

WESTWING MOUNTAIN

Z98-09A.12

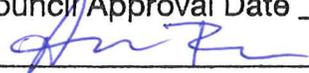
PEORIA, ARIZONA

PLANNED AREA DEVELOPMENT
APPROVAL

P/Z Commission Date ADMIN 9/12/16

City Council Approval Date _____

DEVELOPMENT BY:
PIVOTAL GROUP


Planner

PLANNED COMMUNITY PLAN & PROGRAM

REVISED
August 21, 1998

APPROVED

March 16, 1999
January 2, 2001
April 7, 2009
April 21, 2015

MINOR AMENDMENTS APPROVED

July 19, 2002
October 8, 2002
January 3, 2003
March 11, 2003
June 4, 2003
January 21, 2005
February 25, 2008
February 29, 2016
September 12, 2016

Prepared by:

Swaback Partners, P.C. & Hadley Design Group, Inc.

And

Biskind, Hunt & Taylor

MINOR TEXT AMENDMENT PREPARED BY:

MATTAMY HOMES

September 12, 2016

SECTION I - WESTWING MOUNTAIN PROJECT NARRATIVE.....	1
1. PROJECT OVERVIEW	1
1.1 INTRODUCTION	1
1.1.1 PHYSICAL SETTING	1
1.1.2 COMMUNITY INPUT / NEIGHBORHOOD PARTICIPATION SUMMARY	2
1.1.3 APPLICANT	3
1.1.4 DEVELOPMENT TEAM	3
1.1.5 PROJECT BACKGROUND	3
1.1.6 REGIONAL CONTEXT.....	3
1.2 COMMUNITY VISION	4
1.2.1 VISION STATEMENT	4
1.2.2 GOALS AND OBJECTIVES	4
1.3 PRE-EXISTING DEVELOPMENT CONDITIONS	5
1.3.1 EXISTING CONDITIONS OVERVIEW	5
1.3.2 TOPOGRAPHY AND SLOPE ANALYSIS	5
1.3.3 GEOLOGY.....	5
1.3.4 HYDROLOGY	6
1.3.5 BIOLOGY	6
1.3.6 ARCHEOLOGY	7
1.3.7 NATIVE VEGETATION.....	7
SECTION II - WESTWING P.C. PLAN AND PROGRAM.....	7
2. PLANNED COMMUNITY PLAN AND PROGRAM	7
2.1 OVERVIEW	7
2.2 CONFORMANCE TO COMPREHENSIVE MASTER PLAN.....	7
2.3 STATEMENT OF CONFORMANCE WITH ADOPTED CODES AND POLICIES	7
2.4 LAND USE PLAN	8
2.4.1 WESTWING RESIDENTIAL.....	9
2.4.2 INTERMEDIATE COMMERCIAL DISTRICT (C-2)	16
2.4.3 HILLSIDE DEVELOPMENT STANDARDS.....	16
2.4.4 GENERAL DEVELOPMENT STANDARDS (LANDSCAPE, WALLS, SIGNS, LOT WIDTH)	17
2.4.5 SCHOOL CONSIDERATIONS	19
2.4.6 RELIGIOUS FACILITIES.....	19

2.4.7	AMENDMENTS	19
2.5	OPEN SPACE PLAN	20
2.5.1	REGIONAL OPEN SPACE	20
2.5.2	CITY NEIGHBORHOOD PARK	20
2.5.3	NEIGHBORHOOD POCKET PARKS.....	20
2.5.4	NEIGHBORHOOD OPEN SPACE.....	21
2.5.5	COMMUNITY RECREATION CENTER.....	21
2.6	PATHS AND TRAILS PLAN	21
2.7	CIRCULATION PLAN	22
2.8	UTILITY PLANS	22
2.9	PUBLIC SERVICES PLAN.....	22
2.10	DRAINAGE PLAN	22
2.11	PHASING PLAN.....	22
2.12	DESIGN REVIEW	23
2.13	MAPS & PLANS	23
SECTION III – PROJECT GOVERNANCE		24
3.	PROJECT GOVERNANCE	24
3.1	OVERVIEW	24
3.1.1	GOVERNANCE ENTITIES	24
3.1.2	DESIGN STANDARDS	24
3.1.3	OPEN SPACE MANAGEMENT	25
3.2	ARCHITECTURAL GUIDELINES	25
3.2.1	THEMATIC CHARACTER / ARCHITECTURAL DESIGN.....	25
3.2.2	MASSING AND DETAILS.....	26
3.2.3	COLOR PALETTE.....	26
3.2.4	LIGHTING.....	27
3.2.5	DIVERSITY	27
3.3	LANDSCAPE DESIGN CONCEPT	28
3.3.1	DESIGN APPROACH	29
3.3.2	LANDSCAPE AREA DEFINITIONS.....	30
3.3.3	NATIVE PLANT INVENTORY AND RELOCATION PROGRAM.....	31
3.3.4	TURF AREAS.....	31

3.3.5	SHAPING AND GRADING	32
3.3.6	NATIVE TOPDRESSINGS.....	32
3.3.7	STREETScape CHARACTER	32
3.3.8	IRRIGATION DESIGN	33
3.3.9	PROHIBITED PLANT LIST	34
3.3.10	RESTRICTED PLANT PALETTE	35
3.3.11	REVEGETATION SEED MIXES	39
3.4	ROLE OF CITY IN PROJECT GOVERNANCE	40
SECTION IV – SUPPLEMENTAL MAPS & PLANS		41
4.	MAPS & PLANS	41
SECTION V – DEVELOPMENT AGREEMENT		42
5.	DEVELOPMENT AGREEMENT.....	42
SECTION VI – APPENDICES.....		43
6.	APPENDICES	43

SECTION I - WESTWING MOUNTAIN PROJECT NARRATIVE

1. PROJECT OVERVIEW

1.1 INTRODUCTION

1.1.1 PHYSICAL SETTING

WestWing Mountain master planned community (hereinafter referred to as “WestWing” or the “Property”) is located near the geographic center of the City of Peoria (the “City”) and is more particularly described in Section 6.1. WestWing is bound on the east by 83rd Avenue and on the west by 91st Avenue and portions of Lake Pleasant Parkway. The Property’s southern boundary is approximately the Happy Valley Road alignment and the northern boundary is approximately the Dixileta Road alignment. Topographically, the Property is bound by WestWing Mountain to the north and Sunrise Mountain to the south. These topographic features create a “valley” setting for the central portion of the Property. These mountains also provide exceptional views of the metropolitan area, the surrounding mountain ranges, and both the Agua Fria River and New River. The mountainous terrain limits the views into the Property from areas south of Sunrise Mountain and north of WestWing Mountain.

WestWing is a comprehensively planned master planned community. The significant planning effort undertaken for the Property will help ensure that WestWing will truly be a special and unique community. A large portion of WestWing is dedicated to contiguous open space. The majority of this open space is contained in the mountainous areas, the Rock Springs Wash corridor, a centrally located community park and pocket parks found throughout WestWing. Many acres of open space are also distributed among open space corridors and in the natural arroyos that are used to provide internal and external links for the WestWing community and its neighbors. The on-site open space network provides important linkage to the regional open space, parks, school site(s), a church site, a fire station site, commercial sites, and a resort site. The major arterial through the Property, WestWing Parkway, acts as an important addition to the City’s Transportation Master Plan providing an east/west link between 83rd Avenue and Lake Pleasant Parkway.

The WestWing Planned Community Plan and Program (interchangeably the “WestWing P.C. Plan and Program” or the “P.C. Plan and Program”) includes a variety of single family residential lots contained within four distinct “Villages” or “Development Units” that are linked through open space corridors, an extensive paths and trails system, and a common thematic character that defines the WestWing community. The proposed P.C. Plan and Program has a maximum density of 2,150 residential dwelling units on approximately 1,312 acres creating an overall gross density of approximately two (2) dwelling units per acre. The intent of the P.C. Plan and Program is to provide a cohesive framework that provides for a variety of housing opportunities linked to form a flexible and vibrant community to grow and thrive as the City continues to expand.

1.1.2 COMMUNITY INPUT / NEIGHBORHOOD PARTICIPATION SUMMARY

In planning a successful master planned community it is important, if not vital, to have input from the property owners that are adjacent to the site.

During the earliest phases of the planning process for WestWing, adjacent and nearby property owners were invited to attend a series of neighborhood meetings. The first series of meetings provided WestWing’s Development Team (as hereinafter defined) with an opportunity to meet these neighbors, introduce them to the project, and develop a list of issues and concerns important to them. Specifically, the first series of meetings identified the following issues:

Neighborhood Issues List:

1. Wash Corridor Preservation
2. Quality Streetscape
3. Non-Repetitive “Cookie-Cutter” Housing
4. Open Space/Mountain Preservation
5. Hiking and Horse Trails
6. Incorporation of Schools
7. Only “Quality” Light Commercial at Lake Pleasant Parkway (if any)
8. Maintain Desert Landscape Character
9. Low Level Lighting
10. CC&Rs and Design Controls
11. Provide Color Diversity and Controls
12. Wildlife Corridors
13. Strong Community Identity and Entry Features
14. No Apartments
15. No Community Wide Gates
16. No Industrial
17. Density
18. Provide Own Water Source and Disposal System
19. Minimize Walls
20. Help Relocate the Loop 303 and Avoid Impact to Happy Valley

The purpose of the second series of meetings was to demonstrate how these issues could be and would be addressed in the planning process for WestWing. The third series of meetings introduced the neighbors to the WestWing P.C. Plan and Program and submittal package.

1.1.3 APPLICANT

The applicant for the WestWing P.C. Plan and Program is Pivotal Realty AZ I, L.L.C., an Arizona limited liability company (hereinafter referred to interchangeably as the “Developer” or “Pivotal”). Pivotal has significant real estate development experience in Arizona and, specifically, in the West Valley with the build-out of Arrowhead Ranch in Glendale. More recently, Pivotal purchased over 3,500 acres of vacant and commercial property from Talley Realty Holdings. The cornerstone of the Talley purchase is WestWing.

1.1.4 DEVELOPMENT TEAM

Over a several month period following acquisition of WestWing, Pivotal assembled a team of consultants (the “Development Team”) to plan the Property. The Development Team is comprised of planners, architects, archeologists, biologists, hydrologists, engineers and legal counsel with significant experience in the planning and development of first-class master planned communities. The expertise gathered for this project will help to ensure that WestWing will be a true asset to the City and its residents.

In particular, the WestWing design team is headed by the world-renowned land planner, Vernon Swaback of Scottsdale. Mr. Swaback, a protégé of Frank Lloyd Wright, is known as the expert in sensitive development of the Sonoran Desert. In addition, Mr. Swaback has been involved in several significant projects in Arizona including, among others, the Arizona Biltmore in Phoenix, and DC Ranch in Scottsdale.

1.1.5 PROJECT BACKGROUND

WestWing is a unique property nestled between WestWing Mountain and Sunrise Mountain. The approximately 1,312 acre site provides incredible opportunities to create a community set apart from the less topographically diverse land of southern Peoria. The WestWing P. C. Plan and Program celebrates the rural qualities of the surrounding area while providing quality development that is integral to the physical and economic growth of the City.

1.1.6 REGIONAL CONTEXT

WestWing lies near the geographic center of the City. Although the City’s growth pattern has focused generally on vacant lands south of Sunrise Mountain, tremendous growth in the Phoenix metropolitan area and the West Valley, in particular, has caused the City and the development community to thoughtfully plan and define future development in the northern portions of the City.

WestWing is envisioned as a gateway to northern Peoria. It is the intent of the WestWing Development Team to help define the quality of development in the region, to establish the

framework for responsible future development, and to set new standards for future master planned communities in the City.

1.2 COMMUNITY VISION

1.2.1 VISION STATEMENT

WestWing is planned to be a sustainable community with a strong identity and vision that integrates diverse residential neighborhoods with contiguous open space and some commercial uses including a resort. The WestWing P.C. Plan and Program has been designed to preserve and celebrate the natural features of the Property and provide a truly special place to live.

1.2.2 GOALS AND OBJECTIVES

1.2.2.1 Environmental Sensitivity

The WestWing P.C. Plan and Program has been created to conserve and preserve the natural topographic features of the Property and embrace them as cherished amenities. Part of this philosophy includes the use of native desert plant material in the WestWing landscape palette and the utilization of relocated plant material from the Property as often as possible. Connected open space with sensitivity to ridgelines and the hillsides are also integral to the WestWing P.C. Plan and Program.

1.2.2.2 Phasing of Development

The creation of a successful and sustainable master planned community requires a commitment to long-range land use planning. It is anticipated the final build out of WestWing will be approximately fifteen (15) years. As such, the community and all the associated infrastructure will be built in phases. Generally, development is anticipated to begin on the southeast and move northwest. The ultimate schedule of phasing will be dependent upon the market, economic conditions, absorption rates and construction logistics. The infrastructure, open space, parks and amenities will also be built in phases and constructed concurrently with adjacent parcels. The phasing plan for the P.C. Plan and Program is set forth in Section 2.13.5.

1.2.2.3 Creation of Quality and Connected Neighborhoods

The WestWing P.C. Plan and Program utilizes internal open space and natural arroyos to connect adults and children to hiking and biking trails, schools, parks and the community recreation center. The P.C. Plan and Program provides residents with a means of traveling safely throughout the community without relying strictly on the automobile. The P.C. Plan and Program ensures a variety of housing types and private governance controls to avoid the conception of “cookie cutter” housing. In addition, the P.C. Plan and Program provides for the development of a governance structure that will provide quality control throughout the life of the project and beyond the last house built.

1.2.2.4 Design and Creation of a Strong Thematic Character

The WestWing P.C. Plan and Program sets forth the framework to embrace the existing natural features of the Property. By integrating a cohesive theme and by designing and using appropriate materials, colors, and forms, the long-term value of the Property will be preserved. The attention to details such as these is very important to the long-term success of WestWing.

1.3 PRE-EXISTING DEVELOPMENT CONDITIONS

1.3.1 EXISTING CONDITIONS OVERVIEW

WestWing was formerly used for livestock grazing. Although the Property is currently vacant, there are dirt roads and trails throughout the Property, which are now used by hikers, bikers, equestrians, and all-terrain vehicles. In addition, there are significant wash features that run through the Property. (See Existing Conditions Map in Section 4.1).

1.3.2 TOPOGRAPHY AND SLOPE ANALYSIS

1.3.2.1 Topography

The Property rises in elevation from 1,374 feet above sea level within Rock Springs Wash to 1,930 feet at the peak of WestWing Mountain. From the low point of the Property at Rock Springs Wash, the topography gently rises in a southerly direction to Sunrise Mountain and in a northerly direction to WestWing Mountain. Small hill forms are also present within the Property. Secondary drainage areas extend down from the northern and southern hillside areas into Rock Springs Wash and extend across the valley floor in an east-west direction.

1.3.2.2 Slope Analysis

A Slope Analysis is set forth in Section 4.2. The slopes range from slight to extreme with the majority of developable areas within the slight slope conditions.

1.3.3 GEOLOGY

The Property is located within the Phoenix Active Management Area, otherwise known as the Phoenix Basin, which contains alluvial soils often over 1,500 feet thick with areas known to exceed a thickness of 10,000 feet. The basin is further sub-divided into five sub-basins by numerous small, fault control mountains. The Property is situated within the northern portion of the West Salt River Sub-Basin.

1.3.3.1 Soils Association

Three soil associations are present on the Property including Precambrian granite, Cretaceous andesite and tuff, and alluvium.

The Sunrise Mountain area in the southern portion of the Property is predominantly Precambrian granite, an intrusive igneous rock. Intruding into this older granite near the center of the Sunrise Mountain area is younger Cretaceous-Tertiary granite. The younger granite is probably responsible for the gold-copper-lead mineralization associated with the Sunrise Relief Mine located southwest of the Property.

WestWing Mountain is located at the north end of the Property and consists of Cretaceous andesite and tuff. Andesite is an extrusive igneous rock typically associated with volcanoes. Tuff is a rock composite of small, compact volcanic fragments ejected from the volcano during eruption.

Between the two mountains is an alluvium-filled valley, which encompasses most of the Property. Alluvium is recent sediment that has been classified as sandy and gravel loam. Loam is soil with organic materials. These sediments form a thin-veneer over silica-calcite-cemented sediments that overlay bedrock.

Based on site reconnaissance and soils testing, the surface soils in the alluvium areas should not exhibit significant expansive characteristics. Development of the Property will probably require excavation of rock and shallow bedrock within the valley.

1.3.3.2 Seismic

Both Sunrise Mountain and WestWing Mountain trend northwest-southeast, reflecting the general structure trend of the basin. The presence of a northwest-southeast trending fault is located approximately three miles to the southeast in Hedgepeth Hills. During site reconnaissance, faulting along the southwestern flank of the WestWing Mountain is present. However, this appears to be part of normal faulting. No indications of recent movement (i.e., less than 25,000 years) was observed.

1.3.4 HYDROLOGY

The nearest significant drainage features are the Agua Fria River (located approximately one mile west), and New River (located one quarter to one mile east). Both drainage features are large ephemeral streams (due to flood control structures built upstream of the Property) that drain north to south into the Salt and Gila River System. These areas are usually dry except during periods of heavy storm runoff. Rock Springs Wash is the primary drainage fixture that bisects the Property from the east to the west, between WestWing Mountain and Sunrise Mountain. Secondary drainage areas extend down from the mountain areas to the north and south.

1.3.5 BIOLOGY

The Property is currently undeveloped. Soil conditions are such that very little precipitation is absorbed into the ground. Drainage is primarily collected in Rocks Springs Wash and ultimately drains west to Agua Fria River and east to New River. The biology evaluation report does not show any endangered or threatened species on the Property.

1.3.6 ARCHEOLOGY

The Property was originally owned by the U.S. Bureau of Land Management (“BLM”) and subject to several extended archaeological investigations. In 1987, the Property was transferred into private ownership. In preparation for the transfer, BLM completed site surveys and other studies. As a result of these surveys and studies, BLM concluded that there are no Register-eligible site located on the Property. BLM has confirmed that no further archaeological work is required by the Developer. BLM is finalizing its report summarizing its work on the Property.

1.3.7 NATIVE VEGETATION

The Property’s vegetation is typical of the Sonoran desert, with creosote brush, jumping cholla, saguaro, palo verde, ironwood, and mesquite trees.

SECTION II - WESTWING P.C. PLAN AND PROGRAM

2. PLANNED COMMUNITY PLAN AND PROGRAM

2.1 OVERVIEW

The WestWing P.C. Plan and Program has been created to work with the unique geographic features of the Property using them as amenities and preserving them wherever possible. This sensitivity to preservation creates a contiguous open space system within the P.C. Plan and Program that the City and the WestWing community will be able to enjoy for generations to come. The WestWing P.C. Plan and Program conforms to the City’s Comprehensive Master Plan, including the Land Use Map, the Transportation Plan and the Open Space Circulation Plan.

2.2 CONFORMANCE TO COMPREHENSIVE MASTER PLAN

The Property is designated as Resort Development (“RD”) on the City’s Comprehensive Master Plan Land Use Plan. The RD land use designation on the City’s Comprehensive Master Plan Land Use Plan allows residential densities up to two (2) units per acre with bonus densities up to three and a half (3.5) units per acre allowed for open space preservation and the addition of public recreational amenities. Residential densities of three and a half (3.5) units per acre are allowed as part of a mixed-use master planned development with fifteen percent (15%) preserved open space and a resort component.

The WestWing P.C. Plan and Program identifies nearly thirty percent (30%) of the gross acres for open space and includes public recreational amenities thus meeting the bonus density criteria. However, the P.C. Plan and Program allows an overall gross density of 2,150 units (1.76 units per acre).

2.3 STATEMENT OF CONFORMANCE WITH ADOPTED CODES AND POLICIES

Unless otherwise provided herein, the provisions of the City of Peoria Zoning Ordinance (the “Zoning Ordinance”) the City Code and other City Council adopted policies in effect at the time of approval of the P.C. Plan and Program shall govern and control the development of the Property.

2.4 LAND USE PLAN

The Planned Community Land Use Plan for WestWing (the “Land Use Plan”) is divided into four (4) distinct development units (the “Development Units”) in accordance with the Planned Community District of the Zoning Ordinance. The following **Project Land Use Summary** (Table 1) sets forth the total project acreage for open space, commercial and residential land uses.

WESTWING MOUNTAIN LAND USE SUMMARY – TABLE 1					
LAND USE CATEGORY	DEVELOPMENT UNIT I	DEVELOPMENT UNIT II	DEVELOPMENT UNIT III	DEVELOPMENT UNIT IV	
	ACRES	ACRES	ACRES	ACRES	TOTAL ACRES
WestWing Residential	263.9	257	159.4	185.8	
Hillside Open Space	116.1	107	19.6	101.8	
Commercial	1.4			56.7***	
School Site•	15.0				
Park Site*			21.9		
Recreation/ Sales Center•	1.0				
Fire Station•••					
Religious Facility*			5.6		
TOTAL	397.4	364	206.5	344.3	1312.2
<p>*THE UNDERLYING ZONING IN THIS CATEGORY IS WESTWING RESIDENTIAL.</p> <p>** THE ORIGINAL FIRE STATION SITE IS NOT GOING TO BE USED. A SUBSEQUENT SITE MAY BE UTILIZED IN A DIFFERENT LOCATION AT THE REQUEST OF THE FIRE DEPARTMENT.</p> <p>***THE COMMERCIAL AREA DESIGNATED NEAR THE INTERSECTION OF WESTWING PARKWAY AND LAKE PLEASANT PARKWAY MUST BE DESIGNED TO INCLUDE A MINIMUM OF 1.4 ACRES OF USABLE OPEN SPACE/PUBLIC SPACE.</p>					

The following development descriptions and standards are intended to direct the nature and intensity of residential and non-residential uses in WestWing. If the provisions of this Land Use Plan are in conflict with the Zoning Ordinance, the provisions of this Land Use Plan shall govern and control. If a subject is not covered within this Land Use Plan, the provisions and definitions of the Zoning Ordinance in effect at the time of approval of the WestWing P.C. Plan and Program shall apply.

The Land Use Plan shall include two (2) zoning districts and one overlay zoning district as described in this Section 2.4 and depicted on the Zoning Map for WestWing in Section 2.13.1. The Planned Community Plan, which depicts the four (4) Development Units in accordance with the Planned Community District of the Zoning Ordinance, is set forth in Section 2.13.2. A Conceptual Land Use Mix is set forth in Section 4.5. The Conceptual Land Use Mix is conceptual in nature and is provided only as a reference for future planning processes.

2.4.1 WESTWING RESIDENTIAL

2.4.1.1 Intent

The WestWing Residential District (hereinafter “WW-R”) is intended to allow residential development with a range of lot sizes depending on topography and site constraints, as well as, market conditions. This district includes three development options, which provide a range of residential lot sizes, and establishes minimum property development standards (“Development Option”). The district further requires a Development Option mix within each Development Unit to ensure a variety of lot sizes and housing products. Certain essential and complementary uses are also permitted under conditions and standards, which ensure their compatibility with the character of the WW-R District.

2.4.1.2 Permitted Principal Uses

- a. One residential dwelling unit per custom, semi-custom or low-density lot pursuant to the Development Options set forth in Section 2.4.1.3;
- b. Publicly or privately owned and maintained parks, recreation areas, paths, trails and recreation centers;
- c. Public schools;
- d. Religious facilities;
- e. Detached guest houses;
- f. Temporary Uses including sales/marketing facilities, model home complexes and related accessory uses.

2.4.1.3 Development Options

One of the following Development Options shall be selected at the point of or prior to subdivision plat submittal and shall be subject the development standards set forth herein for each respective Development Option.

- a. Custom Option: Custom lots are the largest lots within WestWing and are intended to include those lots in hillside areas and sites with other sensitive topographic features. Custom lots shall range in size from 13,000 square feet to five (5) acres and larger.

Custom lots shall include: (1) building envelopes for each lot; (2) site specific plans for each lot; (3) custom elevation diversity; (4) diverse color and material palette within a coordinated framework; and (5) multiple or single custom home builders.

i. Custom Lot Development Standards

Minimum front yard setback: Twenty-five (25) feet; fifteen (15) feet with side entry garage

Minimum total side yard setback: Twenty (20) feet (No less than a minimum ten (10) feet on the least side shall be provided)

Minimum rear yard setback: Twenty (20) feet
Maximum building height: Thirty (30) feet
Maximum lot coverage: 50%

ii. Development Standards for Parcel #201-06-0770

Minimum front yard setback: Twenty-five (25) feet (applies to Black Rock Blvd. and Maya Way frontages)
Minimum total side yard setback: Zero (0) feet (applies to north and east property lines)
Minimum rear yard setback: N/A, no "rear" yard
Maximum building height: Forty (40) feet– see height exhibit below for clarification of the area with a maximum height of 40' 0" and the area with a maximum height of 32' 0"
Maximum lot coverage: 48%

HEIGHT EXHIBIT



- b. Semi-Custom Option: Semi-custom lots consist of large lots that are designed for transition areas between the hillside sites and the gentler slopes of WestWing. The Semi-Custom Option will include irregular-shaped lots that conform to the natural features and topography along local and hillside streets. Semi-Custom lots shall range in size from 8,000 square feet to 20,000 square feet and larger.

Semi-custom lots shall include: (1) standard floor-plans with extensive exterior elevation diversity; (2) color palette diversity; (3) exterior material diversity; (4) ability to modify standard floor plans; and (5) pre-developed sites and building envelopes to allow site integration in higher slope areas or in natural features.

i. Semi-Custom Lot Development Standards

Minimum front yard setback: Twenty (20) feet with front entry garage; eighteen (18) feet with side entry garage. Within Parcels 3, 8, 10 & 14 of Development Units I and II when a minimum twenty (20) foot setback from a front entry garage is maintained, (1) the minimum front yard setback to livable space shall be fifteen (15) feet and, (2) front porches may extend five (5) feet into the front yard setback. For side entry

garages/casitas, the minimum front yard setback shall be ten (10) feet.

Minimum total side yard setback: Fifteen (15) feet (Zero lot line allowed with a minimum separation between structures of fifteen (15) feet; provided, however, that in the event a zero lot line is not utilized, a minimum side yard of five (5) feet shall be required.)

Bay windows, porticos including their cornices and eaves, fireplaces, and entertainment niches may project into any required side yard not more than three (3) feet provided that the sum of the projection on any wall does not exceed one-third (1/3) the length of the wall and provided further that in no case shall such projections be nearer than five (5) feet to the property line.

Minimum rear yard setback: Fifteen (15) feet
Maximum building height: Thirty (30) feet
Lot coverage: 48%

- c. Low Density Option: Low Density lots are designed for sites that have gentler slopes and are less constrained by the natural features contained in WestWing. These lots will take advantage of parcel and arroyo open spaces. Low Density lots will range in size from 6,000 square feet to 12,000 square feet and larger.

Low Density lots shall include: (1) standard floor plans with exterior elevation diversity per plan; (2) color palette diversity; (3) exterior material diversity; and (4) single builder pre-prepared home sites.

- i. Low Density Lot Development Standards

Minimum front yard setback: Twenty (20) feet with front entry garage; eighteen (18) feet with side entry garage

Minimum total side yard setback: Fifteen (15) feet (Zero lot line allowed with a minimum

	separation between structures of ten (10) feet; provided, however, that in the event a zero lot line is not utilized, a minimum side yard of five (5) feet shall be required.)
Minimum rear yard setback:	Fifteen (15) feet
Maximum building height:	Thirty (30) feet
Lot coverage:	48%

i. Low Density Lot Development Standards for Parcel 24, Assessor Parcel #201-06-075H

Minimum front yard setback:	Seventeen (17) feet with front entry garage; thirteen (13) feet with side entry garage, livable or porch. Note: a minimum of 20' driveway is required for front facing garages.
-----------------------------	---

Minimum total side yard setback:	Fifteen (15) feet (Zero lot line allowed with a minimum separation between structures of ten (10) feet; provided, however, that in the event a zero lot line is not utilized, a minimum side yard of five (5) feet shall be required.)
----------------------------------	--

Minimum rear yard setback:	Fifteen (15) feet
Maximum building height:	Thirty (30) feet
Lot coverage:	55%

i. Low Density Lot Development Standards for Parcel 27, Assessor Parcel #201-06-075K

Minimum front yard setback:	Seventeen (17) feet with front entry garage; ten (10) feet with side entry garage, livable or porch. Note: a minimum of 20' driveway is required for front facing garages.
-----------------------------	--

Minimum total side yard setback:	Fifteen (15) feet (Zero lot line allowed with a minimum separation between structures of ten (10) feet; provided, however, that in the event a zero lot line is
----------------------------------	---

	not utilized, a minimum side yard of five (5) feet shall be required.)
Minimum rear yard setback:	Fifteen (15) feet
Maximum building height:	Thirty (30) feet
Lot coverage:	55%

2.4.1.4 Density Allocation

- a. The maximum density within each Development Unit in the Planned Community Plan shall be as provided on the following **Density Allocation Table** (Table 2):

WESTWING MOUNTAIN DENSITY ALLOCATION - TABLE 2				
DEVELOPMENT UNIT	TOTAL NUMBER OF DWELLING UNITS	HILLSIDE OPEN SPACE	NET DEVELOPABLE	TOTAL NUMBER OF ACRES
I	821	116.1	281.3	397.4
II	804	107	257	364
III	408	19.6	186.9	206.5
IV	517	101.8	242.5	344.3
TOTAL	2150	344.5	967.7	1312.2

WESTWING MOUNTAIN UNITS TABLE 2.A			
DEVELOPMENT UNIT	NUMBER OF DEVELOPED DWELLING UNITS	DEVELOPABLE ACRES	TOTAL NUMBER OF ACRES
I	609	228.4	397.4
II	513	193.2	364
III	361	183.9	206.5
IV	394*	180.6	344.3
TOTAL	1877	786.1	1312.2

Table 2.A depicts number of developed dwelling units as of January 26, 2015.

*Includes proposed 130 units on parcels 24 and 27.

