

91st AVENUE & OLIVE DEVELOPMENT

STANDARDS & GUIDELINES

Peoria, Arizona

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PLANNED AREA DEVELOPMENT
APPROVAL

P/Z Commission Date
City Council Approval Date *11/20/99*

[Signature]

Planner

91st Avenue & Olive Development Standards and Guidelines

Table of Contents

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE NUMBER</u>
SECTION I	Introduction	1
SECTION II	Site Conditions	1
SECTION III	Site Area	1
SECTION IV	Preliminary Development Plan	2-3
SECTION V	Development Phasing	3
SECTION VI	Land Use-Consistency with the adopted General Plan	4
SECTION VII	Development Standards	4-6
SECTION VIII	Architectural Style/Materials	7
SECTION IX	Utilities and Streets	7
SECTION X	Open Space	8
SECTION XI	Signage	8-12

List of Exhibits

Exhibit A	Vicinity Map
Exhibit A.1	Ownership Map (within 300 ft.)
Exhibit A.2	Preliminary Development Plan
Exhibit B	Signage Plan
Exhibit B.1	Signage Plan (Parcels F, G and Home Depot)
Exhibit C	K-Mart Signage
Exhibit D	K-Mart Signage
Exhibit E	Multi-Tenant Freeway Monument Neighborhood
Exhibit F	Multi-Tenant Monument Sign (Parcel F & G)
Exhibit G	Theme Wall Design
Exhibit H	Plant List

I. INTRODUCTION

This “Development Guide” provides a project overview of the Planned Area Development (PAD) proposed for the Business Park Industrial (BPI) properties (Parcels A thru G) shown on exhibit B. These parcels are located on the West side of 91st Avenue, between Olive and Peoria Avenues, in the City of Peoria, Arizona. In addition, this guide is intended to provide the City of Peoria with the information necessary and the requested PAD Zoning for these properties.

II. SITE CONDITIONS

The property addressed in this PAD is currently vacant. There is no significant vegetation on the property at this time. Directly to the west of the property is the Agua Fria Freeway and to the north is the existing Home Depot Development. Vehicular access to the property will be from 91st Avenue on the eastern border of the site. Access from Olive Avenue shall be prohibited unless approved by ADOT.

III. SITE AREA

The PAD area consists of approximately 51 acres, as shown on the Preliminary Development Plan Exhibit B, and divided as follows:

<u>Parcel</u>	<u>Designation</u>	<u>Area</u>	<u>Location</u>
A	Gas Station/Convenience Market (Permitted Conditional Use)/ Restaurant	1.14 Acres	NW Corner 91 st Ave & Olive Ave
B	Restaurant	2.00 Acres	550 Ft. N. of the Center Line of Olive Ave on the west side of 91 st Ave
C	Hotel	3.00 Acres	800 Ft N. of the Corner Line of Olive Ave on the west side of 91 st Ave
D	Mini Storage (Permitted Conditional Use)	4.21 Acres	1200 Ft. N. of the Center Line of Olive Ave on the west side of 91 st Ave
E	Research & Development Conditional Use (Product manufacturing, warehousing & wholesaling within an enclosed building as a permitted conditional use)	17.4 Acres	3000 Ft. N. or the Center Line of Olive Ave on the west side of 91 st Ave
F	Major & Shops	8.40 Acres	3420 Ft. S. of the Center Line of Olive Ave on the west side of 91 st Ave
G	Major & Shops	15.36 Acres	1725 Ft. S. of the Center Line of Peoria Ave on the west side of 91 st Ave
	TOTAL	51.51 Acres	100% of Total Site Area

IV. PRELIMINARY DEVELOPMENT PLAN

The Preliminary Development Plan (see Exhibit B) consists of approximately 51 acres and is divided into 7 Parcels. The principal land use options proposed for each parcel are as follows:

Parcel A:

1. Convenience market
2. Gas Station
3. Hotel-Motel
4. Restaurant
5. All other Permitted Principal Uses allowed in the following zoning categories:
PC-1, PC-2, C-2
6. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

Parcel B:

1. Restaurant
2. Hotel-Motel
3. All other Permitted Principal Used allowed in the following zoning categories: PC-1, PC-2, C-2
4. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

Parcel C:

1. Hotel-Motel
2. Restaurant
3. All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2
4. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

Parcel D:

1. Mini-Storage
2. Restaurant
3. Hotel-Motel
4. All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2

5. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

Parcel E:

1. Business Park/Industrial Park
2. Restaurant
3. Hotel/Motel
4. Product manufacturing, research & development, warehousing and wholesaling within an enclosed building as a permitted conditional use.
5. All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2, BPI
6. Prohibited uses include billiard halls, cocktail lounges, liquor stores and adult entertainment uses.

Parcel F:

1. Community Commercial including major retail users.
2. Multi-story office projects for professional and administrative uses.
3. Hotel/Motel
4. All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2
5. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

Parcel G:

1. Community Commercial including major retail users.
2. Multi-story office projects for professional and administrative uses.
3. Hotel/Motel
4. All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2
5. Prohibited uses include billiard halls, cocktail lounges, liquor stores, and adult entertainment uses.

V. DEVELOPMENT PHASING

This property is intended to be developed as a multiple-phase project, driven by market demand. The associated landscape shall be installed as each phase is developed, in keeping with the landscaping guidelines found under the Development Standards in this submittal.

VI. LAND USE – CONSISTENCY WITH THE ADOPTED GENERAL PLAN

The PAD area is currently designated for Business Park Industrial (BPI) uses in the adopted General Plan. The allocation of land uses, expressed as a percentage of the area (in acres) will be as follows:

LAND USE ALLOCATION

	<u>Use</u>	<u>Percentage of Total Area</u>	<u>Area (Gross)</u>
Parcel A.	Gas Station (Or other permitted principal or conditional uses in C-2)	2%	1.14 Acres
Parcel B.	Restaurant	4%	2.00 Acres
Parcel C.	Hotel	6%	3.00 Acres
Parcel D.	Mini Storage (Or other permitted principal or conditional uses in C-2)	8%	4.21 Acres
Parcel E.	Product manufacturing, research and development, warehousing, and wholesaling within an enclosed building as a permitted conditional use.	34%	17.4 Acres
Parcel F.	Major & Shops	16%	8.40 Acres
Parcel G.	Major & Shops	30%	15.36 Acres
TOTAL:		100%	51.00 Acres

VII. DEVELOPMENT STANDARDS

Unless otherwise specified herein, all developments within the PAD shall conform with all applicable City of Peoria Codes, Policies, Ordinances and Regulations.

