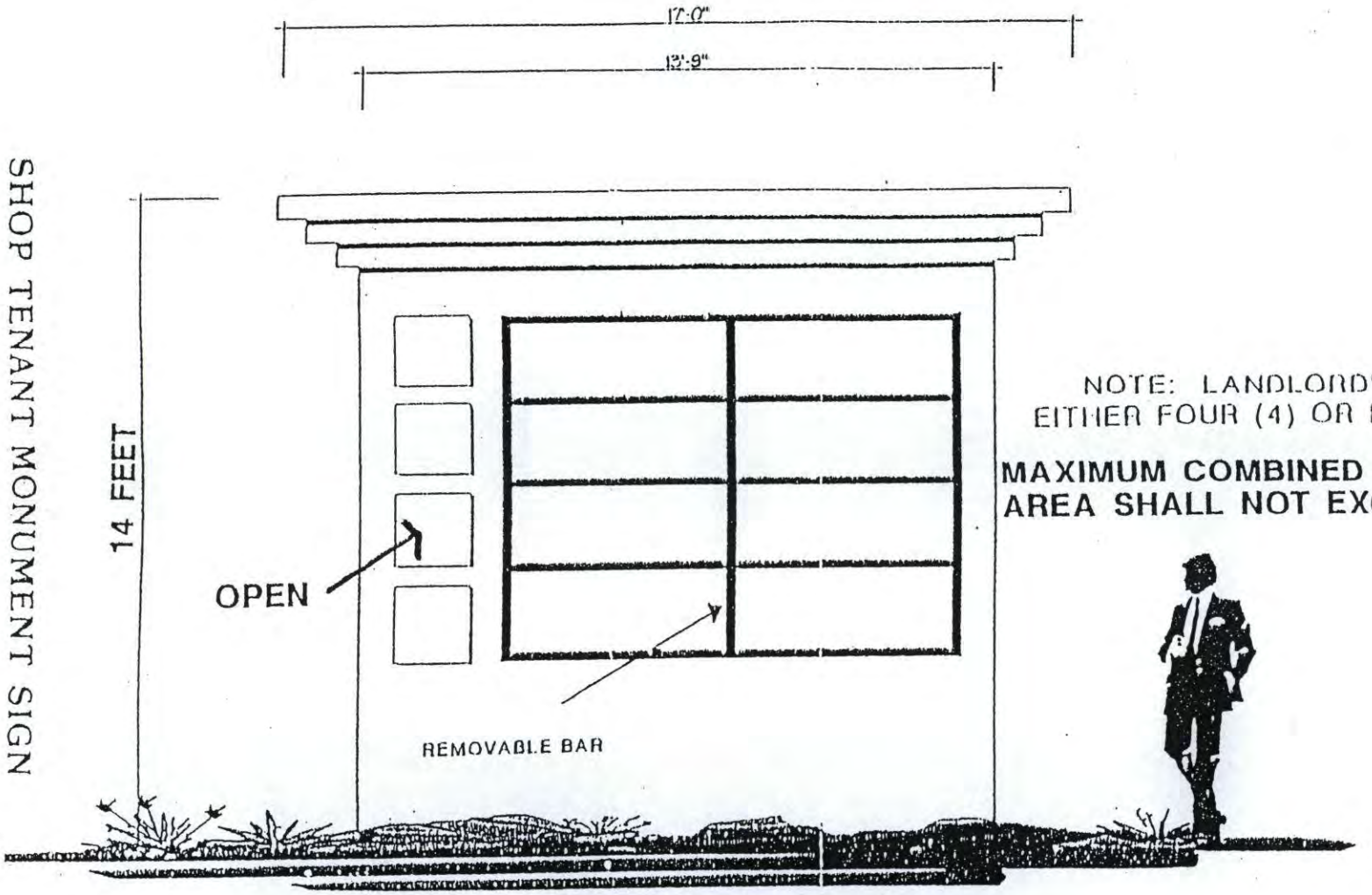
SGPA ARCHITECTURE AND PLANNING
SAN DIEGO • SAN FRANCISCO

EXHIBIT G-4


CONCRETE AND
METAL FRAME
ENTRY OBELISK
PRE-CAST
CONC. CAP
13'-0"
TENANT 1*
TENANT 2
TENANT 3
TENANT 4
OPEN
STUCCO
18'-0"
25'-0"
GRASS BERM
NORTH VALLEY POWER
3'-6"
RAISED METAL LETTERS
ON CAST IN PLACE
CONCRETE WALL
(SAND BLASTED)
* TENANT #1 WILL BE
TARGET ON SIGN J-1


CONCRETE AND
METAL FRAME
ENTRY OBELISK
PRE-CAST
CONC. CAP
10'-0"
OPEN
18'-0"
TARGET
STUCCO
25'-0"
GRASS BERM
NORTH VALLEY POWE
3'-6"
RAISED METAL LETTERS
ON CAST IN PLACE
CONCRETE WALL
(SAND BLASTED)

SHOP TENANT MONUMENT SIGN



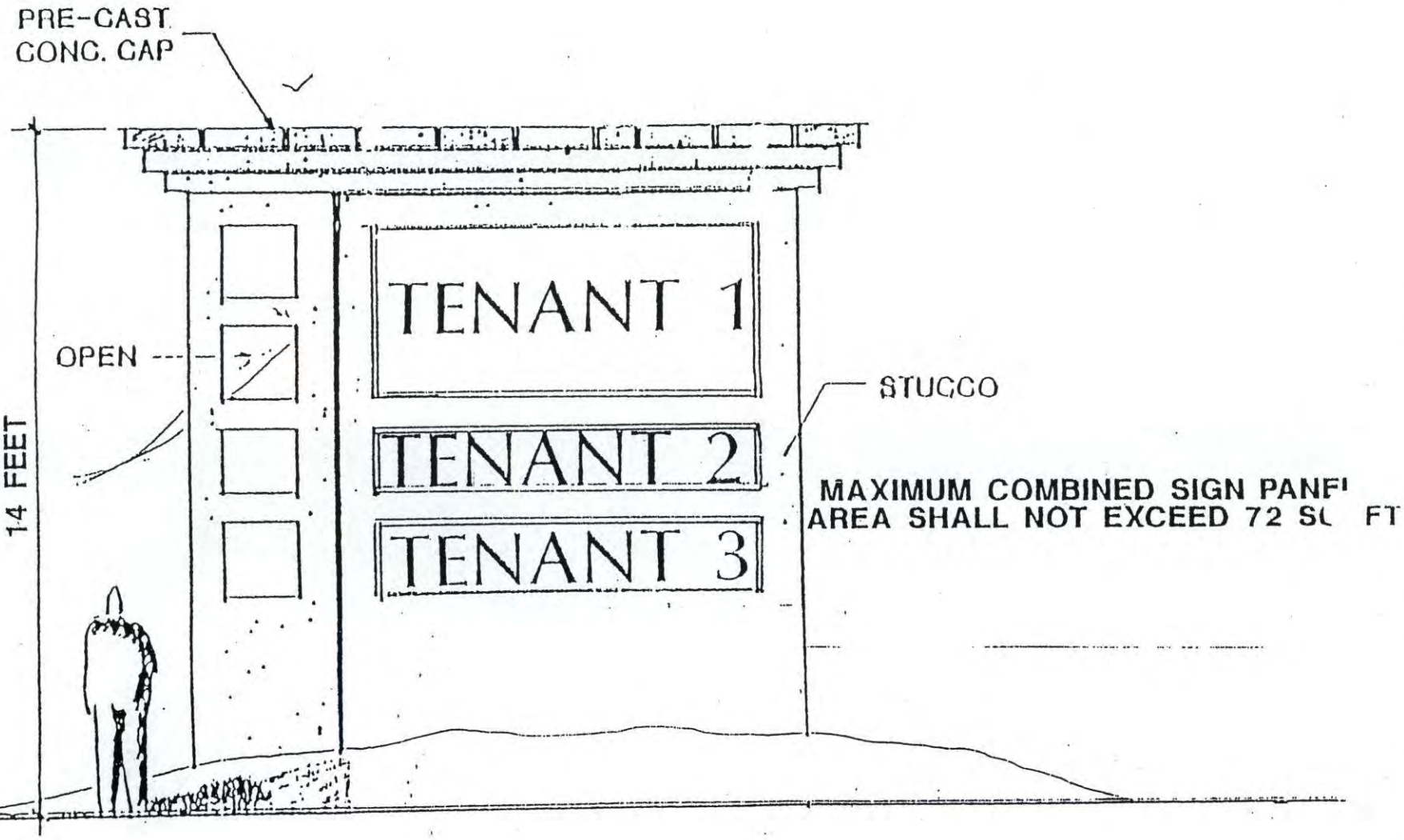
NOTE: LANDLORD'S OPTION TO HAVE EITHER FOUR (4) OR EIGHT (8) PANELS.

MAXIMUM COMBINED SIGN PANEL AREA SHALL NOT EXCEED 72 SQ. FT.

Double Faced Illuminated Aluminum Directory Sign Display
3/8" = 1'-0"

Fabricate & Install one (1) double faced illuminated aluminum directory sign display. The eight tenant panels will be white Lexan with first surface applied 3M vinyl film copy. The four accent squares will be 1/4" plate aluminum pegged 1" off the cabinet face. Paint colors will be finalized in consultation with the customer.