- b. Within each Development Unit, with the exception of Development Unit 4, a minimum of twenty percent (20%) of the residential developable acres shall be developed pursuant to the Custom Development Option in accordance with the development standards of Section 2.4.1.3(a); and a minimum of twenty percent (20%) of the residential developable acres shall be developed pursuant to the Semi-Custom Development Option in accordance with the development standards of Section 2.4.1.3(b). Development Unit 4 shall not be required to include the Semi-Custom Development Option but shall include a minimum of thirty-five percent (35%) of the residential developable acres developed pursuant to the Custom Development Option in accordance with the development standards of Section 2.4.1.3(a); provided, however, in the event a resort use is developed within Development Unit 4, there shall be no minimum required lot mix within Development Unit 4. No more than forty percent (40%) of the residential developable acres within WestWing shall be developed pursuant to the Low Density Option.

The foregoing product mix requirements are set forth in the following **Development Unit Composition Table** (Table 3):

WESTWING MOUNTAIN DEVELOPMENT UNIT COMPOSITION – TABLE 3				
DEVELOPMENT OPTION	DEVELOPMENT UNIT I	DEVELOPMENT UNIT II	DEVELOPMENT UNIT III	DEVELOPMENT UNIT IV
Custom	Minimum 20%	Minimum 20%	Minimum 20%	Minimum 35%
Semi-Custom	Minimum 20%	Minimum 20%	Minimum 20%	N/A

WESTWING MOUNTAIN DEVELOPMENT UNIT COMPOSITION AT BUILDOUT – TABLE 3.A				
DEVELOPMENT OPTION	DEVELOPMENT UNIT I	DEVELOPMENT UNIT II	DEVELOPMENT UNIT III	DEVELOPMENT UNIT IV

Custom	21%	24%	27%	54%
Semi-Custom	46%	39%	56%	N/A

- c. A majority of the lots within each development unit shall exceed the minimum lot area established for each development option by a minimum of ten percent (10%).

2.4.1.5 Permitted Conditional Uses

Any of the permitted conditional uses set forth in the Zoning Ordinance Section 14-5-3, subject to approval by the Commission in accordance with the provisions of Section 14-24 of the Zoning Ordinance.

2.4.1.6 Permitted Accessory Uses

Any of the permitted accessory uses set forth in Section 14-5-4 of the Zoning Ordinance.

2.4.1.7 Development Standards for Conditionally Permitted Uses

See Section 14-5-6 of the Zoning Ordinance.

2.4.1.8 Property Development Standards for Accessory Buildings

See Section 14-5-7 of the Zoning Ordinance.

2.4.2 INTERMEDIATE COMMERCIAL DISTRICT (C-2)

All C-2 zoned property within WestWing shall conform to the provisions of Article 14-13 of the Zoning Ordinance.

2.4.3 HILLSIDE DEVELOPMENT STANDARDS

All development within WestWing shall comply with the provisions of Section 14-22A of the Zoning Ordinance except as modified herein. A slope analysis for the Property is set forth in Section 4.2. The acreage within each slope category is set forth in the following **Slope Category Acreage Table** (Table 4):

WESTWING MOUNTAIN SLOPE ACREAGE – TABLE 4	
SLOPE CATEGORY	HILLSIDE ACRES
0% - 10%	721.89
10% - 15%	117.03

15% - 20%	70.25
20% - 25%	60.36
25% - 30%	38.88
30% - 35%	36.04
35% - 40%	64.95
40% +	202.8
TOTAL	1312.2

The methodology used for calculating the acreage within each slope category as set forth in **Table 4** is in accordance with Section 14-22A-2(B) of the Zoning Ordinance. (See Appendix)

2.4.4 GENERAL DEVELOPMENT STANDARDS

2.4.4.1 Landscape Standards

The landscape requirements for WestWing shall be as approved through the Landscape Plan for the Property in accordance with the provisions of Section 14-35-1 of the Zoning Ordinance. The Landscape Plan shall meet the minimum development standards established by Article 14-35 of the Zoning Ordinance.

The Landscape Plan for the Property shall include a native plant salvage plan designed to preserve and relocate native plant material on the Property.

2.4.4.2 Wall/Fencing Standards

The wall and fencing standards for the Property with the exception of Parcels 24 & 27 shall be in accordance with Section 14-3 of the Zoning Ordinance. Wall height standards for WestWing Parcels 24 & 27, measured as outlined in Article 14-3-5 of the Zoning Ordinance, are as follows:

Adjacent Residential Lots. Where two residential lots abut one another, but have differing finish grades, the wall heights shall be limited to seven (7) feet in height on the high side and ten (10) feet in height on the low side (Figure A).

Lots Adjacent to Streets. The Lot side of a wall shall not exceed seven (7) feet in height. The street side shall not exceed twelve (12) feet in height (Figure B).

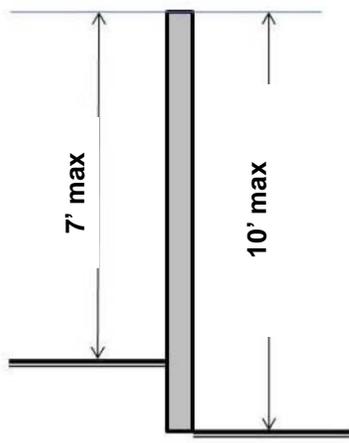


Figure A – Residential to Residential (Figure D of 14-3)

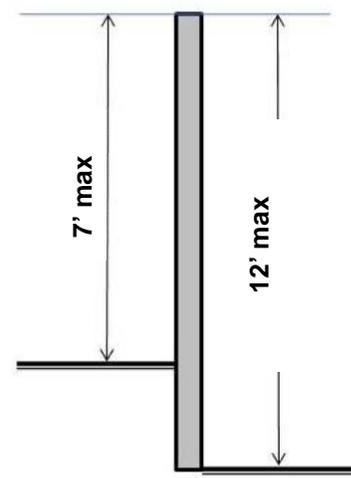


Figure B – Residential to Street (Figure E of 14-3)

Lots Adjacent to Retention Areas. Walls adjacent to planned or natural retention areas, waterways, or similar features shall not exceed seven (7) feet in height on the lot side and shall not exceed ten (10) feet on the retention side as measured to the required two (2) foot shelf at the base of the wall. If additional retention depth is required, retaining walls may be added in the sloped banks of the retention area. Such walls shall not exceed four (4) feet in height and shall be offset by no less than four (4) feet. The maximum slope between walls shall not exceed 4:1 (Figure C).

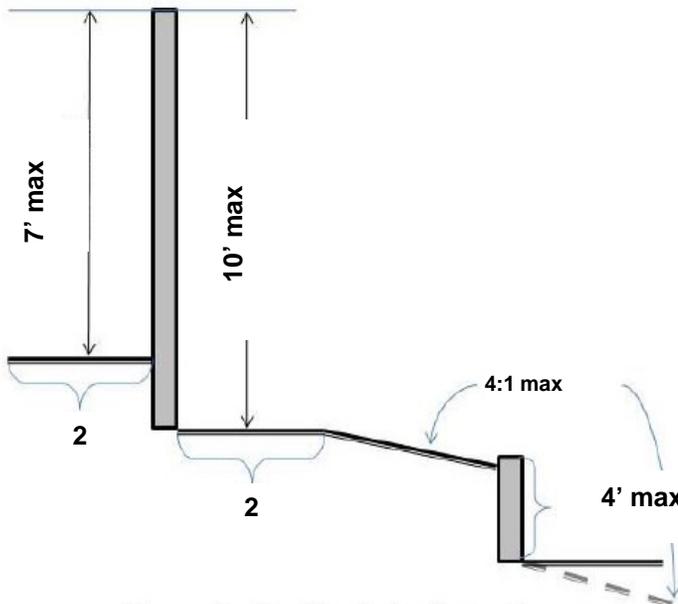


Figure C – Residential to Retention (figure G of 14-3)

2.4.4.3 Sign Standards

The sign standards for WestWing shall be as approved through a Comprehensive Sign Plan in accordance with the provisions of Section 14-34- B(c) of the Zoning Ordinance.

2.4.4.4 Residential Lot Width

For the purposes of determining lot width within residential areas, lot width shall be defined as the distance between side lot lines measured at right angles to the line comprising the depth of the lot at a point midway between the front lot line and the rear lot line.

2.4.5 SCHOOL CONSIDERATIONS

WestWing is located in the Peoria Unified School District and in the Deer Valley School District. The district boundary is the Jomax Road alignment that bisects the Property from east to west. Approximately one-third (1/3) of the projected density is in the Peoria School District and the other two-thirds (2/3) are in the Deer Valley School District. The P.C. Plan and Program provides for an approximate fifteen (15) acre elementary school site adjacent to the neighborhood park site in the central core of WestWing. It is anticipated that the school will share facilities such as ball fields and parking with the neighborhood park. The Planned Community Plan also identifies a possible future school site in Development Unit IV. The underlying zoning for the school site will be WW-R.

2.4.6 RELIGIOUS FACILITIES

A church site is designated on the Planned Community Plan adjacent to the neighborhood park site as part of the active core of the WestWing community. The church site is designated as an approximately five (5) acre site and is located to allow shared parking and joint usage with the neighborhood park. The church site is also strategically located along the paths and trails system to make it easily accessible to the residents of WestWing. The underlying zoning for the church site will be WW-R.

2.4.7 AMENDMENTS

It is contemplated by the Developer and the City that the WestWing P.C. Plan and Program may need to be amended from time to time as development occurs. Any amendment to the P.C. Plan and Program shall be processed in accordance with Section 14-36 of the Zoning Ordinance.

OPEN SPACE PLAN

The Conceptual Open Space Plan (the “Open Space Plan”) set forth in Section 2.13.3 is a product of the natural features

2.4.8 REGIONAL OPEN SPACE

The P.C. Plan and Program provides for both active and passive recreation and preserves the beauty of the existing mountains as amenities for residents of WestWing and the surrounding community to enjoy. The open space allows pedestrian, bike and equestrian traffic to be connected throughout the Property.

2.4.9 CITY NEIGHBORHOOD PARK

The P.C. Plan and Program integrates a neighborhood park site in the center of WestWing to be dedicated to the City. The neighborhood park site is planned to potentially accommodate a wide range of amenities including basketball, tennis, volleyball, tot lots, softball, and baseball fields, as well as, the paths and trails system, which is integrated into the park. The development of the neighborhood park shall contain the minimum standard park improvements, which shall be completed to City standards. The neighborhood park can potentially share facilities such as ball fields and parking with the school site immediately adjacent the park site. The Rock Springs Wash is incorporated into the neighborhood park to provide passive open space and an aesthetic amenity. The Wash also provides an important buffer between WestWing Parkway and the neighborhood park. The neighborhood park in conjunction with the Rock Springs Wash are designed to be focal points of the WestWing community with the paths and trails system providing easy and safe access. The underlying zoning for the neighborhood park shall be WW-R.

2.4.10 NEIGHBORHOOD POCKET PARKS

There are three pocket parks located in the P.C. Plan and Program at conceptual locations. The pocket parks will have a range of activities and amenities including limited turf areas, tot lot type equipment, barbecues, shade ramadas, picnic tables and other recreational components. The pocket parks are designed to provide both passive and active recreation for each Village (Development Unit). The pocket parks will provide a place where neighbors can meet and children can play within walking distance of their homes and without leaving the “neighborhood.” The paths leading from each neighborhood to the pocket parks are connected with the main park, regional open space, as well as hiking and biking trails. The pocket parks will to be privately owned and maintained by the WestWing homeowners association. The underlying zoning for the pocket parks shall be WW-R.

2.4.11 NEIGHBORHOOD OPEN SPACE

The Open Space Plan is designed to create many open space corridors including natural arroyos that provide connections to the school and park sites from each residential parcel within WestWing. These open space corridors may have a turf element for passive recreation, as well as native vegetation. The design of open space buffers at the entry to each residential parcel and landscaped areas throughout the residential neighborhoods are encouraged to provide variety and enhance each individual neighborhood within WestWing. The underlying zoning for the neighborhood open space shall be WW-R.

2.4.12 COMMUNITY RECREATION CENTER

A community recreation center is provided in the P.C. Plan and Program near the center of the Property along WestWing Parkway (the "Recreation Center"). The Recreation Center is designed to be the sales and marketing center during the first phase of the project, and then later used as a private community amenity for the residents of WestWing. The Recreation Center will potentially include a pool facility, workout facilities, lockers, community meeting rooms and additional recreational amenities. There is also the possibility of a smaller recreation center in the third phase of the project. The architecture of the Recreation Center(s) will reinforce the thematic character and vision of the WestWing. The underlying zoning for the Recreation Center(s) shall be WW-R.

2.5 PATHS AND TRAILS PLAN

Like the Open Space Plan, the Conceptual Paths and Trails Plan (the "Paths and Trails Plan") set forth in Section 2.13.4 is a product of the natural and historic features of the Property. The Paths and Trails Plan is designed to link the neighborhoods in WestWing to the open space and parks via an integrated pedestrian/equestrian network. Consistent with the Open Space Plan, the Paths and Trails Plan integrates Rock Springs Wash as the major east and west connection for pedestrian, bike and equestrian traffic and integrates the core of active open space in WestWing. The Paths and Trails Plan utilizes other Wash features and natural arroyos as linkages to open space. The Paths and Trails Plan focuses such traffic off the major roadways. The Paths and Trails Phasing plan is set forth in Section 2.13.5.

The Paths and Trails Plan recognizes the importance of having wider sidewalks around the schools and parks. Additionally a grade-separated crossing is planned to avoid the busiest street, WestWing Parkway. Paved pathways will range in width from five (5) feet to ten (10) feet. Earthen or decomposed granite paths will range from four (4) feet to six (6) feet wide. Any City standard that requires sidewalks on one or both sides of public streets may be waived by the Public Works Director, on a parcel-by-parcel

basis, upon a showing that pedestrian connections can be adequately maintained based on the Paths and Trails Plan.

The Paths and Trails Plan ties into currently identified local and regional corridors such as the New River and Agua Fria River. The regional context for the WestWing Paths and Trails Plan is set forth in Section 2.13.6 (the Paths and Trails Regional Context Map). In addition, the paths and trails are generally in their historic location on the Property. The Development Team deliberately identified the historic location of equestrian and pedestrian routes on the Property in order to keep the Property accessible to such traffic. The paths, trails, and trailheads represented on the Paths and Trails Plan are conceptual in their depiction and represent approximate locations for trails and access to trails.

2.6 CIRCULATION PLAN

The Master Circulation Plan and On-Site Traffic Analysis for WestWing Mountain shall be amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Property. The off-site traffic study shall be approved by the City Engineer prior to the submittal of the first preliminary subdivision plat within the Property.

2.7 UTILITY PLANS

The Master Potable Water Study and Report and the Master Wastewater Study and Report shall be amended as required by the Utilities Director and approved prior to submittal of the first preliminary subdivision plat within the Property.

2.8 PUBLIC SERVICES PLAN

Police and fire service to the Property will be provided by the Peoria Police and Fire Departments respectively. The WestWing Land Use Plan designates a site to be dedicated to the Fire Department for the construction of a fire station. The fire station site is depicted on the Planned Community Plan and is generally located in the center of the Property, adjacent to the school site, the community recreation center and the community park.

2.9 DRAINAGE PLAN

The Master Drainage Plan and report for WestWing Mountain shall be amended as required by the Public Works Director and approved prior to submittal of the first preliminary subdivision plat within the Property.

2.10 PHASING PLAN

The development of WestWing is anticipated to begin in the southeast portion of the Property (Development Unit I) and move to the northwest portion of the Property (Development Unit IV). It is anticipated that the final build out of WestWing will be approximately fifteen (15) years. The infrastructure, open space, parks and amenities will also be built in phases and constructed concurrently with adjacent parcels. The phasing for the P.C. Plan and Program is set forth in Section 2.13.5. The phasing for development infrastructure shall be identified and approved as part of the approval process for the various master plan studies referenced in Sections 2.7 and 2.10. A comprehensive phasing plan for all on and off-site development infrastructure shall be prepared and approved by the City prior to submittal of the first preliminary subdivision plat within the Property.

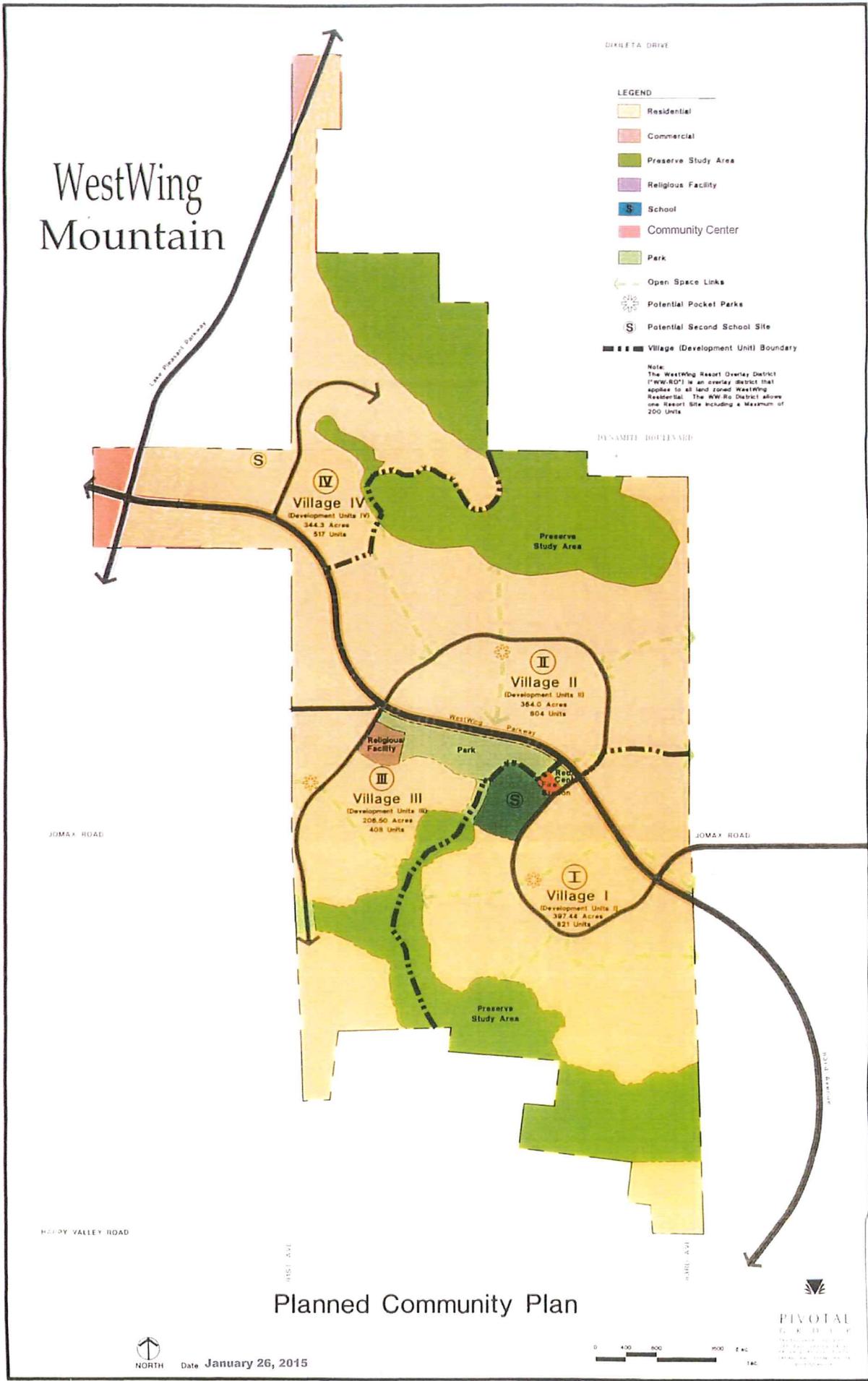
2.11 DESIGN REVIEW

All development within WestWing shall comply with the City's Residential and Non-Residential Design Review Guidelines in effect at the time of approval of the P.C. Plan and Program.

2.12 MAPS & PLANS

- 2.12.1 Zoning Map
- 2.12.2 Planned Community Plan
- 2.12.3 Open Space Plan
- 2.12.4 Paths & Trails Plan
- 2.12.5 Paths & Trail Phasing Plan
- 2.12.6 Paths & Trails Regional Context Map
- 2.12.7 Phasing Plan

WestWing Mountain



Planned Community Plan



Date January 26, 2015

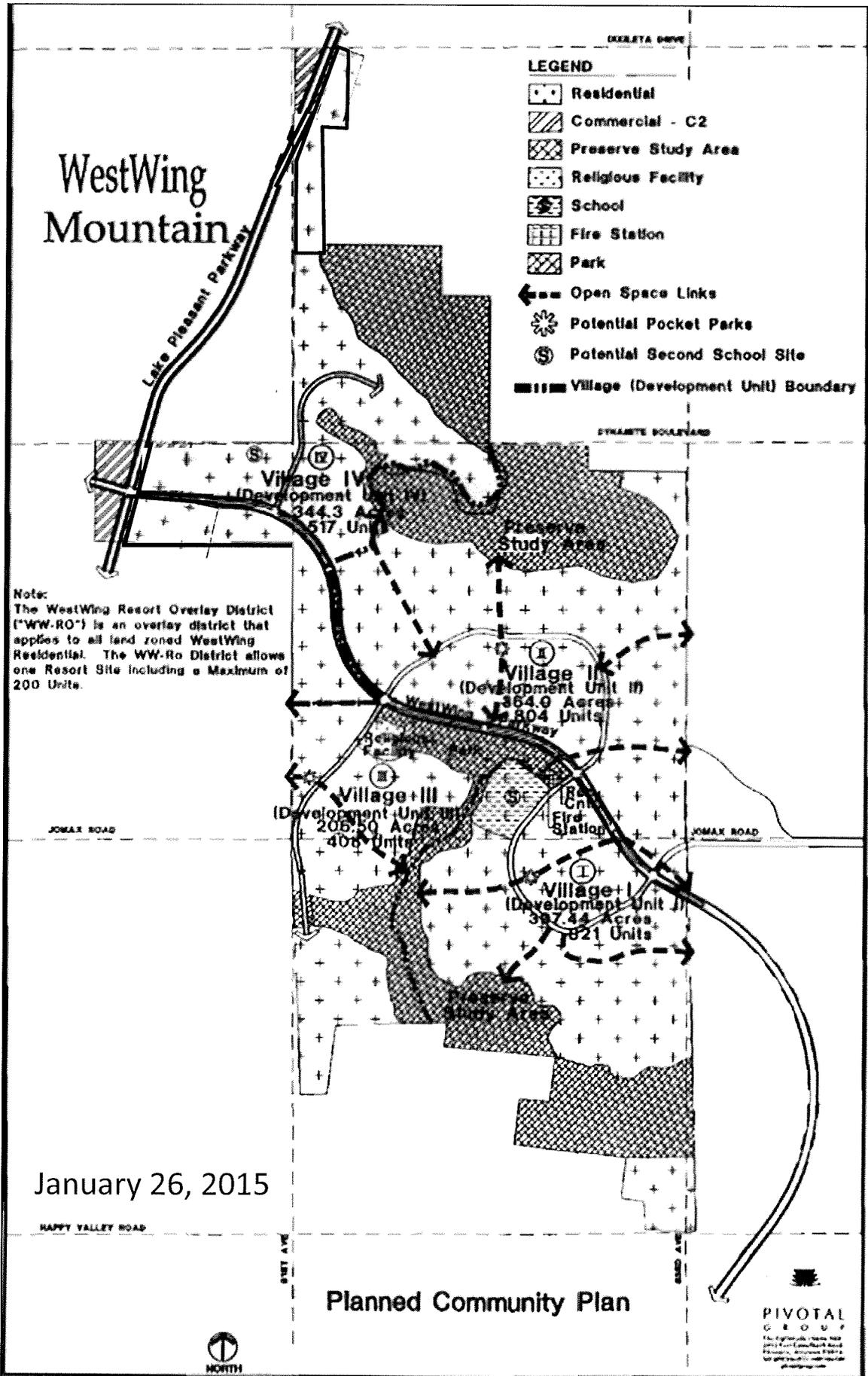


WestWing Mountain

LEGEND

- Residential
- Commercial - C2
- Preserve Study Area
- Religious Facility
- School
- Fire Station
- Park
- Open Space Links
- Potential Pocket Parks
- Potential Second School Site
- Village (Development Unit) Boundary

Note:
The WestWing Resort Overlay District ("WW-RO") is an overlay district that applies to all land zoned WestWing Residential. The WW-RO District allows one Resort Site including a Maximum of 200 Units.



January 26, 2015

Planned Community Plan



PIVOTAL GROUP
The Pivotal Group is a leading provider of real estate services, including residential, commercial, and industrial development. For more information, visit www.pivotalgroup.com.

WestWing Mountain

Lake Pleasant Parkway

DIXIE DRIVE

LEGEND



Open Space Study Areas



Sunrise Canyon Open Space

DYNAMITE BOULEVARD

JOMAX ROAD

JOMAX ROAD

WestWing Parkway
PARK

HAPPY VALLEY ROAD

91ST AVE

80RD AVE

Open Space Study Area

VSA Former Swbeck Associates
Architecture and Planning
1000 East McDowell Drive • Mesa, Arizona 85209
602 961-8700 • FAX 602 961-8000

WOOD/PATEL
Civil Engineers • Hydrologists • Land Surveyors
1344 E. McDowell, Suite 200 • Phoenix, Arizona 85024

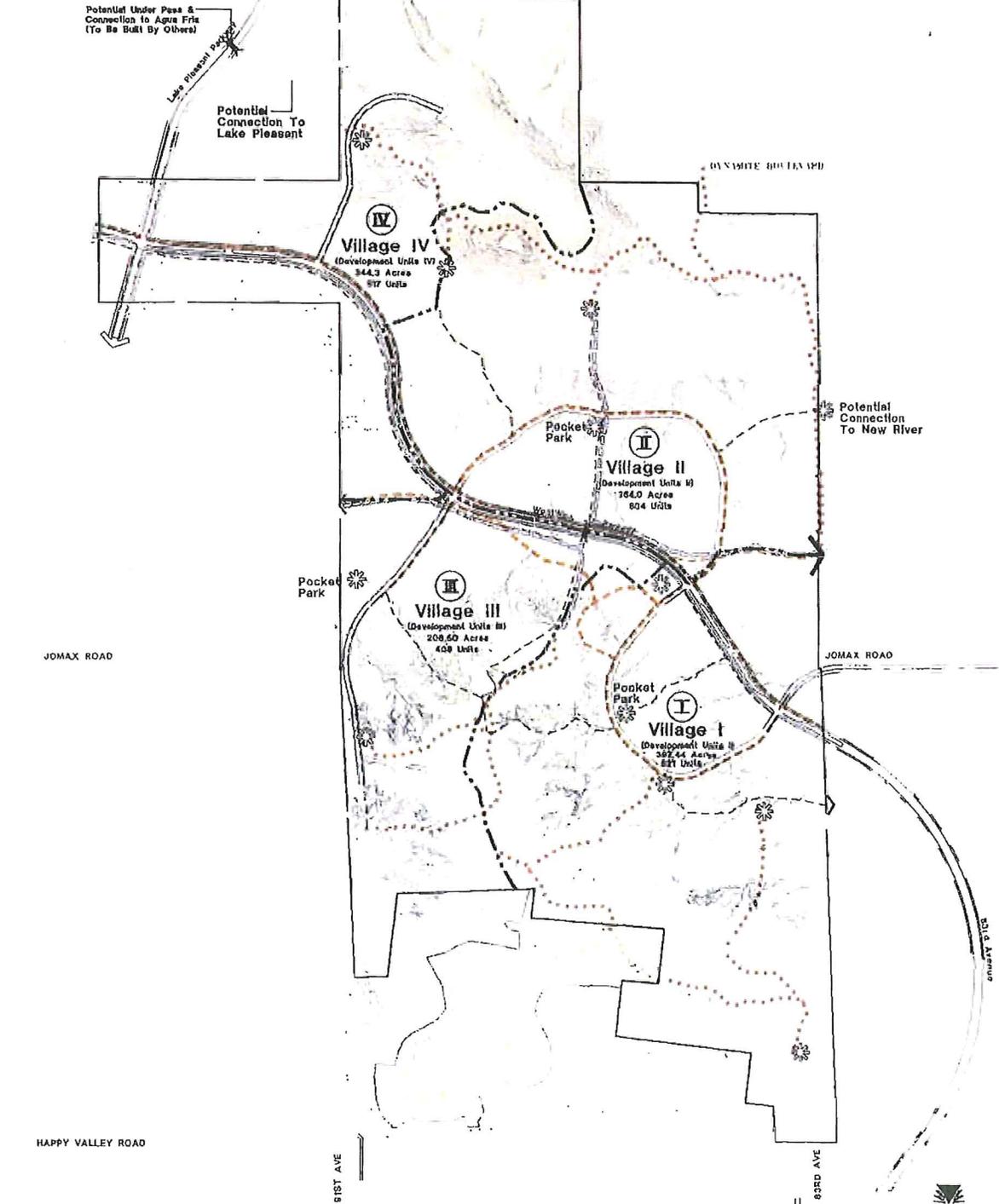


Date: August 21, 1998

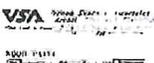


PIVOTAL GROUP
1615 East McDowell • Suite 1000
1315 East Camelback Road
Phoenix, Arizona 85016
FAX 602/961-2121 • 602/961-7200
pivotalgroup.com

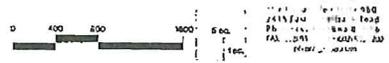
WestWing Mountain



Paths & Trails Plan



DATE: August 21, 2008



PIVOTAL GROUP

WestWing Mountain

OXILETA DRIVE

LEGEND

- 10' Concrete Path
- 5' Concrete Path
- 3' Avg. Soft Trail (Optional Equestrian)
- On Grade Crossing
- Trail Underpass
- Equestrian Trail
- Potential Origin of Hillside Trail
- Sunrise Canyon Path and Trail
- Path and Trails Phasing Line

Potential Under Pass & Connection to Agua Fria (To Be Built By Others)

Lake Pleasant Path

Potential Connection To Lake Pleasant

IV
Paths & Trails Phase IV

DYASITE BOULEVARD

I
Paths & Trails Phase II

Potential Connection To New River

Pocket Park

III
Paths & Trails Phase III

JOMAX ROAD

JOMAX ROAD

I
Paths & Trails Phase I

Pocket Park

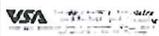
HAPPY VALLEY ROAD

81ST AVE

83RD AVE

8315 AVENUE

Paths & Trails Phasing



Date: August 21, 1998



PIVOTAL GROUP
 The Exchange - Suite 650
 2411 East Camelback Road
 Phoenix, AZ 85016
 FAX: 602.954.1515
 www.pivotalgroup.com