Setbacks from property line:

<u>Location</u>	<u>Building</u>	<u>Landscape</u>
Along the Agua Freeway	35'	35'
Along 91 st Avenue	35'	35'
Along all other property lines	25'	25'
(North property line Parcel G)	0'	0'
Interior property lines		
(Parcels A thru E)	15'	15'
(Parcels F thru G)	0'	0'

<u>Parcel</u>	<u>Designation</u>	<u>Maximum Building Heights*:</u>
A	Gas Station/Convenience Market/Restaurant	36'
B	Restaurant	36'
C	Hotel	48'

D	Mini Storage	36'
E	Business Park/Industrial	48'
F	Major & Shops	36' (with entry canopies to 45'-0")
G	Major & Shops	36' (with entry canopies to 45'-0")
G	PAD F	25'

*Excluding mechanical or elevator parapets

Landscaping:

Landscaping shall be designed in accordance with the City of Peoria Zoning Ordinance, Article 14-35 with the following revisions:

- Theme trees shall be required and installed along 91st Avenue frontage shall be 15-gallon size with 25% being 24" box.
- Theme trees installed along 91st Avenue shall be installed in quantities averaging 20' on center. Theme trees and shrubs shall be planted at the rate of 1 tree and three shrubs for every 30 feet of lineal street frontage of 91st Avenue.
- Landscape design shall be in harmony with the proposed improvements to 91st Avenue, yet have its own unique overall design theme within the PAD.
- Plant list (see Exhibit E)
- Specific species of street theme trees shall be as designated by the City of Peoria.

Irrigation:

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

Landscape Maintenance:

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

Parking:

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

Refuse Areas:

All refuse storage/collection areas shall be screened from public view in a manner compatible with an established architectural theme.

Mechanical Equipment:

Ground mounted mechanical equipment shall be screened from public view by a block wall and shall be compatible with architectural theme.

Roof mounted mechanical equipment shall be screened from view by a parapet wall or architectural mechanical screened compatible with an established architectural theme.

Utilities:

- a. Water service shall be by the City of Peoria.
- b. All “on-site” telephone, cable and electrical lines will be placed underground.

Fences and Walls:

- a. Height
 1. No fence or wall shall exceed six (6) feet in height, except for walls, which are used for screening of equipment service areas, or other height exceptions as may be approved by the city.
 2. Walls for screening of parking areas shall be required along street frontages. They shall be three (3) feet in height (measured from the top of adjacent curb), architecturally compatible with the project, and integrated into the landscaping. These walls may be used to retain landscape beams or slopes fronting the streets and, therefore, may not be visible from the streets (see Exhibit C & D).
- b. Restrictions on Materials

Walls or fences comprised of sheet or corrugated iron, chainlink, wood, steel, aluminum, or asbestos are specifically prohibited.

Vinyl coated chain-link mesh fencing shall be allowed at security fencing around retention basins at the rear of properties along the Agua Fria Freeway.
- c. Mini-storage area shall be screened by a perimeter wall at least 8 feet high and shall undulate both horizontally and vertically. Horizontal undulations shall consist of a minimum 3-foot off set at a maximum spacing of 100 feet along all right-of-way lines. If a building is used as the perimeter wall screening, the building shall have an articulated façade with the minimum dimensions listed above. Vertical undulations shall occur at a maximum spacing of 100 feet with a minimum change in height of 12 inches. All perimeter walls or buildings shall be stucco finished and painted or constructed of decorative masonry block intended to be used without additional finish. All perimeter walls shall be landscaped per city of Peoria requirements.

Site Plan Approval

Site Plans shall be submitted and approved in accordance with Article 14-32 of the Peoria Zoning Ordinance.

VIII. ARCHITECTURAL STYLE/MATERIALS

All development within the PAD shall comply with the City of Peoria Design Review Manual.

Architectural Finish Materials

The building materials of any development within the PAD should be consistent with, and drawn from, the regional vernacular. All development within the PAD shall comply with the City of Peoria Design Review Manual

Appropriate materials shall include, but not limited to:

1. Walls

- Cement Plaster or “Drivit” (G.J.F.S.)
- Concrete Block
- Brick
- Stone
- Ceramic or Clay Tile
- Glass/Aluminum – storefronts or curtain walls
- Concrete – precast or cast-in place
- Wood
- Glass Block
- Architectural Metal – grilles or trim

2. Roofs

- Clay Tile
- Concrete Tile
- Architectural Metal
- Built-up if properly screened
- Single-ply membrane

3. Colors

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

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

IX. UTILITIES AND STREETS

As part of the proposed off-site improvements necessary modifications to the water, wastewater, street and drainage systems will be required. These modifications are planned to accommodate the proposed level of development in the 91st Avenue and Olive Avenue area. The PAD will be developed in conformance with the standards and specifications regulated in the General Plan. Those items not regulated by the General Plan shall be subject to the existing standards of the City of Peoria.

X. OPEN SPACE

As required by the Zoning Ordinance, each parcel (A thru G) shall provide a minimum of 5% open space.

The term "open space" shall be defined to include people-oriented hardscape and plaza areas walkways, which provide landscaping, seating, or other pedestrian amenities beyond walkway areas needed for customer circulation. In addition, landscape areas in excess of the required landscape buffer setbacks shall be included as open space if improved with pedestrian amenities. On-site pathways, improved with landscaping and hardscape materials, shall be provided for the accommodation of bicycle and pedestrian circulation and shall also be counted as open space.

XI. SIGNAGE/Parcels A thru G

A. GENERAL REQUIREMENTS

1. All permits for signs and their installation shall be obtained by Sign User or its representative from the City of Peoria prior to sign installation.
2. Sign User shall be responsible for the fulfillment of all requirements and specifications of these criteria.
3. Signs installed without the prior written approval of the City of Peoria will be subject to removal at the Sign User's expense. Damages may be assessed to cover the cost of repairs to sign fascia or removal of signage resulting from the non-approved installation.
4. The Sign User or Sign User's Sign Contractor shall review all architectural, structural and electrical documents as they relate to building wall and/or canopies and storefront details at the proposed location of signage prior to preparation of signage drawings and specifications. In addition, the Sign User's Sign Contractor should visit the project site to become familiar with as-built conditions and verify all dimensions at sign's location.