EXHIBIT H-3

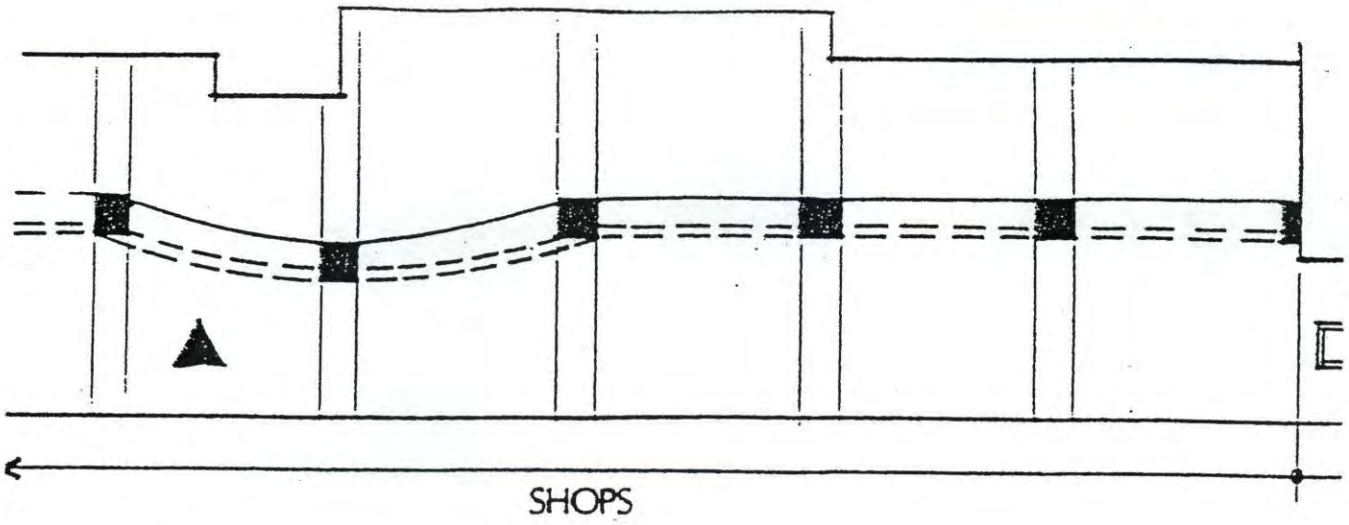


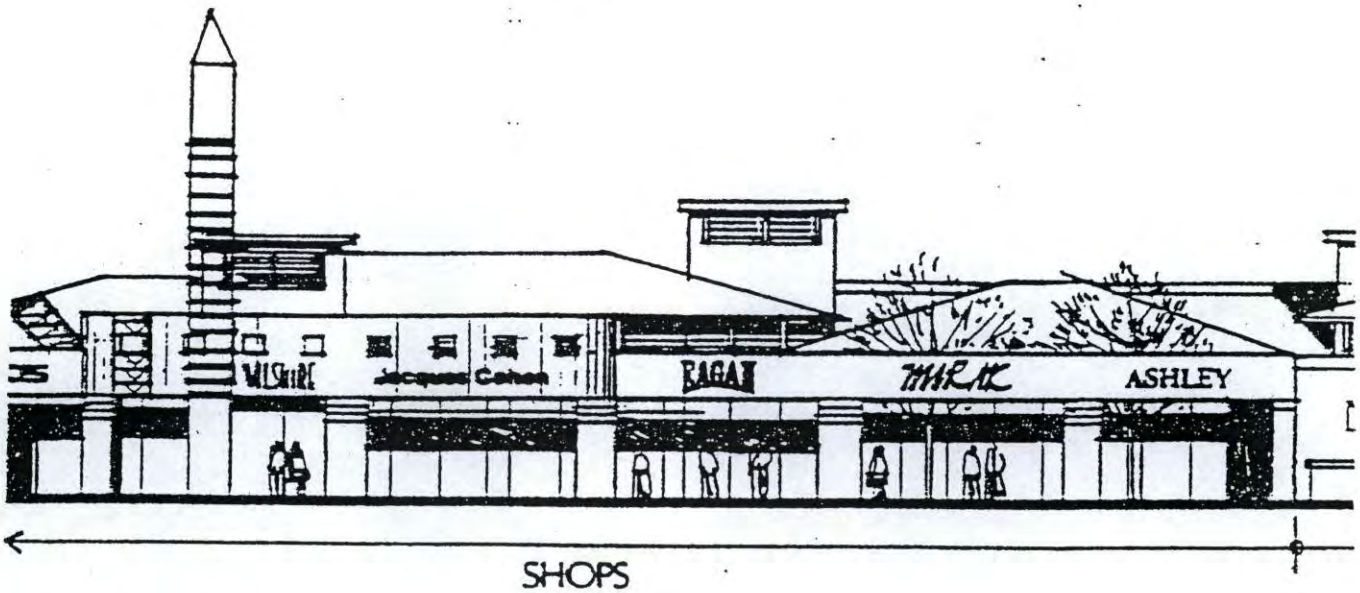
(3) TENANT
MONUMENT SIGN

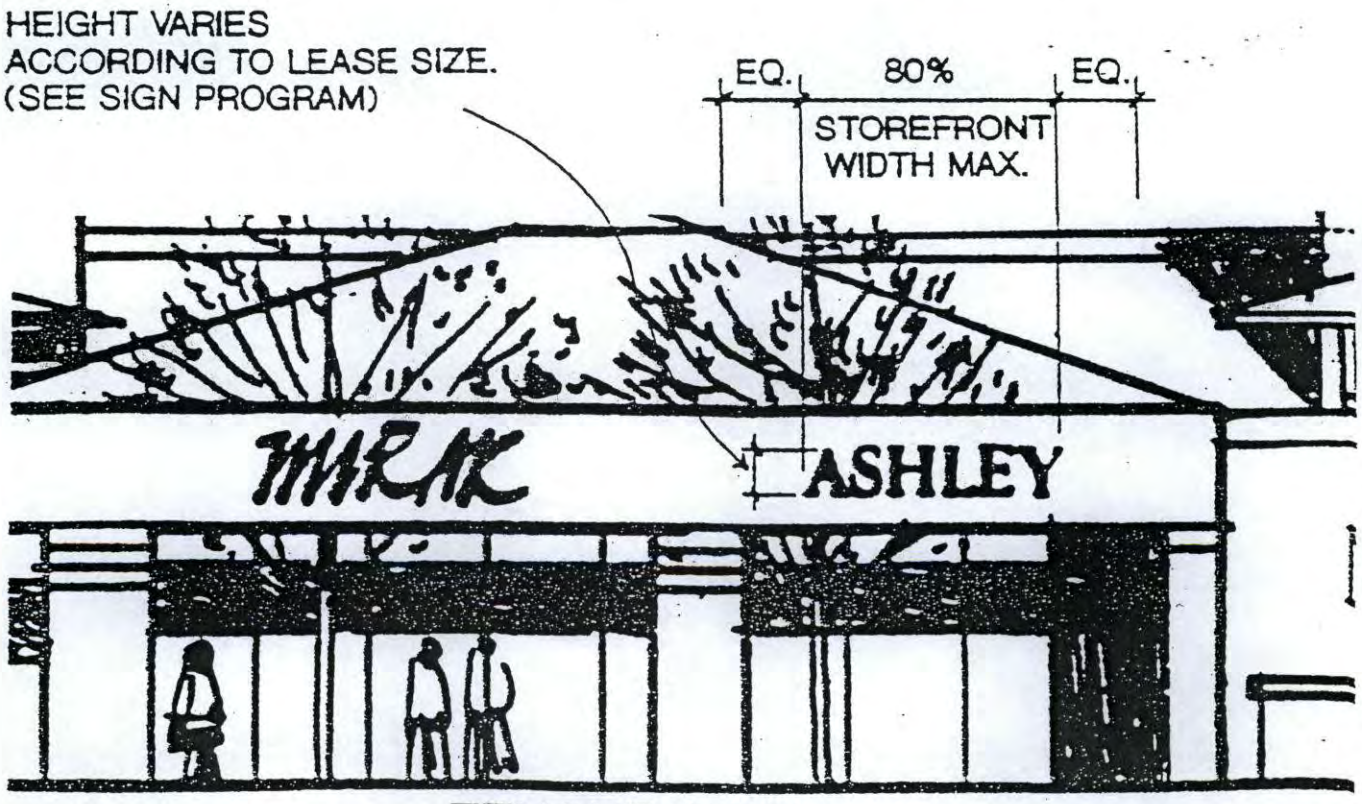
EXHIBIT H-4

MAJOR TENANT SIGN

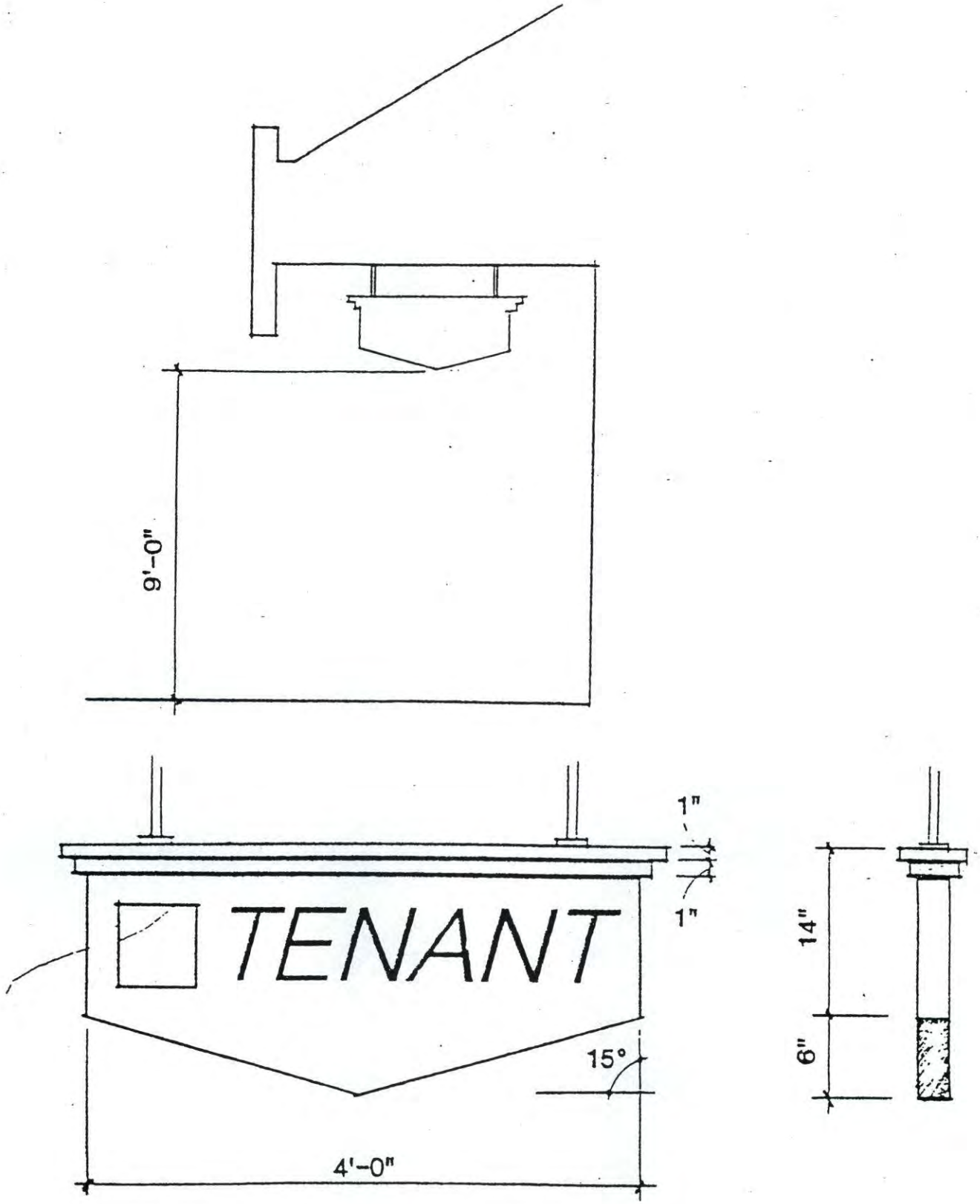
Exhibit J



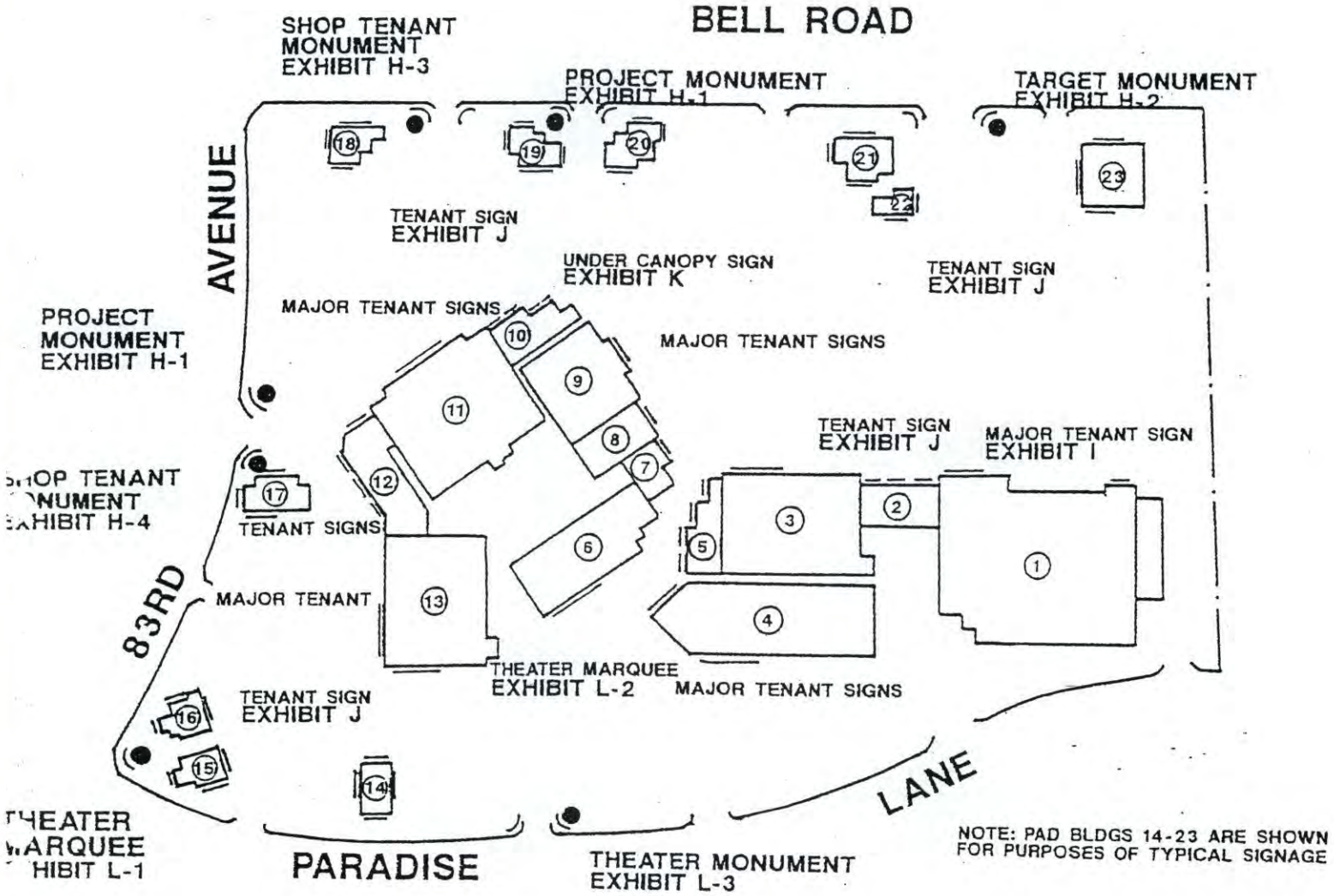




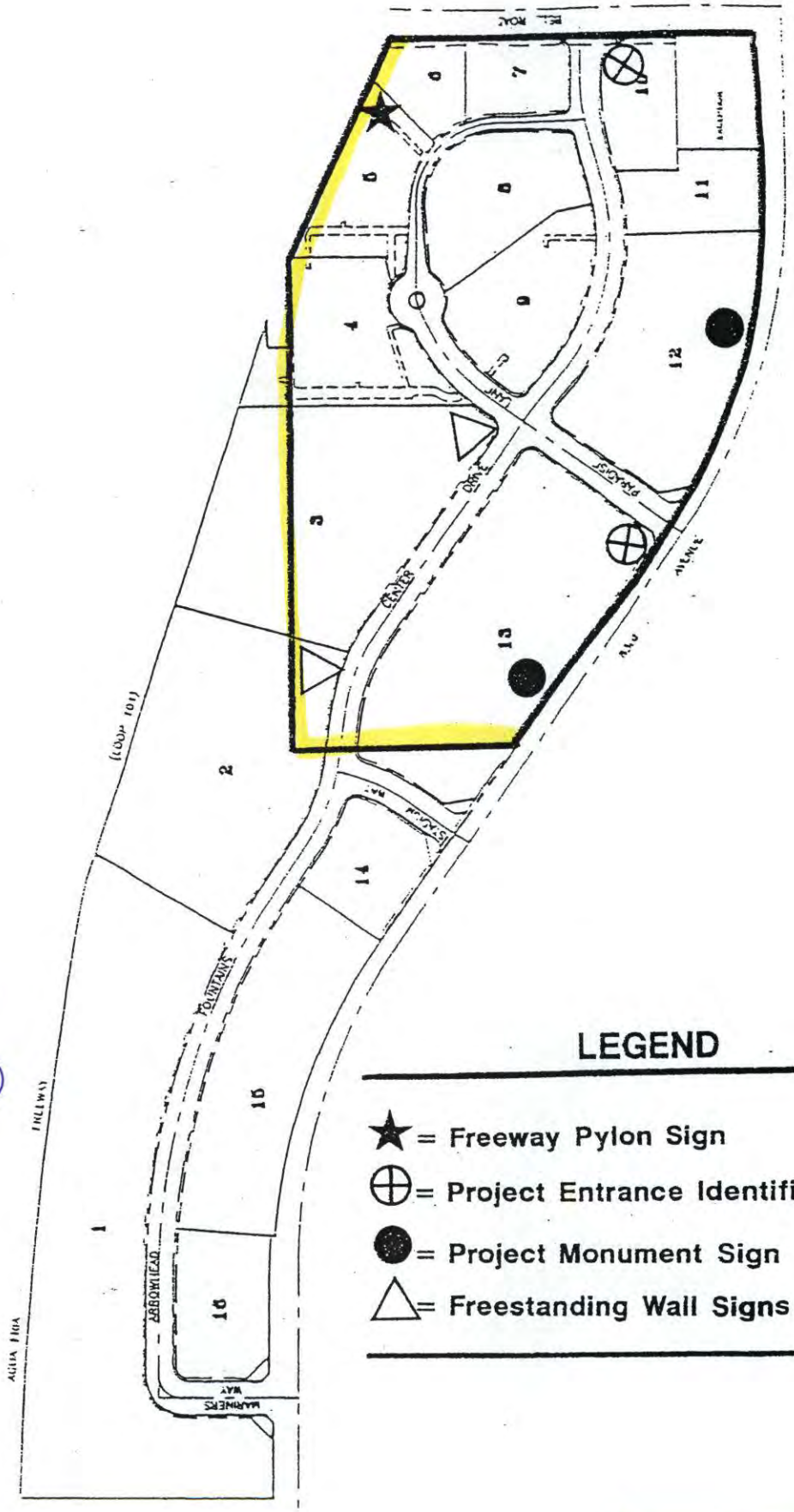
TENANT SIGN



UNDER CANOPY SIGN



SIGN LOCATION MAP



(this area part of Z95-22A.6)