WestWing Mountain

Potential Under Pass & Connection to Agua Fria (To Be Build By Others)

Lake Pleasant Parkway

Potential Connection To Lake Pleasant

Paths & Trails Phase IV

Pocket Park Paths & Trails Phase II

Pocket Park

Paths & Trails Phase III

Pocket Park Paths & Trails Phase I

JOMAX ROAD

JOMAX ROAD

HAPPY VALLEY ROAD

81ST AVE

83RD AVE

DIXILETA DRIVE

DYNAMITE BOULEVARD

LEGEND

- 10' Concrete Path
- 5' Concrete Path
- 3' Avg. Soft Trail (Optional Equestrian)
- ||||| On Grade Crossing
- ▬▬▬ Trail Underpass
- Equestrian Trail
- ✱ Potential Origin of Hillside Trail
- Sunrise Canyon Path and Trail
- Path & Trail Phase Line

Potential Connection To New River

Paths & Trails Phasing

Date: August 21, 1998

VSA Vernon Swaback Associates
Architecture and Planning
2000 West Broadway Street • Phoenix, Arizona 85009
Tel: 602-955-1100 • Fax: 602-955-1100

WOOD/PATEL
Civil Engineers • Hydrologists • Land Surveyors
2000 E. Roosevelt, Suite 803 • Phoenix, Arizona 85016

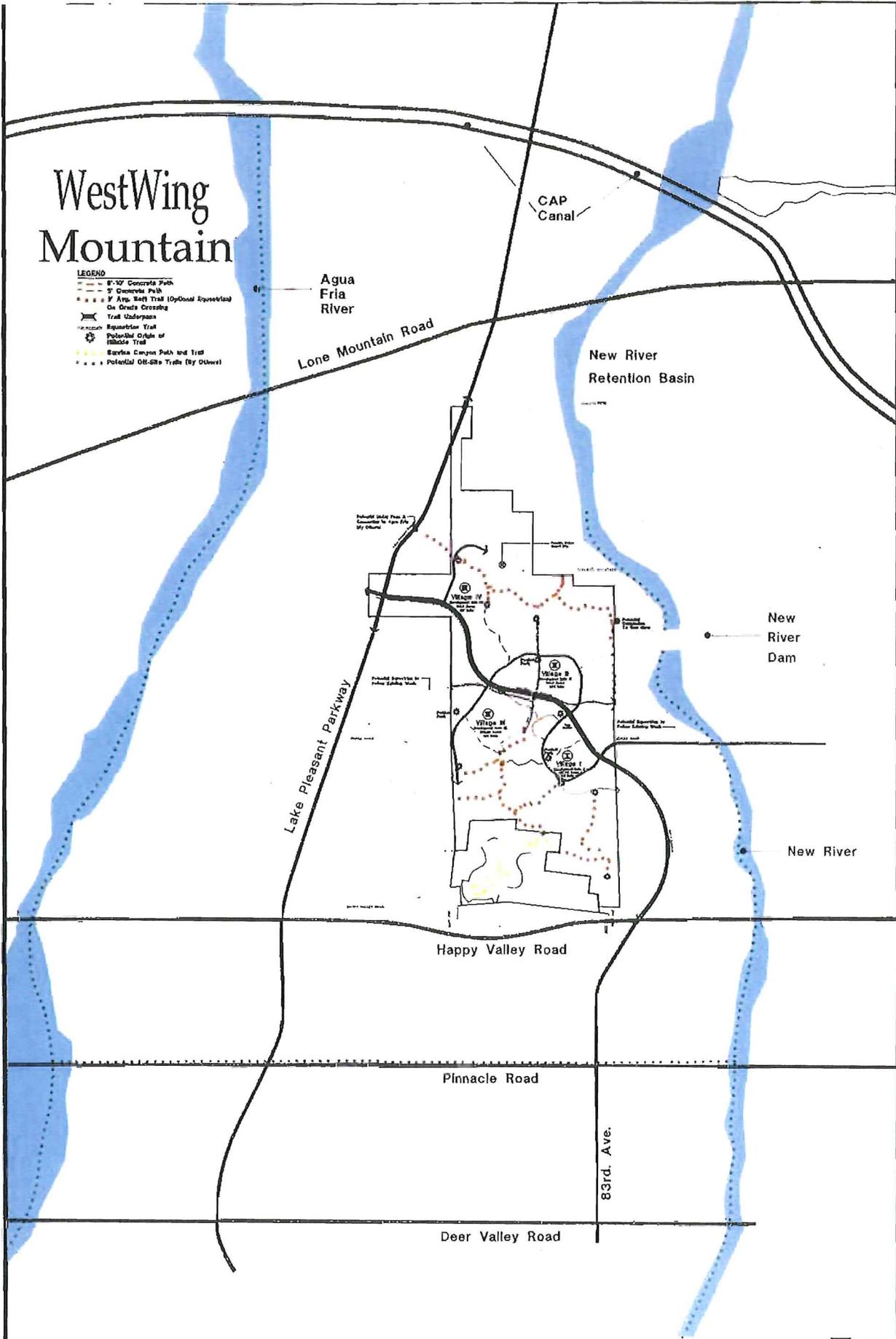


PIVOTAL GROUP
The Explorers • Suite 300
2812 East Camelback Road
Phoenix, Arizona 85016
Tel: 602-955-1111 • Fax: 602-955-1100
www.pivotalgroup.com

WestWing Mountain

LEGEND

- 8'-10' Concrete Path
- 5' Concrete Path
- 4' Asphalt Trail (Optional Squarish On Gravel Crossing)
- Trail Underpass
- Squarish Trail
- Potential Origin of Wildlife Trail
- Service Campus Path and Trail
- Potential Off-Site Trails (By Outwell)



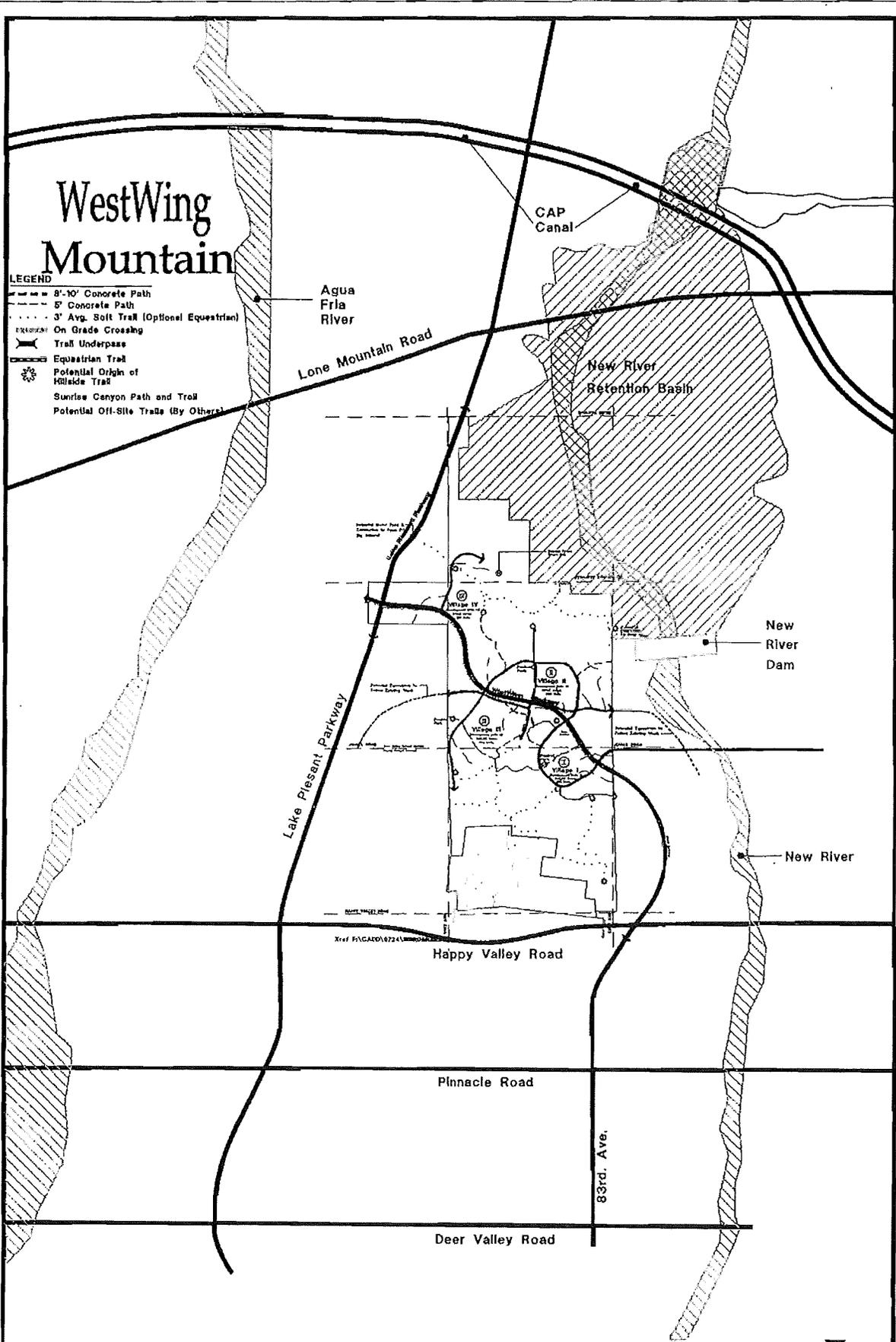
Paths & Trails Regional Context



WestWing Mountain

LEGEND

- 8'-10' Concrete Path
- 5' Concrete Path
- 3' Avg. Soft Trail (Optional Equestrian)
- On Grade Crossing
- Trail Underpass
- Equestrian Trail
- Potential Origin of Hillside Trail
- Sunrise Canyon Path and Trail
- Potential Off-Site Trails (By Others)



Paths & Trails Regional Context

VSA
VSA GROUP, INC.
1000 N. CENTRAL AVENUE
SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
FAX: 303.733.1001
WWW.VSAGROUP.COM

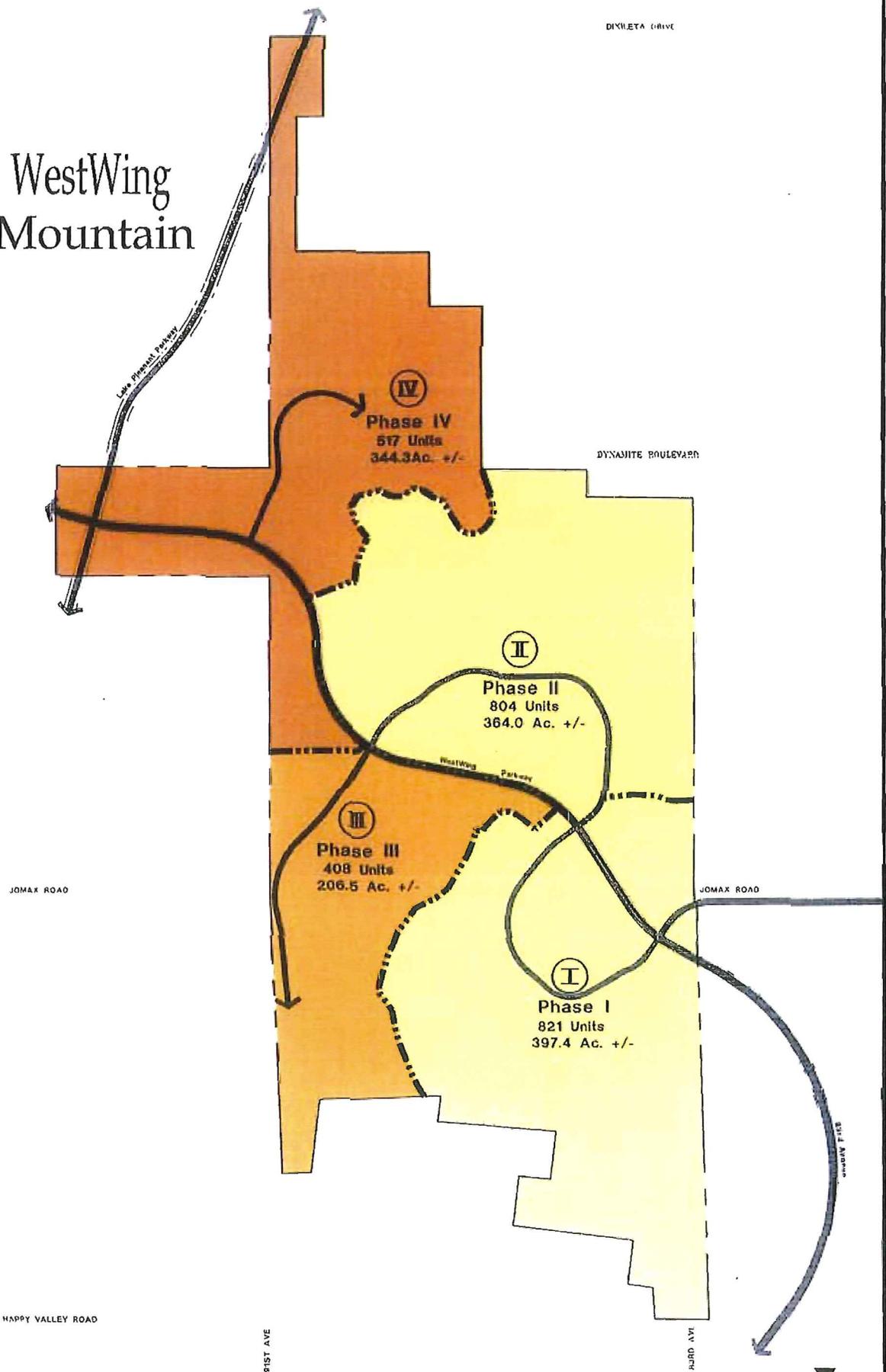


Date: August 21, 1998



PIVOTAL GROUP
The Explorers Center 300
2015 East Conover Road
Denver, Colorado 80218
Tel: 303.755.1400 Fax: 303.755.1401
www.pivotalgroup.com

WestWing Mountain



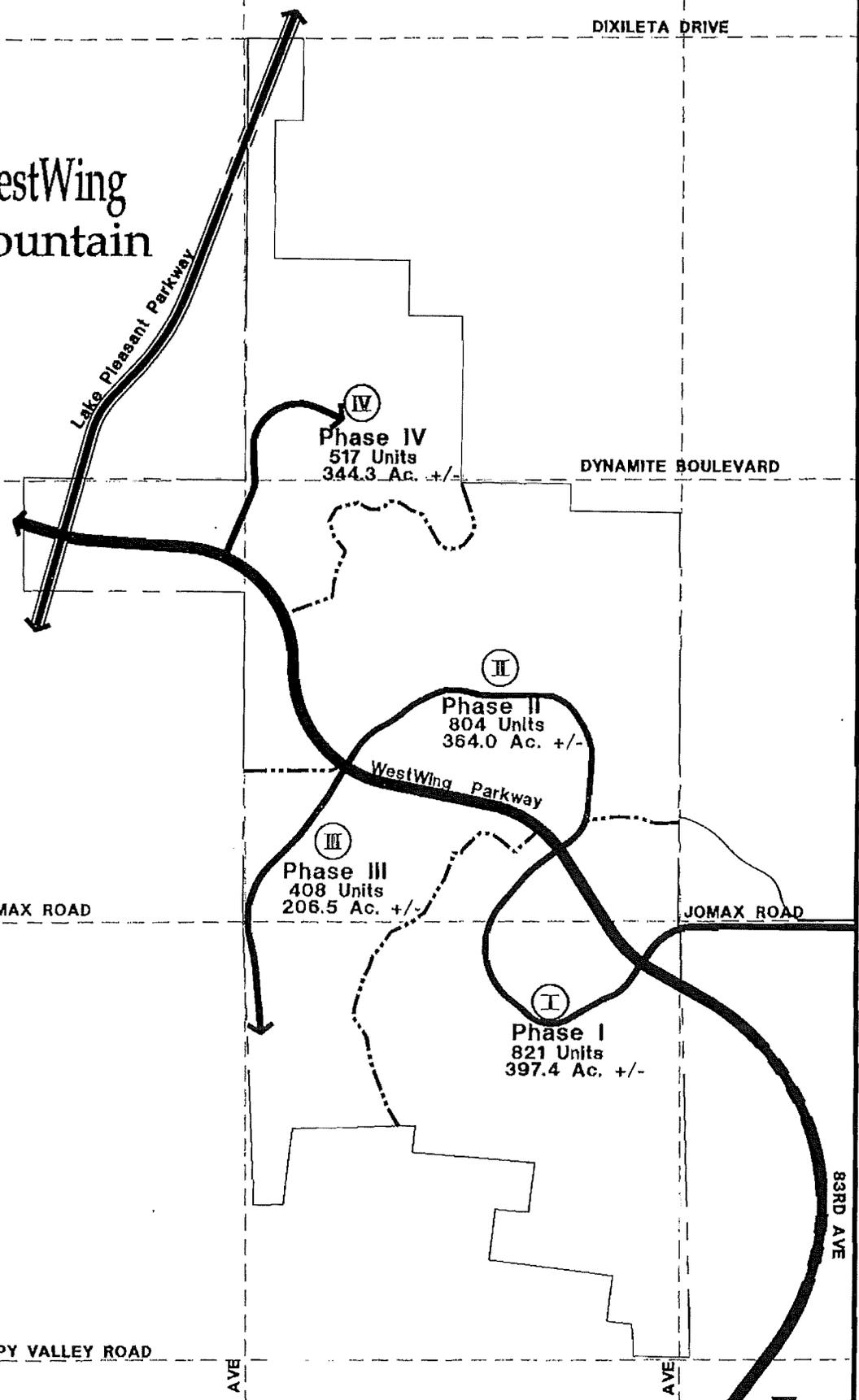
Phasing Exhibit



Date: August 21, 1998



WestWing Mountain



Phasing Exhibit

VSA Yarnon Swaback Associates
Architecture and Planning
1000 East McDowell Street • Fort Smith, Arkansas 72301
479-784-1770 • FAX 479-784-0000

WOOD/PATEL
Civil Engineers • Hydrologists • Land Surveyors
1500 N. Stewart, Suite 800 • Fayetteville, Arkansas 72704



Date: August 21, 1998

PIVOTAL GROUP
1500 Lytle Road • Suite 400
2001 First Commercial Plaza
Fayetteville, Arkansas 72704
479-988-9620 • FAX 479-988-9620
pivotalgroup.com

SECTION III – PROJECT GOVERNANCE

3. PROJECT GOVERNANCE

3.1 OVERVIEW

The purpose of the WestWing project governance structure is to insure that there is a workable, thorough, and enforceable mechanism in place, which implements the vision of excellence for WestWing. The internal governance and regulatory system must combine a sense of stewardship with workable enforcement techniques. The governance structure must work under the period of control by the Developer and after the Developer passes the powers of governance to property owners within WestWing. The WestWing P.C. Plan and Program creates a framework to allow additional planning throughout the development of the Property. This flexibility however, requires assurances to the broader community that fundamental goals and concepts developed for WestWing will be met. Project governance is a way to provide such assurance.

In addition to the WestWing P.C. Plan and Program and applicable City Ordinances, rules, guidelines and official policies controlling permitted uses of the Property it is important for orderly development of the Property to establish a cohesive concept and enforceable structure for project governance. In this context, project governance contemplates three elements:

3.1.1 GOVERNANCE ENTITIES

The creation of appropriate entities empowered with creation and administration of private governance processes, empowered by recorded covenants, conditions and restrictions (the “CC&Rs) which bind all present and future owners within WestWing and provide for the perpetual support and maintenance of the WestWing governance entities and processes. A conceptual outline of the CC&R’s for WestWing are set forth in Section 6.9.

3.1.2 DESIGN STANDARDS

Creation over time of enforceable architectural and landscape design standards applicable to all development within the Property. Although intended to be created on a phased basis throughout the years of development of the Property, the general elements to be addressed in design review guidelines developed for WestWing are set forth in Section 6.2.

3.1.3 OPEN SPACE MANAGEMENT

Creation of a conceptual framework for ownership and management by various respective governance entities of the broad matrix of location and character of open space areas throughout the Property, including provision for public access.

3.2 ARCHITECTURAL GUIDELINES

All elements of WestWing will be subject to more stringent architectural, landscape and site design guidelines than any other community in the City. Within the design guidelines for WestWing (the “Design Review Guidelines”), individual chapters will be devoted to topics such as requirements for design in the desert environment, design on hillsides, and design in highly visible or special resource areas. The conceptual table of contents for the Design Review Guidelines is set forth in Section 6.2.

Because of topography and vertical rise north to south and south to north, controls on roofs, building massing, heights, colors, materials and lighting will be tightly enforced to protect view sheds from above and below. Efforts will be made to maximize onsite views of washes, open space, mountain vistas and city lights from roadways and trails as well as from residential areas. Efforts will also be made to limit impact to offsite view sheds. In addition, controls to ensure interesting streetscapes and views along roadways will be implemented in final subdivision design.

3.2.1 THEMATIC CHARACTER / ARCHITECTURAL DESIGN

The thematic character of WestWing is derived from the rural character in the area, as well as the unique valley beauty created by WestWing Mountain and Sunrise Mountain. The thematic character for WestWing will be enhanced using materials such as rough stone, split face block, and split rail fence. These materials will be used to reinforce the character throughout WestWing in the form of thematic walls, the recreation center architecture, landscape treatment and directional signage. All of these elements and more are part of the framework

There will be no imposed or preconceived architectural style. The goal for WestWing is to establish an overall palette of materials and color and to allow significant diversity of expression within a coordinated framework. The desire is for as much varied expression as imagination, topography and good taste will allow. What is intended to be built on the Property grows out of an understanding for the land itself. This insight applies not only to preserving the natural landscape but also to the design and selection of all colors, forms, and textures, which comprise the built environment.

The Sonoran desert is a quiet place. Its architecture should be subtle. Buildings should be designed to afford protection from the harshness of the sun, especially

the western exposure. At the same time, the abundant use of natural light and openness to distant vistas is very much in keeping with the special qualities of the WestWing setting.

The rich play of light, shade and shadows can be used to enrich the built environment. Plain, flat surfaces provide a neutral backdrop for the complex geometry of the desert vegetation. The goal of an indigenous approach to design is simply to tap into that character which makes the desert atmosphere one of the most appealing places on earth.

3.2.2 MASSING AND DETAILS

It should be assumed that every house will be seen from all directions, thus all roofs, walls, and windows will be considered in terms of “front elevations” quality. Grading, berming, and landscaping are inseparable elements of the architecture.

Windows are architectural features, grouped into recessed areas or bordered by projections, which provide a shadow pattern and reduce reflectivity. The window style should be consistent on all sides of the house.

Flat and pitched roofs may be combined with greater variety, including the use of hips and gables. The upper portion of gable ends should be carefully articulated with windows or other interesting patterns. In general, roofs should be broken up into smaller scale elements. On sloping sites, the sculptural form of the house should derive its massing in response to the natural topography.

All two-story residences should have single-story elements, and all single-story houses should include some variation of the roofline.

The typical visual dominance of the garage doors should be de-emphasized by utilizing some split or side entry configurations out of direct view from the street and by way of overhangs or simple surrounds, which add the softness of shade and shadow.

Building height is a critical consideration. The Design Review Guidelines will take into account adjacent development, will establish allowable maximum heights, as measured in a plane above natural grade, and in certain areas, will stipulate specific allowable elevations for floors, roofs, and parapets on a lot-by-lot basis.

3.2.3 COLOR PALETTE

No one builder or homeowner can be expected to have the total picture in mind when making individual color selections. Thus, a comprehensive WestWing

Mountain Master Color and Material Palette will be designed based on the colors and tonalities of the desert geology and vegetation. There will be no sea of red tile roofs with beige walls, nor will there be any abrupt or obvious change in color between neighboring houses.

The community-wide color palette includes three levels of visual intensity: background, foreground, and special features. Residential structures are the most numerous and will generally be treated as background. The scale and scarcity of foreground and feature buildings will permit emphasis. Given the sloping topography, structures will be visible from above and below, thus all vistas are important. The master color scheme will be designed to address these relationships.

Selected colors will be controlled by their stipulated Light Reflectance Values or LRV (the lower the number, the darker the color). For example, paint colors having an LRV of 40 would be compatible with the background tones of the natural desert environment. This is the range that will likely be required for the neighborhoods in the flatter areas in the central portions of the Property. Moving north and south and gaining altitude, the neighborhoods will generally have somewhat darker colors in the LRV 30 range. The colors utilized in the higher altitudes will be the darkest, in the less than 25 LRV range. Variations to this format may occur in intentional ways, all as part of the overall design of pattern and color for WestWing.

3.2.4 LIGHTING

WestWing includes a variety of environments from the central community area (school, church and park) to the more rural and remote hillside settings. Lighting standards in these various areas will be implemented to minimize visual impact without compromising community safety issues. The design review process will make certain that lighting for any one area is sensitive to potential impact on adjacent areas.

3.2.5 DIVERSITY

The philosophy behind the WestWing P.C. Plan and Program is one of creating a true sense of community rather than just another large scale development. This is easier to say than to achieve. The world's most admired neighborhoods age gracefully and we must understand this process during the dynamic growth pattern of the southwest. Where houses have been built individually or changed over the years by their respective owners, a diversity results which is beyond the reach of production builders who utilize standard plans and elevations. To recreate this richness, without losing the economies of scale and other advantages, which strong builders represent, the Design Review Guidelines will

consider a variety in the design and construction of houses to be built within each area of WestWing. The Design Review Guidelines will likely be more restrictive than the design review guidelines of the City.

In addition to the general approval of builder plans and elevations, the project governance review process may impose special features and massing on selected lots within each neighborhood, all intended to add variety and visual interest.

In some areas, no two elevations within view of each other will be exactly alike. Builders who are accustomed to the repetitive use of standard plans will be asked to create a broader range of elevations, color and material palettes, including those specifically designed to fit WestWing's varied topography.

3.3 LANDSCAPE DESIGN CONCEPT

Members of the WestWing Development Team have a long history of working with desert sensitive design. Landscape standards will reflect the existing biological communities and the preservation of the unique Sonoran desert environment. The Development Team visualizes a community celebrating the natural character of the high Sonoran landscape.

The landscape philosophy for WestWing embodies the Development Team's goal to provide a successful balance between nature and the man-made environment. The unique species that form the native plant palette of the Sonoran desert are rich in diversity, character, and texture. From initial site visits, the goal of the Development Team was to understand the native plant communities and wildlife species existing on the Property. These findings provide the basis for developing specific landscape palettes for WestWing.

There are different sub-communities of plant palettes within WestWing. The differences occur due to changes in elevation, soil condition, water availability and site orientation. While many plant species are evident in all sub-communities, each zone has its dominant species. Landscape concepts and themes for WestWing will respond to these naturally occurring vegetation zones, providing a variety of plant life throughout the Property, while respecting the underlying native plant community.

Wherever the desert has been disturbed, revegetation will be required using plant species on WestWing's landscape palette. Existing plant materials available on the Property are a valuable resource, which will be relocated from the disturbed sites and incorporated elsewhere on the Property. This technique of revegetation is both a science and an art. A temporary nursery with electric power and a water source will be established to care for the materials until they are transplanted into their ultimate location.

The success of the finished landscape should be measured by the ability to soften the edges between the existing and new landscapes.

Finished grades that resemble the natural contours of the land, finished surface treatments of rock and granite that replicate the natural desert floor and relocation of the structure and density of the predominant ground plane plants are design techniques, which will be utilized. The added bonus of using mature, salvaged plant materials from the Property will accelerate the established appearance of WestWing. Specifically, the predominance of creosote bushes on the Property makes this plant species a candidate to transplant and have instant landscape maturity.

The use of native plants as the central theme of the WestWing plant palette will reinforce the community's bond to the desert. The conservation of water from these drought-resistant species follows as a significant, life-sustaining bonus.

3.3.1 DESIGN APPROACH

A thorough study was conducted of similar and dissimilar planned communities to analysis a broad range of aesthetic and functional landscape objectives. The following is a summary of our inventory:

- Native vegetation is the predominant influence of design and shall be preserved or salvaged to greatest extent possible.
- Maintain simplistic and understated planting design.
- Native granular soils provide a consistent, desirable character and shall be maintained as a top dressing on all landscape areas.
- Revegetation shall maintain a density of one (1) plant per 40 s.f. as a minimum to sustain the native character.
- Allow a combination of native and desert adapted plant material within a restricted palette to increase color, texture and interest along residential.
- Eucalyptus Papuana was selected as a theme tree on lower desert areas to reduce impact of rooftops and development from distant and mountain views. This variety is durable, low growing and provides a desert ranch character when combined with desert trees, creosote and arid planting.

3.3.2 LANDSCAPE AREA DEFINITIONS

Within the project, five landscape classifications have been identified to create a hierarchy in the landscape. These areas are intended to transition the undisturbed natural desert areas with various development considerations. Landscape zones are intended to seamlessly blend various classifications yet establish a unique identity for the WestWing project amongst similar desert oriented master planned communities. Specific plant species are designated for use in each of the following defined areas:

3.3.2.1 Undisturbed Areas

The natural, undisturbed desert must be preserved to the greatest extent possible. Development plans must clearly indicate limits of disturbance. These areas must be roped off and protected throughout the development process. No enhancement or alterations are allowed unless specifically identified and approved.

3.3.2.2 Native Areas

Native areas are defined as areas planted with materials found in the Sonoran Desert (may not be indigenous to this property). Planting is intended to emulate native character and densities of approximately one (1) plant per 35 square feet. Native areas are intended to abut other natural or undisturbed areas, wash corridors and arterial roads running through the project. These areas are intended to be low maintenance and naturalize with minimal supplemental irrigation.

3.3.2.3 Riparian Areas

The landscape character of wash areas are intended to supplement and enhance the natural riparian character and unique plant palette found in wash corridors that run through the project. Modifications to native arroyos and proposed retention areas shall incorporate the specific palette and design criteria established for these unique plant communities.