B. GENERAL SPECIFICATIONS/Prohibited Signs

1. The following signs are prohibited:
 - a. Painted or hand lettered signs on building fascia or storefronts.
 - b. Flashing, moving or audible signs.
 - c. Window signs except where specifically approved by sign ordinance.
 - d. Inflatable signs or graphic devices.
 - e. Freestanding attraction boards, posters or other permanent advertising devices.
 - f. Paper, cardboard or Styrofoam signs.

C. CONSTRUCTION REQUIREMENTS

1. All exterior signs, bolts, fastenings and clips shall be of hot dipped galvanized iron or stainless steel. No black iron materials of any type shall be permitted.
2. No label shall be permitted on the exposed surface of signs, except those required by local ordinance, which shall be applied in an inconspicuous location.

3. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
4. Sign User's sign contractor shall repair any damage to the property caused by his work.
5. Sign User shall be fully responsible for the operations of Sign User's sign contractor.
6. All electrical signs and their installation must comply with all City of Peoria building and electrical codes.
7. All conductors and other equipment shall be concealed in accordance to UL 48 specifications and City of Peoria building and electrical codes.

D. DESIGN REQUIREMENTS: Wall Signage – Major Sign Users Occupying 100,000 Square Feet or Greater GLA (Kmart and/or other similar occupant)

1. All signage shall conform to specifications established in this “Comprehensive Sign Program” and approved by the City of Peoria. Specifications include size, placement, methods of illumination, colors and materials to be utilized in the construction and installation of Sign User signage.
2. Maximum size of all permitted wall signs for any single major Sign User occupying 100,000 square feet or greater GLA shall be determined by the following formula:

The aggregate sign area for each Sign User shall be calculated by multiplying two (2) times the length of storefront occupied by the Sign User.

Each major Sign User may place its signage on wall surfaces specifically designated for such use. The area for a Sign User's sign(s) may not exceed two (2) square foot or sign area for each lineal foot of wall elevation upon which the sign(s) is/are displayed. In no instance shall any sign exceed two hundred twenty five (225 SF) square feet nor shall the aggregate sign area permitted for the Sign User be exceeded.

3. Letter Heights – Maximum letter height for Kmart and/or other similar occupant shall be eight (8') feet for its primary graphic. Secondary signage for Kmart and/or other similar occupant and its interior tenants shall be limited to 2'9" or less.
4. Maximum length of sign shall in no instance exceed 80% of Sign User's building elevation upon which the sign(s) is/are displayed.
5. Fabrication Specifications
 - a. All letters and logos are recommended to be fabricated from a minimum .050 aluminum material. Letters may be up to 12" deep to facilitate self-contained methods of illumination. They shall be fabricated as pan channel letters and logos w/illuminated acrylic faces, reverse pan channel w/backlit illumination and/or combination face and backlit letters and logos. All letters and logos shall be painted in accordance to their corporate identification specifications.
 - b. Letters and logos shall be internally illuminated. Exposed neon tubing is subject to City of Peoria sign ordinance regulations.
 - c. Sign Users may utilize colors that are in accordance with their nationally recognized corporate identification specifications.

- d. All Sign Users shall be permitted to utilize their established letter style and logos in accordance to their corporate identification specifications.
 - e. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.
- E. DESIGN REQUIREMENTS: Wall Signage – Major Sign Users occupying 6,000 to 99,999 Square Feet GLA
1. All signage shall conform to specifications established in this “Comprehensive Sign Program” and approved by the City of Peoria. Specifications include size, placement, methods of illumination, colors and materials to be utilized in the construction and installation of Sign User signage.
 2. Maximum size of all permitted wall signs for any single major Sign User occupying 6,000 square feet to 99,999 square feet GLA shall be determined by the following formula:

The aggregate sign area for each Sign User shall be calculated by multiplying two (2) times the length of storefront occupied by the Sign User. For Sign Users with frontage on both Loop 101 and 91st Avenue, there will be an additional allowance for signage facing Loop 101. This additional signage shall be calculated by multiplying 2 times the length of the frontage facing Loop 101.

Each major Sign User may place its signage on wall surfaces specifically designated for such use. The area for a Sign User’s sign(s) may not exceed two (2) square foot of sign area for each lineal foot of wall elevation upon which the sign(s) is/are displayed. In no instance shall any sign exceed two hundred twenty five (225 SF) square feet nor shall the aggregate sign area permitted for the Sign User be exceeded.
 3. Letter Heights

Maximum letter height for a major Sign User occupying 6000 to 99,999 square feet GLA shall not exceed six feet (6 ft) in height for its primary graphic. Secondary signage shall be limited to 2’0” or less.
 4. Maximum length of sign shall in no instance exceed 80% of Sign User’s building elevation upon which the sign(s) is/are displayed.
 5. Fabrication Specifications
 - a. All letters and logos are recommended to be fabricated from a minimum .050 aluminum material. Letters may be up to 12” deep to facilitate self-contained methods of illumination. They shall be fabricated as pan channel letters and logos w/illuminated acrylic faces, reverse pan channel w/backlit illumination and/or combination face and backlit letters and logos. All letters and logos shall be painted in accordance to their corporate identification specifications.
 - b. Letters and logos shall be internally illuminated. Exposed neon tubing is subject to City of Peoria sign ordinance regulations.
 - c. Sign Users may utilize colors that are in accordance with their nationally recognized corporate identification specifications.
 - d. All Sign Users shall be permitted to utilize their established letter style and logos in accordance to their corporate identification specifications.