LEGEND

★ = Freeway Pylon Sign

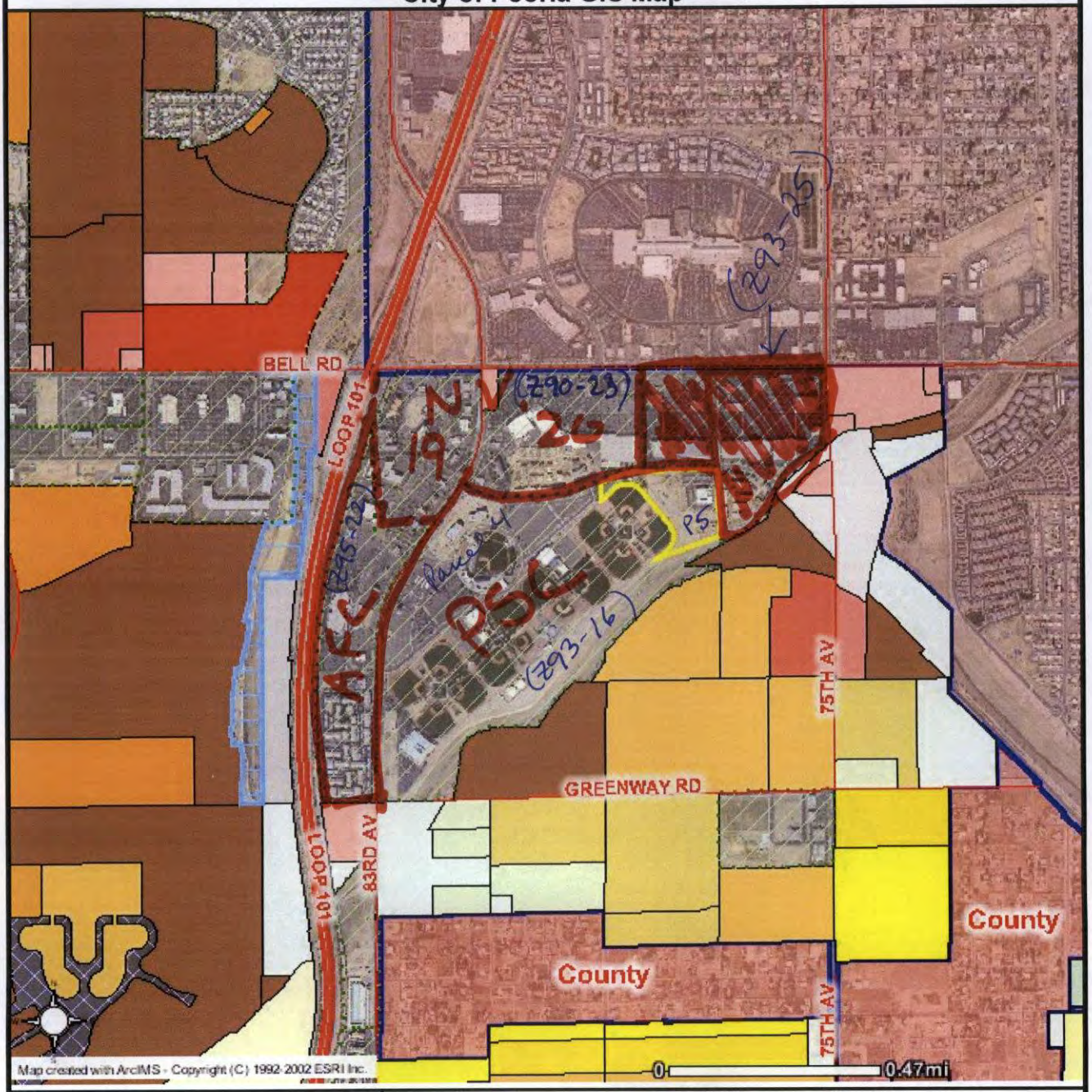
⊕ = Project Entrance Identification Sign

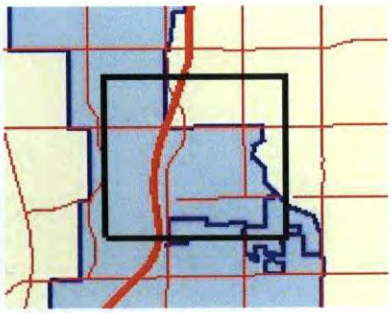
● = Project Monument Sign

△ = Freestanding Wall Signs

SIGN LOCATION MAP - PARCEL 19

City of Peoria GIS Map





LEGEND

- Selected Features
- Major Streets
- Freeway
- Major Street
- PAD/PUD
- PAD
- PCD
- PUD
- Zoning
- (cont)
- AG
- BPI
- C-1
- C-2
- C-3
- C-4
- C-5
- CAP
- (cont)
- CCM
- CRM
- FP
- I-1
- I-2
- MC
- O-1
- PUD
- PCD
- (cont)

Z90-23
Signs for 16150 N. AFC

FAX

Koll Development Co.
2777 E. Camelback Road,
Ste. 375
Phoenix, Arizona 85016
Telephone: 602-308-4444
Fax: 602-308-4443

Date: December 2, 1998
Number of pages including cover sheet 5

From: Doug Himmelberger
Confirmation to be mailed:

To:	Fax:
Ron Quain	564-6314
Tom Bade	977-4438
Neil Smolen	818-907-3773
Tracy Stevens	412-7256
John Nickerson	268-1369
Darren Christiansen	612-371-7289
Steve Barraco	212-816-5050

REMARKS:

☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Comprehensive Sign Package
16150 N. Arrowhead Fountains Center

Keep with
Z90-23

Please call Kimber at (602) 308-4444 if this transmission is incomplete or illegible.

KOLL

DEVELOPMENT COMPANY

December 2, 1998

Mr. Ron Quain
West USA
11022 N. 28th Dr., Suite 100
Phoenix, AZ 85029

Mr. Tom Bade
Dain Rauscher, Inc.
10211 W. Thunderbird Road
Sun City, Arizona 85381

Mr. Neil Smolen
Smith Barney, Inc.
15260 Ventura Blvd., Suite 1950
Sherman oaks, CA 91403

Re: Arrowhead Fountains Office Building
Major Tenant Building Signage Location

Dear Ladies and Gentlemen:

Tracy Stevens with the City of Peoria has accepted the location of signs as shown on the attached sketches. She asked that when sign designs are submitted for permitting, that a diagram be included of the tenant's space with appropriate dimensions that indicates frontage. She will use this to confirm maximum permitted signage area (I don't anticipate that this will be an issue). I've attached Exhibit F from the Sign Program that shows the type of diagram that I believe Tracy is looking for.

Please call with any questions.

Sincerely,

Douglas Himmelberger
Senior Development Manager

Attachment: Major Signage Placement Plan dated 11-24-98
Reference Site Plan dated 11-24-98
Signage Program Exhibit F dated 5-13-98

cc: Tracy Stevens, City of Peoria
John Nickerson, Smithcraft
Gretchen Cherrill, Airpark Signs & Graphics
Darren Christensen, Dain Rauscher
Steve Barraco, Smith Barney

KOLL DEVELOPMENT COMPANY
2777 E. CAMELBACK ROAD, SUITE 375 PHOENIX, AZ 85016
(602) 308-4444 FAX (602) 308-4443 www.koll.com

KOLL

DEVELOPMENT COMPANY

November 6, 1998

Mr. Mark Baker
City of Peoria
8401 W. Monroe St., Suite 270
Peoria, Arizona 85345

Re: Arrowhead Fountains Office Building
Exterior Signage
Peoria, Arizona

Dear Mr. Baker:

As we discussed, Koll submitted an Exterior Signage Package for the Arrowhead Fountains Office Building which was approved by the City of Peoria in its letter to Koll dated July 9, 1998.

As part of the approved exterior signage package, we had proposed a pan channel type of internally illuminated, individual letter sign for the illuminated signs to be located in a band above the third floor windows.

As I mentioned in my phone conversation with you, we now feel that a more appropriate signage style for a Class 'A' Office Building such as this project is a reverse pan channel, internally illuminated, individual letter sign.

The difference between the pan channel and reverse pan channel sign style is subtle, but important. During day light hours all surfaces of the reverse pan channel letter will appear as a consistent color since all surfaces are painted aluminum. The pan channel letter will have a colored Plexiglas face and painted sides to match. In the evening, the reverse pan channel letter will be silhouetted by the glow of the internal lighting shining on the wall directly facing the letter. The pan channel letter will appear as a colored, illuminated letter.

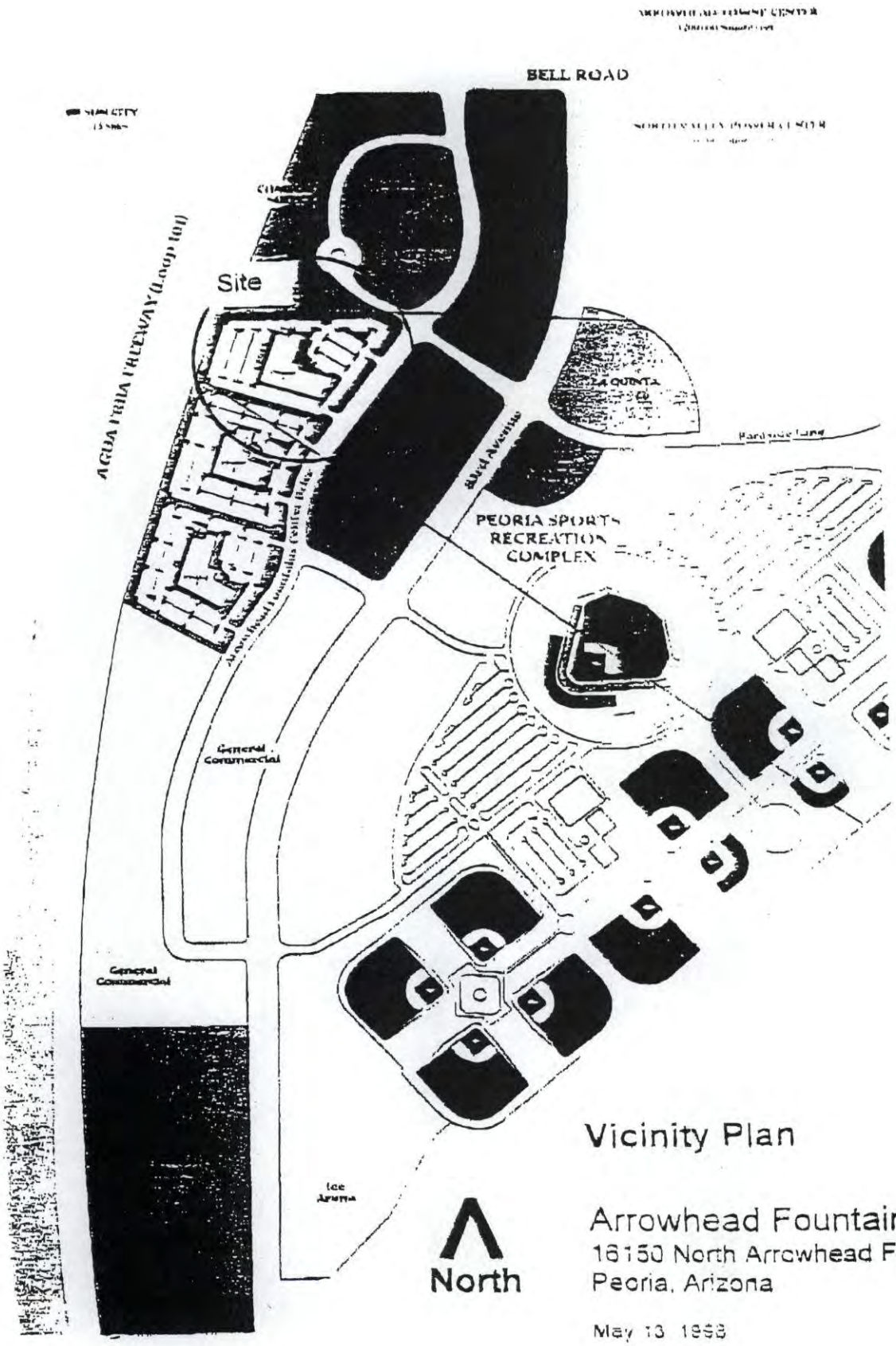
I understand that this change from pan channel to reverse pan channel letter is acceptable to the City of Peoria. I will include this letter with all exterior signage submittals.

Sincerely,

Douglas Himmelberger
Senior Development Manager

cc: Tracey Stevens, City of Peoria
Tom Nickerson, Smithcraft
Jim Mason, Koll

KOLL DEVELOPMENT COMPANY
2777 E. CAMELBACK ROAD, SUITE 375 · PHOENIX, AZ 85016
(602) 308-4484 · FAX (602) 308-4443 · www.koll.com