3.3.2.4 Transition Areas

Transition areas are distinguished by an expanded list of low water use plants that offer a wider range of color, texture, and compliment the native palettes. Planting in this zone are generally found in greater densities than natural areas and require a permanent drip irrigation system. Transition areas include major streetscapes, recreation areas,

commercial, residential parcels, and front yards. The transition palettes offer a wider range of plants to add shape, height, color, and texture diversity. Planting shall maintain a simplistic, understated design that reinforces the native character of WestWing.

3.3.2.5 Private Areas

Private areas are defined as enclosed and semi- enclosed areas obscured from view by structures or walls above 3' in height. Planting within these areas may utilize a higher density and diversity of plants beyond those identified on restricted plant palettes. Plant restrictions include varieties that exceed 35' in height and those listed on the prohibited plant list.

3.3.3 NATIVE PLANT INVENTORY AND RELOCATION PROGRAM

Each phase of development is required to prepare and submit a Native Plant Inventory and Relocation Program for the preservation of all protected trees and cactus. The inventory shall be prepared on a proposed site plan with a photographic aerial overlay to clearly show native outcroppings and adjacent conditions. The site plan information must include property lines, grading limits, proposed facilities, interior lot lines, utilities and any required easements.

The relocation program must provide a summary of plants with their respected size and variety. Plants shall be classified as salvageable, unsalvageable or to remain in place. The relocation program shall also include location of a temporary nursery, temporary watering system, boxing technique, fencing, maintenance considerations and final cleanup.

Refer to construction guidelines for specific requirements and outline. Native Creosote, Jojoba, and Bursage shall also be made available for spading or replanting on other parcels prior to mass grading sites.

3.3.4 TURF AREAS

Turf areas may be selectively used throughout the project in applications that demonstrate a functional recreational use. These include trail heads, pocket parks, retention basin, community parks, school, enclosed portions of residential yards and other public use areas. Turf areas shall be bordered by a concrete header or other hardscape element. Turf areas shall be installed as a non-pollinating hybrid (midiron or equal) and be over seeded with perennial rye between the months of November through May.

3.3.5 SHAPING AND GRADING

All landscape areas disturbed by construction shall be fine graded and altered for a naturalistic random character that blends with native areas or adjacent facilities. Engineered grades shall be softened through the use of variable sideslopes, rounded transition along top and toe, shaping to the finish surface to compliment native land forms and extend across property lines whenever possible.

3.3.6 NATIVE TOPDRESSINGS

Native granular soils are a predominant element of the landscape design that shall be preserved and replicated in landscape areas. Native soils consist of granular fines generally 2" and below. Topdressing along all revegetated landscape areas shall maintain a similar character and color. Remove all rocks above 2" in diameter and broom finish for a naturalistic character to blend with adjacent native undisturbed conditions. Decomposed granite may only be used on enclosed landscape areas.

3.3.7 STREETSCAPE CHARACTER

Streets are an important public space within the WestWing community. They are experienced by everyone and provide a visual sense of the overall look and feel of the community. The following list of principles and devices of street design are to be utilized throughout WestWing Mountain.

3.3.7.1 Arterial Streets

Primary use of plants off the native palette with a density of one (1) plant per 40 s.f. and trees with a minimum density of one (1) per 40 l.f. Medians and streetscapes will incorporate random planting design with specimen trees and cactus from devegetation, gentle mounding, spaded Creosote and revegetation to compliment adjacent conditions.

3.3.7.2 Collector Roads

Integrate a combination of native and transition plant palette to compliment street alignment, parcel entries, open space and view corridors. Supplemental planting shall have a minimum density of one (1) plant per 35 s.f. and one (1) tree per 30 l.f. Landscape shall include accents of native trees and cactus with outcroppings of Eucalyptus Papuana.

3.3.7.3 Local Streets

Maintain use of native and transition plant palettes to integrate with open space and adjacent streets. Provide one (1) 15-gallon Eucalyptus Papuana per lot for a street tree theme in all production builder parcels.

Custom lot parcels shall have a street tree program that includes (1) 25" box Foothill Palo Verde per lot.

3.3.8 IRRIGATION DESIGN

The irrigation system is intended to be designed in a manner, which is responsive to environmental considerations, the most important being water conservation. The goal of water conservation must be achieved through efficient application of water and water management.

An efficient irrigation system is made possible through proper design, incorporating latest technology and using water management tools. It is very important that the design allow for methods to manage the delivery and application of water to individual landscape areas.

Control System

All streetscape and common areas shall be irrigated using a central control system. This system will conserve water and reduce maintenance costs. The irrigation will be managed based on microclimate information.

3.3.8.1 Supply Lines

All pressure supply lines (mainline) shall be routed so as not to conflict with underground utilities, trees and drainage structures.

3.3.8.2 Drip Irrigation

Tree and shrub planting are to be provided with supplemental water through the use of an automatic drip irrigation system. The drip system is to be a combination of PVC pipe and poly tubing controller by an electric valve.

3.3.8.3 Turf Area

A combination of gear drive rotors and pop up heads will be used to most efficiently irrigate large turf areas. Low angle nozzles will be installed when possible to reduce transportation or overspray onto hardscape and

structures. Spray heads will be offset from hardscape 12" to minimize maintenance and reduce the possibility of overspray.

3.3.8.4 Equipment

It is important to minimize the visual impact of above ground irrigation equipment. This can be achieved by locating equipment behind walls, berms or plant material. If visible, the equipment should be painted to match its surroundings.

3.3.8.5 Residential Irrigation

Each individual residence shall have an automated irrigation system. The system is to be controlled by the homeowner. Spray irrigation should only be used for turf areas. Tree and shrub areas are to be irrigated by a drip system. The irrigation clock and backflow preventer shall be located out of direct view and screened with plant material when possible. All equipment boxes shall be tan.

3.3.9 PROHIBITED PLANT LIST

The following is a list of prohibited plants that is intended to include any variety with a mature height above 30'. Common Bermuda grass is also prohibited because of its ability to spread and reseed.

[THE BALANCE OF THIS PAGE LEFT INTENTIONALLY BLANK]

3.3.10 RESTRICTED PLANT PALETTE

Botanical Name	Common Name	Pallets			Size	
		Native	Riparian	Transition	Height	Width
TREES						
<i>Acacia greggii</i>	Catclaw Acacia	X	X	X	10'	15'
<i>Acacia salicina</i>	Willow Acacia			X	20-40'	15'
<i>Acacia smallii</i> (<i>famesiana</i>)	Sweet Acacia			X	15-20'	15-20'
<i>Caesalpinia Mexicana</i>	Mexican Bird of Paradise			X	10-15'	6-2'
<i>Canotia holacantha</i>	Crucifixion Thorn	X		X	15'	10'
<i>Cercidium floridum</i>	Blue Palo Verde	X	X	X	20'	25'
<i>Cercidium microphyllum</i>	Foothills Palo Verde	X	X	X	12'	15'
<i>Chilopsis linearis</i>	Desert Willow	X	X	X	25'	20'
<i>Eucalyptus Papuana</i>	Ghost Gum			X	30'	20'
<i>Olneya tesota</i>	Ironwood	X	X	X	30'	30'
<i>Pithecellobium mexicanum</i>	Mexican Ebony		X	X	20-30'	15-25'
<i>Prosopis alba</i>	Argentine Mesquite		X	X	30'	30'
<i>Prosopis velutina</i>	Velvet Mesquite		X	X	30'	30'
CACTI/ACCENTS						
<i>Agave deserti</i>	Desert Agave	X	X	X	1-1/2'	2'
<i>Agave parryi</i> v. <i>huachuensis</i>	Parry's Agave			X	3'	3'
<i>Asclepias subulata</i>	Desert Milkweed		X	X	3'	4'
<i>Carnegiea gigantea</i>	Saguaro	X	X	X	40'	2'
<i>Dasyrion acrotriche</i>	Green Desert Spoon		X	X	4'	6'
<i>Dasyrion wheeleri</i>	Desert Spoon	X	X	X	4'	6'
<i>Echinocereus engelmannii</i>	Engelmann's Hedgehog	X	X	X	1-1/2'	3'
<i>Ferocactus acanthodes</i>	Fire Barrel	X	X	X	4'	2'
<i>Fouquieria splendens</i>	Ocotillo	X	X	X	15'	10'
<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe			X	6'	6'
<i>Hesperaloe parviflora</i>	Red Hesperaloe			X	3'	3'
<i>Mammillaria microcarpa</i>	Pincushion Cactus	X	X	X	1/2'	1/2'
<i>Opuntia acanthocarpa</i>	Buckhorn Cholla	X	X	X	5'	5'
<i>Opuntia bigelovii</i>	Teddy bear Cholla	X	X	X	5'	2'

Opuntia engelmannii	Engelmann's Prickly Pear		X	X	3'	4'
Opuntia fulgida	Chainfruit Cholla	X		X	10'	8'
Yucca baccata	Banana Yucca	X	X	X	3'	6'
Yucca brevifolia	Joshua Tree			X	30'	15'
Yucca elata	Soaptree Yucca	X	X	X	20'	10'
LARGE SHRUBS						
Abutilon palmeri	Indian Mallow	X		X	8'	8'
Bougainvillea 'Barbara Karst'	Bougainvillea			X	15-20'	6'
Buddleia marrubiolia	Woolly Butterfly Bush	X		X	5'	5'
Caesalpinia Mexicana	Mexican Bird of Paradise	X		X	5'	5'
Caesalpinia pulcherima	Red Bird of Paradise			X	6-10'	6-10'
Cassia nemophilla	Desert Cassia			X	6-10'	6-10'
Celtis pallida	Desert Hackberry		X	X	8'	10'
Dodonaea viscosa	Hopbush			X	12'	10'
Ephedra trifurca	Mormon Tea	X	X	X	6'	8-10'
Hyptis emoryl	Desert lavender	X	X	X	10'	8'
Justicia californica	Chuparosa		X	X	6'	6'
Larrea tridentata	Creosote Bush	X	X	X	8'	6'
Leucophyllum frutescens	Green Cloud Sage			X	6'	6'
Leucophyllum laevigatum	Chihuahuan Sage			X	6'	6'
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage			X	5'	5'
Lycium fremontii	Fremont Lycium	X	X	X	6'	6'
Senna wislizeni	Shrubby Senna	X		X	10'	6'
Simmondsia chinensis	Jojoba	X	X	X	6'	6'
Sophora secundiflora	Texas Mountain Laurel			X	6-10'	6-10'
Tagetes lemmoni	Mt. Lemmon Marigold			X	5'	5'
Vaquellnia californica	Arizona Rosewood			X	15'	10'
Zizyphus obtusifolia	Graythorn	X	X	X	6'	8'
MEDIUM AND SMALL SHRUBS						
Ambrosia ambrosioides	Canyon Ragweed		X	X	3'	4'
Ambrosia deltoidea	Bursage	X	X	X	2'	2'

Calliandra eriophylla	Pink Fairy Duster	X	X	X	3'	4'
Chrysactinia Mexicana	Damianita	X	X	X	2'	2'
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea			X	2'	2'
Dalea pulchra	Indigo Bush			X	4'	5'
Ericameria laricifolia	Turpentine Bush	X	X	X	2'	2'
Eriogonum fasciculatum	Buckwheat	X	X	X	1-1/2'	2'
Gaura lindheimeri	Gaura			X	3'	3'
Gutierrezia sarothrae	Snakeweed		X	X	1-1/2'	2'
Hymenoxys acaulis	Angelita Daisy			X	1'	1'
Justicia ovata (candicans)	Red Justicia			X	3'	3'
Lotus rigidus	Deer Vetch		X	X	3'	3'
Ruellia peninsularis	Desert Ruellia			X	4'	4'
Salvia clevelandii	Chaparral Sage			X	4'	5'
Salvia greggii	Autumn Sage			X	2'	2'
Sphaeraicea ambigua	Orange Globemallow	X	X	X	3'	3'
Trixis californica	Trixis	X	X	X	2'	2-1/2'
Viguiera deltoidea	Goldeneye	X	X	X	3'	3'
GROUNDCOVERS						
Acacia redolens	Prostrate Acacia			X	3'	15'
Baccharis centennial	Dwarf Coyote Bush			X	3'	4-5'
Baileya multiradiata	Desert Marigold	X	X	X	1'	1'
Dalea capitata (Sierra Gold)	Sierra Gold Dalea			X	1'	3'
Melampodium leucanthum	Blackfoot Daisy	X	X	X	1'	2'
Muhlenbergia rigida (Nashville)	Nashville Grass			X	2'	2'
Oenothera berlandieri	Mexican Evening Primrose			X	1'	3'
Oenothera caespitosa	Evening Primrose	X	X	X	1'	2'
Penstemon parryi	Parry's Penstemon	X	X	X	2'	2'
Penstemon pseudospectabilis	Desert Penstemon	X	X	X	5'	2'
Penstemon superbus	Superb Penstemon		X	X	2'	2'
Psilostrophe	Cooper's	X	X	X	2'	2'

cooperi	Paperflower					
Senna covesii	Desert Senna	X	X	X	1-1/2'	2'
Tridens pulchellus	Fluffgrass		X	X		
Verbena gooddingii	Goodding's Verbena	X	X	X	1'	3'
Verbena pulchella	Moss Verbena			X	1 to 1-1/2'	2-3'
Verbena rigida	Sandpaper Verbena			X	1'	4'
VINES						
Antigonon leptopus	Queen's Wreath		X	X	40'	20'
Cissus trifoliata	Native Grape Ivy		X	X	Varies	Varies
Macfadyena unguis cati	Cat's Claw Vine			X	20'	15'
Mascagnia macroptera	Yellow Orchid Vine			X	6'	Varies
Podranea ricasoliana	Pink Trumpet Vine			X	20'	10'

3.3.11 REVEGETATION SEED MIXES

BOTANICAL NAME	COMMON NAME	Native	Riparian	Wildflowers
		LBS/ACRE	LBS/ACRE	LBS/ACRE
TREES				
Acacia greggii	Catclaw Acacia	5.0	1.0	
Ambrosia ambrosioides	Canyon Ragweed		1.5	
Ambrosia deltoidea	Bursage	8.0	4.0	2.0
Baileya multiradiata	Desert Marigold			2.0
Celtis pallida	Desert Hackberry	.5	1.0	
Cercidium microphyllum	Foothills Palo Verde	1.0	0.5	
Ephedra trifurca	Morman Tea	0.5	1.0	
Escholtzia mexicana	Mexican Poppy			7.0
Hyptis emoryi	Desert Lavender	0.5	0.5	
Kallstroemia grandiflora	Arizona Poppy			7.0
Larrea tridentata	Creosote Bush	2.0	1.0	
Lotus rigidus	Deer Vetch		1.0	
Lupinus succulentus	Arroyo Lupine			3.0
Lycium exsertum	Thornbush	0.5	1.0	
Olneya tesota	Ironwood	1.0	1.0	
Penstemon pseudospectabilis	Desert Penstemon	0.5	0.5	3.0
Phacelia campanularia	Desert Bluebells			3.0
Plantago insularis	Indian Wheat	1.0	1.0	1.0
Prosopis velutina	Velvet Mesquite		1.0	
Psilostrophe cooperi	Paper Flower	1.5	1.0	1.5
Schismus barbatus	Schismus Grass	1.0	1.0	0.5
Sienna covesii	Desert Sienna	0.5	1.0	2.0
Simmondsia chinensis	Jojoba	1.5	2.0	
Sphaeralcea ambigua	Desert Globe Mallow	1.0	1.0	
Trixis californica	Trixis	0.5	1.0	
Viguiera deltoidea	Goldeneye	1.0	1.0	
Zinnia acerosa	Desert Zinnia	1.0	1.0	2.0
	TOTAL POUNDS PER ACRE	24.0	25.0	29.0

3.4 ROLE OF CITY IN PROJECT GOVERNANCE

The City's role in project governance shall be to assure that a legally enforceable framework of project governance is created and enforced by identified entities implement throughout development of the Property. The City shall not be obligated to require or enforce individual rules and regulations or guidelines contained within respective elements of the private governance framework for the Property, but shall ensure the existence and enforceability of such framework and guidelines.

SECTION IV – SUPPLEMENTAL MAPS & PLANS

4. MAPS & PLANS

4.1 EXISTING CONDITIONS MAP

4.2 SLOPE ANALYSIS

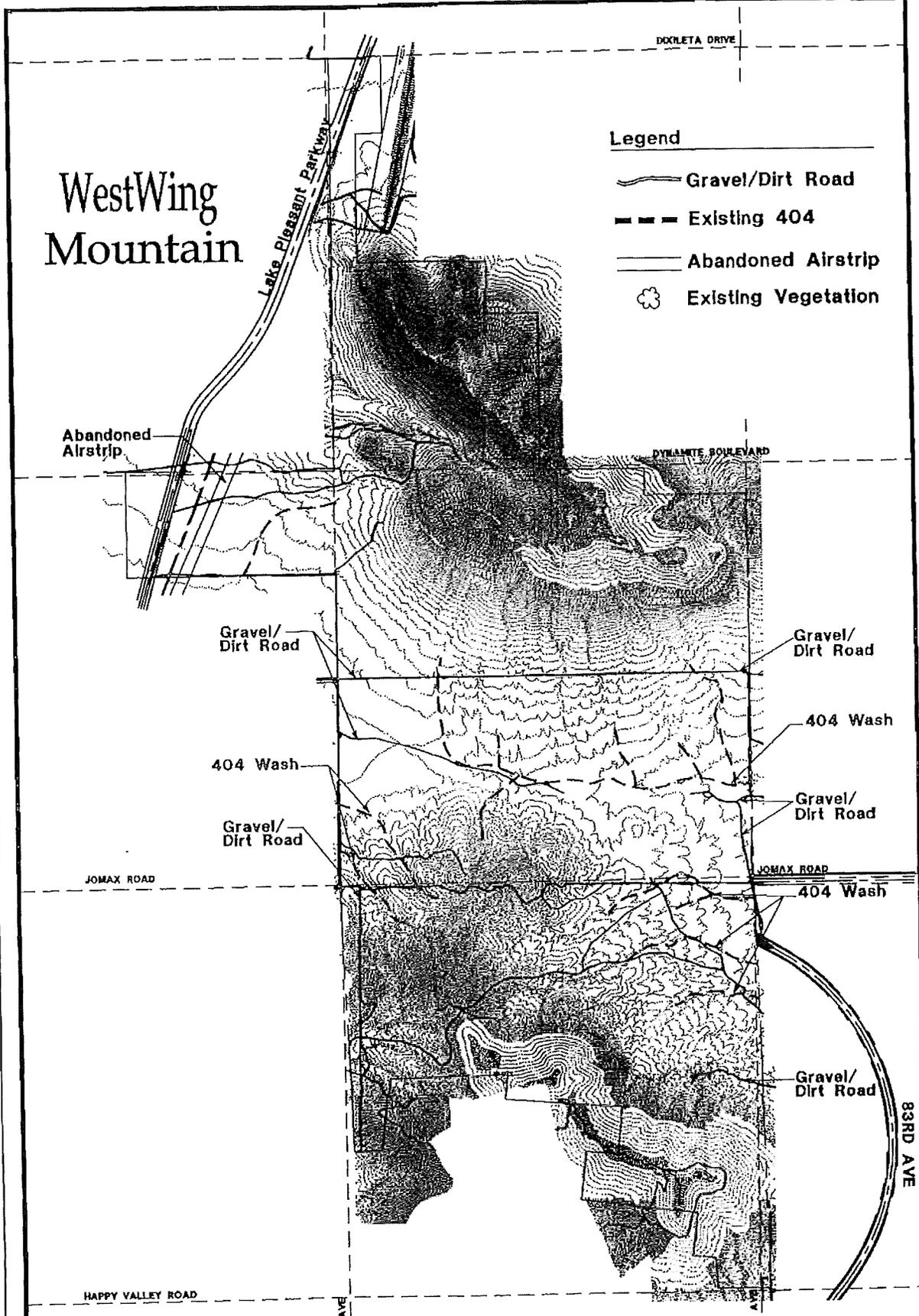
4.3 BOUNDARY MAP

4.4 REGIONAL CONTEXT MAP

4.5 CONCEPTUAL LAND USE MIX

4.6 CITY CONTEXT MAP

WestWing Mountain



Legend

-  Gravel/Dirt Road
-  Existing 404
-  Abandoned Airstrip
-  Existing Vegetation

Existing Conditions

VSA Vernon Swaback Associates
 Architecture and Planning
 7850 East McDowell Drive • Scottsdale, Arizona 85258
 480-991-0700 • FAX 480-991-0888

WOOD/PATEL

Civil Engineers • Hydrologists • Land Surveyors
 1560 E. Missouri, Suite 203 • Phoenix, Arizona 85014



Date: August 21, 1998

PIVOTAL GROUP
 The Highlands • Suite 940
 2415 East Camelback Road
 Phoenix, Arizona 85016
 FAX 602/944-2111 • 602/944-7200
 pivotalgroup.com

WestWing Mountain

DIOLETA DRIVE

LEGEND

- 10% Slope
- △-△-△ 15% Slope
- 20% Slope
- 25% Slope
- ▲-▲-▲ 30% Slope
- 35% Slope

Lake Pleasant Parkway

DYNAMITE BOULEVARD

JOMAX ROAD

JOMAX ROAD

HAPPY VALLEY ROAD

83RD AVE

91ST AVE

83RD AVE

Slope Analysis

VSA *Vernon Swaback Associates*
Architecture and Planning
 7000 East McDowell Drive • Scottsdale, Arizona 85259
 PHX 949-9799 • RLX 949-1000

WOOD/PATEL
 Civil Engineers • Hydrologists • Land Surveyors
 1800 N. Kinnick, Suite 202 • Phoenix, Arizona 85016



Date: August 21, 1998



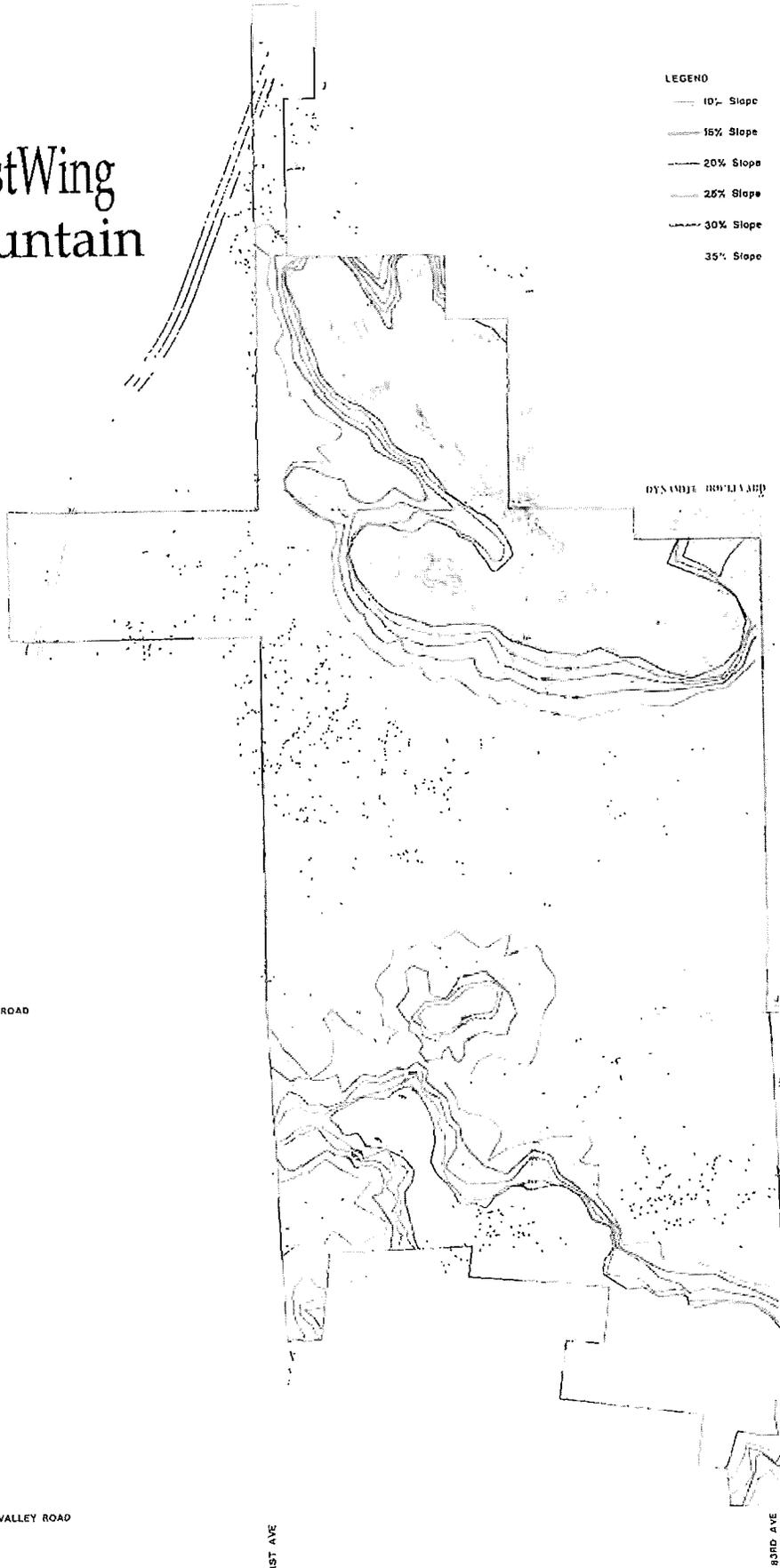
PIVOTAL GROUP
 The Highlands • Suite 950
 2412 East Camelback Road
 Phoenix, Arizona 85016
 FAX 480-961-2113 • 480-961-7700
 pivotalgroup.com

WestWing Mountain

DIXIE DRIVE

LEGEND

- 10% Slope
- 15% Slope
- 20% Slope
- 25% Slope
- 30% Slope
- 35% Slope



JOMAX ROAD

DIXIE DRIVE

JOMAX ROAD

HAPPY VALLEY ROAD

91ST AVE

83RD AVE

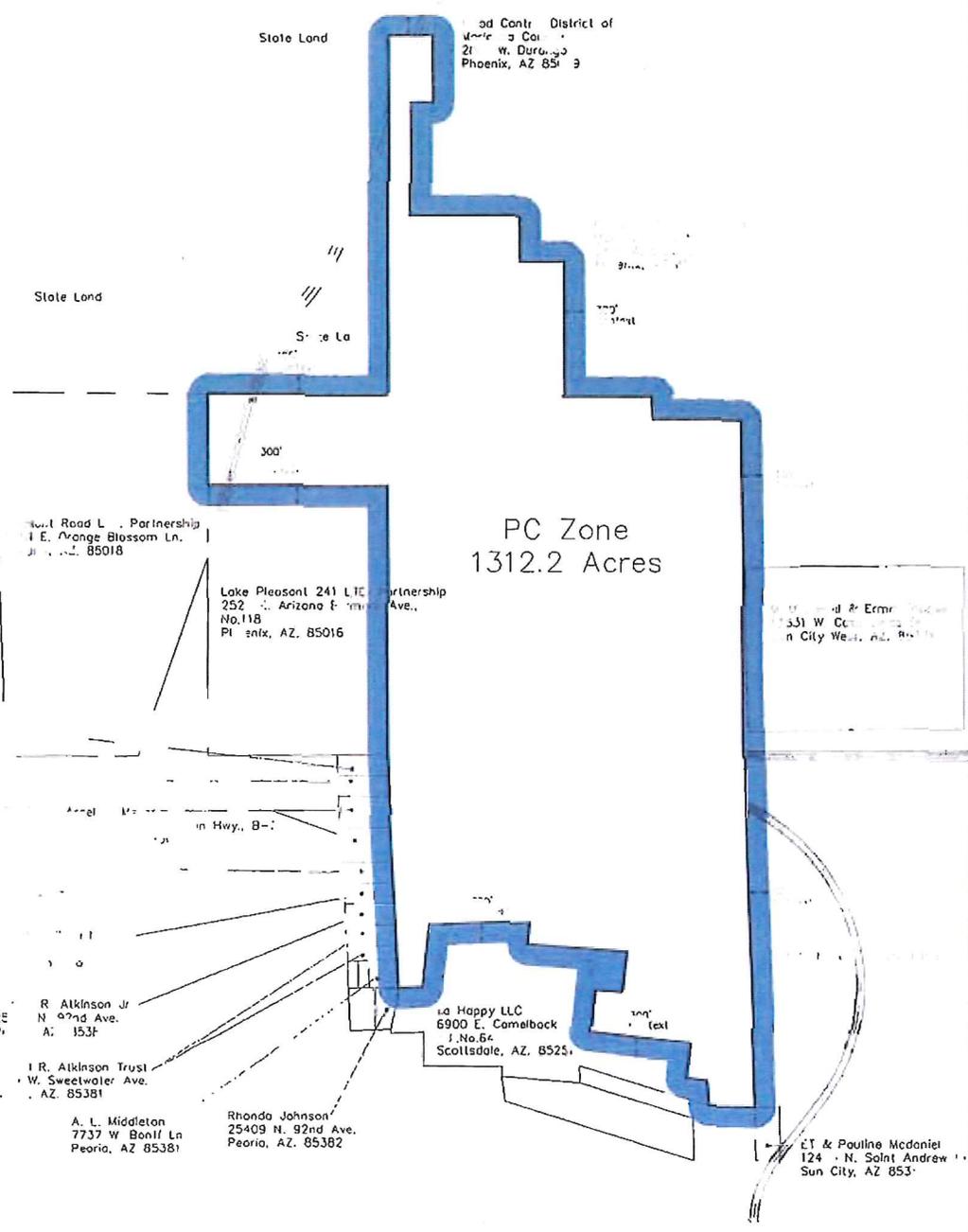
Slope Analysis



Date: August 21 1998



PIVOTAL GROUP



PC Zone
1312.2 Acres

State Land

Road Contr. District of
...
21 W. Durango
Phoenix, AZ 85019

State Land

State Land

L. E. Orange Blossom Ln.
Phoenix, AZ 85018

Lake Pleasant 241 LLC Partnership
252 ... Arizona ... Ave.,
No. 118
Phoenix, AZ 85016

R. Atkinson Jr.
N ... Ave.
P. ... A: 153F

I. R. Atkinson Trust
W. Sweetwater Ave.
... AZ 85381

A. L. Middleton
7737 W Bonif Ln
Peoria, AZ 85381

Rhonda Johnson
25409 N. 92nd Ave.
Peoria, AZ 85382

La Happy LLC
6900 E. Camelback
J. No. 54
Scottsdale, AZ 85251

ET & Pauline Mcdoniel
124 - N. Saint Andrew
Sun City, AZ 85310

Boundary Map

Note: This exhibit is only a graphic representation of neighboring parcels and ownerships.