- e. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.
- F. DESIGN REQUIREMENTS: Wall Signage – In Line Minor Sign Users Occupying up to 5999 Square Feet GLA
- 1. All signage shall conform to specifications established in this “Comprehensive Sign Program” and approved by the City of Peoria and the Landlord. Specifications include size, placement, colors and materials to be utilized in the construction and installation of Sign User signage.
 - 2. Maximum size of all permitted wall signs for any single in line minor Sign User shall be determined by the following formula:

The aggregate sign area for each in line shop space shall be calculated by multiplying one and one half (1 1/2) times the length of storefront occupied by the Sign User. For Sign Users with frontage on both Loop 101 and 91st Avenue, there will be an additional allowance for signage facing Loop 101. This additional signage shall be calculated by multiplying 1 ½ times the length of the frontage facing Loop 101.

Each minor in line Sign User may place its signage on wall surfaces specifically designated for Sign User’s use. The area for each Sign User’s sign may not exceed one and one half (1 1/2) square foot of sign area for each lineal foot of wall surface upon which the sign is displayed. In no instance shall any sign exceed 120 square feet nor shall the aggregate sign area permitted for the minor in line Sign User be exceeded.
 - 3. Letter Heights

Maximum letter height shall be 36” for one (1) line of copy. Maximum overall height of 36” is available for two (2) lines of copy with a 4” minimum space between lines.
 - 4. Maximum length of sign shall in no instance exceed 75% of Sign User’s frontage upon which the sign is displayed.
 - 5. Fabrication Specifications
 - a. All letters and logos are recommended to be fabricated from .050 aluminum material. Letters shall be approximately 5” deep. They shall be fabricated as pan channel letters and logos with illuminated acrylic faces, reverse pan channel with backlit illumination and/or combination facelit and backlit letters and logos. It is the desire to enhance the visual appearance of the storefront with unique signage. All letters and logos shall be painted to compliment the colors utilized herein.
 - b. Neon tubing shall internally illuminate letters and logos. Exposed neon tubing is subject to City of Peoria sign ordinance regulations.
 - c. Letters and logos may be multi-colored in accordance to Sign User’s design specification.
 - d. All Sign Users shall be permitted to utilize their established letter style.
 - e. All signage shall be constructed in accordance to UL 48 specifications and shall be labeled accordingly.

G. DESIGN REQUIREMENTS: Wall Signage – Pad Sign User(s) *Future*

1. Future Pad Sign User(s) shall cause to be submitted for separate City of Peoria approval, its individual exterior sign program for this project.

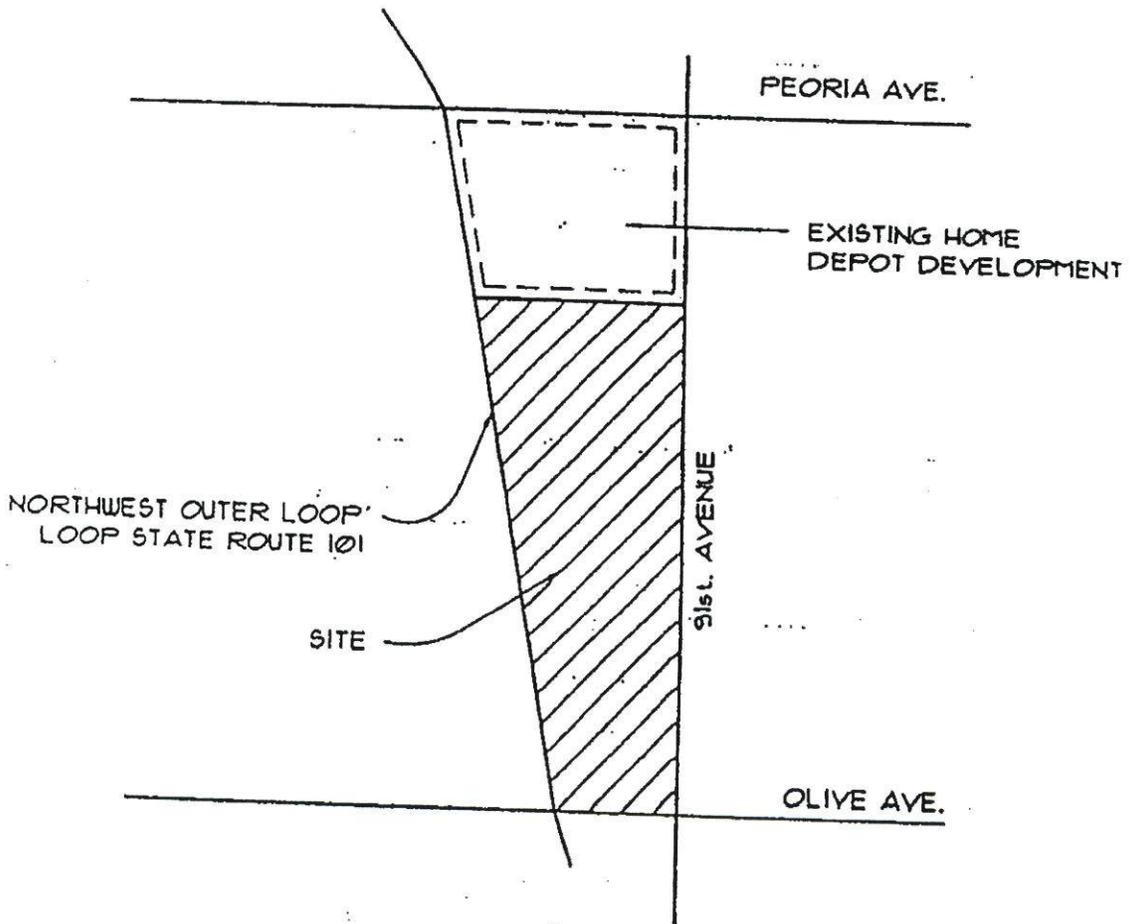
H. DESIGN REQUIREMENTS: Freestanding Signs/Freeway and Monument