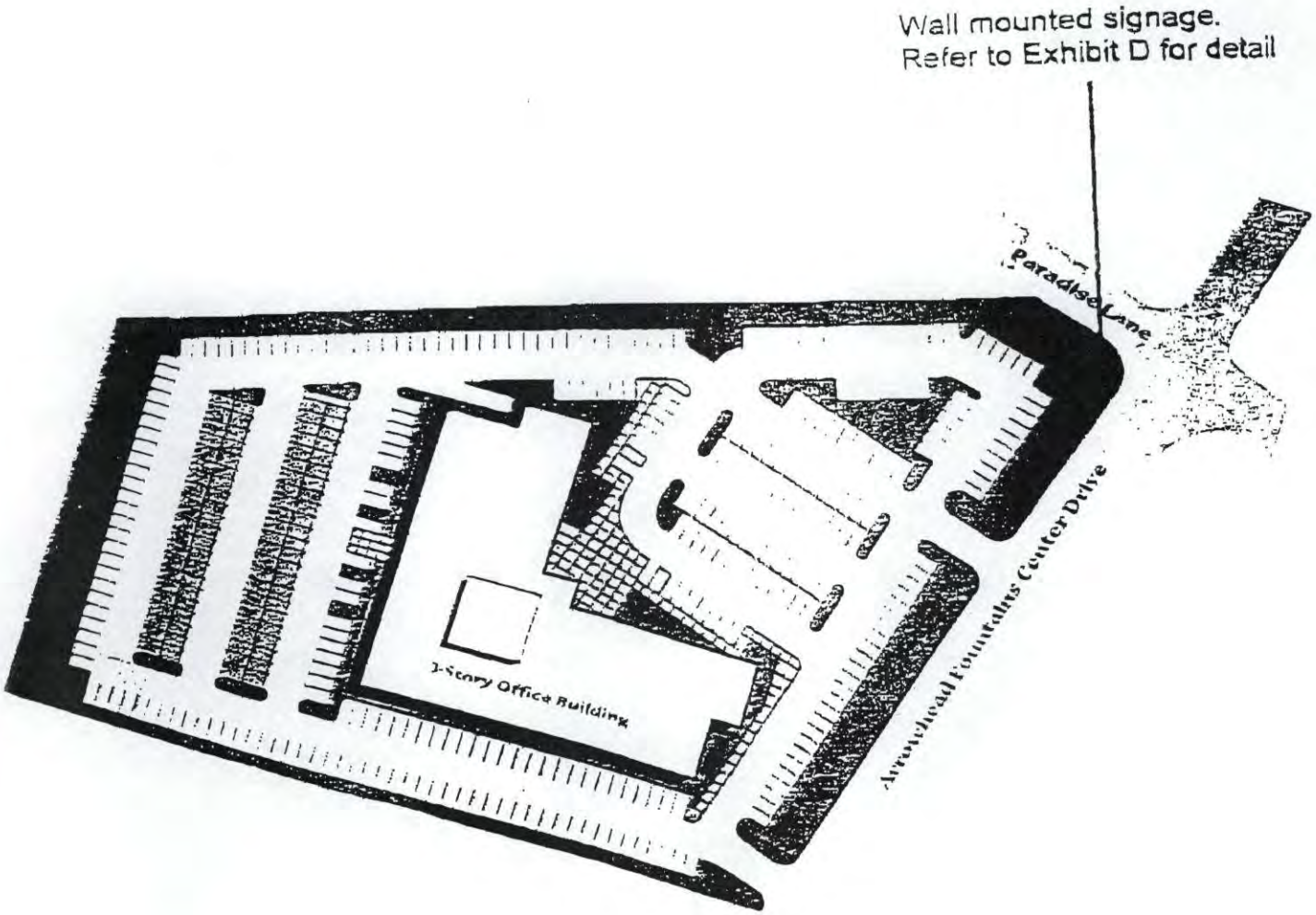


Vicinity Plan

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13 1998

Exhibit A



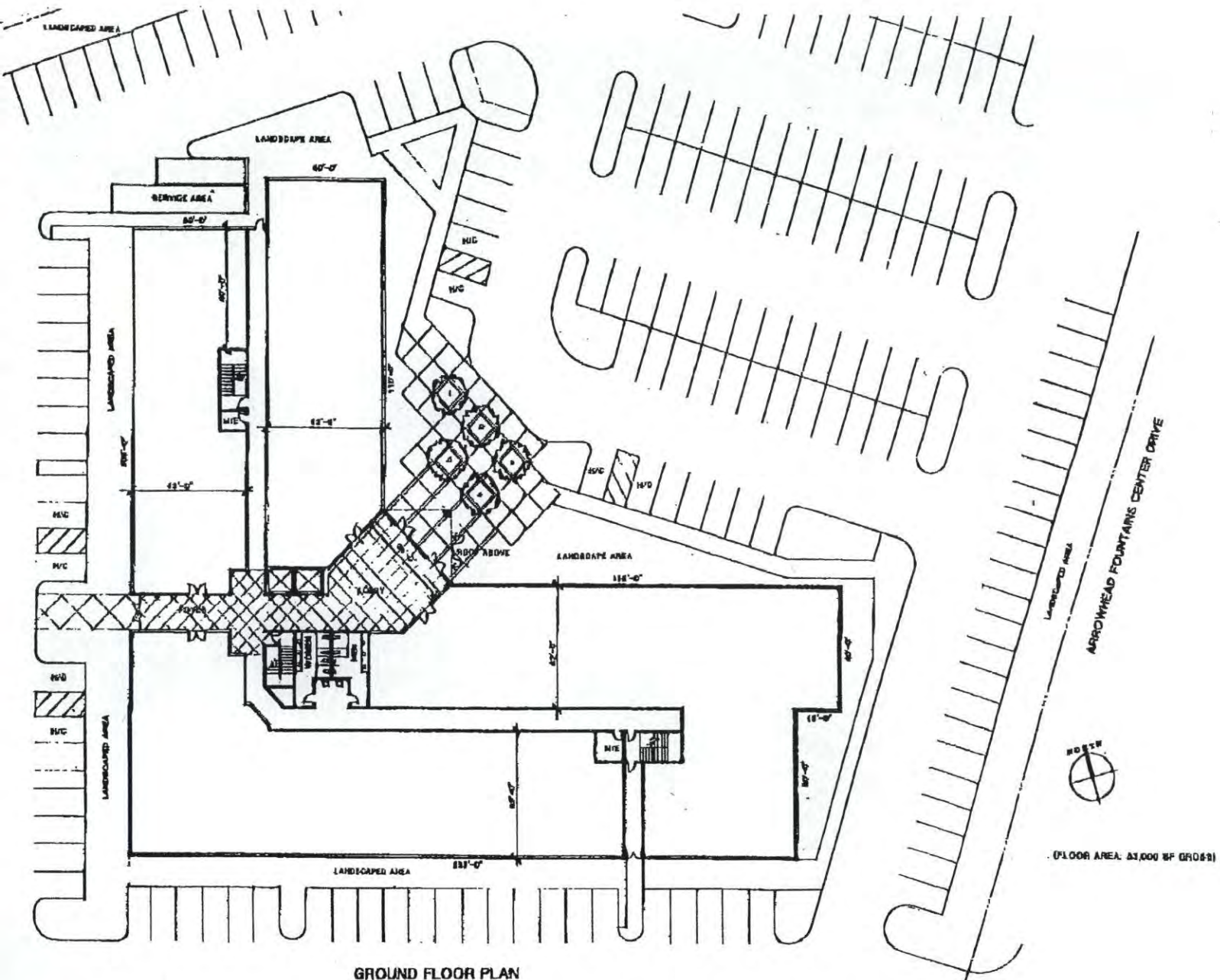
Site Plan

North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit B



GROUND FLOOR PLAN

Reference Site Plan
11.24.98

CCM3
ARCHITECTS, LTD.

DEVELOPER
KOLL BROMONT
2425 E. CAMELBACK RD.
SUITE #1170
PHOENIX, ARIZONA
602-955-4483

Project Title

ARROWHEAD FOUNTAIN
OFFICE BUILDING
PEORIA, ARIZONA

Revisions
JUNE 7, 1997

All concepts, designs and arrangements indicated on these documents are the property of the architect and are for use in connection with this project only. They shall not be used otherwise without the express written consent of the architect.

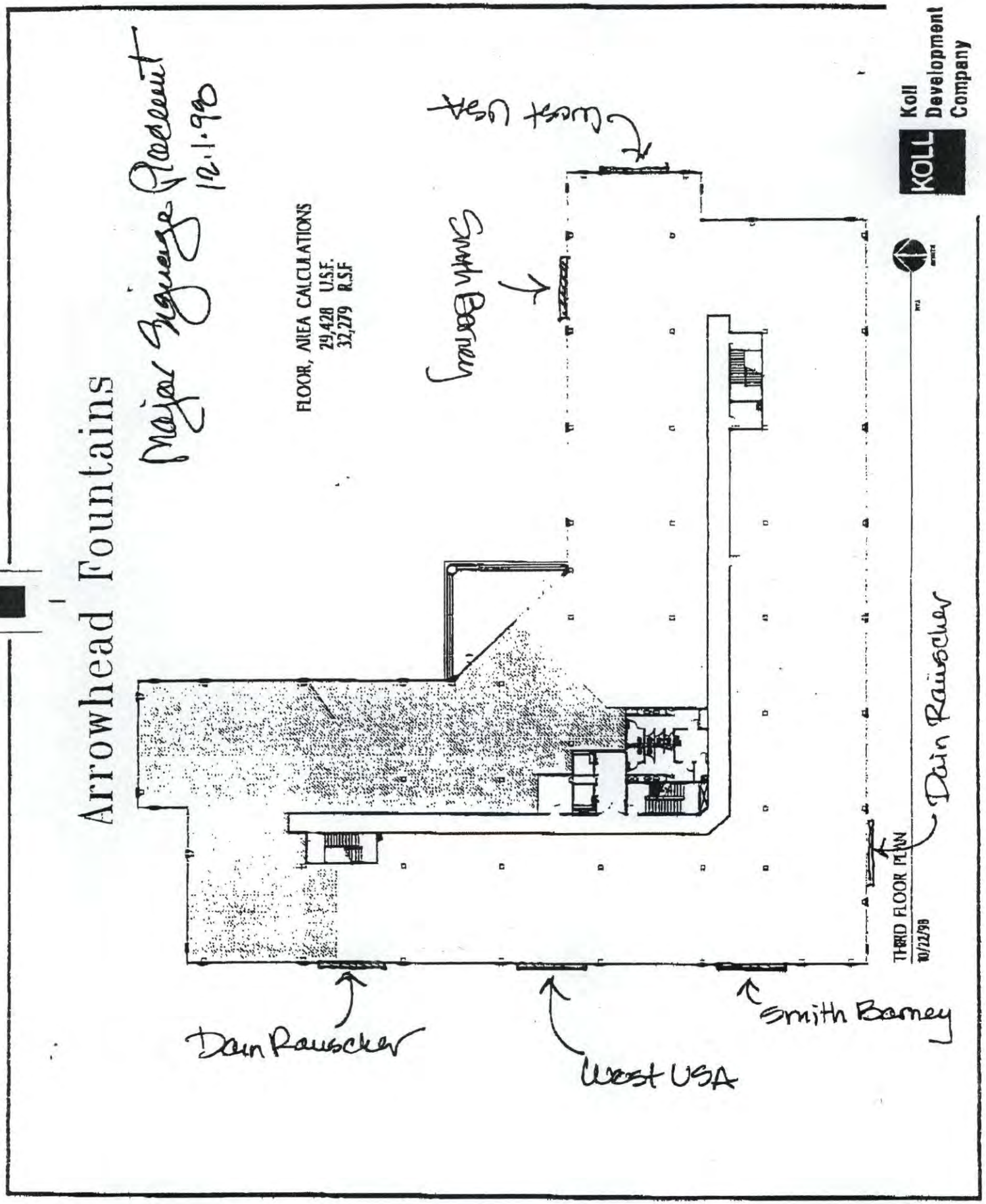
Stamp

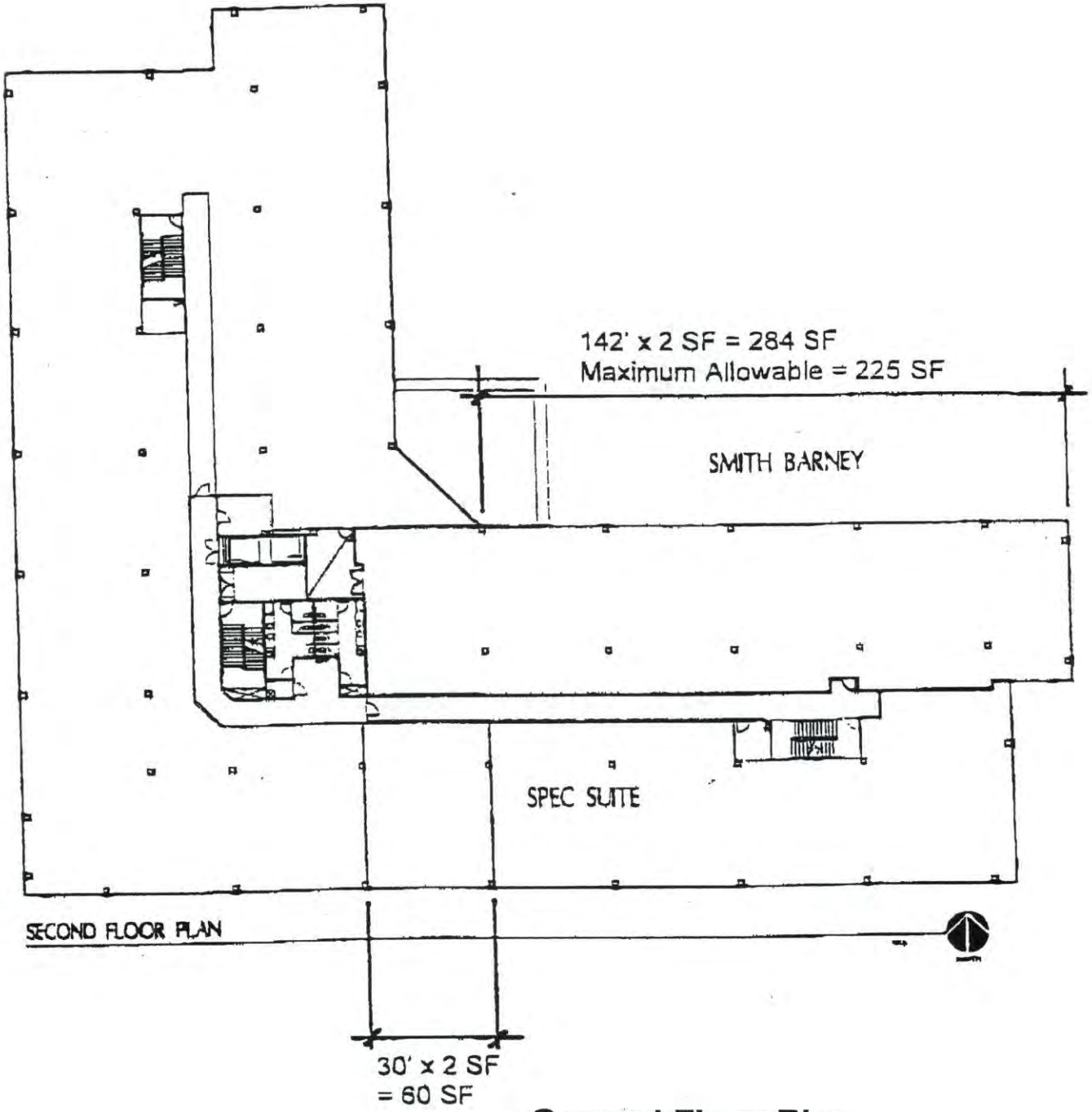
Drawn DOD
Checked DOM
Date MAY 28, 1997
Scale 1/16" = 1'-0"
Job No. 97-178

Sheet Description

PRELIMINARY
GROUND LEVEL
FLOOR PLAN

Sheet No. 1 OF 2


Arrowhead Fountains
Major Signage Placement
12.1.98
FLOOR AREA CALCULATIONS
29,428 U.S.F.
32,279 R.S.F
West USA
Smith Barney
Koll Development Company
KOLL
THIRD FLOOR PLAN
10/22/98
Dain Rauscher
Dain Rauscher
West USA
Smith Barney



Second Floor Plan

North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

1" = 40'-0"

Exhibit F

City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

July 9, 1998

Doug Himmelberger
2425 East Camelback Road, Suite 1175
Phoenix, Arizona 85016

RE: Arrowhead Fountain Center Sign Concept

Dear Mr. Himmelberger:

The City has reviewed your sign concept package for The Arrowhead Fountain Center Offices and have the following comments to you:

1. The concept is acceptable for the location of the minor and major tenants. Each tenant space will need to be evaluated on a per permit basis to determine the actual business front footage for each tenant and corralated maximum sign area.

2. The freestanding wall sign (monument) with three panels is acceptable. The maximum allowable sign area can not exceed 60 square feet and the maximum height can not exceed 5 feet.

3. Each tenant can not exceed their own idividual business front footage. This will be calculated based upon floor plan location. A floor plan identifying the space being utilized by each tenant will be requried as each individual sign permit is submitted..

4. A color pallete for the sign(s) will be required for each application submitted.

5. As per the North Valley Power Center PAD Standards, No exposed raceways, ballasts, crossovers, conduits, conductors, transformers, etc. shall be permitted. P-K. Housing required for all neon.

6. As an additional note building-mounted signage can not exceed 80% of the business front footage. Although this concept plan did not appear to show any signs exceeding this criteria this note is a reminder to you since we were not able to determine tenant location vs window location from the elevations provided.

Please make the application for each sign to my attention. I have enclosed an additional copy of the sign permit review package for you. I have also enclosed the description for directional and directory signs as per our conversation.

If you should have any questions regarding this application and the future applications, please feel to contact me at 412-7200 Ext. 6220.

Sincerely,

Mark P. Baker
Planning Technician

attachment

KOLL

DEVELOPMENT COMPANY

October 2, 1998

Dan Robledo
Lawyers Title of Arizona, Inc.
40 East Mitchell Drive, Suite 100
Phoenix, AZ 85012

Re: Lawyers Title Tenant Space Signage
Arrowhead Fountains Office Building
Phoenix, Arizona

Dear Dan:

Attached is the exterior building signage program that I negotiated with the city of Peoria. In summary, it permits a signage band around the building above the 1st floor windows for 'minor tenants'.

Your sign can be located centered above your outdoor entry per the requirements of the signage program.

We have been working with John Nickerson at Smithcraft Sign Company. You may wish to contact him at 268-1349 to help you develop the graphics for your sign. They can also construct and install your sign should you select them to provide this work.

Call me with any questions.

Sincerely,

Douglas Himmelberger
Senior Development Manager

Attachment: Exterior Signage package

cc: John Nickerson, Smithcraft

KOLL DEVELOPMENT COMPANY
2425 E. CAMELBACK ROAD, SUITE 1175 PHOENIX, AZ 85016
(602) 955-1433 FAX (602) 955-1774 www.koll.com

KOLL

June 10, 1998

Mr. Chad Daines
Senior Planner
Current Planning Division
Community Development Department
8401 West Monroe Street
Peoria, Arizona 85345

Re: **Exterior Signage Package for Arrowhead Fountains Office Building-Phase I**
16150 N. Arrowhead Fountains Center Drive
Peoria, Arizona

Dear Mr. Daines:

We have prepared the following exterior signage package for your review. It has been prepared based on the signage requirements outlined in the North Valley Planned Area Development Standards and Guidelines, Peoria 57 Acre Standards and Guidelines Report, the Zoning Ordinance and discussions in our meeting of April 27, 1998. This signage package addresses building mounted signs as well as the free standing wall signage (monument sign). Internal tenant signage and lobby directory will be developed at a later time.