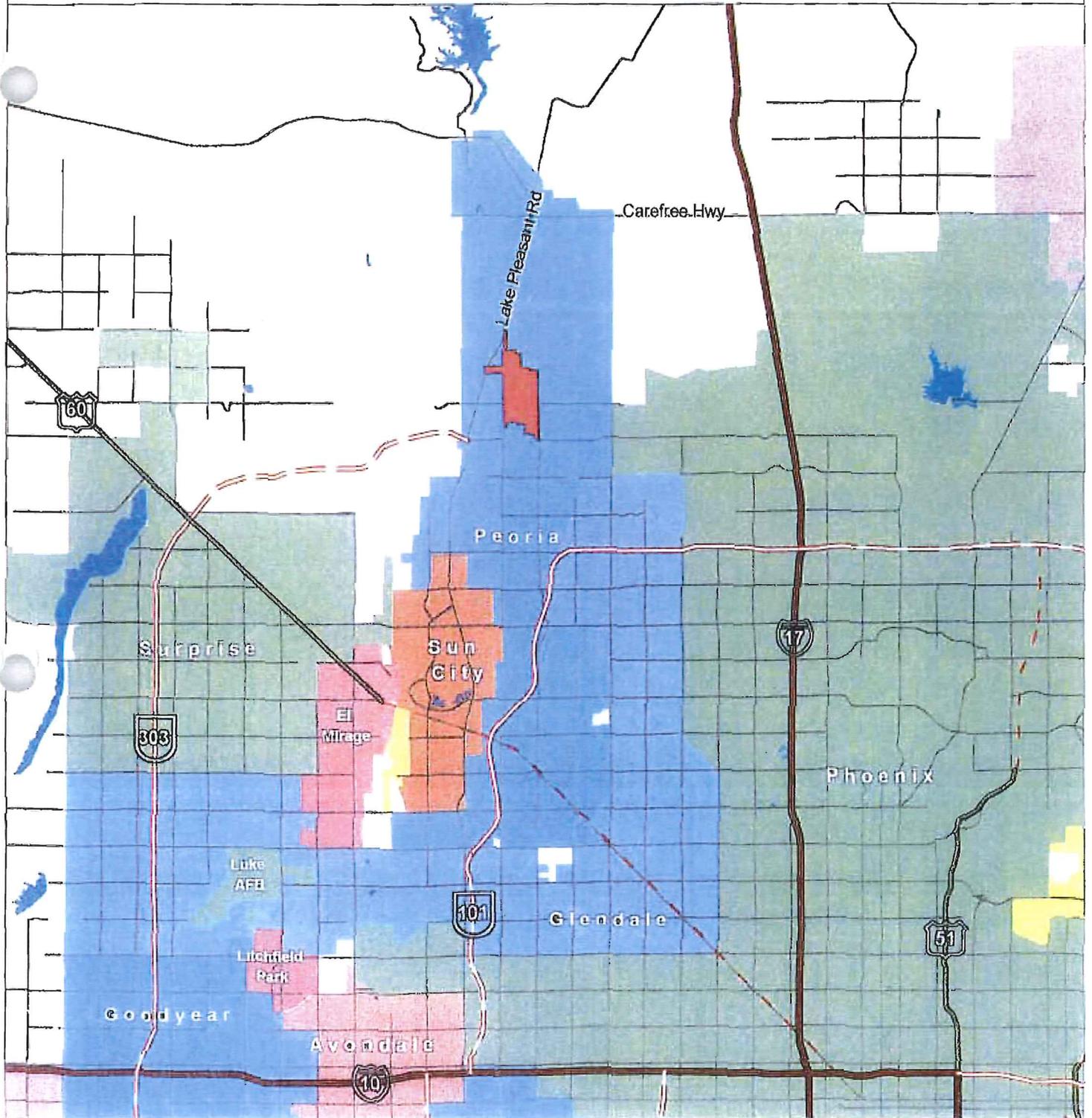


Date: August 21, 1998

Scale: 1" = 600'

PIVOTAL
GROUP
2111 East Camelback Rd.
Phoenix, AZ 85016
Phone: (602) 998-1100

WestWing Mountain Vicinity Map



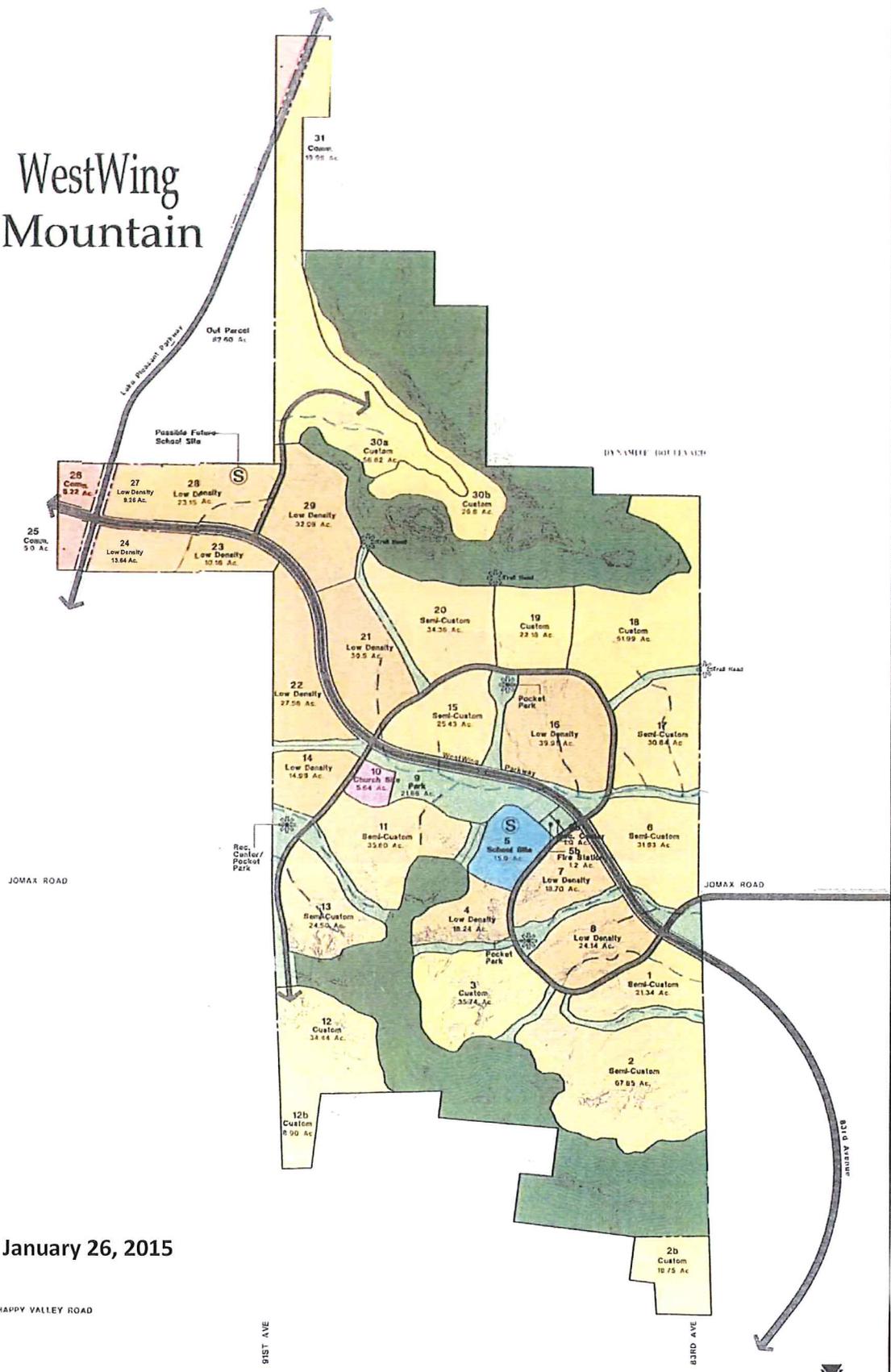
LEGEND

- WestWing Mountain
- Lakes/Reservoirs
- Arterial



NORTH

WestWing Mountain



January 26, 2015

HAPPY VALLEY ROAD

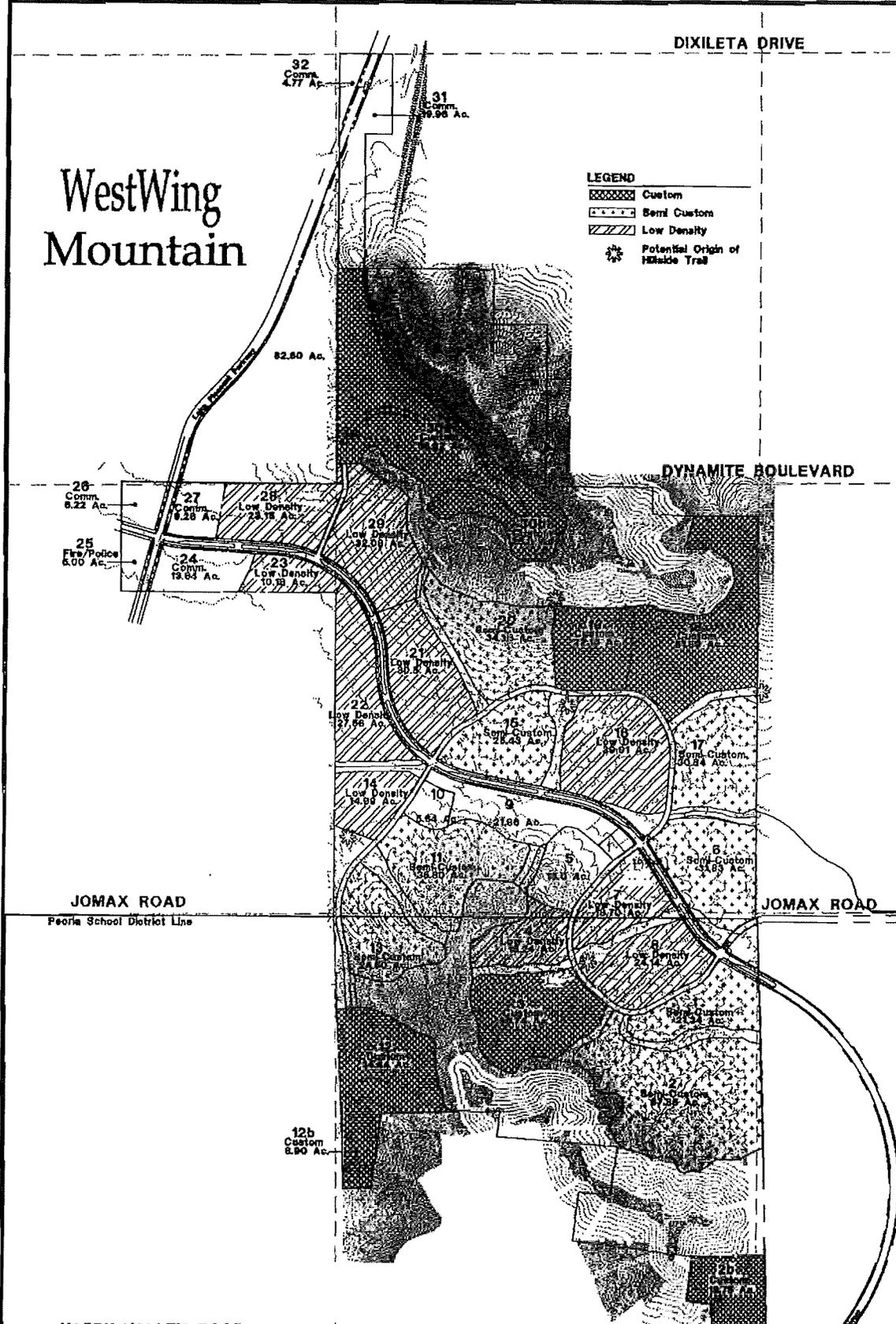
Conceptual Land Use Mix



WestWing Mountain

DIXILETA DRIVE

- LEGEND**
-  Custom
 -  Semi Custom
 -  Low Density
 -  Potential Origin of H&W Side Trail



JOMAX ROAD
People School District Line

JOMAX ROAD

HAPPY VALLEY ROAD

91ST AVE

83RD AVE

Conceptual Land Use Mix



SECTION V – DEVELOPMENT AGREEMENT

5. DEVELOPMENT AGREEMENT

Concurrently with the approval of the WestWing Planned Community Plan and Program, the Developer anticipates approval of a development agreement (the “Development Agreement”) between the City and Developer. The Development Agreement will set forth the obligations of the City and the Developer respecting implementation of the WestWing Planned Community Plan and Program.

SECTION VI – APPENDICES

6. APPENDICES

6.1 LEGAL DESCRIPTION

6.3 NEIGHBORHOOD CORRESPONDENCE

6.4 REALIGNMENT OF THE 303 LOOP (MAP AND ADOT RESOLUTION)

6.5 THEMATIC CHARACTER ELEMENTS

6.6 DESIGN REVIEW ILLUSTRATIONS

6.7 SUPPLEMENTAL LANDSCAPE PALETTE

6.8 COST IMPACT ANALYSIS OF PROPOSED PUBLIC FACILITIES AND INFRASTRUCTURE

6.9 CC&R OUTLINE

6.10 ARTICLE 14-22A HILLSIDE DEVELOPMENT OVERLAY DISTRICT

6.1 LEGAL DESCRIPTION

Exhibit A

PARCEL NO. 1:

Lots 1, 2, 3, 11, 12, 13, 14, 15, 19 and 20;
The South half of the Northeast quarter; and
The Northeast quarter of the Southeast quarter;
ALL in Section 3, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

The Northwest quarter of the Northwest quarter of the Northwest quarter;
The North half of the Southwest quarter of the Northwest quarter of the Northwest quarter;
The Southwest quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter; and
The West half of the West half of the Southwest quarter of the Northwest quarter;
ALL in Section 27, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 3:

The South half of the North half of the Northeast quarter of the Northeast quarter;
The South half of the Northeast quarter of the Northeast quarter;
The Northwest quarter of the Northeast quarter;
The South half of the Northeast quarter;
The East half of the Southeast quarter of the Southwest quarter; and
The Southeast quarter;
ALL in Section 34, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 4:

The South half of the Southwest quarter;
The Northwest quarter of the Southwest quarter;
The South half of the Northeast of the Southwest quarter; and
The Northwest quarter of the Northeast quarter of the Southwest quarter;
ALL in Section 27, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 5:

The North half of the Northeast quarter of Section 33, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 6:

The Northwest quarter;
The North half of the Southwest quarter;
The Southwest quarter of the Southwest quarter; and

The West half of the Southeast quarter of the Southwest quarter;
ALL in Section 34, Township 5 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa
County, Arizona.

PARCEL NO. 7:

Lot 4, Section 3, Township 4 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa
County, Arizona.

6.3 NEIGHBORHOOD CORRESPONDENCE

WestWing Mountain

Envisioning the Concept: An Exploration of Three Levels of Relationships

1

Two Dimensional

That which can be understood in terms of the Master Plan mapping:

- Drainage corridors
- Site topography
- Boundary conditions
- Circulation requirements
- Basic land use mix and Phasing
 - Path and trails

2

Three Dimensional

That which can be understood in terms of the Architectural concepts:

- Entrance features
- Streetscape elements
- Initial Thematic Character elements
 - Public Facilities
- Community Recreation Center

3

Human Value

That which can be understood in terms of the "story" of the Community:

- Where does your home begin?
 - The Creation of Value
 - Multi-use facilities
 - Shared Open Space
- The Character of the building in the desert environment

WestWing Mountain

PEORIA'S NEIGHBORHOOD COMMUNITY

*Master planned and programmed to occur
at the highest level of quality consistent
with considerations for the time, the place,
and the market.*

CREATING A SENSE OF COMMUNITY

- Considered in the Overall Master Plan.
- Considered in Detailed, Site Specific Plans.
- Considered in the Design of Houses.

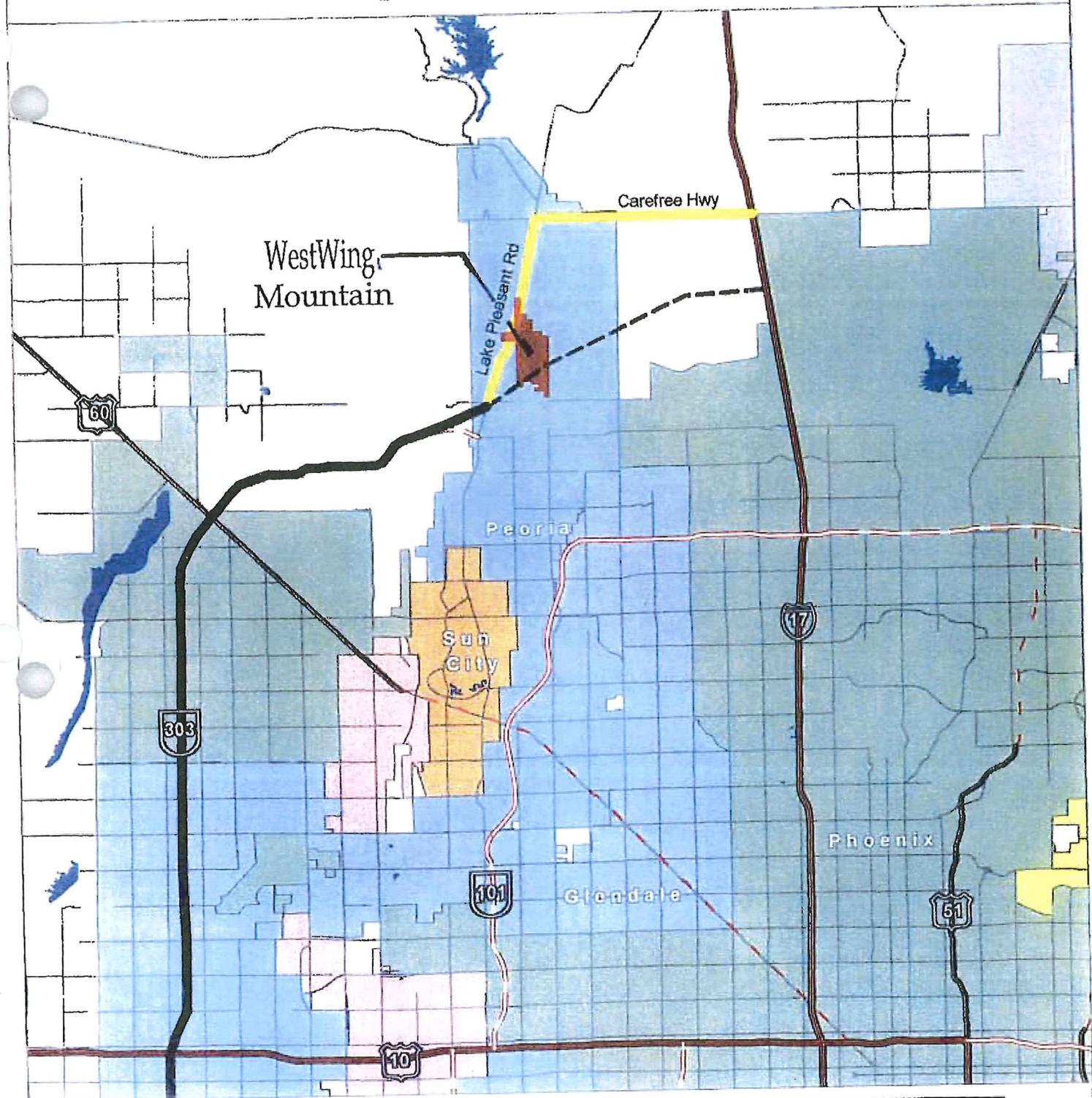
WestWing Mountain

WHAT MAKES IT SPECIAL?

- **The Concept**
 - **The Details**
 - **Initial
Implementation**
 - **Long Term Guidance
and Governance**

6.4 REALIGNMENT OF THE 303 LOOP (MAP AND ADOT RESOLUTION)

Loop 303 Corridor



LEGEND

- Interstate Hwy
- Hwy Loop
- Planned State Hwy
- Proposed Loop
- State Hwy
- Loop 303 to Lake Pleasant Rd
- Loop 303 Potential Alternative
- Loop 303 East of Lake Pleasant Rd (To be removed from Corridor)
- Lakes/Reservoirs



MAY 15, 1998

RES. NO. 98-05-A-015
PROJECT: 303LMA000H087901R / 600-9-702
HIGHWAY: ESTRELLA CORRIDOR
SECTION: U.S. 60 - Jct. I-17
ROUTE NO.: S.R. 303L
ENG. DIST.: M
COUNTY: Maricopa

REPORT AND RECOMMENDATION

TO THE HONORABLE ARIZONA TRANSPORTATION BOARD:

The Intermodal Transportation Division has made a thorough investigation concerning the establishment, approval, and adoption of the State Route Plan for a portion of the Estrella Corridor, and the advance acquisition of land within the above referenced corridor. This segment of the Estrella Corridor was previously established as a Preliminary Transportation Corridor designated S.R. 517 by Arizona Transportation Board Resolution 85-08-A-59 dated August 16, 1985; Resolution 87-11-A-105 dated December 18, 1987, redesignated S.R. 517 to S.R. 303 Loop; and Resolutions 89-07-A-58 dated July 21, 1989, and 92-11-A-72 dated November 20, 1992, refined a portion of the Corridor and authorized advance acquisition.

The State Engineer recommends that refinement of a portion of the Estrella Corridor be adopted and approved by the Arizona Transportation Board as a portion of the State Route Plan for State Route 303 Loop.

The Department has determined that advance acquisition of corridor rights of way should commence in order to forestall development, alleviate hardship situations, and provide for an orderly acquisition and relocation program.

Pursuant to Arizona Revised Statutes Section 28-7094, it has been determined that a reasonable need exists for the real property located within the corridor alignment.

MAY 15, 1998

RES. NO. 98-05-A-015
PROJECT: 303LMA000H087901R / 600-9-702
HIGHWAY: ESTRELLA CORRIDOR
SECTION: U.S. 60 - Jct. I-17
ROUTE NO.: S.R. 303L
ENG. DIST.: M
COUNTY: Maricopa

The area of establishment, the refined location of a portion of the State Route Plan, and the land to be acquired by advance acquisition is depicted in Appendix "A", and delineated on maps and plans on file in the office of the State Engineer, Intermodal Transportation Division, Phoenix, Arizona.

Accordingly, I recommend that the refined corridor alignment depicted in Appendix "A" be adopted and approved as a portion of the State Route Plan for a future controlled access state highway and designated State Route 303 Loop. I further recommend advance acquisition be authorized for real property within the above referenced corridor.

In the interest of public safety, necessity, and convenience, pursuant to Arizona Revised Statutes Section 28-7046, I recommend the adoption of a resolution making this recommendation effective.

Respectfully submitted,

MARY E. PETERS, Director
Arizona Department of Transportation

MAY 15, 1998

RES. NO. 98-05-A-015
PROJECT: 303LMA000H087901R / 600-9-702
HIGHWAY: ESTRELLA CORRIDOR
SECTION: U.S. 60 - Jct. I-17
ROUTE NO.: S.R. 303L
ENG. DIST.: M
COUNTY: Maricopa

RESOLUTION OF ESTABLISHMENT & ADVANCE ACQUISITION

MARY E. PETERS, Director, Arizona Department of Transportation, on May 15, 1998, presented and filed with this Transportation Board his written report recommending the establishment and the approval and adoption of a refined portion of the State Route Plan for the Estrella Corridor, and the advance acquisition of land within the above referenced corridor.

The area of establishment, the refined location of a portion of the State Route Plan, and the land to be acquired by advance acquisition is depicted in Appendix "A", and delineated on maps and plans on file in the office of the State Engineer, Intermodal Transportation Division, Phoenix, Arizona.

WHEREAS the Department has determined that the corridor as depicted in Appendix "A" should be adopted and approved as a refined portion of the State Route Plan for this segment of State Route 303 Loop; and

WHEREAS advance acquisition will forestall development within the corridor, alleviate hardship situations, and provide for an orderly acquisition and relocation program; and

WHEREAS it has been determined that a reasonable need exists for the real property located within the corridor; and

WHEREAS because of these premises, this Board finds public safety, necessity, and convenience require the recommended establishment and the approval and adoption of the refined portion of the State Route Plan, and advance acquisition of the land needed for this improvement; therefore, be it

MAY 15, 1998

RES. NO. 98-05-A-015
PROJECT: 303LMA000H087901R / 600-9-702
HIGHWAY: ESTRELLA CORRIDOR
SECTION: U.S. 60 - Jct. I-17
ROUTE NO.: S.R. 303L
ENG. DIST.: M
COUNTY: Maricopa

RESOLVED that the corridor depicted in Appendix "A" is adopted and approved as a refined portion of the State Route Plan for the location of a future controlled access state highway, and designated State Route 303 Loop; be it further

RESOLVED that the Director is authorized to proceed with advance acquisition to acquire an estate in fee and the appropriate rights of access needed for the corridor depicted in Appendix "A", in accordance with Arizona Revised Statutes Section 28-7094; be it further

RESOLVED that the Director secure an appraisal of the land to be acquired, and that necessary parties be compensated.

MAY 15, 1998

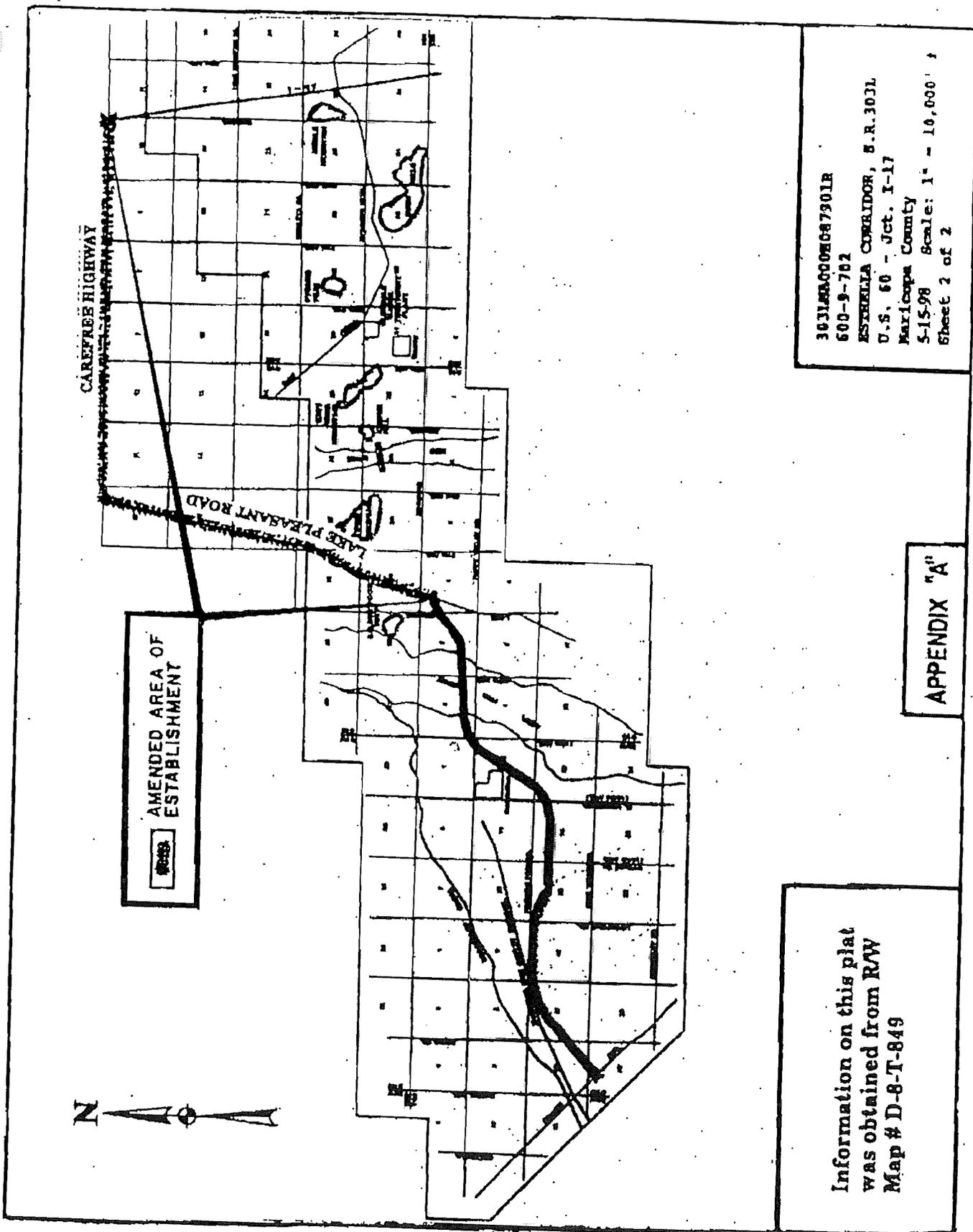
RES. NO. 98-05-A-015
PROJECT: 303LMA000H087901R / 600-9-702
HIGHWAY: ESTRELLA CORRIDOR
SECTION: U.S. 60 - Jct. I-17
ROUTE NO.: S.R. 303L
ENG. DIST.: M
COUNTY: Maricopa

CERTIFICATION

I, MARY E. PETERS, Director of the Arizona Department of Transportation, do hereby certify that the foregoing is a true and correct copy from the minutes of the Transportation Board made in official session on May 15, 1998.

IN WITNESS WHEREOF I have hereunto set my hand and the official seal of the Transportation Board on May 15, 1998.

MARY E. PETERS, Director
Arizona Department of Transportation



CAREFREE HIGHWAY

LAKE PLEASANT ROAD

AMENDED AREA OF ESTABLISHMENT



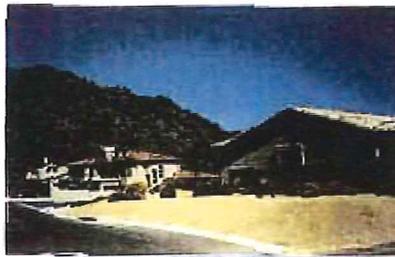
30318AC000087901R
600-9-762
ESTHERIA CORRIDOR, S.R.303L
U.S. 60 - Jct. I-17
Maricopa County
5-15-98 Scale: 1" = 10,000'
Sheet 2 of 2

APPENDIX "A"

Information on this plat
was obtained from RW
Map # D-8-T-849

6.5 THEMATIC CHARACTER ELEMENTS

WestWing Mountain



Thematic Character



West Wing Mountain



SPLIT RAIL FENCE PROVIDES RURAL CHARACTER.