1. Sign Users shall be identified on freestanding freeway pylon signs and monument type signs as indicated on the site plan Exhibit 'B' attached hereto.
2. Freestanding freeway pylons shall be limited to forty-five (45') feet in height and an aggregate sign area of two hundred (200 SF) square feet exclusive of architectural embellishments.
3. All multi-tenant freeway pylons shall be limited to forty-five (45') feet in height and an aggregate sign area of two hundred (200 SF) square feet exclusive of architectural embellishments.
4. Monument signs are to be placed along 91st Avenue and Olive Avenue as indicated on the site plan Exhibit 'B' attached hereto.
5. Parcel A shall be limited to one sign on each street frontage not to exceed thirty-two (32 SF) square feet in area or eight (8') feet in height. Parcels B, C, and D shall each be entitled to a monument sign on 91st Avenue not to exceed thirty two (32 SF) square feet in area or eight (8') feet in height. Parcels E, F and G shall be entitled to a total of three (3) monument signs on 91st Avenue with each display not to exceed forty eight (48 SF) square feet in area or eight (8') feet in height. One of the three (3) signs shall be to the exclusive benefit of Kmart and other similar occupants and tenants.
6. On Parcel E, in addition to the monument sign described above, an entry feature consisting of paired masonry walls, 3'6" high, may be erected on both sides of the principal driveway and may be used to identify the project identification by name only. Maximum length of each wall shall not exceed twenty-five (25') feet. Walls shall be designed to integrate with the project landscaping and required parking screen walls.
7. All freeway monument signs shall be in accordance with Section 14-34-8A.13 of the City of Peoria Zoning Ordinance.

I. MISCELLANEOUS SIGNS

1. All sign types not specifically identified herein shall conform to City of Peoria sign ordinance standards. This section shall apply to leasing, construction project, traffic directional, menu, service station price signs, etc.

EXHIBIT 'A'

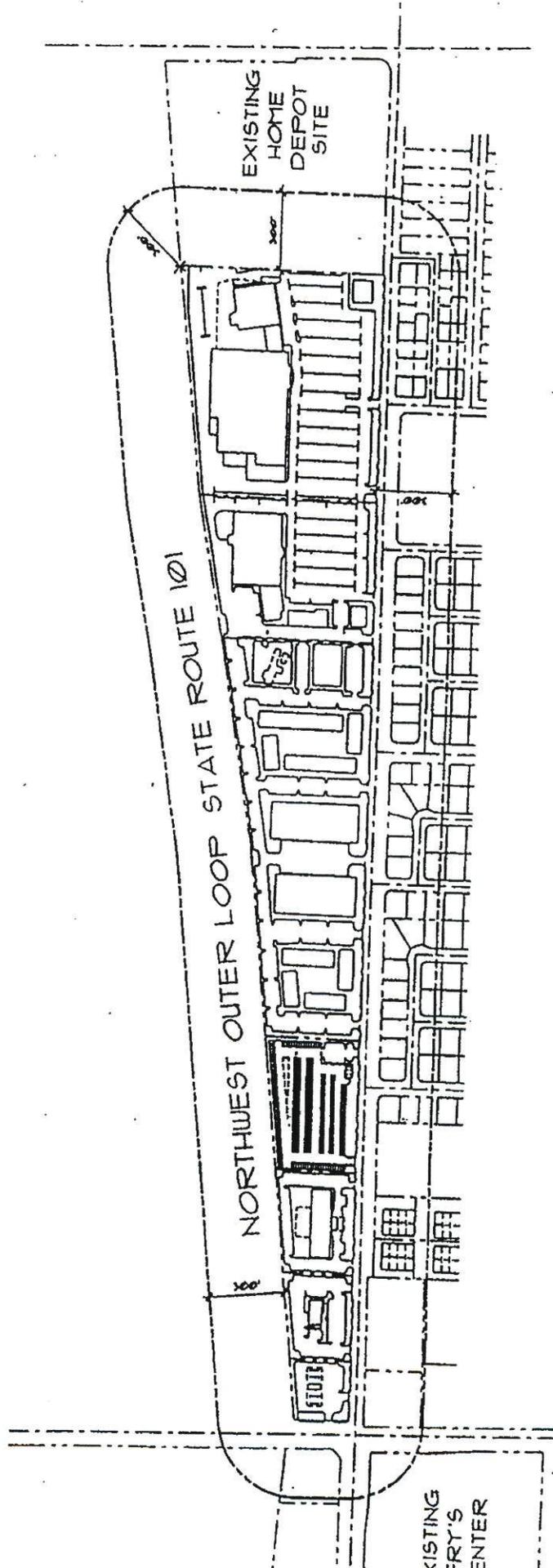


VICINITY MAP

NO SCALE

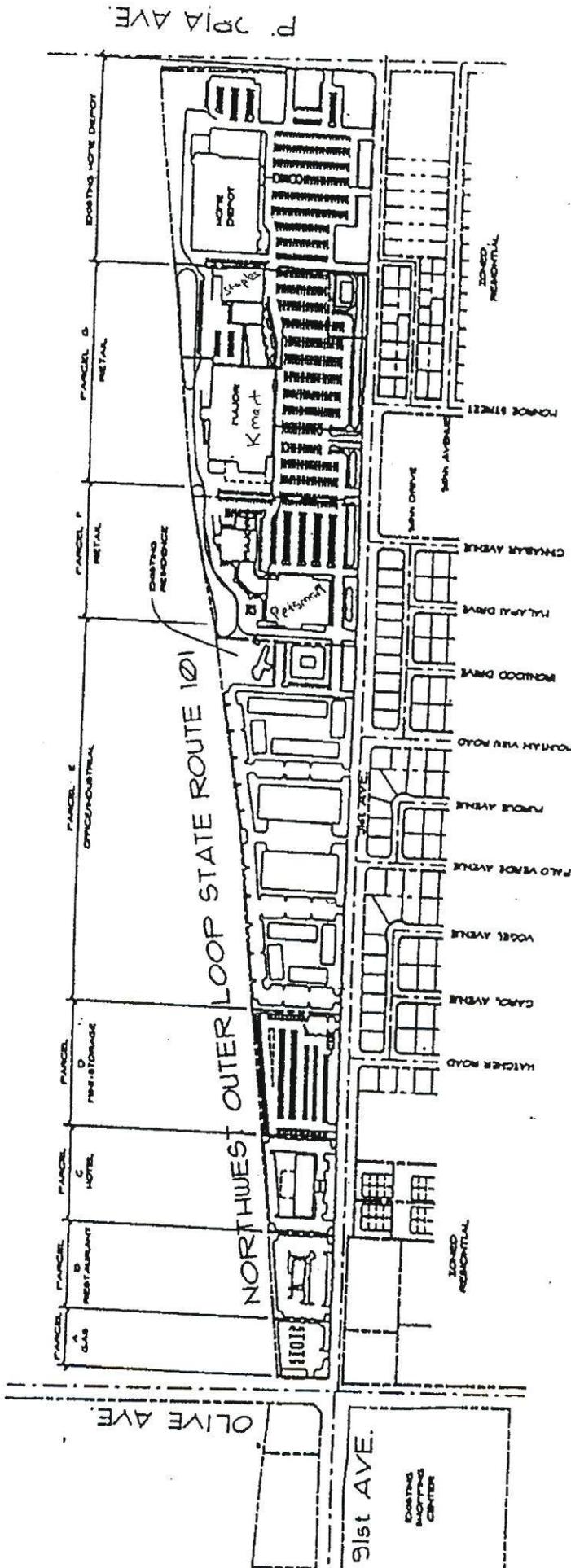


NORTH



OWNERSHIP MAP
SCALE: 1" = 600'-0"