1. **Wall Mounted Signage (similar to monument signage)**

Per Section 14-34.8.A.12 of Article 14-34 of the Peoria Zoning Ordinance and Exhibit H-6 of the North Valley Planned Area Development one wall mounted sign is permitted for the project, located at the southwest corner of Arrowhead Fountains Center Drive and Paradise Lane. (Refer to Exhibits A, B and C for sign location and orientation).

The ordinance requires that the sign area shall be a maximum of 5 feet in height and 60 square feet. There is no limit to font size, or number of tenant names within the above limits. Specific company names may not include descriptive phases that indicate the nature of the Company's business.

We have developed a wall mounted sign for the project per attached Exhibit D. The wall will be constructed of masonry with a sand texture finish to match the signage walls for other wall mounted signage proposed for the overall complex. Sign letters will be panel signs or individually mounted letters and externally illuminated from the ground with small up lights. Signage details are proposed per attached Exhibit D.

2. **Building Mounted Signage**

General

As we discussed in our meeting of April 27, 1998, the site is irregular shaped and has major frontages on both North Arrowhead Fountains Center Drive to the east as well as Loop 101 to the west. (Refer to attached Vicinity Plan-Exhibit A and Vicinity Site Plan- Exhibit B).

Due to the irregular site configuration and "L" shaped floor plan, the maximum signage area for each tenant space will be calculated based on the longest side of a given tenant space fronting on any face of the building. The length of this longest

tenant space frontage is multiplied by 2.0 SF / foot of frontage for a maximum allowed signage area for the tenant space – not to exceed 225 SF. Refer to Exhibits E, F and G for example calculations for tenant permitted signage areas.

Major Tenant Signage

As we discussed, we have the option to either locate 100% of the allowable sign squarefootage on one selected frontage or divide the maximum allowable area in half between two elevations of the building. The one or two elevations selected for each tenant's signs will be based on reasonable visibility to Arrowhead Fountains Center Drive and/or Loop 101 on a case-by-case basis, rather than tying the signage to the Tenant's specific position in the building since tenant spaces are accessed from inside through a common lobby.

We propose that major tenant signage be concentrated in a single horizontal zone for all sides of the building elevation at a location above the third floor windows, centered between the vertical column accents. We propose further that the signs be comprised of the same color, font size and be individual letters, internally illuminated. Each signage zone will be a maximum of 24' wide and 2'-6" high (Refer to Exhibits H, H.1, H.2 and I). We anticipate that there will be a maximum of eighteen (18) signs located around the building in the proposed signage band.

Minor Tenant Signage

We propose that minor tenant signage be concentrated in a single horizontal zone for all sides of the building elevation at a location above the first floor windows, centered between the vertical column accents. We propose further that the signs be comprised of the same color, font size and be individual letters with no illumination. Each signage zone will be a maximum of 24' wide and 1' high (Refer to Exhibits H, H.1, H.2 and J). We anticipate that there will be a maximum of eighteen (18) signs located around the building in the proposed signage band.

Each minor tenant will be permitted only one sign on one selected elevation.

Please feel free to contact me to discuss any elements of the proposed signage design for the project.

Sincerely,

Douglas Himmelberger
Senior Development Manager

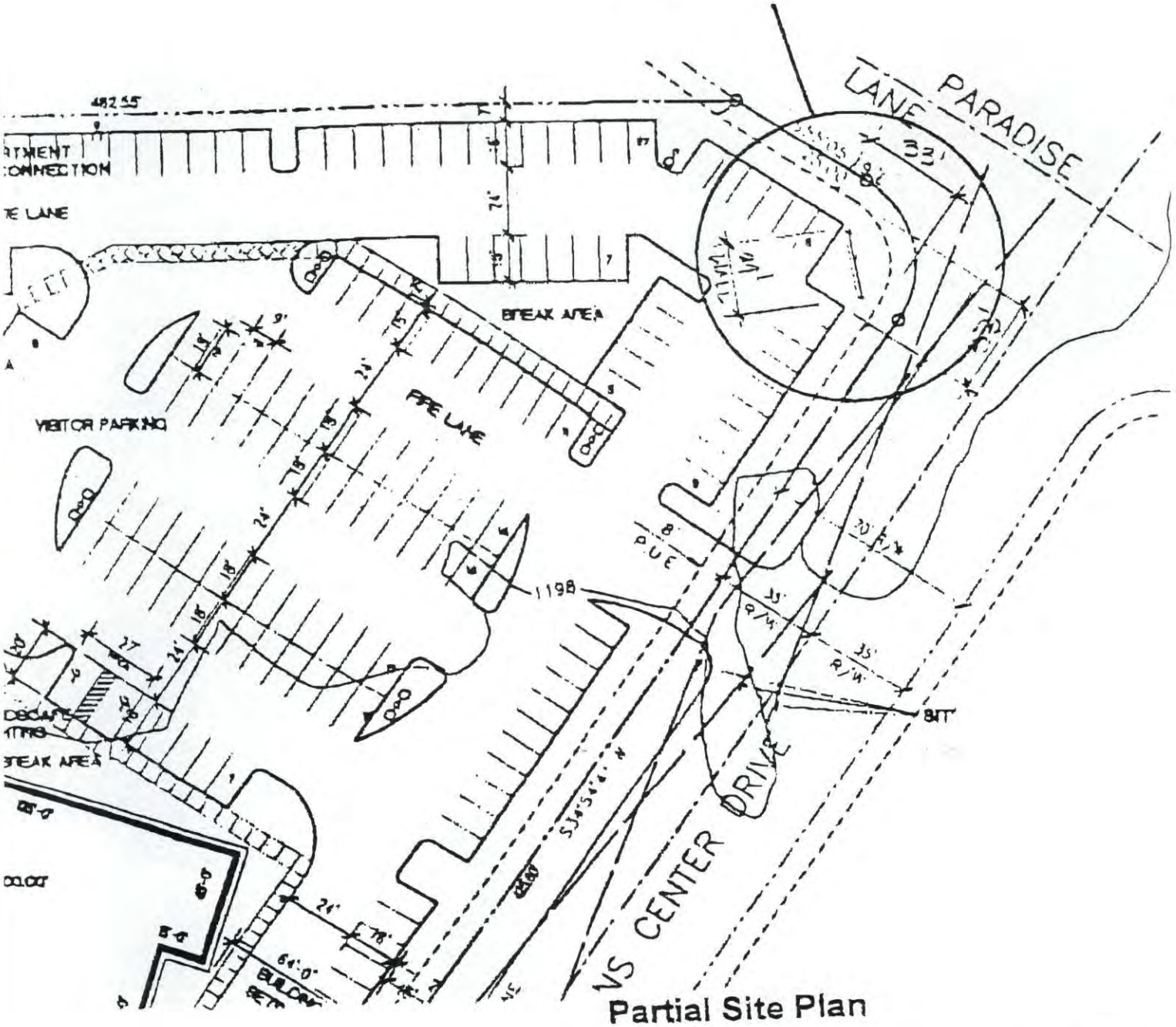
DRH:drh

Attachments: Exhibits A through J dated May 13, 1998
City of Peoria Signage Permit Application dated June 10, 1998