UNIQUE IRON GATES



GOOD SIMPLE WALL DESIGN. COLOR TOO LIGHT.



UNDERSTATED WALLS DEEPER COLOR PROVIDE TIMELESS



THICKENED ENDWALL COLUMN (15') PROVIDES MASS.



SIMPLE, LOW MAINTENANCE PERIMETER WALL.



DENSE CREOSOTE SCREEN ADJACENT TO WALLS



NATURALIZED WASH WITH VARIABLE SLOPE AND BOTTOM.



DENSE NATURALISTIC LANDSCAPE SCREEN ALONG REAR YARD WALLS.



REVEGETATION TO NATIVE DENSITY.



EFFECTIVE LANDSCAPE MASSING.



ALLOW REAR YARD PLANT MATERIAL TO OVERGROW WALLS.



PLANT MATERIAL ALONG BOTTOM OF BASIN.



NATURALIZED SIDESLOPES WITH PROPER DENSITIES



TURF POCKET PARK ALONG NATIVE AREA.



SMALL TURF PARK



TURF AREA AT BOTTOM OF BASIN.



CREOSOTES EFFECTIVELY SCREEN TRANSFORMER.



1980'S CHARACTER WITH INSUFFICIENT LANDSCAPE



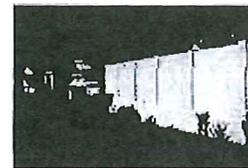
LACK OF VERTICAL PLANT MATERIAL TO SOFTEN ROOFLINE.



OUTDATED, REPETITIVE DESIGN WALLS.



SMALL OPEN SPACE.



HARSH SIDERYARD WALLS



OUTDATED COLOR AND TEXTURE.



OVER DESIGNED WALLS.



STREETSCAPE HAS NO INTENSITY.



WALL TO WALL TURF.



UGLY HEADER AND TURF IDENTITY BASIN.



UNRESPONSIVE REGIONAL OFFENSIVE CHARACTER.



ENGINEERED BASIN WITH SEPARATING PLANTING.

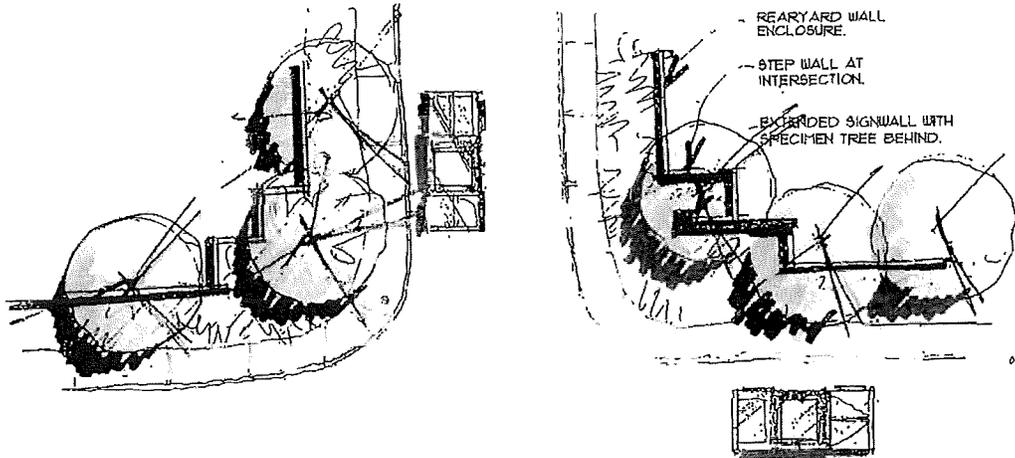


West Wing Mountain

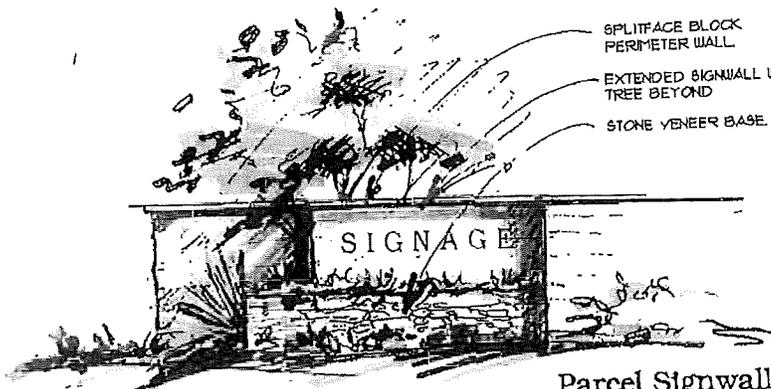


- METAL SIGN PANEL
- REVERSE BASE STONE OR SPLITFACE.

Directional Signage



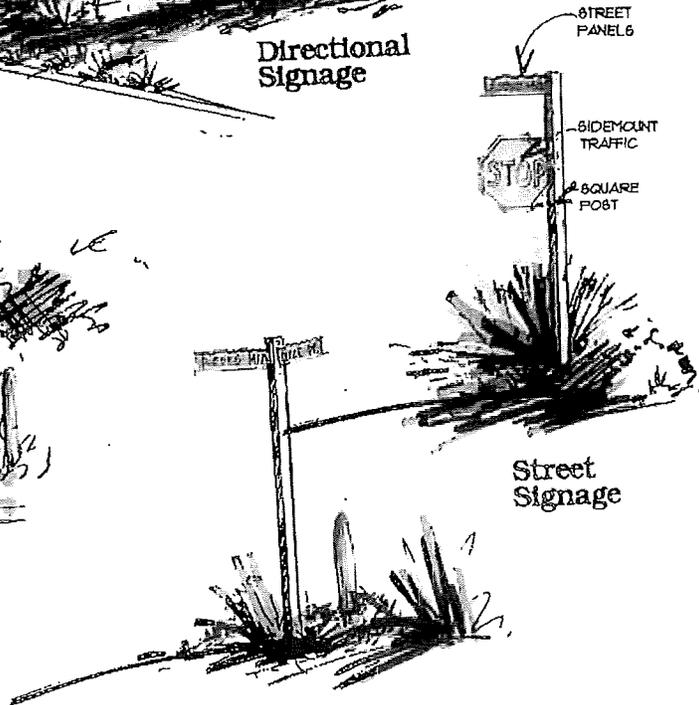
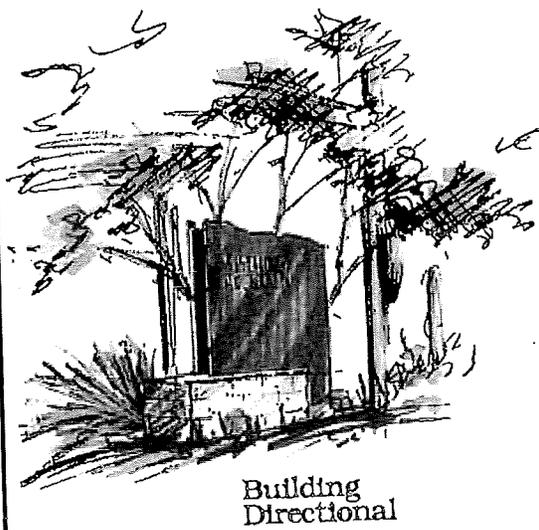
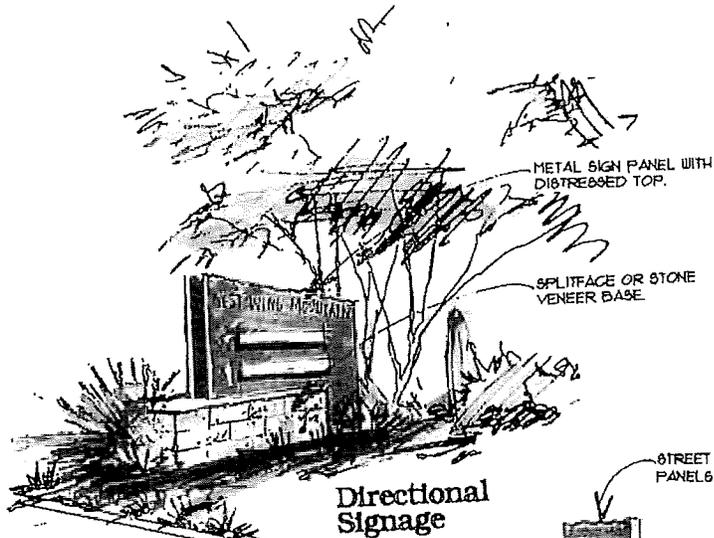
- REARYARD WALL ENCLOSURE.
- STEP WALL AT INTERSECTION.
- EXTENDED SIGNWALL WITH SPECIMEN TREE BEHIND.



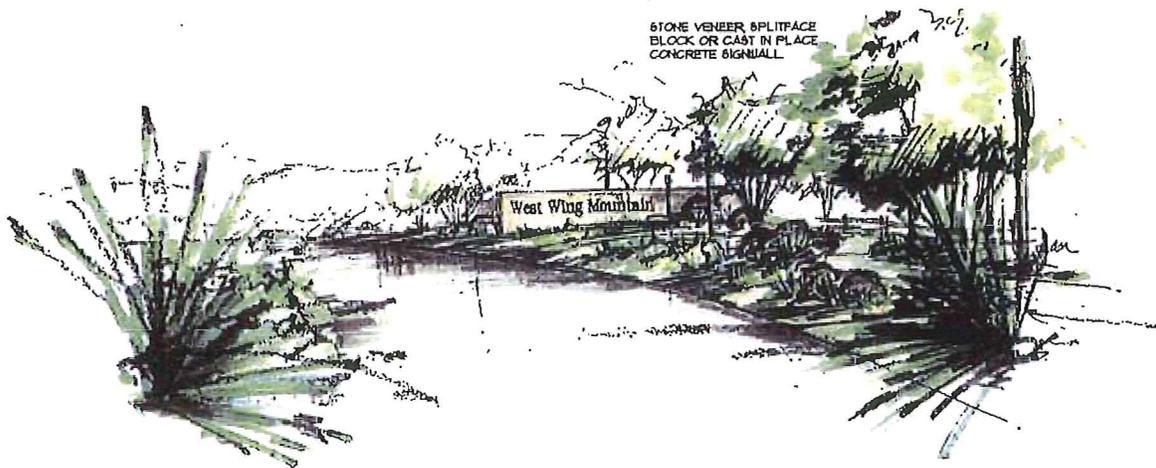
- SPLITFACE BLOCK PERIMETER WALL
- EXTENDED SIGNWALL WITH TREE BEYOND
- STONE VENEER BASE

Parcel Signwall Schematic 'B'

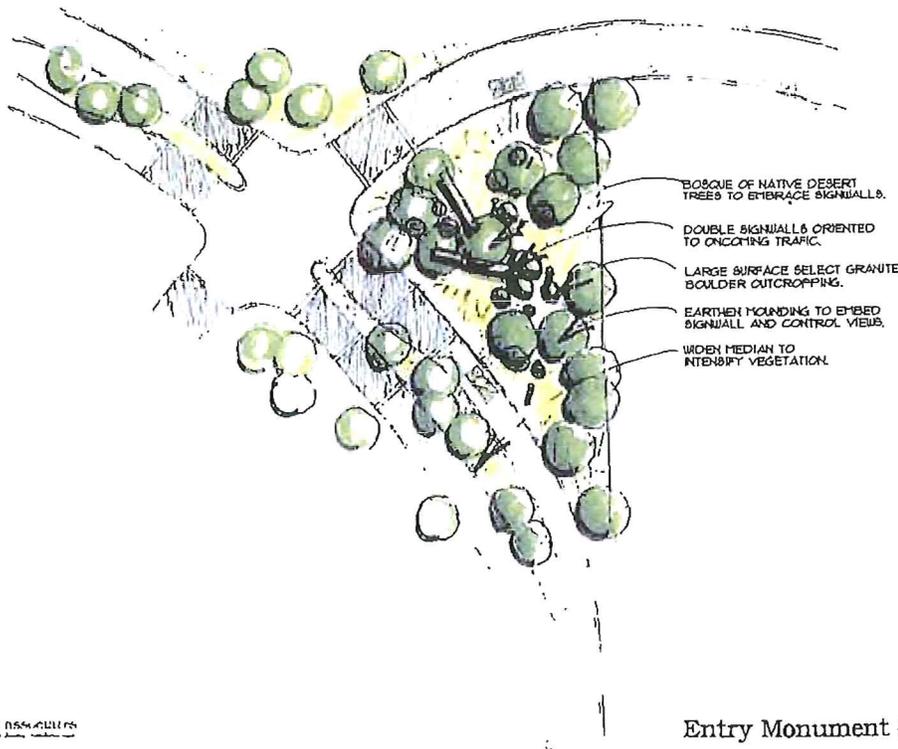
West Wing Mountain



West Wing Mountain



STONE VENEER SPLITFACE
BLOCK OR CAST IN PLACE
CONCRETE SIGNWALL



BOSQUE OF NATIVE DESERT
TREES TO EMBRACE SIGNALWALLS

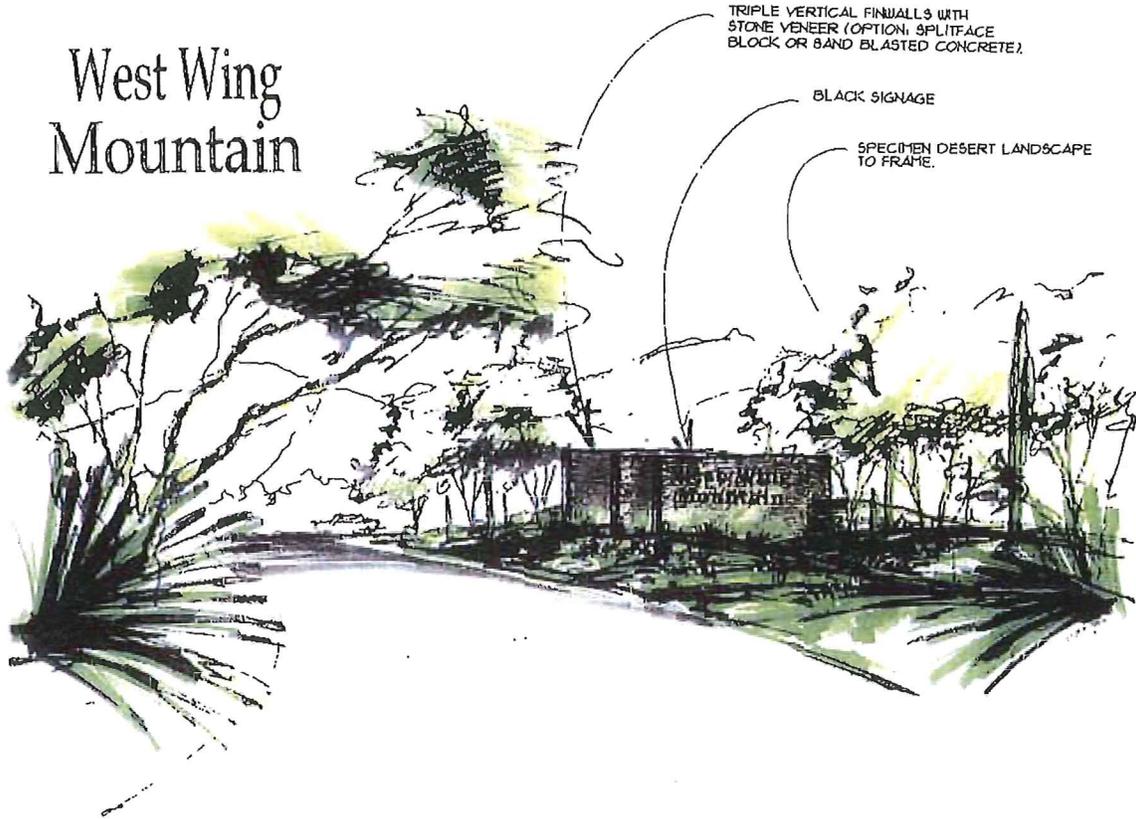
DOUBLE SIGNALWALLS ORIENTED
TO ONCOMING TRAFFIC

LARGE SURFACE SELECT GRANITE
BOULDER OUTCROPPING

EARTHEN MOUNDING TO EMBED
SIGNALWALL AND CONTROL VIEWS

WIDEN MEDIAN TO
INTENSIFY VEGETATION

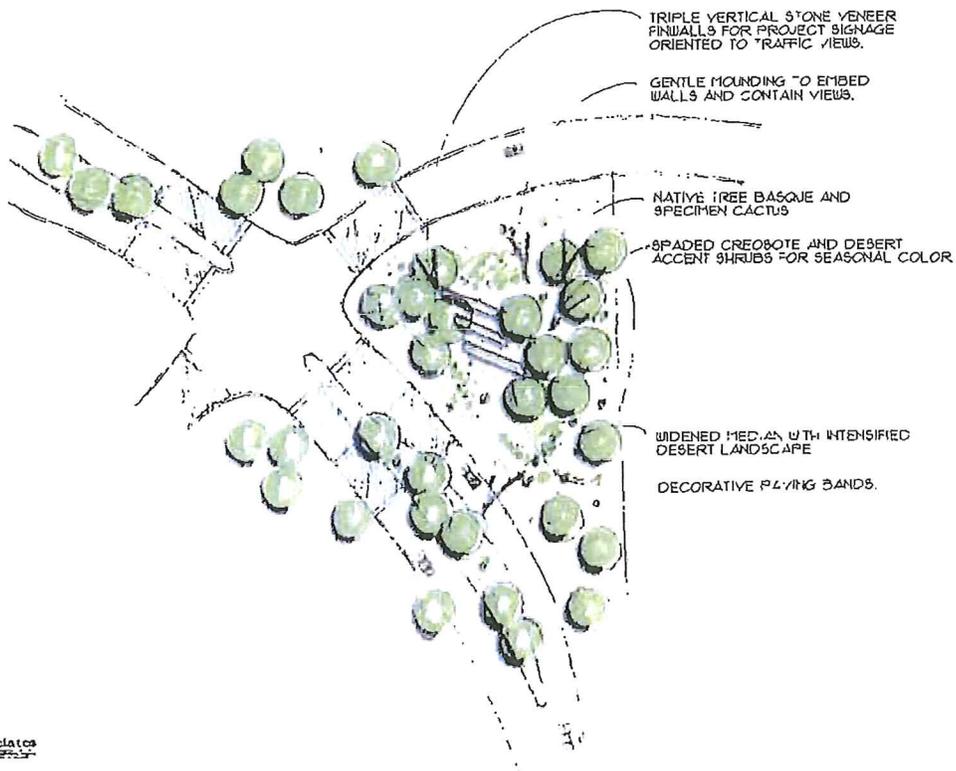
West Wing Mountain



TRIPLE VERTICAL FINWALLS WITH STONE VENEER (OPTION: SPLITFACE BLOCK OR SAND BLASTED CONCRETE).

BLACK SIGNAGE

SPECIMEN DESERT LANDSCAPE TO FRAME.



TRIPLE VERTICAL STONE VENEER FINWALLS FOR PROJECT SIGNAGE ORIENTED TO TRAFFIC VIEWS.

GENTLE MOUNDING TO EMBED WALLS AND CONTAIN VIEWS.

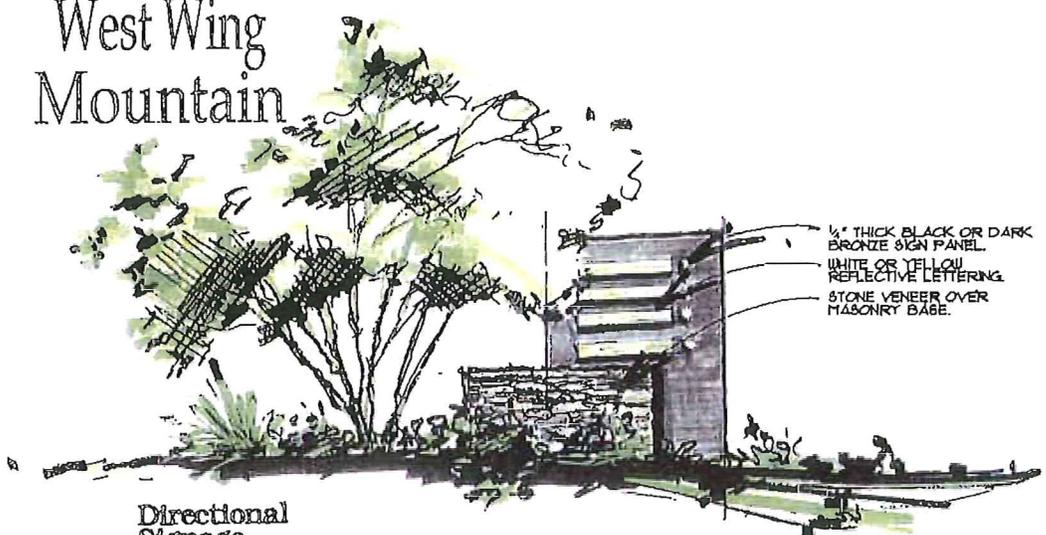
NATIVE TREE BASQUE AND SPECIMEN CACTUS

SPADED CREOSOTE AND DESERT ACCENT SHRUBS FOR SEASONAL COLOR

WIDENED MEDIAN WITH INTENSIFIED DESERT LANDSCAPE

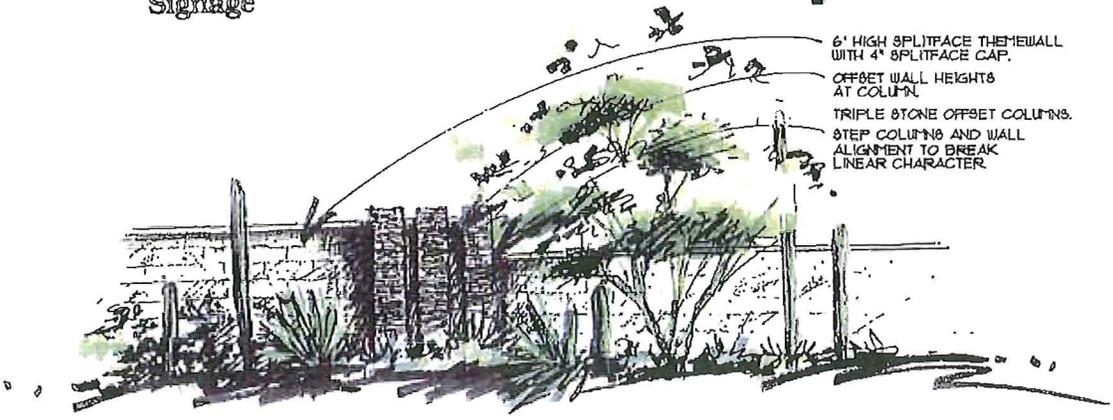
DECORATIVE PLAYING BANDS.

West Wing Mountain

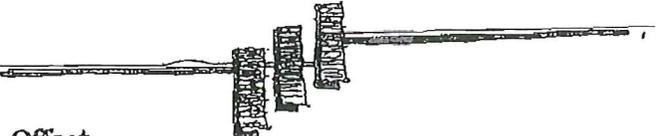


- 1/4" THICK BLACK OR DARK BRONZE SIGN PANEL
- WHITE OR YELLOW REFLECTIVE LETTERING
- STONE VENEER OVER MASONRY BASE

Directional Signage



- 6' HIGH SPLITFACE THEMEWALL WITH 4" SPLITFACE CAP.
- OFFSET WALL HEIGHTS AT COLUMN
- TRIPLE STONE OFFSET COLUMNS
- STEP COLUMNS AND WALL ALIGNMENT TO BREAK LINEAR CHARACTER



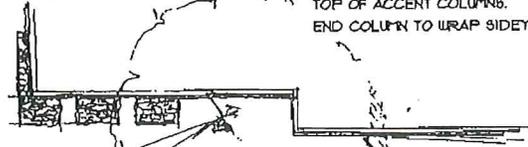
Offset Columns



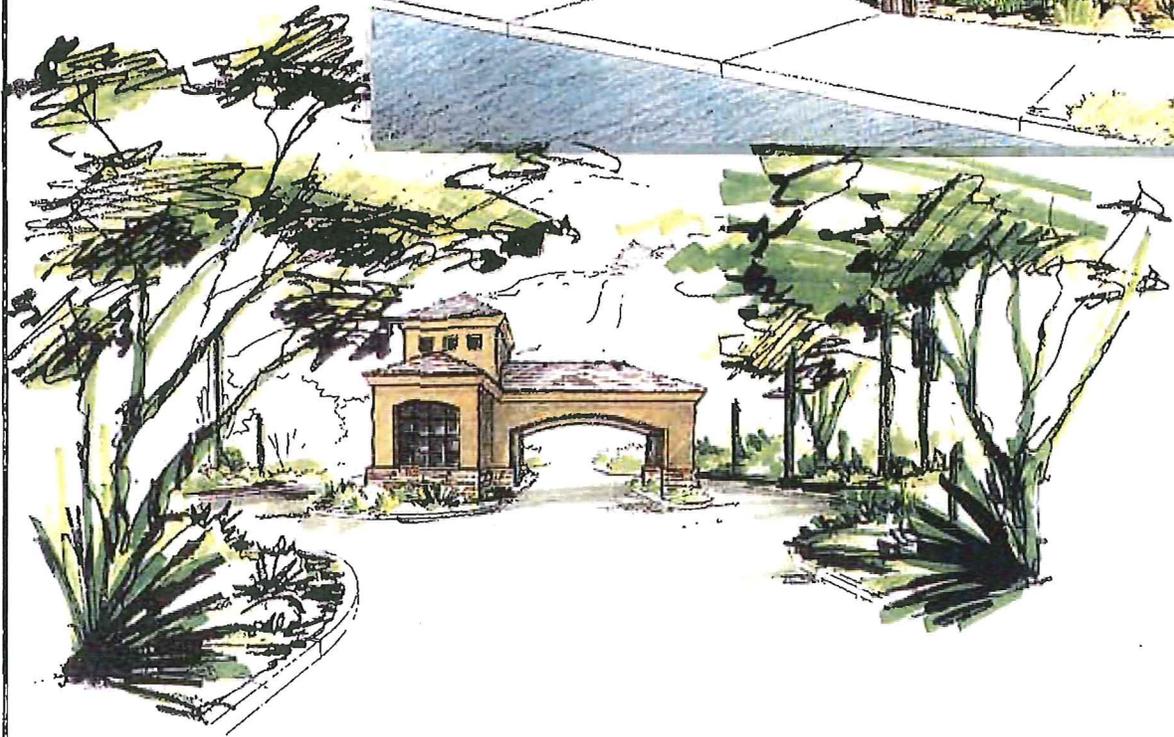
- 6' SPLITFACE THEMEWALL
- TRIPLE LOW ACCENT WALLS
- INTENSIFIED LANDSCAPE

Parcel Entry

- SIGNAGE UPLIGHTS BUILT INTO TOP OF ACCENT WALLS
- END COLUMN TO WRAP SIDNEYARD



West Wing Mountain



vollmer & associates

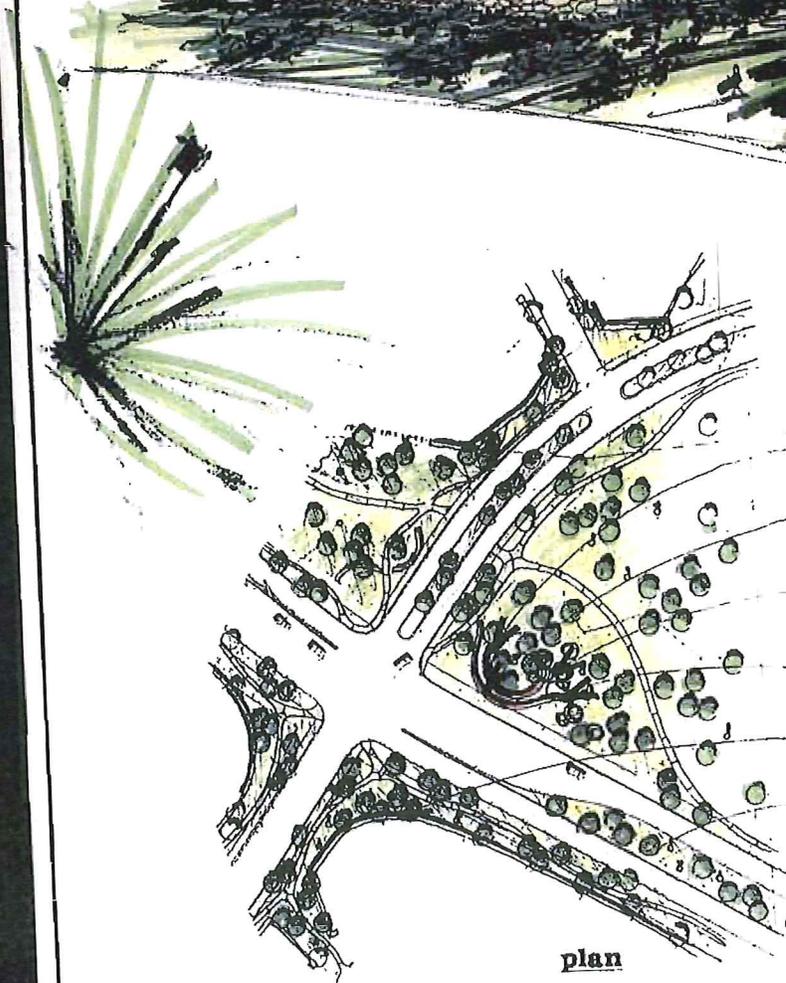
PLANNING ARCHITECTURE INTERIOR DESIGN

PIVOTAL GROUP
The Highlands at West Bank
2225 West Lakeshore Drive
Ft. Lauderdale, FL 33309
Tel: 954.341.1111

West Wing Mountain



elevation



plan

SPLIT-RACE SIGNWALL TO MATCH THE WALLS WITH LARGE SURFACE SELECT GRANITE BOULDERS

LOW SERPENTINE, STONE VENEER ACCENT WALL

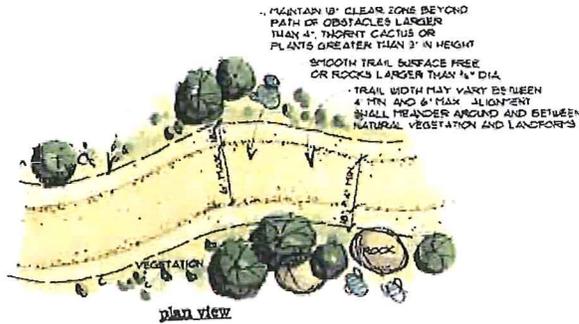
GENTLE EARTHEN MOUNDING TO INTEGRATE AND BLEND ENTRY MONUMENT WITH NATIVE TOPOGRAPHY

INTENSIFIED SPECIMEN NATIVE TREES AND CACTUS ALONG ENTRY

ROUNDED CORNERS TO THE WALLS ALONG MAJOR INTERSECTIONS BLEND WITH ENTRY FEATURE.