EXHIBIT A.1



PRELIMINARY DEVELOPMENT PLAN
SCALE: N.T.S.

EXHIBIT A.2

SEE ENLARGEMENT B.1

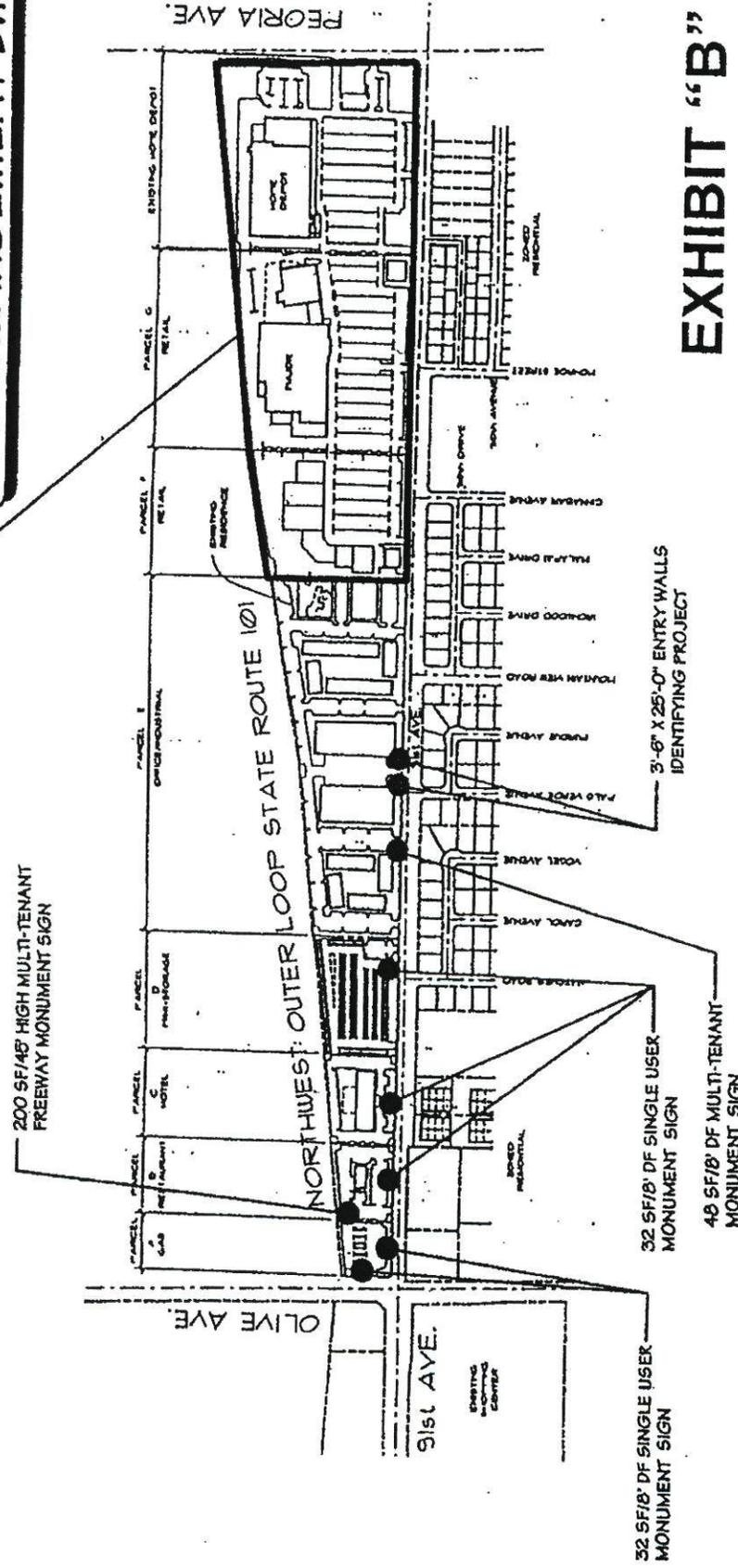


EXHIBIT "B"