cc: Fred Merrill - KDC, Charles MacLean - CCM3

Fimjr\arrowhead\com\daines0511

Wall mounted signage.
Refer to Exhibit D for detail



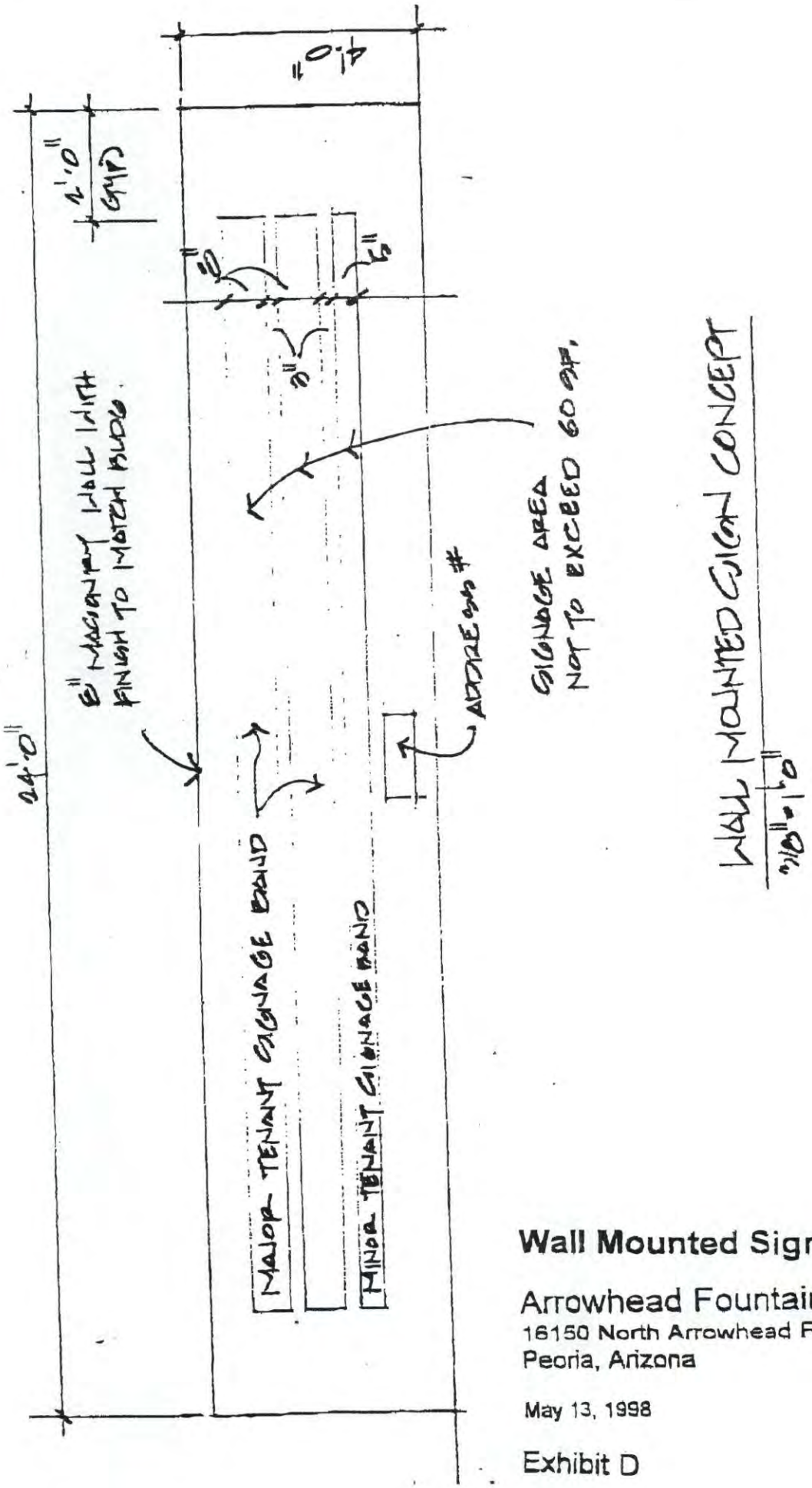
Partial Site Plan

North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit C

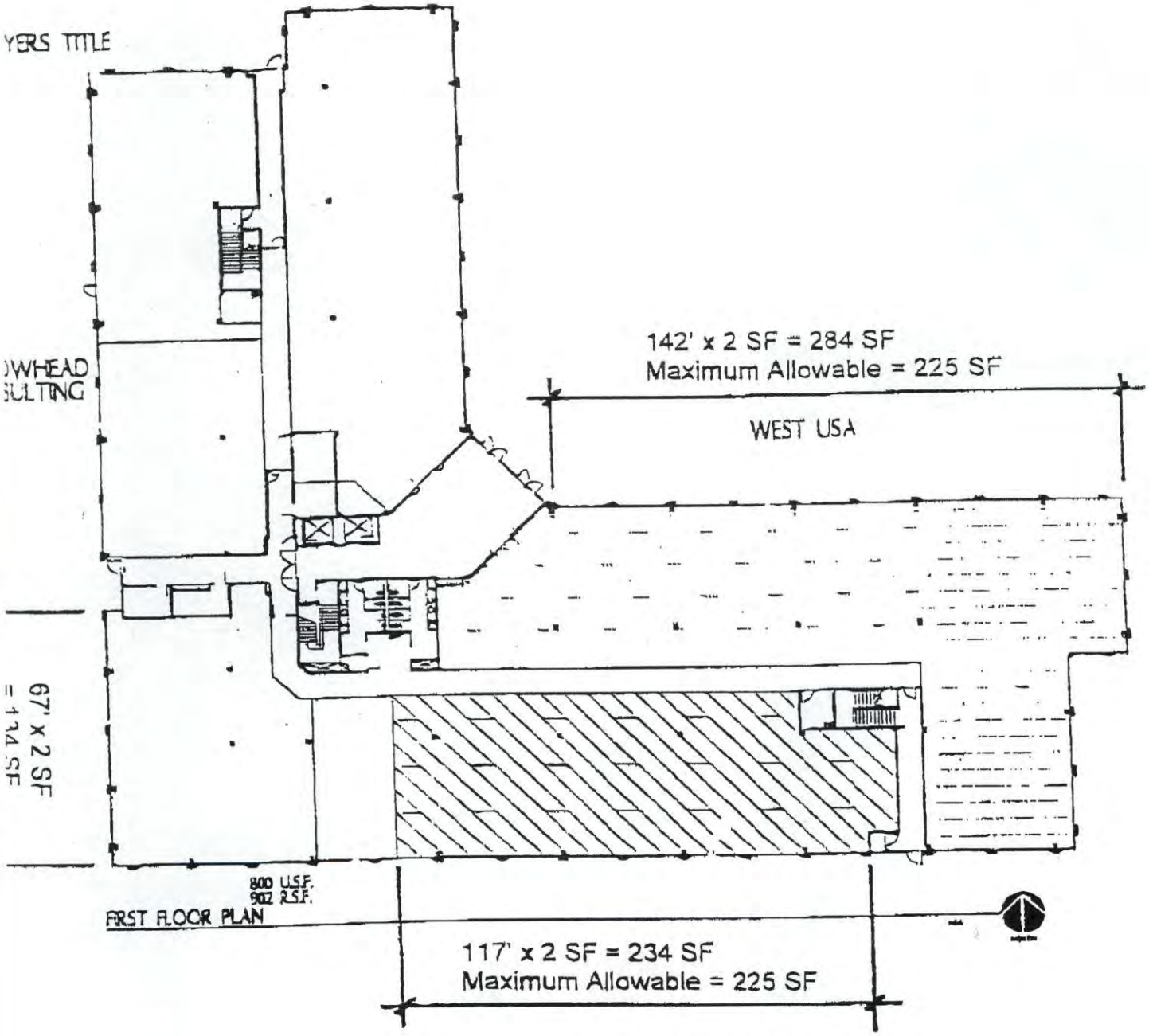


Wall Mounted Sign Detail

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit D



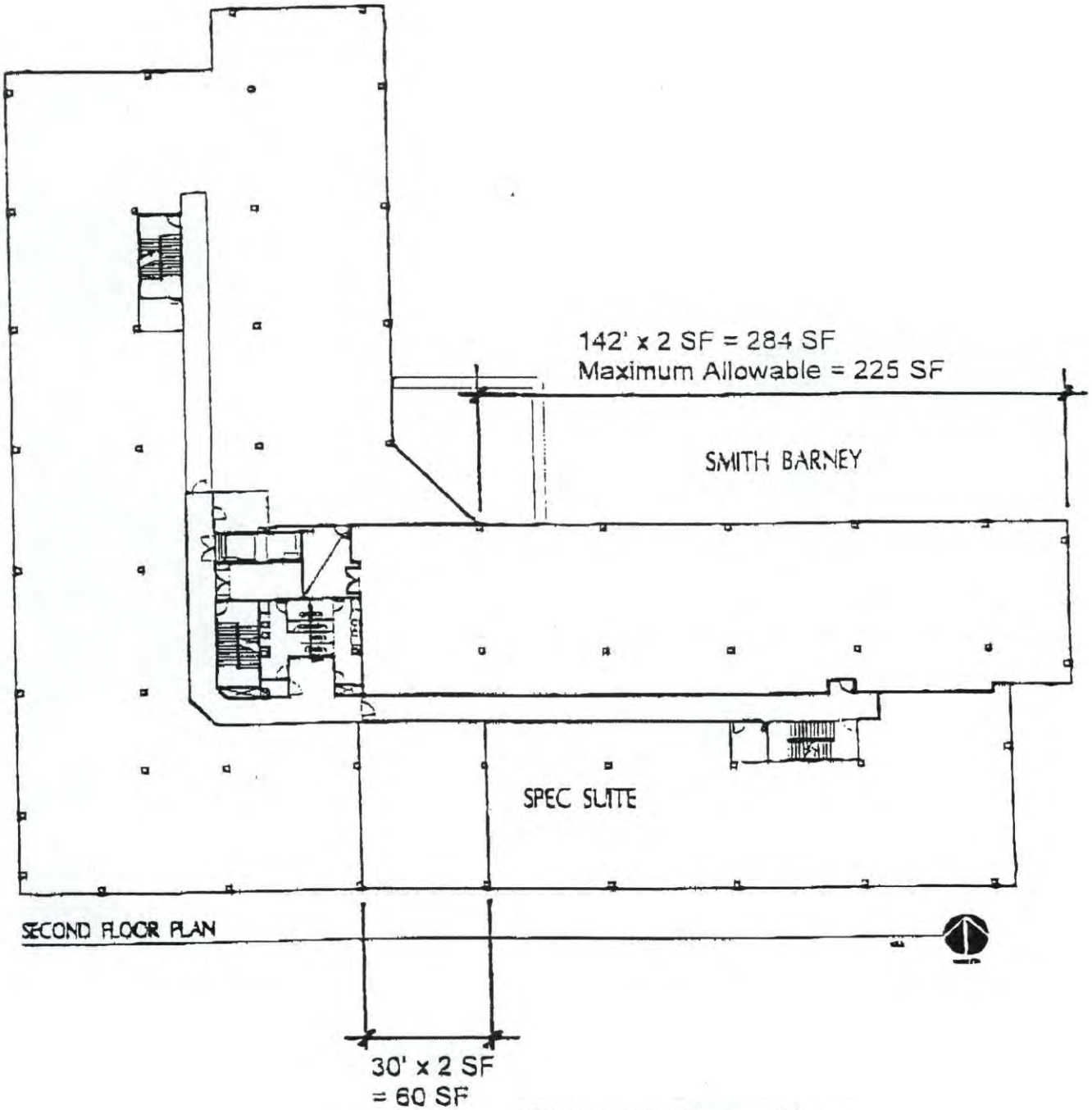
First Floor Plan

North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998 1" = 40'-0"

Exhibit E



Second Floor Plan

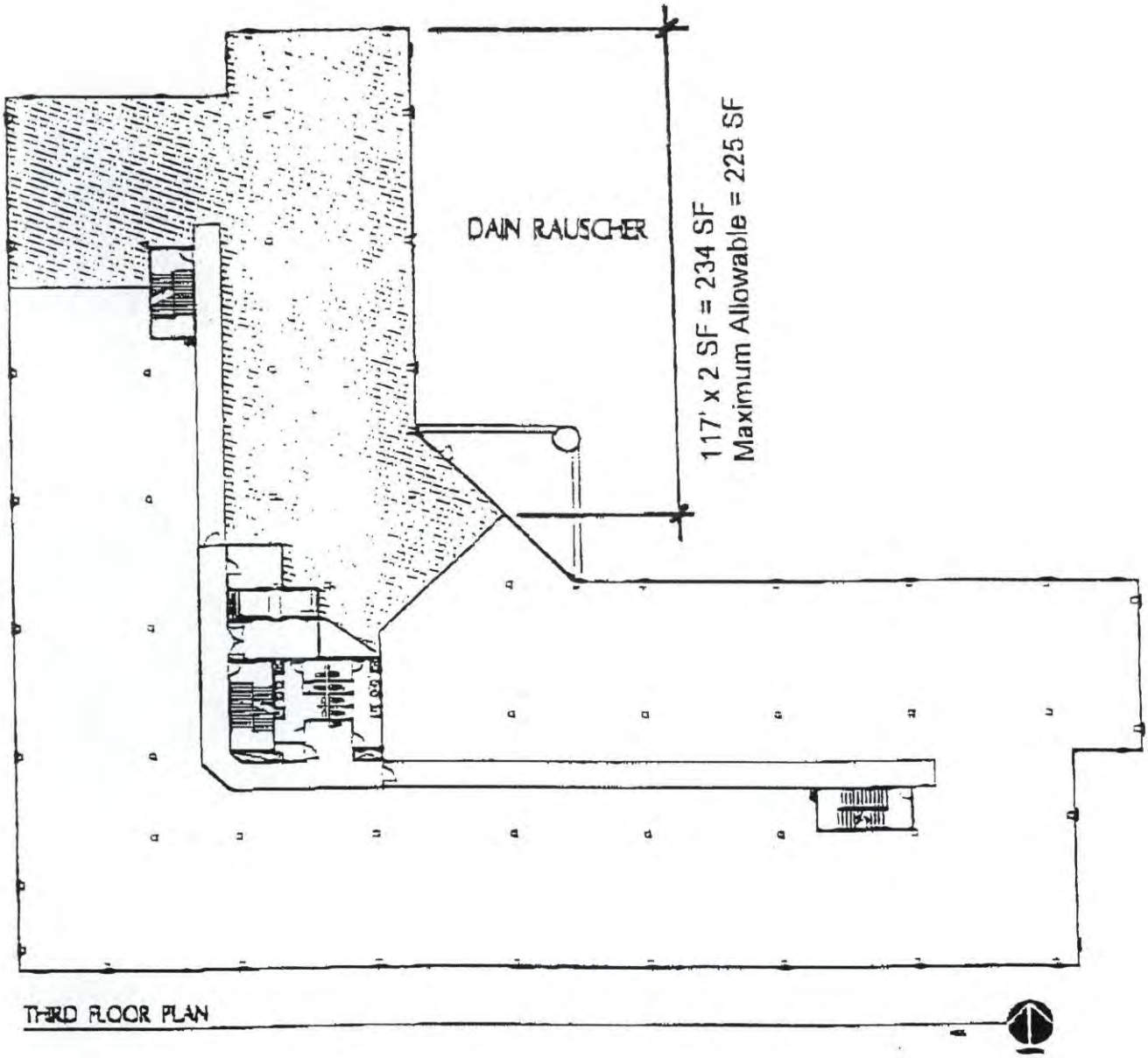
North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

1" = 40'-0"

Exhibit F



Third Floor Plan

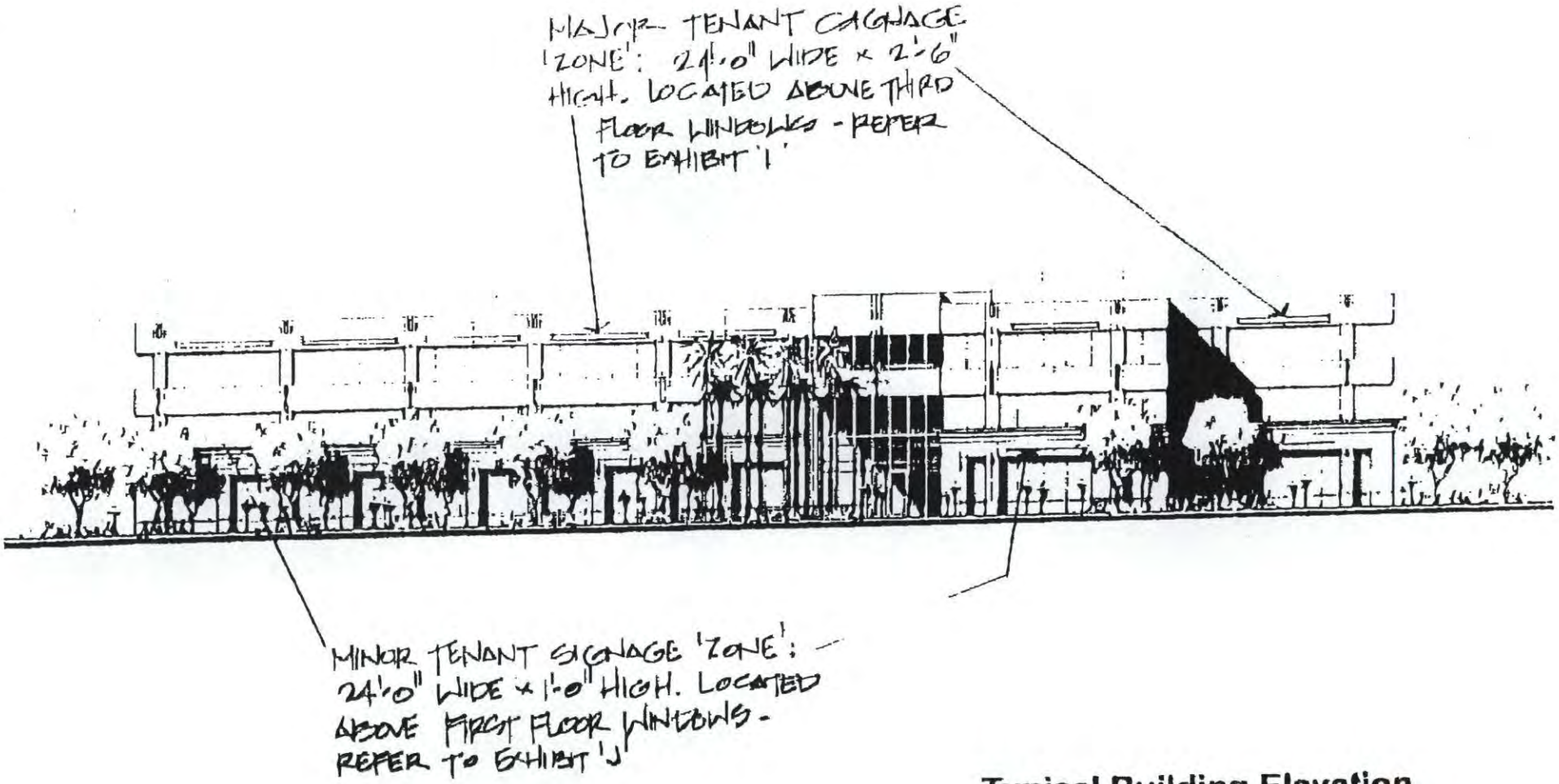
North

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

1" = 40'-0"

Exhibit G

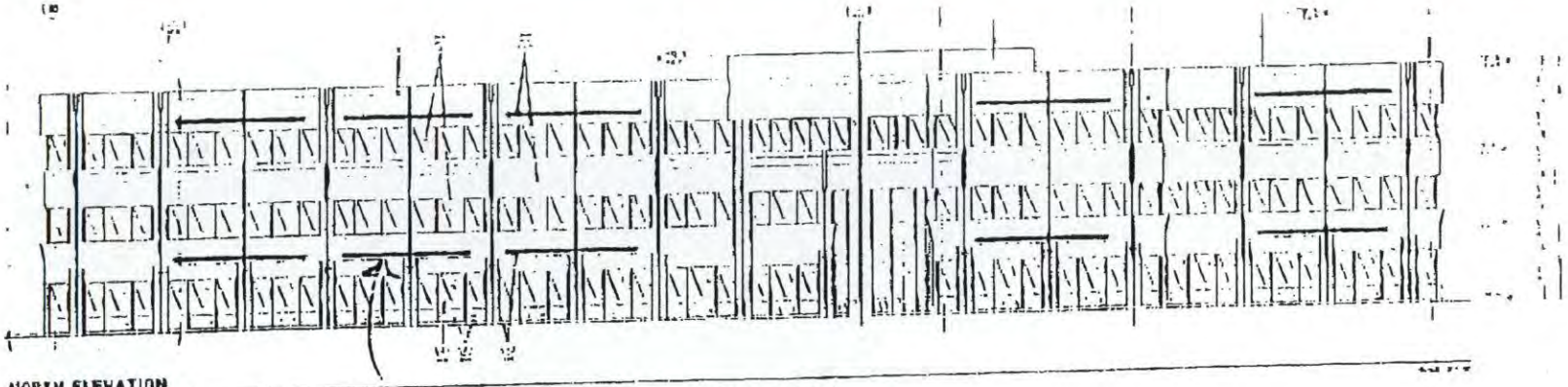


Typical Building Elevation

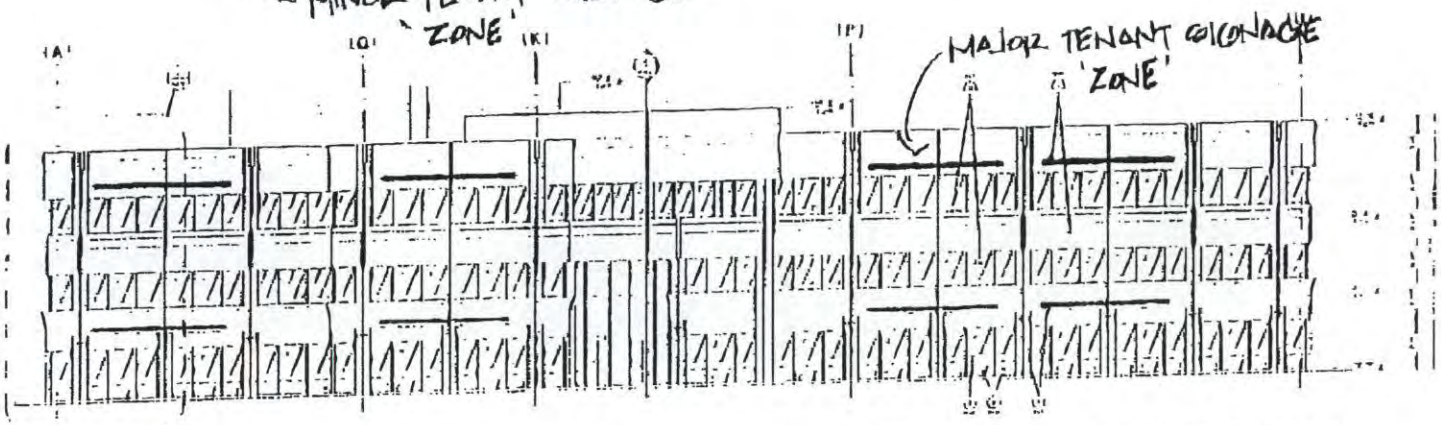
Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