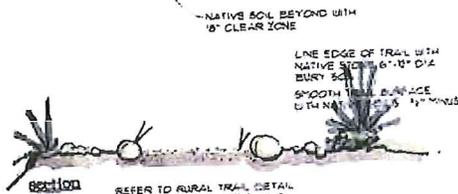
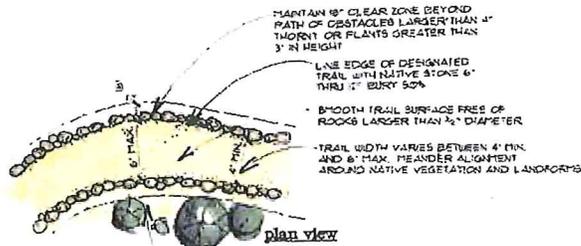
10' WIDE LANDSCAPE MEDIAN WITH NATIVE DESERT VEGETATION AND GENTLE MOUNDING

West Wing Mountain

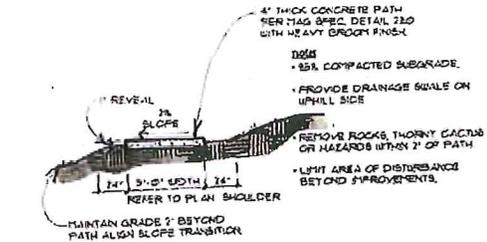
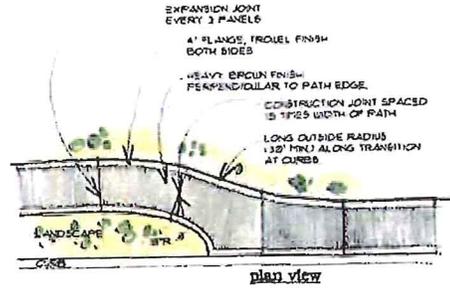


Rural Trail

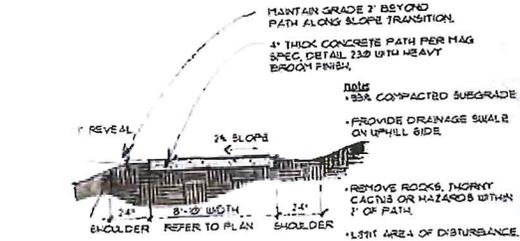
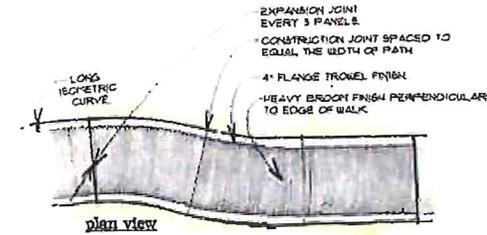
- NOTE**
- * CENTERLINE OF TRAIL TO BE FIELD STAKED AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO CLEARING.
 - * TRAIL SHALL MEANDER AROUND SIGNIFICANT VEGETATION AND LANDFORMS. AVOID EXCESSIVE OR ABRUPT ALIGNMENT OR GRADE CHANGE.
 - * WIDEN TRAIL ALONG SUDDEN OR SHARP TRANSITIONS. MAINTAIN GRADE 1%.
 - * MAINTAIN 10' CLEAR ZONE BEYOND PATH OF OBSTACLES OVER 4" THORNY CACTUS OR VEGETATION OVER 3' IN HEIGHT.
 - * MAINTAIN SIGHT DISTANCE STANDARDS ALONG STREETS AND DRIVEWAYS.



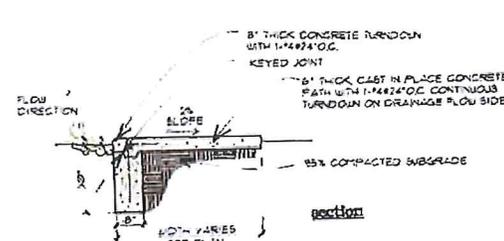
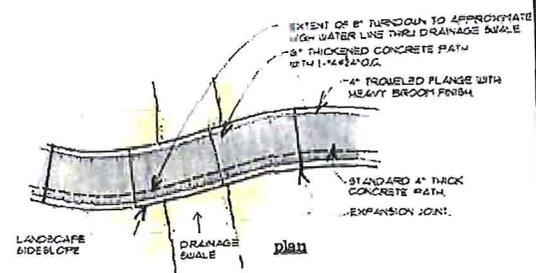
Enhanced Rural Trail



5' Concrete Path



8'-10' Concrete Path

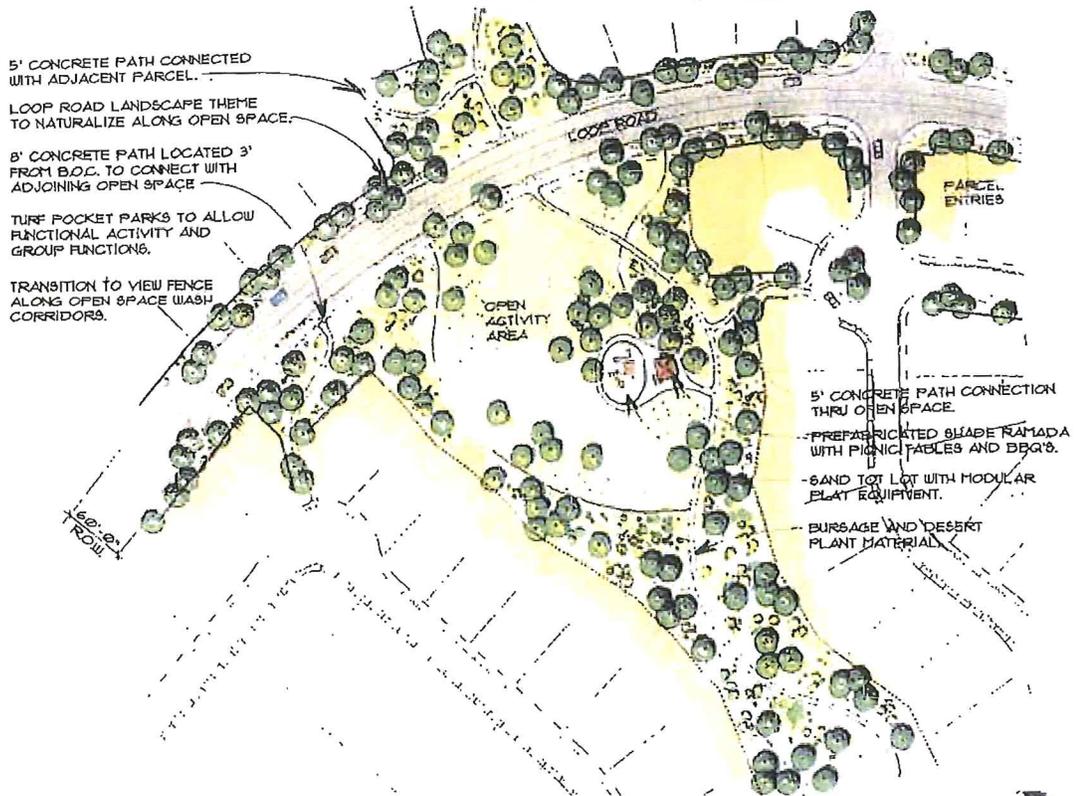


Turndown@Wash Crossing

WestWing Mountain



North Loop Pocket Park



South Loop Pocket Park

vollmer & associates

VSA

WOOD/PAUL

Scale: 1"=40'-0"
Date: April 10, 1988

PIVOTAL GROUP

1115 E. ...

...

...

Westwing Mountain



WASH OPEN SPACE AT INTERSECTION OF
MOUNTAIN TRAIL AND OPEN PATH STATE
TRAIL SHELTER
ARTISTE TRAIL (SHE. 180)

COMMUNITY RECREATION CENTER WITH
INDOOR AND OUTDOOR PLAY AREAS, SWING
PLAY PLOYS, AND BASKETBALL COURT
DOUBLE WOODEN DECK AND GRASS
COURT AREA

DESERT LANDSCAPE TO REVEGETATE
LIMIT OF DISSEMINANCE
OF PERIMETER WALL ALONG RESIDENTIAL
LOTS, RECREATION LOT (S)

FUTURE TENANT SHELTER
PROJECT ENTRY SEASIDE AREA (13 AC)
WITH DECORATIVE WALLS, COURTYARD
SCULPTURE, AND LANDSCAPE
HIGHLIGHTS DESERT LANDSCAPE

LANDSCAPE TRACTS WITH 5' CONCRETE
PATH CONNECTIONS TO OPEN SPACE
-NATIVE AREAS TO BE PRESERVED TO
GREATEST EXTENT POSSIBLE
-GRASSY COURTS WITH REDWOOD
UNDERPASS CROSSING

TRAIL SHELTER
-NATIVE WASH AND LANDSCAPE MARKER
ALONG STREET WITH PATH
-LIMITED BASKETBALL AND
TENNIS COMPLEX

IS BUILT WITH SCHOOL, WITH JOINT USE
RECREATION FIELDS AND PARKING LOT
UNDER SPORT FIELDS AND RESTROOM
AND CONCESSION STAND
NATIVE OPEN SPACE TRACT WITH 5'
CONCRETE PATH TO READER TRACT
EXISTING VEGETATION AND LANDSCAPE

JOINT USE PARKING FOR CHURCH
AND PARK FACILITIES
LOOP ROAD LANDSCAPE SHALL INCLUDE
BICALYPTUS AND DESERT PLANT MATERIAL

Streetscape and Park Master Plan



WALTERS & ASSOCIATES
VISTA
ARCHITECTS
1000 S. GARDEN AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.WALTERS-ARCHITECTS.COM

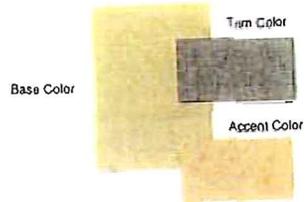
PIVOTAL
ARCHITECTURE
1000 S. GARDEN AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.PIVOTALARCHITECTURE.COM

6.6 DESIGN REVIEW ILLUSTRATIONS

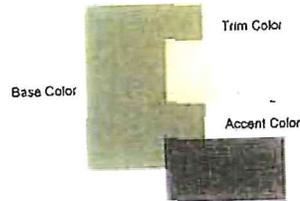
WestWing Mountain

Color Parameters

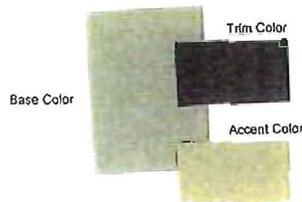
Base Color > LRV 35
 Trim Colors > LRV 50
 Accent Colors > LRV 50



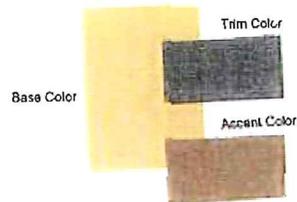
Example 1



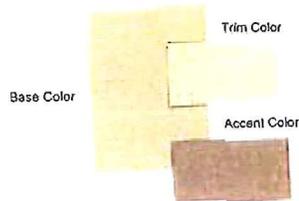
Example 5



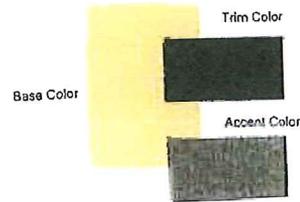
Example 2



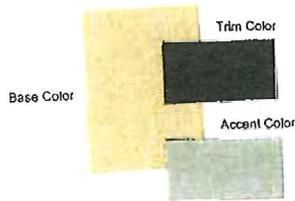
Example 6



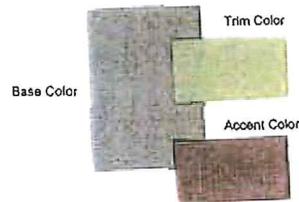
Example 3



Example 7



Example 4



Example 8

Potential Palette Examples



WestWing Mountain

MONOTONY



NO SENSIBILITY TO
THE IMPACT OF
COLOR IN
CONTRAST TO
NATURAL SETTING



DIVERSITY IS PARCEL
BY PARCEL VS WITHIN
PARCELS CAUSING
SAMENESS AT
STREETSCAPE LEVEL



POCKETS OF OPEN
SPACE STAND IN
STARK CONTRAST
TO BUILT
ENVIRONMENT



PIVOTAL
GROUP

UNCONTROLLED COLOR MONOTONY

WestWing Mountain



DARKER REAL COLORS HELP BLEND INTO CONTEXT



COLOR BLEND ON AN INDIVIDUAL ROOF HELPS PROVIDE VARIETY



COLOR DIVERSITY BETWEEN UNITS AVOIDS MONOTONY



SENSITIVITY TO DETAIL ADDS RICHNESS TO CHARACTER



COLOR MAY DEVIATE FROM THE SURROUNDING LANDSCAPE WITHOUT VISUALLY DOMINATING IT



COLOR UNITY CAN BE USED ALSO SELECTIVELY IN-SECT IN CONTEXT



COLOR CONTROL AND DESIGN

6.7 SUPPLEMENTAL LANDSCAPE PALETTE

West Wing Mountain



Eucalyptus Populnea
 "Shoal Gum"
 Characteristics:
 1. DROPPING
 140' tall
 20" dbh
 20-25' spread
 (10-15' spread in 10-15 yrs)
 Spreading
 100-150' wide in 10-15 yrs
 10-15' dbh in 10-15 yrs
 Winter & spring color



DENSE SIMPLISTIC MASSINGS,
 (LOW MAINTENANCE).



MATURE EUCALYPTUS
 OVERSTORY.



FORMAL DATE PALM
 AS DRAMATIC OVERSTORY.



EUCALYPTUS CANOPY STREET
 PROVIDES TALL OVERSTORY.



EUCALYPTUS FOR
 TALL MASS.



MATCHED HEIGHT
 DATE PALMS.



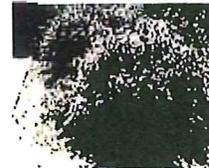
WILLOW ACACIA



BUR SAGE



DESERT RUELLIA



PINK FAIRY DUSTER



GLOBE MALLOW



BRITTLEBUSH



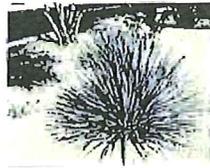
CHAPPAREL SAGE



TURPENTINE BUSH



GIANT HESPERALOE



DESERT SPOON



CHIHUAHAN SAGE



DWARF COYOTE BUSH



ANGELITA DAISY



VERBENA GOODINGII



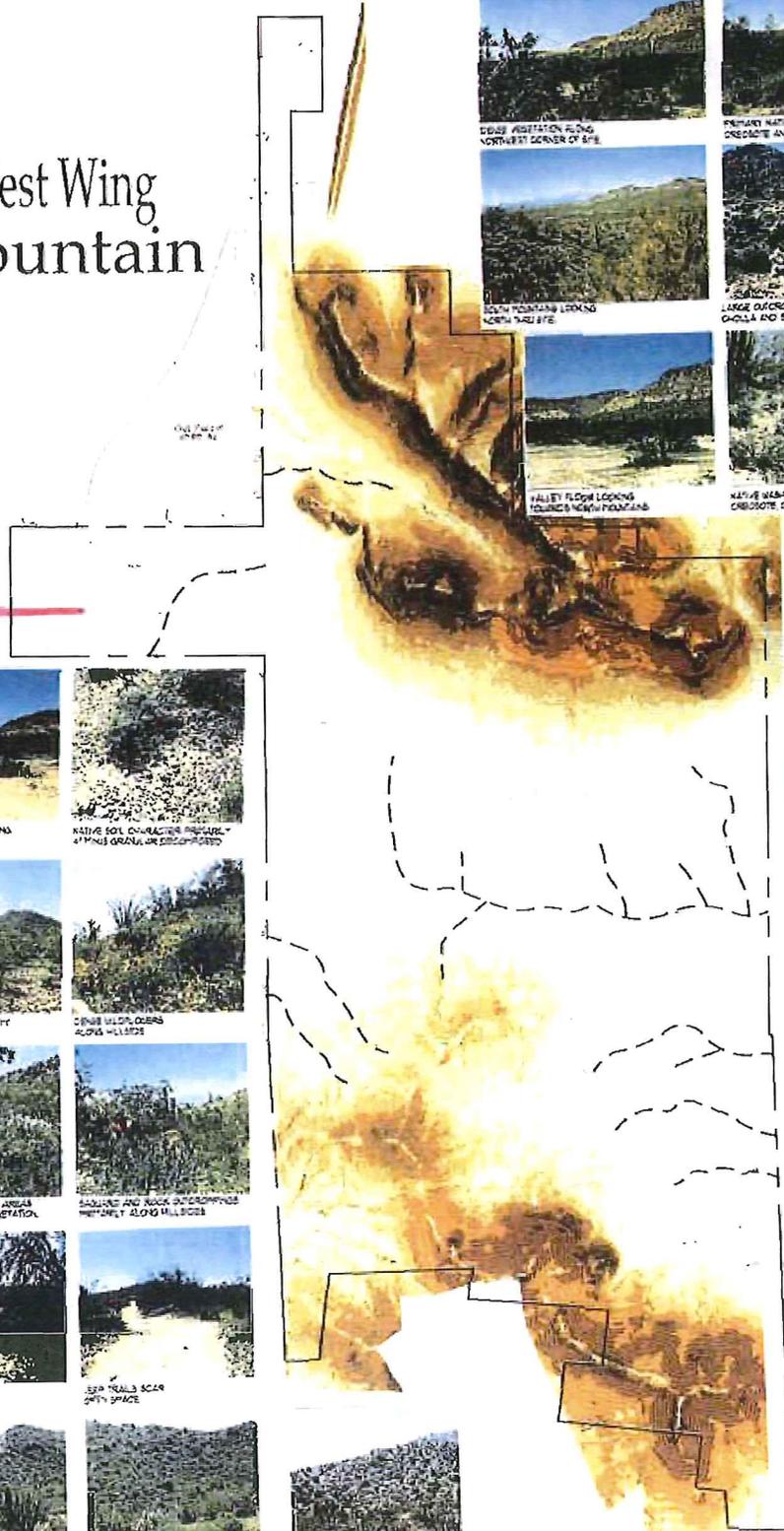
SPRING WILDFLOWERS



PENSTEMON



West Wing Mountain



VSA

NORTH Date: March 30, 1993

Photographic Site Analysis



WestWing Mountain



6



5



4



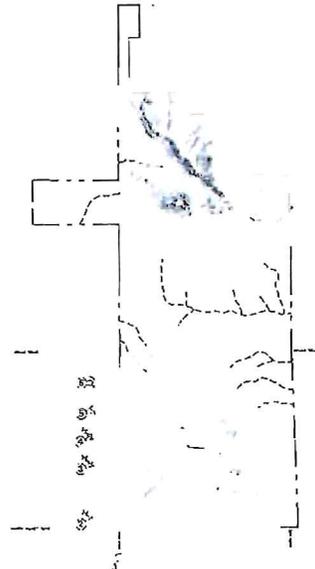
3



2



1



Key Map



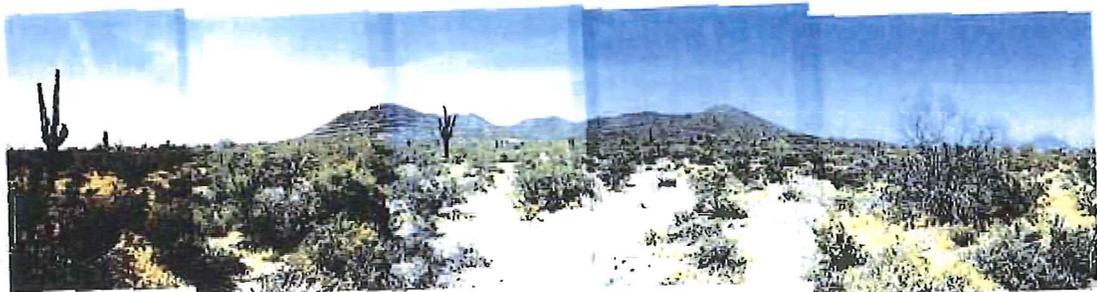
WestWing Mountain



Existing View To The West & Proposed Mountain Open Space



Existing View To The West



Existing View To The North

6.8 COST IMPACT ANALYSIS OF PROPOSED PUBLIC FACILITIES AND INFRASTRUCTURE

The costs to be incurred by the Developer in connection with off-site and on-site public facilities and infrastructure is anticipated to be at least equal to and may likely exceed the impact of the development of WestWing on the City.

6.9 CC&R OUTLINE

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WESTWING MOUNTAIN

TABLE OF CONTENTS

Section

- Recitals
- 1. Definitions
- 2. Rights of Enjoyment
 - 2.1 Member's Right of Enjoyment
 - 2.2 Delegation of Use
 - 2.3 Waiver of Use
 - 2.4 Use of Private Roadways for Access
- 3. Membership
 - 3.1 Classification of Memberships
 - 3.2 Regular Memberships
 - 3.3 Special Memberships
 - 3.4 Transfer of Memberships
 - 3.5 Maximum Number of Memberships
- 4. Association
 - 4.1 Purpose of Association
 - 4.2 Membership in Association
 - 4.3 Pledge of Voting Rights
 - 4.4 Assignment of Developer's Voting Rights
 - 4.5 Board of Directors
 - 4.6 Board's Determination Binding
 - 4.7 Approval of Members
 - 4.8 Additional Provisions in Articles and Bylaws
 - 4.9 Association Rules
 - 4.10 Indemnification
 - 4.11 Non-Liability of Officials
 - 4.12 Easements
 - 4.13 Accounting

- 4.14 Records
- 4.15 Managing Agent
- 4.16 Developer's Control of Association

5. Easements

- 5.1 Blanket Easements
- 5.2 Use of Common Areas
- 5.3 Exclusive Use Rights
- 5.4 Pedestrian Access Easement
- 5.5 Developer Easement

6. Assessments

- 6.1 Creation of Lien and Personal Obligation
- 6.2 Purpose of Assessments
- 6.3 Regular Assessments
- 6.4 Special Assessments
- 6.5 Capital Improvement Assessments
- 6.6 Uniform Assessment
- 6.7 Exempt Property
- 6.8 Date of Commencement of Regular Assessments
- 6.9 Time and Manner of Payment; Late Charges and Interest
- 6.10 No Offsets
- 6.11 Homestead Waiver
- 6.12 Reserves
- 6.13 Subordination of Lien
- 6.14 Certificate of Payment
- 6.15 Enforcement of Lien
- 6.16 Pledge of Assessment Rights as Security
- 6.17 Exemption of Unsold Lots
- 6.18 Payment of Assessments and Rental to the Developer

7. Insurance

- 7.1 Authority to Purchase
- 7.2 Member's Responsibility
- 7.3 Coverage
- 7.4 Required Provisions
- 7.5 Non-Liability of Association/Board/President
- 7.6 Premiums
- 7.7 Insurance Claims
- 7.7 Benefit

8. Damage and Destruction of Common Areas
 - 8.1 Duty of Association
 - 8.2 Automatic Reconstruction
 - 8.3 Vote of Members
 - 8.4 Excess Insurance Proceeds
 - 8.5 Use of Reconstruction Assessments
 - 8.6 Contract for Reconstruction
 - 8.7 Insurance Proceeds Trust

9. Eminent Domain
 - 9.1 Definition Taking
 - 9.2 Representation in Condemnation Proceedings
 - 9.3 Award for Common Areas

10. Maintenance, Repairs and Replacements
 - 10.1 Owner's Responsibility
 - 10.2 Maintenance of Common Areas
 - 10.3 Right of Access

11. Architectural and Landscape Control
 - 11.1 Appointment of Design Review Committee
 - 11.2 Development Standards
 - 11.3 General Provisions
 - 11.4 Approval and Conformity of Plans
 - 11.5 Non-Liability for Approval of Plans
 - 11.6 Inspection and Recording of Approval
 - 11.7 Reconstruction of Common Areas
 - 11.8 Additional Powers of the Board
 - 11.9 Varying Standards

12. Use and Occupancy Restrictions
 - 12.1 Residential Use
 - 12.2 Violation of Law or Insurance
 - 12.3 Signs
 - 12.4 Animals
 - 12.5 Nuisances
 - 12.6 Boats and Motor Vehicles
 - 12.7 Lights
 - 12.8 Antennas
 - 12.9 Garbage

- 12.10 Mining
- 12.11 Safe Condition
- 12.12 Fires
- 12.13 Clothes Drying Area
- 12.14 No Further Subdivision; Compounds
- 12.15 No Obstructions to Drainage
- 12.16 Entrance Gates
- 12.17 Rental Lots
- 12.18 Enforcement
- 12.19 Modification

13. Rights of First Mortgagees

- 13.1 General Provisions
- 13.2 Liability for Assessments
- 13.3 No Personal Liability
- 13.4 Enforcement After Foreclosure Sale
- 13.5 Exercise of Owner's Rights
- 13.6 Subject to Declaration

14. Annexation of Additional Property

- 14.1 Development of the Project
- 14.2 Supplemental Declarations
- 14.3 Annexation Without Approval of Association
- 14.4 Annexation After Transition Date

15. Exemption of the Developer from Restrictions

16. Use and Management Agreement; Transition Date; Conveyance of Common Areas

- 16.1 Use and Management Agreement
- 16.2 Transition Date
- 16.3 Conveyance of Common Areas

17. Community Associations

- 17.1 General Provisions

18. Remedies

- 18.1 General Remedies
- 18.2 Expenses of Enforcement
- 18.3 Legal Action
- 18.4 Effect on Mortgage

18.5 Limitation on the Developer's Liability

19. Amendment

- 19.1 Amendment to Declaration
- 19.2 Effect of Amendment
- 19.3 Amendment of Plat
- 19.4 Required Approvals
- 19.5 Developer's Right to Amend

20. General Provisions

- 20.1 Notices
- 20.2 Captions and Exhibits; Construction
- 20.3 Severability
- 20.4 Rule Against Perpetuities
- 20.5 Mortgage of Lots
- 20.6 Fire Protection
- 20.7 Power of Attorney

21. Rights and Obligations

Signature of the Developer

Exhibits

- A - Legal Description of Parcel
- B - Partial Summary of Use and Management Agreement

Consent and Ratification

ARTICLE 14-22A HILLSIDE DEVELOPMENT OVERLAY DISTRICT

(Revised Ord. No. 00-127)

SECTION 14-22A-1 INTENT (Ord. No. 99-105)

- A. It is the purpose of this Section to establish regulations which recognize that development of land in hilly or mountainous areas involves special considerations and unique situations which result from the slope of the land. These special considerations and unique situations include but are not limited to increased hazards to development from rock falls, storm water runoff, geologic hazards, increased limitations on vehicular travel, and increased difficulties in providing public services. In addition, steeply sloped lands introduce design limitations to roadways, cuts and fills, and building sites. In general, the more steeply the land slopes, the greater the hazard and development limitation.
- B. The Hillside Development Overlay District is an overlay district that applies to all land wherever the natural terrain of any lot or parcel or any portion thereof has a slope of ten percent (10%) or greater. The Hillside Development Overlay District shall apply to all lots or parcels less than five (5) gross acres in size which have over fifty percent (50%) of the gross area of the lot or parcel having a slope of ten percent (10%) or greater. For those lots or parcels not having fifty percent (50%) or greater of the gross lot or parcel area within a Hillside Development Area or those lots or parcels in excess of five (5) gross acres in size, the requirements of the Hillside Development Overlay District shall be applied only to that portion of the lot containing slopes of ten percent (10%) or greater. Commercial, Office, Industrial and Resort Developments shall comply with all applicable provisions of the Hillside Development Overlay District. The provisions of this Article may not be modified, except as expressly provided within this Article. All rezoning applications including Planned Community (PC) and Planned Area Developments (PAD) shall conform with the provisions of this Article. (Ord. No. 127)

SECTION 14-22A-2 DENSITY

- A. The maximum number of residential lots or units permitted within hillside development areas shall be the sum of the number of lots allowed by the zoning district, or the sum of the number of lots allowed in each slope category of land as shown by the following table, whichever is the lesser number.

**TABLE - 1
DENSITY ALLOCATION**

Slope of Land	Maximum Number of Lots Per Gross Acre
10% to 15%	1.50 ⁽¹⁾
15% to 20%	1.00 ⁽¹⁾
20% to 25%	0.70
25% to 30%	0.50
30% to 35%	0.30
35% to 40%	0.20
40% & Over	0.10

-
- (1) The allowable density within the 10-15% and 15-20% slope categories may exceed the Maximum Number of Lots Per Gross Acre shown above when density is transferred from a higher slope category. In no case shall the density exceed the sum of the number of lots allowed by the zoning district and in no case shall units be transferred to a location of higher elevation within the project.

There shall be no more lots created than permitted by the slope category, except that lots not placed in a slope category may be placed in a lower slope category so long as the total number of lots in the Hillside Development Area shall not exceed the sum of the lots permitted in each slope category. Lots shall comply with the underlying zoning requirements or as set forth in Section 14-22A-2.C.

- B. Lots may be transferred to land outside of the Hillside Development Area if under the same ownership and abutting the Hillside Development Area from which lots may be transferred or land if under different ownership within a project submitted under a single development proposal and abutting the Hillside Development Area from which lots may be transferred. When all of the allowable dwelling units are transferred from a Hillside Development Area above the ten percent (10%) slope line to a non-hillside development area, resulting in a minimum fifty (50) acre undisturbed area above the ten percent (10%) slope line, the density transfer from the Hillside Development Area to the non-hillside development area may occur at a rate of 1:1.25 allowable dwelling units.
- C. The transfer of density within a Hillside Development Area shall not be an assumed right and in no case shall a transfer of density occur without the approval of the Planning Manager. Approvals of a density transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the transfer will advance the City's interests in protecting a Hillside Development Area.