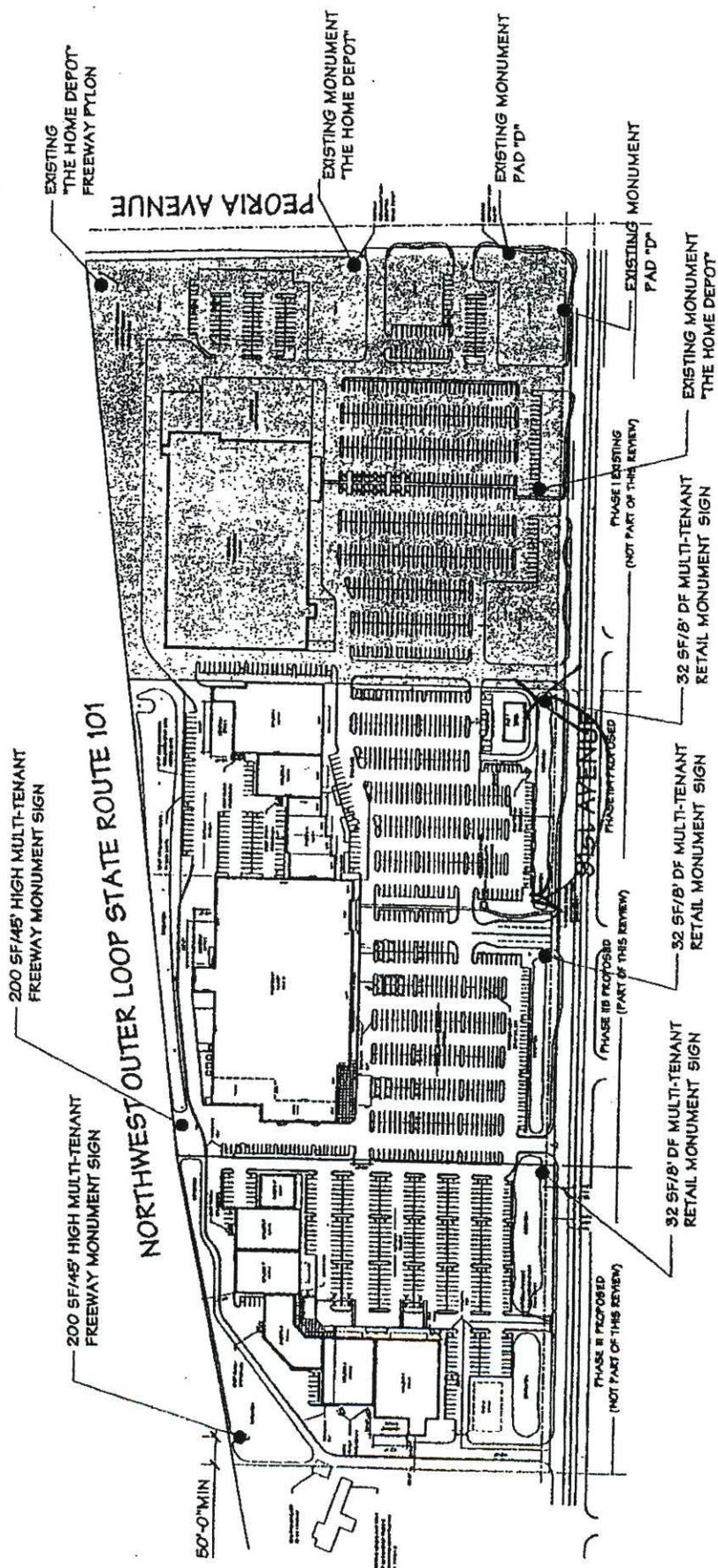
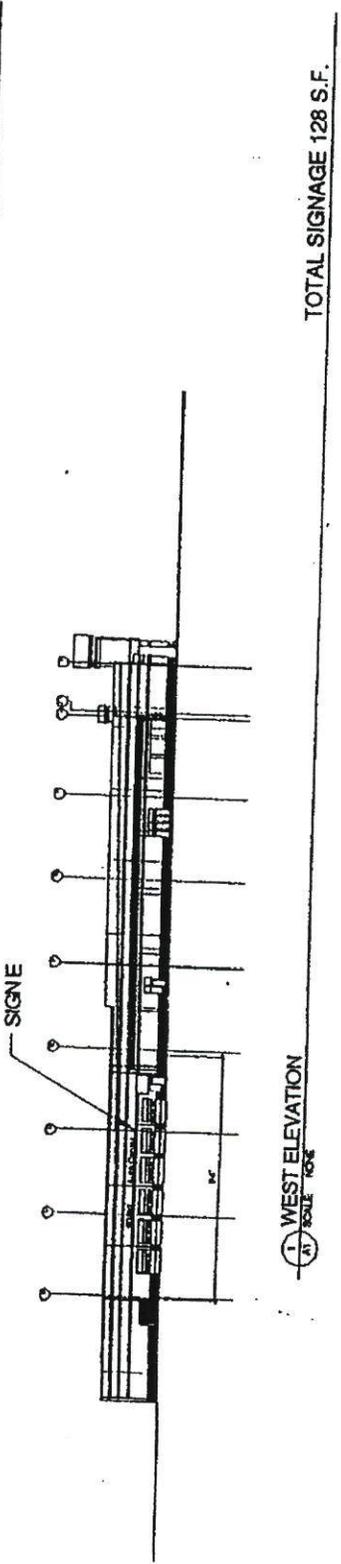
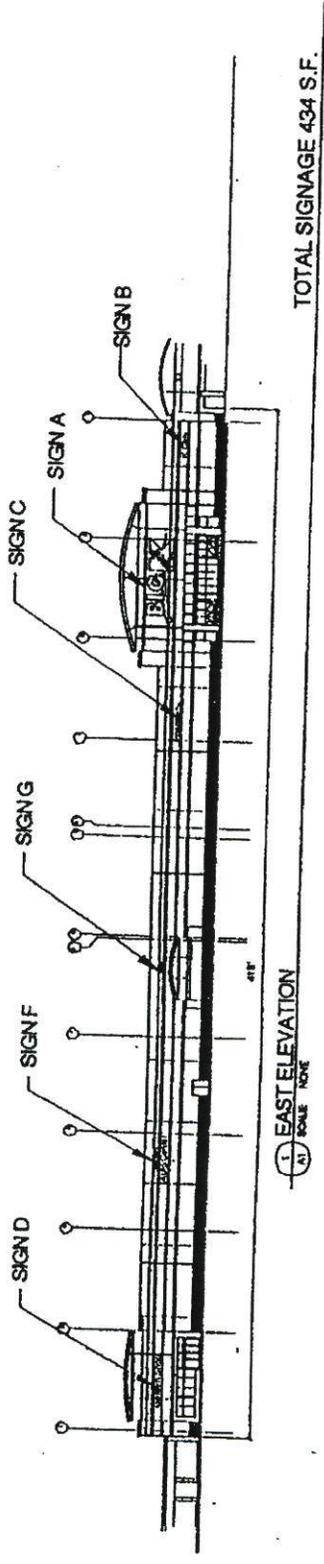
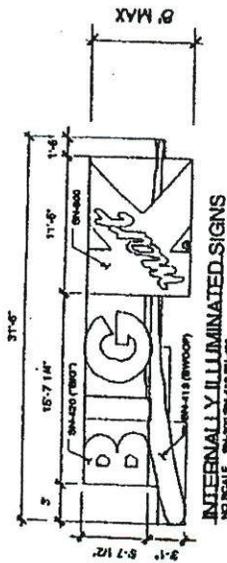