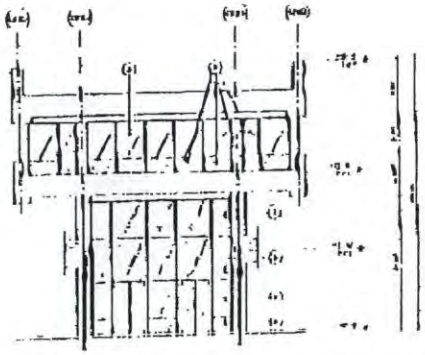
Exhibit H



NORTH ELEVATION



EAST ELEVATION



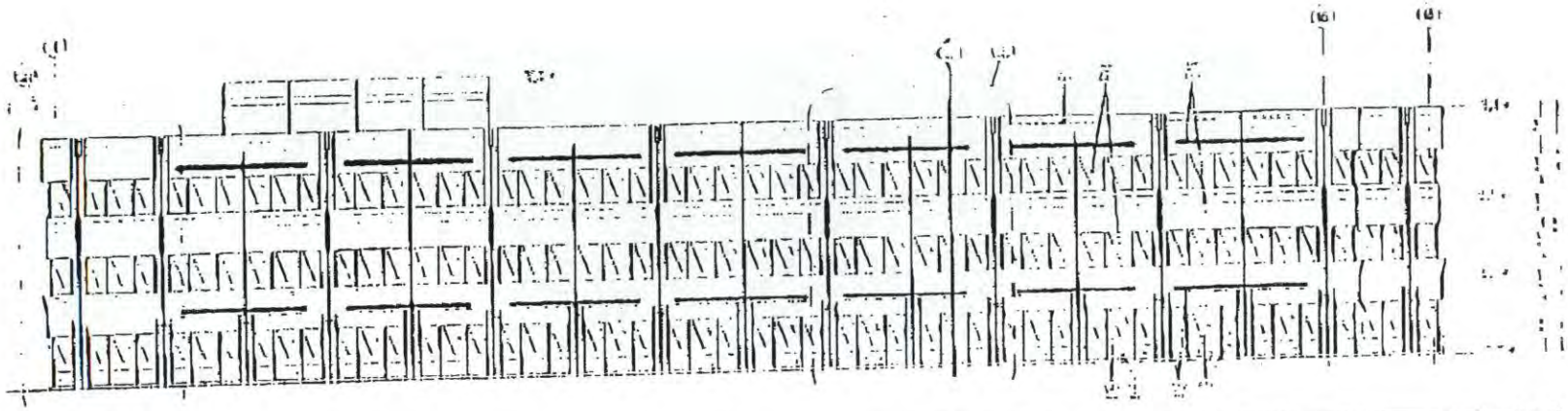
ENTRANCE ELEVATION (UNDER CANOPY)

Arrowhead Fountains Office Building

16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

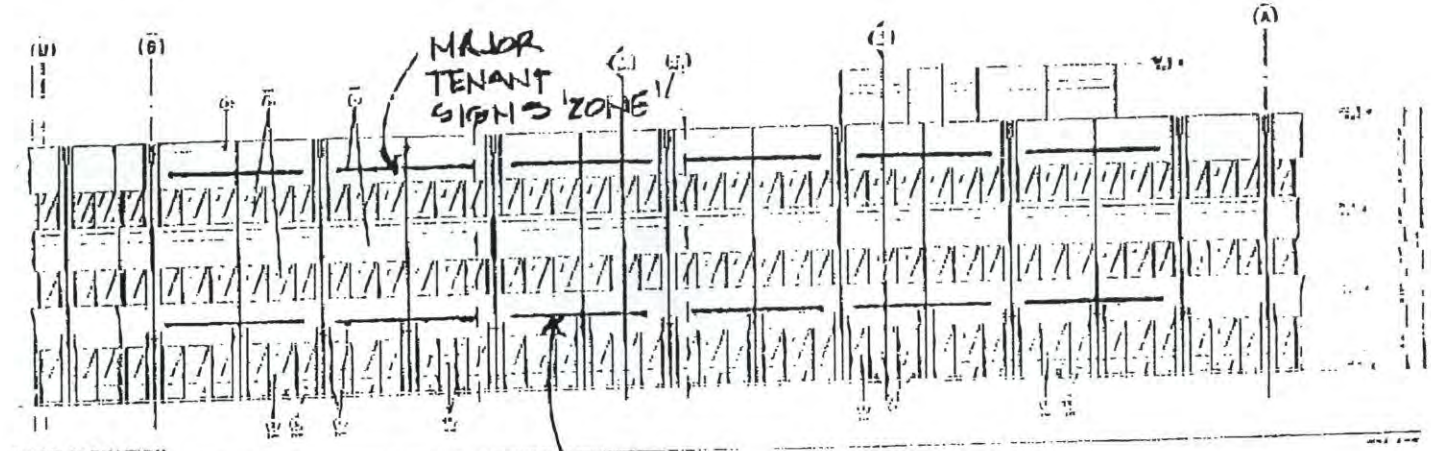
May 13, 1998

Exhibit H.1



SOUTH ELEVATION

KEYED NOTES



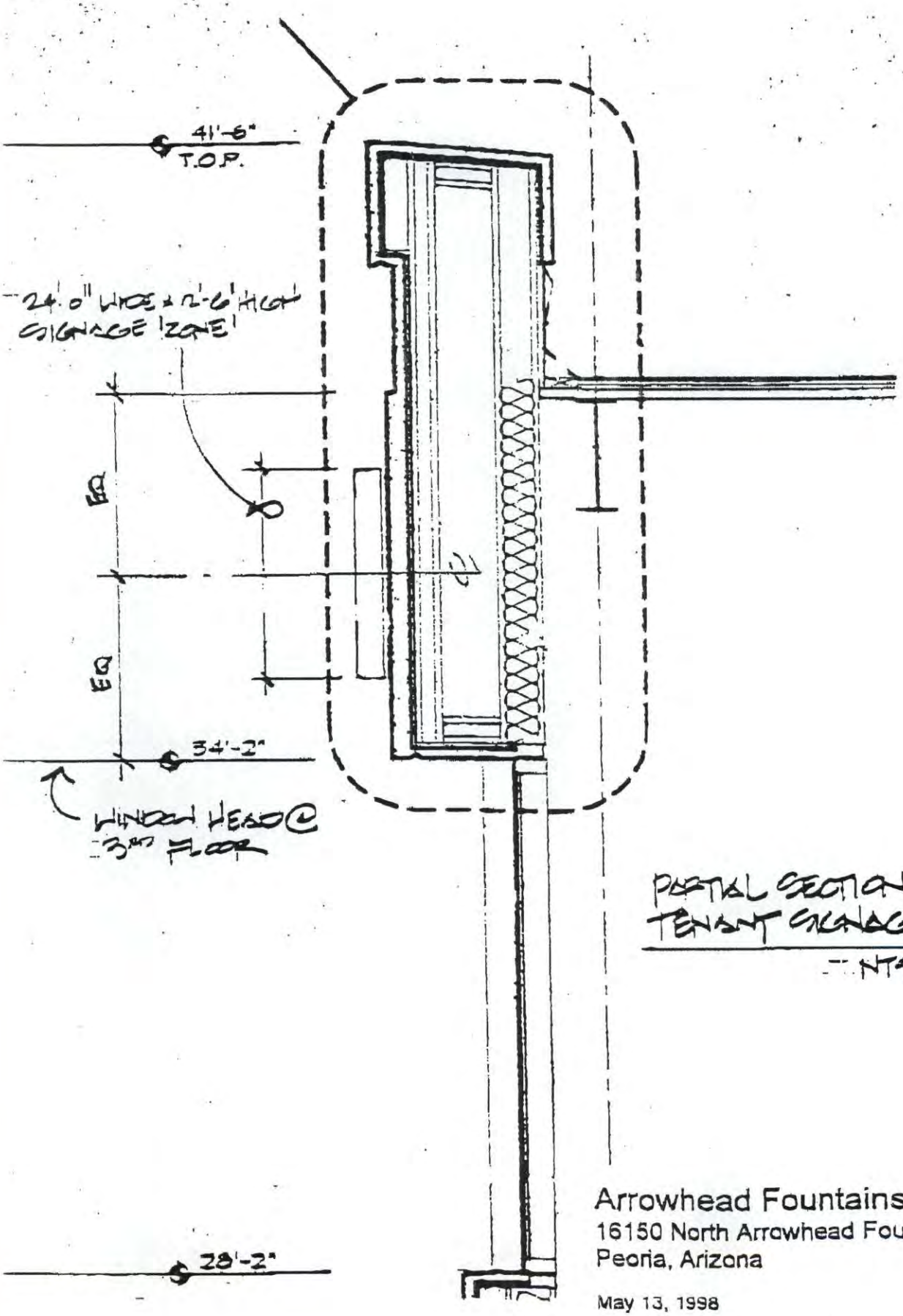
WEST ELEVATION

Arrowhead Fountains Office Building

16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit H.2

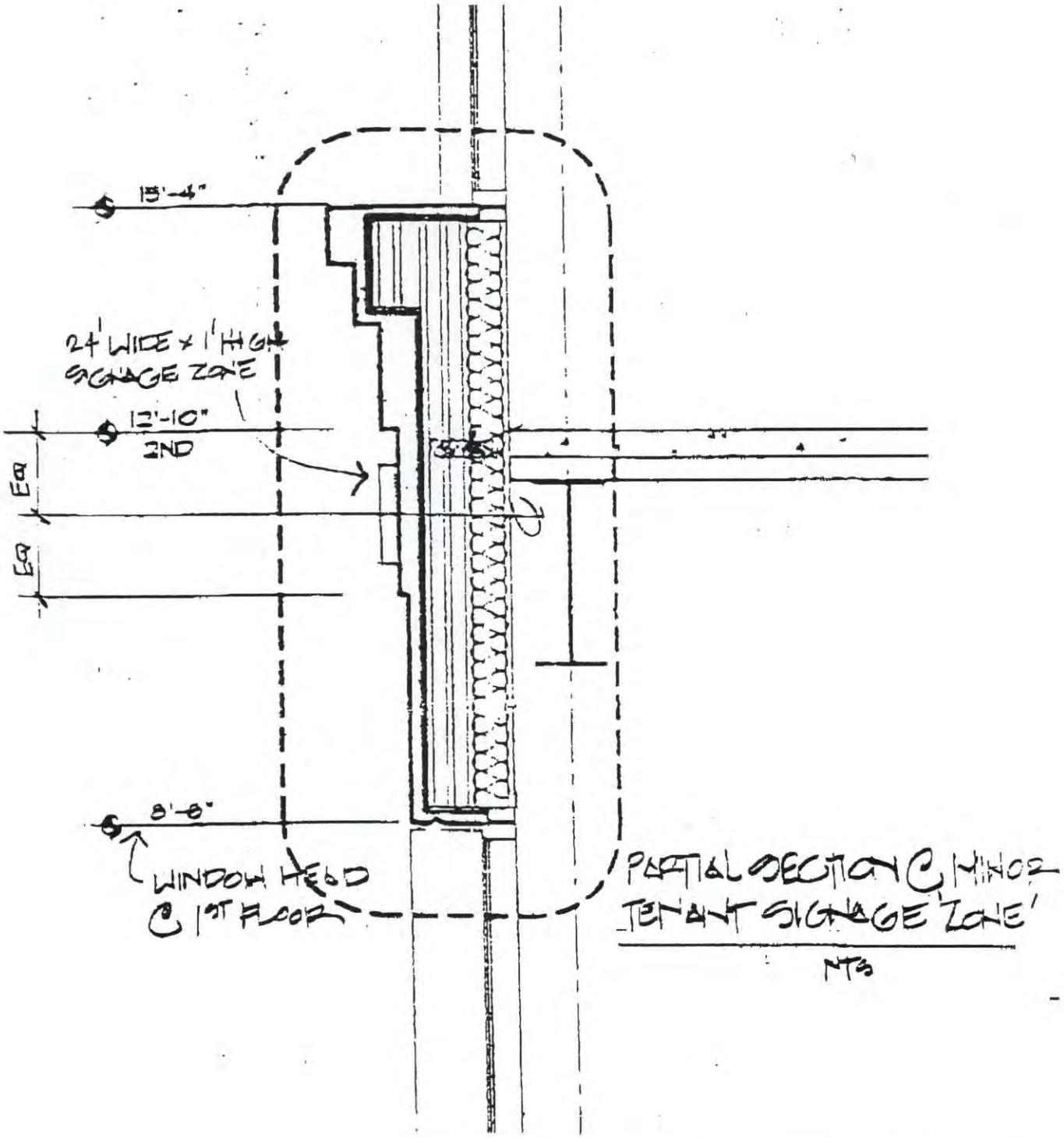


PARTIAL SECTION @ MAJOR
TENANT SIGNAGE 'ZONE'
NTS

Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit I



Arrowhead Fountains Office Building
16150 North Arrowhead Fountains Center Drive
Peoria, Arizona

May 13, 1998

Exhibit J

KDC - AZ, Inc.
4343 Von Karman
Newport Beach, CA 92660

Bank of America NT & SA
Global Payments Operations
333 S. Beaudry Ave., 19th Fl.
Los Angeles, CA 90017

00010252

16-66
1220

DATE	AMOUNT
05/15/98	*********30.00

Pay

THIRTY AND 00/100 **********

Dollars

TO THE ORDER OF

City of Peoria
8401 W. Monroe St., Room 270
Peoria, AZ 85345

Denise Kennedy

⑈00010252⑈ ⑆122000661⑆ 14260 01183⑈

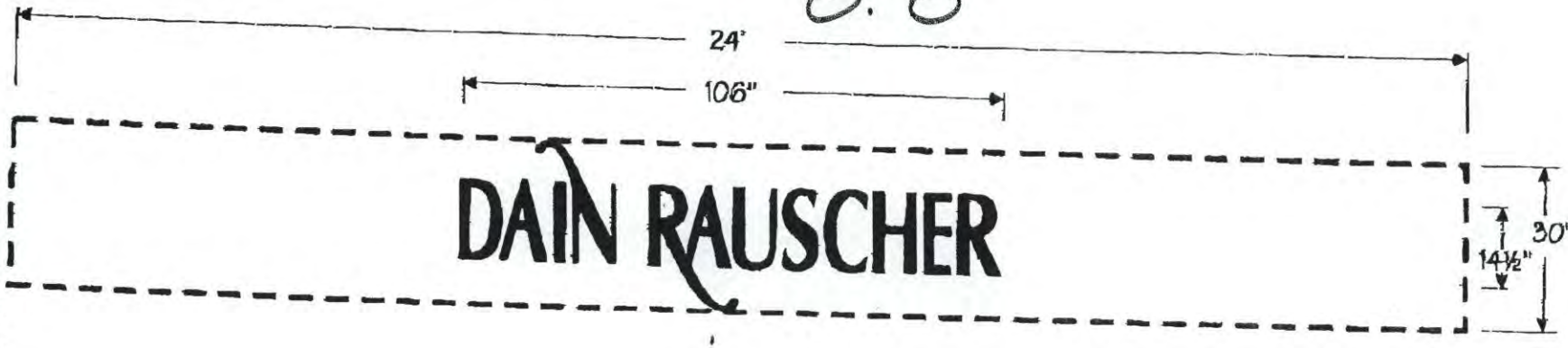
KDC - AZ, Inc. Bank of America NT & SA

STUB 1 of 1 CHECK NO. 00010252 DATE 05/15/98

COST CENTER	INVOICE NUMBER	INVOICE DATE	PAYMENT ADVICE	GROSS	DISCOUNT	NET
7PH12	5/13/98	05/13/98	SUBMIT:ARRONHD FTNS II-SIGNAGE	30.00		30.00
185527	City of Peoria		Totals	30.00		30.00

Approved (please sign & print name) Date

8.8



25

22

REVERSE PAN CHANNEL
SHEET METAL CONSTRUCTION
PAINTED RUST TO MATCH BUILDING STANDARD
3" RETURNS W/ 1" STEP FROM FASCIA
HALO ILLUMINATION - WHITE NEON
ELECTRIC TO BE PROVIDED TO SITE BY OTHERS

AIRPARK SIGNS & GRAPHICS
102 South River Drive, Suite 101
Tempe, Arizona 85281
Phone: (602) 966-6565
Fax: (602) 966-5668

SUN-CC.CDR

TENANT MAIN ID.