SECTION 14-22A-3 SLOPE DETERMINATION

- A. A Slope Category Determination Study shall be required by the Community Development Department prior to the initiation of any Site Disturbance Activities for all land located north of Deer Valley Road and shall be prepared pursuant to the requirements of this Section.
- B. A property owner subject to Subsection A above shall prepare a Slope Category Determination Study utilizing one of the two methodologies outlined in this Article. A property owner or authorized agent shall submit to the Planning Manager a Slope Category Determination Study pursuant to this Section, or request for a waiver from such, as follows:
1. Simultaneously with a rezoning application;
 2. If a rezoning action is not required, simultaneously with a preliminary plat or site plan; or
 3. If a rezoning, plat, site plan, or minor land division is not required, prior to the issuance of any building permit or site grading permit.
- C. Applicants seeking a waiver from the provisions of this Section may request a waiver of the requirements for a Slope Category Determination Study to the Planning Manager. A written waiver request shall be submitted to the Planning Manager with an explanation of why a waiver is warranted and shall include such supporting materials as site photographs, site specific topography information and all other such information which may provide information on the request. The Planning Manager may approve or deny an application as submitted or may request additional information if necessary. It shall be the sole burden of the applicant requesting such a waiver to show that the subject property does not qualify as a Hillside Development Area under this Article. The Planning Manager may grant the requested waiver upon a finding that reasonable evidence exists that the subject site does not contain potential slope area that would qualify as a Hillside Development Area. Appeals from the Planning Manager decision pursuant to this paragraph may be appealed to the Administrative Hillside Hearing Officer subject to the provisions of Section 14-22A-13.
- D. Applicants may prepare a Slope Category Determination Study utilizing a methodology differing from those outlined in this Article, if acceptable to the Planning Manager. Applicants seeking to utilize an alternative methodology shall provide both a written explanation of the proposed alternative methodology and a graphical example of its use. If, upon review of the proposed alternative Slope Category Determination Study by the Planning Manager, the slope analysis is not acceptable, the applicant shall utilize one of the adopted methodologies contained herein. Appeals from the Planning Manager decision pursuant to this paragraph may be appealed to the Administrative Hillside Hearing Officer subject to the provisions of Section 14-22A-13.

E. To determine parcel density and the location and extent of slope categories, carry out one of the following procedures:

1. Manual Slope Determination Method:

a. Utilize a topographic map at a scale of two hundred (200) feet or less to the inch and with contours shown at two (2) foot intervals. Applicant may utilize maps containing contours at five (5) foot intervals for grades of more than twenty percent (20%). All contour lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.

b. The Hillside Development Area shall commence at the midpoint of the one hundred (100) foot horizontal dimensions used to determine the slope as illustrated by Figure 1, attached hereto and by this reference made a part hereof. The one hundred (100) foot slope determination lines shall be located perpendicular to the site or property contour bands. Those properties containing multiple slope planes should provide slope information for all such planes.

c. To determine those locations where slopes of ten percent (10%), fifteen percent (15%), twenty percent (20%), twenty-five percent (25%), thirty percent (30%), and thirty-five percent (35%) begin by the application of one hundred (100) foot straight lines that fall within each category. The one hundred (100) foot slope determination lines shall be extended onto adjacent properties to a distance that establishes the overall slope of the land but in no case shall they be extended less than fifty (50) feet onto the adjacent properties.

d. Connect the midpoints of each series of one hundred (100) foot lines of the same slope category to establish the limits of that slope category.

e. Measure the areas resulting between each series of straight lines to determine the areas in each slope category.

f. Figure 2, attached hereto and by this reference made a part hereof, illustrates the method used in calculating the slope categories.

2. Computer Generated Slope Determination Method:

a. Utilize digital topographic information with contours shown at a maximum of two (2) foot intervals, except as established herein. Areas known or shown to contain slopes of more than (20%) may utilize digital topographic information with contours shown at five (5) foot intervals.

- b. Utilizing a slope generating software application, slope categories shall be determined utilizing the slope categories established in Section 14-22A-2 of this Section.
 - c. Computer generated slope analyses shall be prepared utilizing the following modeling parameters:
 1. Maximum two (2) foot slope contour intervals for slopes less than twenty (20) percent;
 2. Maximum five (5) foot slope contour intervals for slopes more than twenty (20) percent;
 3. The slope analysis shall utilize the above noted slope contour intervals through the modeling basis of grid evaluation to determine slope facets or contours;
 4. The analysis shall utilize a twenty-five (25) foot grid system.
 - d. All data generated through the use of a computer generated slope determination shall be presented in both chart and graphical formats. The presentation of all graphical slope information shall be presented in a clear and easily understandable format.
 - e. Utilizing the resulting slope map and data, the applicant shall manually draw slope category lines approximating the generalized slope conditions of the property. The resulting slope map shall be computer digitized to determine the area within each slope category which shall approximate the amount of land within each slope category (within five percent) which resulted from the initial computer analysis generated pursuant to subsection c above. The comparison of slope category acres between the two slope maps shall be made in sections of the property no larger than 300 acres.
 - f. The final map shall be plotted at 1" = 200' and submitted to the Planning Manager for review. If the Planning Manager finds the analysis acceptable, the final slope determination map shall be approved. The Planning Manager may reject the analysis and require correction(s) to the digitized slope category lines to more accurately reflect the generalized slope conditions of the property or other revisions necessary to ensure compliance with this Article. Appeals from the decision of the Planning Manager may be filed for disposition by the Administrative Hillside Hearing Officer pursuant to Section 14-22A-13
3. The Final Slope Category Map resulting from either Section 14-22A-3.E.1 or Section 14-22A-3.E.2 shall be utilized in determining allowable densities, lot area, lot disturbance and lot coverage requirements. Preliminary Plats shall reflect proposed disturbance/coverage envelopes for each lot and shall contain tabular information necessary to determine compliance with this Article.

SECTION 14-22A-4 GENERAL PROVISIONS FOR CONSTRUCTION ON A HILLSIDE LOT

- A. No residential lot or parcel within a Hillside Development Overlay District and having fifty percent (50%) slope areas in excess of twenty percent (20%) shall be subdivided or split to provide less than one (1) acre. No residential lot or parcel within a Hillside Development Overlay District and having slope areas between ten and twenty percent (10-20%) shall be subdivided or split to provide more density than is permitted in Table 1, where no density transfer has occurred. In those situations where a density transfer is being utilized, the increased density permitted under Table 1 shall only be permitted in an amount equal to the number of lots being transferred.
- B. In those situations where density has been transferred from a higher slope category to a lower slope category within the ten to fifteen percent (10-15%) slope category, no residential lot shall be subdivided or split to provide less than ten thousand (10,000) square feet. In those situations where density has been transferred from a higher slope category to a lower slope category within the fifteen to twenty percent (15-20%) slope category, no residential lot shall be subdivided or split to provide less than thirty two thousand (32,000) square feet if fifty percent (50%) of the slope areas are in excess of fifteen percent (15%). If portions of the lot is over fifteen percent (15%) slope, but less than fifty percent (50%), the lots shall be subdivided or split to provide no less than twenty-one thousand (21,000) square feet.
- C. No residential lot within the Hillside Development Overlay District and having slope areas in excess of fifteen percent (15%) shall have a front lot width less than seventy-five (75) feet. The front lot width of all flag lots located within the Hillside Development Overlay District shall be measured from the point at which the drive access intersects with the main body of the lot or at a point not to exceed two hundred and fifty (250) feet from the front lot line of the flag lot.
- D. Building setbacks shall be as required by the zoning district.
- E. Maximum lot coverage by the main building and all accessory buildings shall not occupy more than that permitted by the zoning district or Table 2, whichever is the lesser area.
- F. No building shall exceed a height of twenty-eight (28) feet, above the natural grade of the land at any section through the structure.
- G. All hillside lots shall conform to Table 2 and an individual analysis of each lot or parcel shall be prepared prior to recording the final plat or minor land division. For existing lots of record as of the date of adoption of this ordinance, an individual site analysis shall be submitted prior to the approval of any development permits. Following review and approval of the Slope Category Determination Study by the Planning Division, the individual site analysis shall be submitted in conjunction with a grading and drainage plan. No building permit shall be issued prior to approval of the grading and drainage plan and individual site analysis.
- H. All Hillside lots or parcels which abut a dedicated public open space or preserve area shall provide a one foot (1') non-vehicular access easement along the common property line.

SECTION 14-22A-5 HEIGHTS AND APPEARANCES

For development within hillside areas, the height of structures shall be determined by the following Sections and not by the definitions described in Section 14-2 of the Zoning Ordinance.

- A. No part of any structure shall penetrate an imaginary plane, the height of which is twenty-eight (28) feet measured vertically from any point outside of the building where the face of the building or support intersects natural ground (see Figure 3), except that:

Where natural grade is not restored back against the building, no exposed face in any vertical plane shall exceed a height of twenty-eight (28) feet measured from the lowest exposed base.

- B. Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the surrounding natural setting to avoid high contrasts.
1. Structures, walls, roofs and fences shall blend with the surrounding terrain and there shall be no material or colors used which have an LRV (Light Reflecting Value) greater than forty percent (40%).
 2. Mirror surfaces, or any treatment which changes ordinary glass into a mirror surface is prohibited. Bright untarnished copper or other metallic surfaces shall be treated so they are non-reflective.
 3. All electrical service equipment and subpanels and all mechanical equipment including, but not limited to, air conditioning and pool equipment, solar panels, and antennas, shall not be visible from outside the property when viewed from the same or a lower elevation. Restrictions on visibility of solar panels and mechanical equipment may be modified if they are integrated into the roof design.
- C. The principal and accessory buildings, excluding chimneys, shall not exceed forty (40) feet from the highest point of the building to the lowest exposed base of a supporting structure (see Figure 3). The subterranean portion of a structure is not included in the total height calculation.

SECTION 14-22A-6 DISTURBED AREA

Lots shall be developed to provide for the minimum amount of ground disturbance during the time of construction so as to prevent rock slides and falls, erosion and seepage. At final construction, disturbed areas shall be hidden or supported by retaining walls, buildings, finished surfaces or restored and landscaped to its original natural condition to the maximum extent possible. All cut and fill areas visible from off-site locations shall be treated with a natural staining or aging agent.

- A. All buildings, structures and roads shall to the fullest extent practicable, utilize the natural contours of the land so as to minimize the disturbed area.
- B. The maximum height of any cut or fill used to establish a building site or a driveway shall not exceed fifteen (15) feet and must comply with the provisions of the Peoria Building Codes. The maximum height of any cut or fill used to establish a road or roadway, as well as commercial sites and public and private utilities shall not exceed thirty (30) feet. In those instances where an exception is desired, applicants shall submit a request to the Planning Manager for review and action.
- C. The limits of construction and proposed disturbed areas shall be clearly designated on the property prior to and during construction with visible roping and shall conform to the approved individual site analysis plan. No disturbance outside the designated area shall take place.
- D. All surplus excavated material shall be removed from the lot.
- E. The total disturbed area, including driveway and accessory use areas, shall not exceed the combined disturbed area and lot coverage as set forth in Table 2.

TABLE - 2

Building Site Slope Category	Maximum Disturbed Area	Maximum Lot Coverage
10% to 15%	25%	30% ⁽²⁾
15% to 20%	20%	25%
20% to 25%	20%	20%
25% to 30%	15%	15%
30% to 35%	12%	10%
35% to Over	10%	7.5%

⁽²⁾ The Maximum Lot Coverage in the ten to fifteen percent (10-15%) slope category may be increased up to a maximum of forty percent (40%) when density has been transferred from a higher slope category.

- F. The Maximum Disturbed Area for each individual lot or parcel shall be the sum of the amount of disturbance allowed within each of the individual slope categories found on the lot or parcel. Permitted disturbed area from a higher slope category may be transferred to the ten to fifteen percent (10-15%) slope category only with the sum of the transferable disturbed area and the permitted disturbed area comprising the new Maximum Disturbed Area figure.

The transfer of a disturbed area allowance to the ten to fifteen percent (10-15%) slope category shall only occur when accompanying the actual transfer of dwelling units and disturbed area shall only be transferable at an amount equal to the Maximum Disturbed Area for a minimum lot size parcel. The transfer of disturbed area within a Hillside Development

Area shall not be an assumed right and in no case shall a transfer of disturbed occur without the approval of the Planning Manager. Approvals of a disturbed area transfer shall be made only upon a finding that the proposed transfer will not be detrimental to the intent of the Hillside Development Overlay District and upon a finding that the transfer will advance the City's interests in protecting a Hillside Development Area.

- G. Within the ten to fifteen percent (10-15%) slope area only, the amount of disturbed area being transferred may exceed one hundred percent and any excess disturbable area may be transferred to a lot other than the receiving lot. The transfer of disturbance can occur without the transfer of units. In those cases where an increase in the maximum lot coverage is desired due to a transfer of density, the maximum lot coverage shall only be increased on the lots receiving density transferred from a higher slope area. In those cases where all of the density has been transferred from a higher slope category to the ten to fifteen (10-15%) slope area, all lots within the ten to fifteen (10-15%) slope category may utilize the increased lot coverage allowance. FOR INDIVIDUAL LOTS WITHIN THE WestWing Mountain DEVELOPMENT, DISTURBANCE AND LOT COVERAGE CAN BE TRANSFERRED FROM LOWER HILLSIDE SLOPE CATEGORIES (10% OR GREATER) UP TO AND INCLUDING THE TWENTY-FIVE PERCENT (25%) SLOPE LINE. DISTURBANCE AND LOT COVERAGE CAN BE TRANSFERRED FROM HIGHER SLOPE CATEGORIES INTO ANY OTHER SLOPE CATEGORY.

Disturbance and lot coverage from the 0-10% slope category may not be transferred to any other slope category. Disturbance and lot coverage from any slope category above the 25% may be transferred to any lower slope category without any density being transferred.

In those cases where an increase in the maximum lot coverage is desired due to a transfer of density, the maximum lot coverage shall only be increased on the lots receiving density transferred from a higher slope area. In those cases where all of the density has been transferred from a higher slope category to the ten to fifteen (10-15%) slope area, all lots within the ten to fifteen (10-15%) slope category may utilize the increased lot coverage allowance.

- H. A disturbed area (up to 50% over Table 2, for slope areas over 10%) may be excluded from disturbed area calculations when the applicant has committed to comply with the following restoration conditions:
1. The restored area shall be re-contoured to match pre-existing contours.
 2. The restored area shall be re-vegetated to its pre-development condition utilizing native plant types arranged and placed at a density matching the surrounding native desert.
 3. The restoration area shall be treated with an aging agent approved by the Planning Manager and restored with indigenous desert material.
 4. The restoration plan and process shall be prepared by a registered engineer or landscape architect and shall be approved prior to issuance of a building permit.

SECTION 14-22A-7 GRADING AND DRAINAGE

All proposed development within a Hillside Development Area shall be required to submit for and receive Grading and Drainage Plan approval through the City of Peoria Engineering and Public Works Department prior to the commencement of any development or Site Disturbance Activities.

SECTION 14-22A-8 DRIVEWAYS

- A. If any portion of a driveway grade is more than twenty percent (20%), the entire residence and all accessory buildings over one hundred twenty (120) square feet of roof area shall be protected with an approved fire sprinkling system.
- B. Driveways with turning radii of less than forty (40) feet may be used provided all structures are protected with an approved fire sprinkling system.
- C. To reduce the visual impact of driveways the following is intended to be an incentive to preserve the natural mountain vistas. Driveways surfaced with paving bricks, colored concrete or with exposed aggregate, colored to blend with existing native color of the site, shall only be included in disturbed area calculations at 50% of their total area.
- D. Any driveway cut greater than eight (8) feet in depth shall not have a length greater than one hundred (100) feet; and the maximum height of any cut or fill used to establish a driveway shall not exceed fifteen (15) feet.

SECTION 14-22A-9 PERIMETER WALLS, PRIVACY WALLS, RETAINING WALLS AND SPILL SLOPES

- A. The design of all retaining walls and ground coverings shall be prepared by a registered engineer or architect and shall be designed to blend with the surrounding environment and/or development in color, materials and style.
- B. Raw spill slopes are prohibited.
- C. All exposed disturbed area fill shall be contained behind retaining walls or covered with a natural rock veneer and treated with an aging agent and landscaped with indigenous plant material.
- D. Retaining walls, for residential development, shall not exceed six (6) feet in height; if additional height is needed, the wall shall be offset at a minimum of four (4) feet or one (1) foot per one (1) foot of height, whichever is greater.
- E. Fences or walls on lots within a hillside district shall be restricted to privacy walls attached to or directly screening a portion of the main residence. Privacy walls for residential development, shall not exceed six (6) feet in height, shall be architecturally compatible with the main residence and shall be limited to the development envelope area only. Perimeter walls and fences surrounding a lot, tract or parcel shall be prohibited except as provided by Section F of this Article. Privacy walls shall not be erected on a retaining wall and shall be offset a minimum of four (4) feet when utilized.
- F. Within the ten to fifteen percent (10-15%) slope category only, exceptions to the limitations on fences or walls may be permitted. In those instances where an exception is desired, applicants shall submit a detailed Wall Plan to the Planning Manager for review and action. In conjunction with the submittal of the Wall Plan to the Planning Manager, the applicant shall submit a copy of the Wall Plan to the Public Works / Engineering Department for review and approval for conformance with all City Grading and Drainage requirements. Wall Plans shall indicate the proposed locations of walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures. Such plans shall be accompanied by a narrative explaining the reasons why such an exception should be made. Upon completion of the review of the Wall Plan by the Planning Manager, and following the review and approval of the Wall Plan by the Public Works / Engineering Department, the Planning Manager may approve the Wall Plan. Wall Plans may be approved by the Planning Manager upon a finding that the proposed location and design of the wall(s) in accordance with this Article and further that the proposed wall will not be contrary to the intent and purpose of this Article.
- G. Perimeter walls or fences approved by the Planning Manger within the ten to fifteen (10-15%) slope category and abutting an open space area or tract, shall be a maximum of six feet eight inches (6'-8") in height with no more than three (3) feet being constructed of a solid or opaque material. That portion of the wall or fence not constructed of a solid or opaque material shall be open in design and may not include chain-link or wood materials.

- H. All fences and walls within a Hillside Development Area shall be required to obtain a fence permit from the Community Development Department, in addition to all other necessary City of Peoria permits, prior to the initiation of any fence or wall related construction activities.
- I. Privacy walls for commercial sites as well as public and private utilities may be opaque and may be no higher than 8' exceptions to the limitations on fences or walls may be permitted. In those instances where an exception is desired, applicants shall submit a detailed Wall Plan to the Planning Manager for review and action. In conjunction with the submittal of the Wall Plan to the Planning Manager, the applicant shall submit a copy of the Wall Plan to the Public Works / Engineering Department for review and approval for conformance with all City Grading and Drainage requirements. Wall Plans shall indicate the proposed locations of walls or fences, the proposed materials, colors and design of any wall or fence, and fence construction and disturbance mitigation measures. Such plans shall be accompanied by a narrative explaining the reasons why such an exception should be made. Upon completion of the review of the Wall Plan by the Planning Manager, and following the review and approval of the Wall Plan by the Public Works / Engineering Department, the Planning Manager may approve the Wall Plan. Wall Plans may be approved by the Planning Manager upon a finding that the proposed location and design of the wall(s).

SECTION 14-22A-10 LIGHTING, SEWERS, UTILITIES

- A. All outdoor lighting concepts, fixture types, lamps and wattage shall be indicated on the site plan.
- B. Connection to a public sewer system is required in connection with chapter twenty-five (25) of the City Code where available.
- C. Private individual lot sewer systems shall be designed by a registered engineer.
- D. All on-site utilities shall be placed underground.

SECTION 14-22A-11 MOUNTAIN RIDGE PROFILE

- A. Within a hillside development area and above the twenty percent (20%) slope line, no construction shall occur which will alter the mountain top profile and no building or structure shall be constructed which will project above a ridge line of significance when viewed from adjacent properties. Ridge lines of significance shall be identified in the hillside analysis accompanying the project submittal for a subdivision or shall be shown on the individual site analysis plan for individual lots. Upon review of the project submittal, the Planning Manager or their designee, shall determine the ridges of significance for the site. Ridge lines of significance shall include, but not be limited to the following, and may include ridge lines or ridge line complexes which meet the criteria listed below:
 - 1. Ridge lines and ridge line complexes which are visible from existing and/or planned collector and arterial roadways,

2. Ridge lines and ridge line complexes which are visible from surrounding vantage points when viewed from a location with an elevation difference of a maximum of three hundred (300) vertical feet from the property line of the subject parcel/structure,
 3. Ridge lines and ridge line complexes which have a vertical height increase of more than three hundred (300) feet as measured from the point of the ten percent (10%) slope line of the ridge or ridge complex, and
 4. Other significant ridge lines or ridge line complexes as determined during the site analysis process.
- B. Prior to the issuance of any building permits, cross-sections shall be submitted showing the relationship of the proposed development with established mountain top ridge lines and ridge lines of significance when applicable.

SECTION 14-22A-12 SUBMITTAL REQUIREMENTS FOR CONSTRUCTION ON A HILLSIDE LOT

- A. In addition to drawings, plans, specifications and details necessary to obtain a building permit, the following documentary requirements and certifications shall be provided for staff review:
1. A topographic map at an appropriate scale on a 24" x 36" sheet presenting the total lot and a twenty (20) foot area beyond the property line shall be submitted with the application. This map shall show existing and proposed finished contours at two (2) foot intervals within a twenty (20) foot perimeter from any proposed building, five (5) foot intervals elsewhere. Existing contours shall be shown with dashed lines. This map shall show limits of excavation and fill, slope of cut and fill, total cubic yards of excavation and fill. The location and area of the sewage disposal systems, if public sewers are not provided.
 2. Detailed site plans and landscape plans at an appropriate scale, shall be submitted with each application and shall include, but not be limited to, the following: grade and slope in percent at all disturbed areas. Dimensions and calculations of all cut and fill for the building site, roads, drives, swimming pools, septic systems and the method of concealment for each fill or exposed cut. Dimensions of length and height of retaining walls, fences and other attachments; the location and grade of all drainage channels, swales, drain pipes, etc. The amount and degree of surface disturbance, destruction or removal of natural vegetation. Protected desert vegetation shall be preserved in an appropriate manner.
 3. Cross sections at 1:1 scale, at two (2) or more locations perpendicular to the contours through the building site. Location of the cross-sections shall be clearly shown on the topographic map. Properties impacting ridge lines shall provide additional cross-sections indicating their relation and impact on such ridge lines as established in Section 14-22A-9.
 4. An overall excavation, grading and drainage plan shall be prepared in accordance with sound professional engineering practices and to address minimum standards adopted by the City. Said plans shall be prepared and

certified by a professional engineer registered in the State of Arizona. If any drainage structures or culverts are involved, it will be necessary to include calculations for peak flows for a 100 year storm to establish appropriate drainage facilities, cross-sections and details. Storm water diverted from its original drainage pattern shall be returned to its natural course before leaving the property.

5. Where possible and appropriate on less complex lots and lots with acceptable site conditions, the combining of the above maps into one drawing may be acceptable.
6. The Planning Manager, or their designee, may require an accurate oblique view architectural rendering in color; showing the appearance of the building, lot, landscaping, and skyline. The Planning Manager may also require a model if determined necessary to evaluate the project. The model may be a three dimensional physical model or it may be a computer generated model in a three dimensional format and presented by a series of prints or by a disc that can be viewed on a monitor. The rendering and the model will remain in the custody of the Planning Manager until a Certificate of Occupancy is issued. On the rendering or attached thereto, the applicant shall list all colors depicted on the exterior of all structures according to Section 14-22A-4.B.
7. Plans for any structure to be constructed on any land governed by these Hillside Regulations shall be sealed by a registered engineer or architect.
8. The plans for any hillside development of any kind or nature whatsoever, must be approved by the staff and appropriate permit(s) issued, before any grading, bulldozing, blasting, or movement of earth is commenced.

SECTION 14-22A-13 ADMINISTRATIVE APPEALS

A. Appeal to the Hearing Officer.

1. Decisions of the Community Development staff arising from the administration of the requirements contained in Article 14-22A may be appealed by the applicant or any property owner within three hundred (300) of the affected property to a hearing officer(s). Applications for variances from the provisions of Article 14-22A may be filed by the property owner for consideration by the hillside hearing officer(s). Appeals or requests for variance shall be in writing and shall specifically set forth those decisions of the Community Development staff which are being appealed or the basis of the variance request. The application shall be filed with the Community Development Director. Applications for a variance from the conditions of Article 14-22A shall be in writing and shall specifically set forth those provisions of the Hillside Ordinance from which a variance is being sought.

Upon receipt of the written appeals application, the Community Development Director shall make a determination as to the nature of the appeal and shall determine the appropriate appeal hearing officer to hear the case. Those appeals of a technical nature such as utility locations, final grading and drainage or heights of cut and fill shall be heard by the City engineer or their designee, acting in the capacity of hearing officer. All other appeals including slope category determination, allowable densities, lot coverage and disturbance

calculations shall be heard by the Administrative Hillside Hearing Officer. The Administrative Hillside Hearing Officer shall be the City Manager or designee.

2. Upon receipt of a completed hillside interpretation or variance application, the Community Development Director or their designee shall fix a reasonable date, not to exceed thirty (30) calendar days from the date which the application was received, for hearing the action. Notice of the action shall be advertised in the local newspaper at least fifteen (15) days prior to the hearing date. The property to which the action applies shall be posted with a notice of the hearing and first class stamped letters indicating the time, date and location of the hearing shall be mailed to all property owners of record located wholly or partially within three hundred (300) feet of the perimeter of the property.

The applicant shall be responsible for submitting to the Community Development Department a list of all property owners of record located wholly or partially within three hundred (300) feet of the affected property, two sets of first class stamped envelopes containing the name and mailing address of all property owners within three hundred (300) feet of the affected property and a completed affidavit of accuracy for the submittal package.

3. A copy of the appeal and complete file shall be transmitted to the hearing officer. The hearing officer shall hold a hearing and provide the applicant and Community Development staff an opportunity to present their position. Such hearings shall be informal and the rules of evidence and civil procedure shall not apply.
4. The hearing officer shall have the authority to approve, deny or modify the request.

B. Appeals to the City Council.

1. An applicant, the City or any property owner within three hundred (300) feet of the affected property may appeal the decision of the hearing officer to the City Council. The appeal shall be in writing and shall specifically set forth the decision of the hearing officer which is being appealed. The appeal shall be filed with the Community Development Director.
2. A notice of the appeal shall be mailed at least fifteen (15) days prior to the Council meeting in which the appeal is heard to each property owner situated wholly or partially within three (300) feet of the property to which the plan relates. The applicant shall provide the Community Development staff with the names and addresses and addressed and stamped envelopes for all property owners within three hundred (300) feet of the property. The Community Development staff shall be responsible for mailing such notices.
3. A copy of the appeal letter, decision of the hearing officer and supporting material shall be transmitted to the City Council. At a regularly scheduled Council meeting, the applicant and the hearing officer shall present their positions.
4. The City Council shall have the authority to affirm, overrule or modify the decision of the hearing officer.

SECTION 14-22A-14 INSPECTIONS

- A. Inspections may be made to insure compliance with this Article.
- B. Prior to the inspection of property, an authorized employee shall attempt to obtain the consent of the property owner or representative pursuant to this Article. If consent is denied, the employee may conduct an inspection as permitted pursuant to applicable state or federal law.

SECTION 14-22A-15 ENFORCEMENT / COMPLIANCE

- A. Violations should be reported by the City to the property owner, together with a Compliance Order describing the measures required to correct the violation(s). Failure to comply with the terms of a Compliance Order shall constitute a violation of this Article.
- B. In those instances where a Site Disturbance Activity has commenced within a Hillside Development Area without an approved Slope Category Determination Study or where another violation of this Article has occurred, the City may issue a Stop Work Order to terminate immediately all development or construction related Site Disturbance Activity on the site, parcel or property. In addition, the City may revoke any or all of the permits issued by the City for the site, parcel or property. Upon the issuance of a Stop Work Order, the responsible party shall immediately terminate all activities on the site and then contact the City of Peoria Planning Division what measures should be taken to eliminate any problems resulting from the development activity. Failure to comply with the terms of a Stop Work Order shall be a violation of this Article.
- C. Violations of this Article are subject to prosecution by the City of Peoria as a Misdemeanor violation under the City Code and shall be punishable as provided by law.

SECTION 14-22A-16 DEFINITIONS

Alter the Mountain Top Ridge Line - Means to alter or change the view or appearance of an established ridge line or ridge line of significance with cuts, fills or structures when viewed from a distance.

Cut - The land surface which is shaped through the removal of soil, rock, or other materials.

Disturbed Area - That area of natural ground that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

Disturbed Area Reclaimed - Disturbed areas may be reclaimed if they are restored to their natural contours, vegetation and colors to the satisfaction of the Staff.

Fill - The deposit of soil, rock, or other materials placed by man.

Finished Grade - The final grade and elevation of the ground surface after grading is completed.

Grading - Any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

Hillside Development Area - Building areas with a building site slope of ten percent (10%) or greater, measured as a vertical rise of ten (10) feet in a horizontal distance of one hundred (100) feet.

Natural Grade - The grade and elevation of the ground surface in its natural undisturbed state.

Retaining Wall - A retaining wall is a wall used solely to retain more than eighteen inches (18") of material but not to support or to provide a foundation or wall for a building.

Site Disturbance Activity - Any action which results in a cutting of the natural soil grade, creation of an un-natural soil fill or movement of a significant natural landscape feature. A Site Disturbance Activity may include, but not be limited to the following activities: digging, trenching, filling, drilling, grading or clearing.

Slope Category Determination Study - A detailed study of the topography and slope of a development site, parcel or property. The study shall include a detailed graphic showing all slope areas on the site utilizing the methodologies established in this Article and shall be composed of both graphical, numerical and textual information.

Spill - To cause or allow earth or other material to fall, flow or run down a slope, thereby creating a change in the natural appearance and topography.