DESIGNER: GRETCHEN CHERRILL
DATE:7/16/98
SCALE: AS INDICATED

AFO / Signage

CITY OF PEORIA
BUILDING PERMIT APPLICATION

8401 W. Monroe
Peoria, Arizona 85345
(602) 412-7225

Please Print Clearly

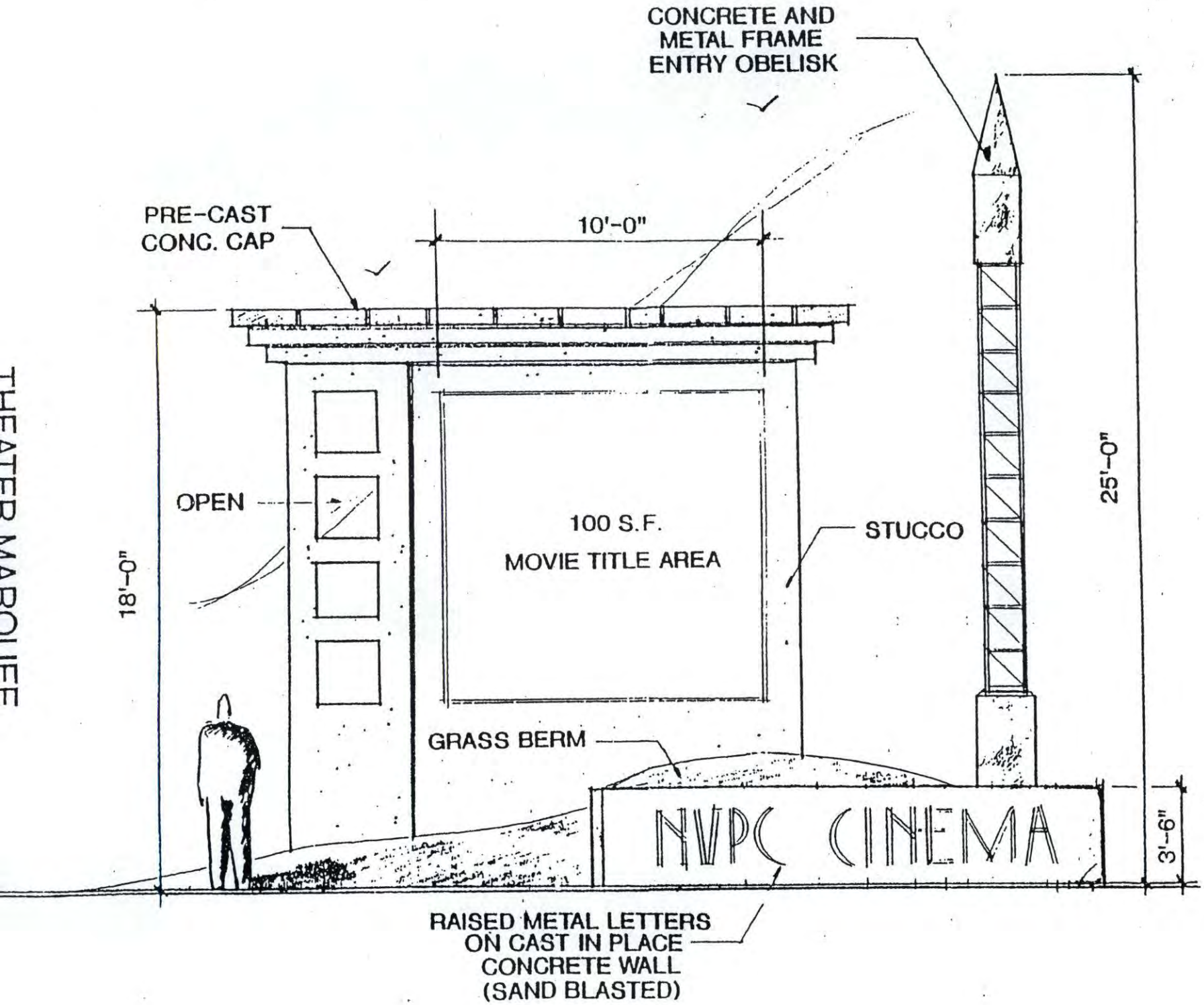
OFFICE USE ONLY
Model I.D.:
Set No.:
Permit No.:
Total Permit Fees:

Project address: 16150 North Arrowhead Fountains Center Dr	Submittal Date: 6-10-98
Subdivision: Arrowhead Fountains Center	Space/Lot #: 3
Description of work: Building and wall mounted signage	Plan #:
Permit Type: Seeking concept approval of signage package ☐ COMB ☐ BLDG ☐ ELEC ☐ MECH ☐ PLMG ☐ SIGN ☐ M.H. ☐ DEMO	
Options: Bays: Fireplace: / Sq. Footage 99,000 SF	Valuation:
Additional Options:	
# of Dwelling Units: / # of Stories: 3 / Construction Type: Type II - 1 hr.	Occupancy Type: Business/Office
Applicant/Contact Person: Doug Himmelberger	Phone: (602) 955-4433
Address: 2425 East Camelback Road, Suite 1175	
City: Phoenix / State: Arizona	Zip: 85016
Owner: Koll Development Company	Phone: (602) 955-4433
Address: 2425 East Camelback Road, Suite 1175	308-4444
City: Phoenix / State: Arizona	Zip: 85016
Contractor: Cohen Contracting Company	Phone: (602) 952-8200
Address: 4455 East Camelback Road, Suite 125-B	
City: Phoenix / State: Arizona	Zip: 85016
Peoria Sales Tax #: 9024 / State Tax #: 07-3663454	Contr. Lic. #: 078856-008B1

The undersigned, under penalty of perjury, does hereby certify that all improvements made to the above project, at the address as stated above, by means of the building or improvement of structures or appurtenances of such property, have been performed by a duly licensed contractor unless the entire structure is intended for the undersigned's sole occupancy as owner and no part is provided for occupancy by the public, employees or business visitors and no part of the premises are intended for sale or rent.

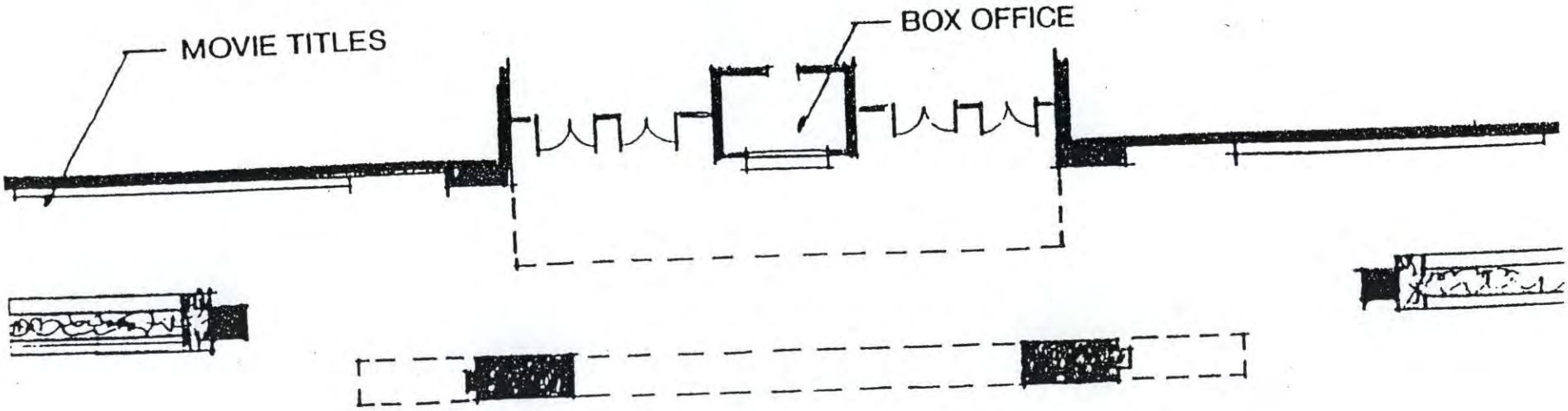
I understand the owners who sell or rent property not completed with a licensed general contractor, may be subject to a Class 1 Misdemeanor under Arizona Revised Statues §32-1151 and §32-1154. A Class 1 Misdemeanor is punishable by a fine not to exceed $2500.00 and/or one year in the County jail. I understand and acknowledge the above certification.

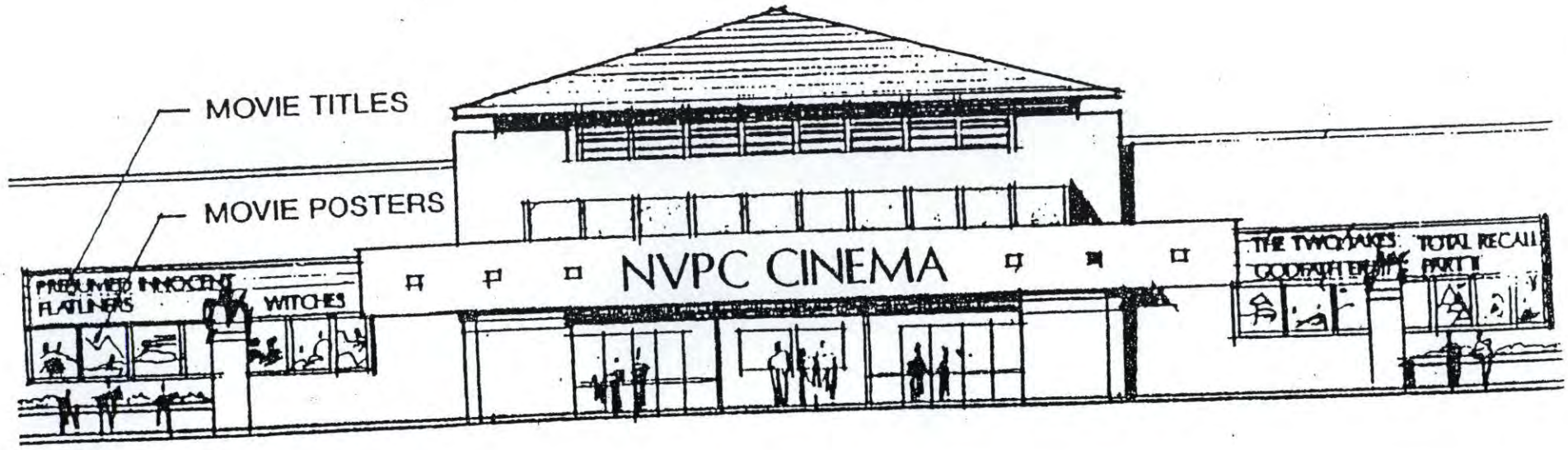
Owner/Applicant: _____ Date: 6/10/98



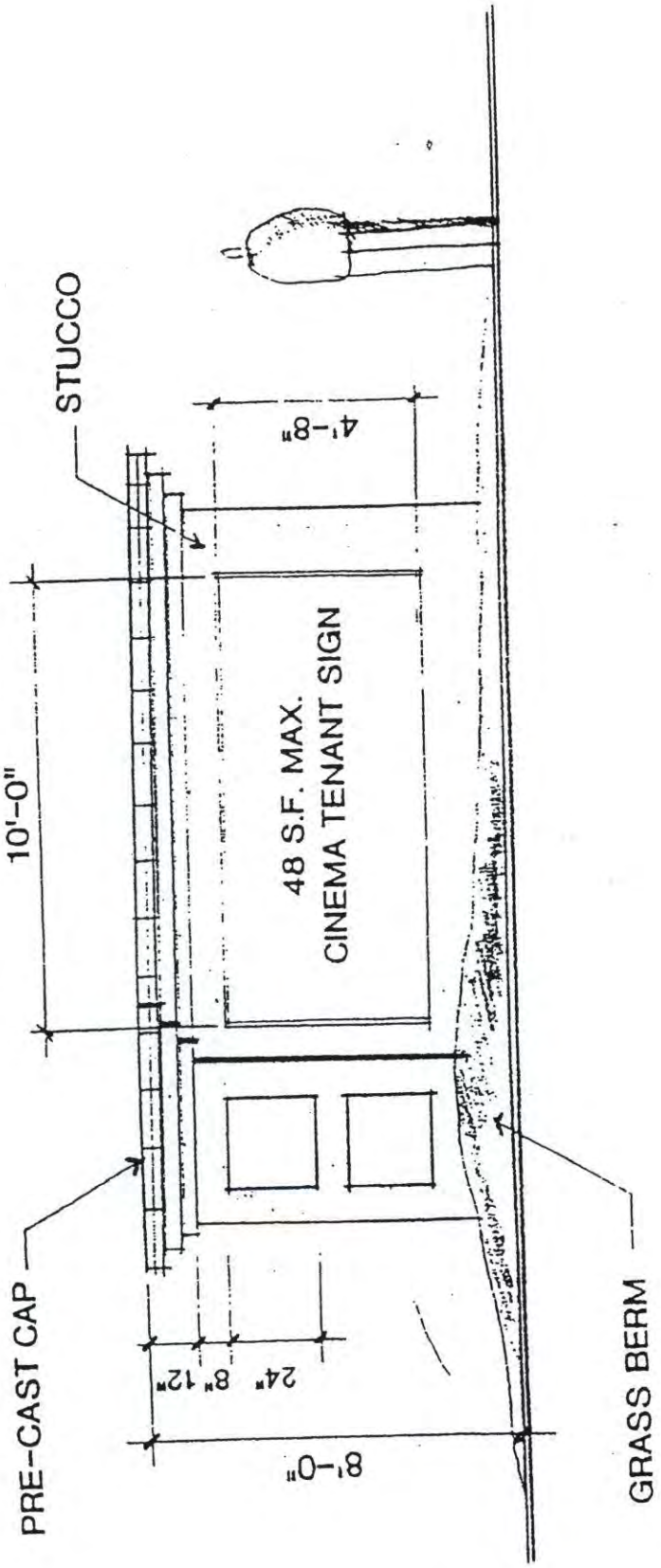
THEATER MARQUEE

ENTRY LOBBY





THEATRE ELEVATION



THEATER MONUMENT SIGN

EXHIBIT L-3