EXHIBIT "B.1"



C EXHIBIT 'C'
 PAD SCALE NONE

221



INTERNALLY ILLUMINATED SIGNS
NO SCALE 89-00025-173-008

SIGN A

KMART BUSINESS NAME SIGNAGE

28



NON-ILLUMINATED LETTERS
NO SCALE

SIGN B

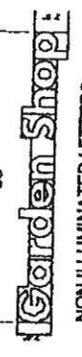
28



NON-ILLUMINATED LETTERS
NO SCALE

SIGN C

28



NON-ILLUMINATED LETTERS
NO SCALE

SIGN D

KMART COPY SIGNAGE

EXHIBIT 'D'
SCALE: NONE

128



NON-ILLUMINATED LETTERS
PLEASE LOCATE IN FRONT ENTRANCE

SIGN E

89



NON-ILLUMINATED LETTERS
PLEASE LOCATE IN FRONT ENTRANCE

SIGN F

TENANT #1 SIGNAGE

8



ILLUMINATED PANEL SIGN
NO SCALE

SIGN G

TENANT #1 SIGNAGE

- NOTES:**
1. SIGN IS TO BE DELIVERED AND INSTALLED BY TENANT.
 2. ALL ELECTRICAL WORK PROVIDED BY TENANT.
 3. ALL TENANT MATERIALS AND FINISHES TO BE PURCHASED BY TENANT.
- KEY:**
1. SIGN IS TO BE DELIVERED BY TENANT.
 2. SIGN IS TO BE DELIVERED BY TENANT.
 3. SIGN IS TO BE DELIVERED BY TENANT.
 4. SIGN IS TO BE DELIVERED BY TENANT.
 5. SIGN IS TO BE DELIVERED BY TENANT.
 6. SIGN IS TO BE DELIVERED BY TENANT.
 7. SIGN IS TO BE DELIVERED BY TENANT.
- BUILDING SIGNAGE**

Paint/Finish Schedule

- ① Benjamin Moore #2301 "Hedron"
- ② Benjamin Moore #983
- ③ To Match Kynar Copper Metal Roofing

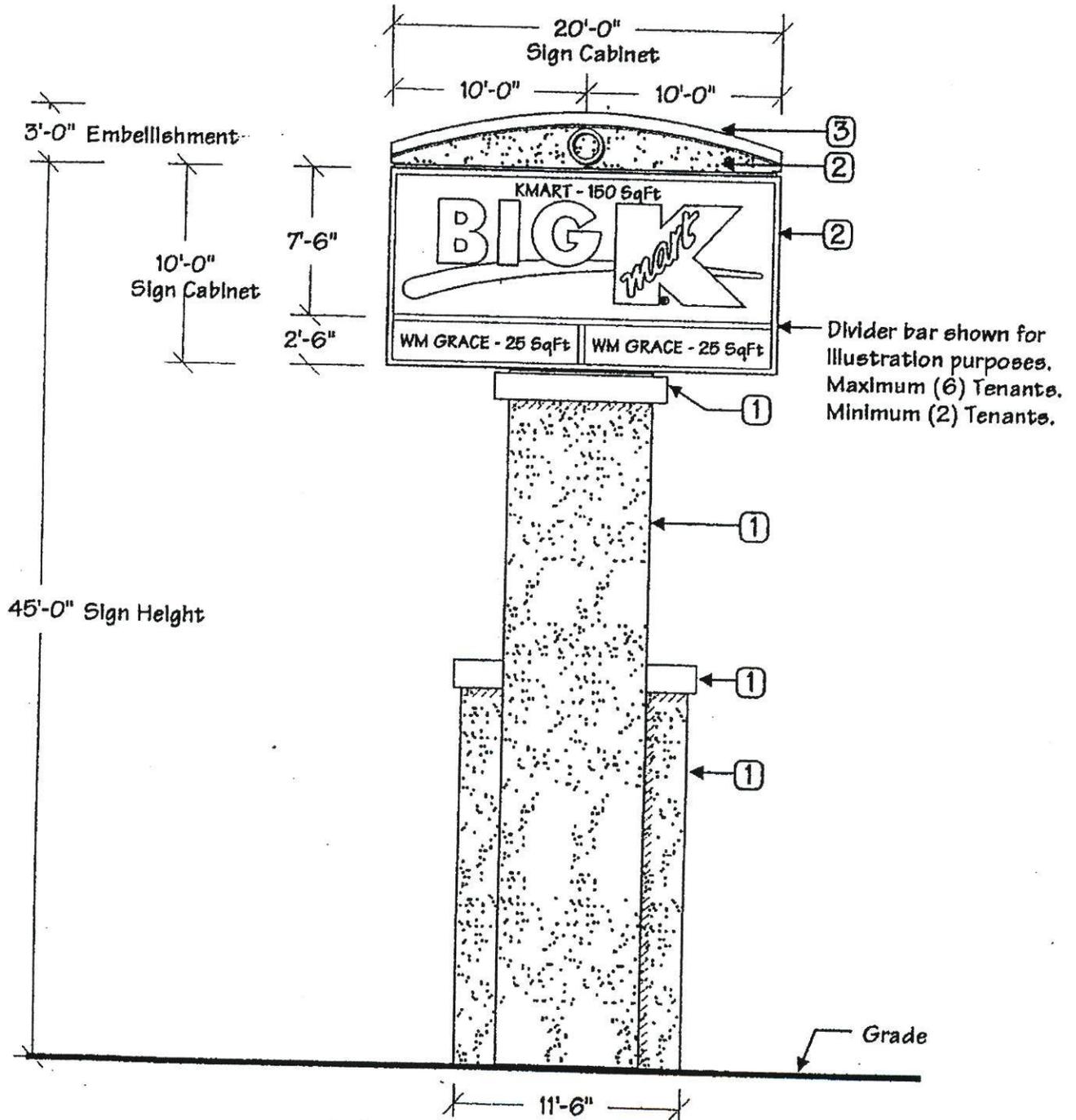


EXHIBIT "E" - Multi Tenant Freeway Monument Sign

Paint/Finish Schedule

- ① Benjamin Moore #2301 "Hedron"
- ② Benjamin Moore #983
- ③ To Match Kynar Copper Metal Roofing

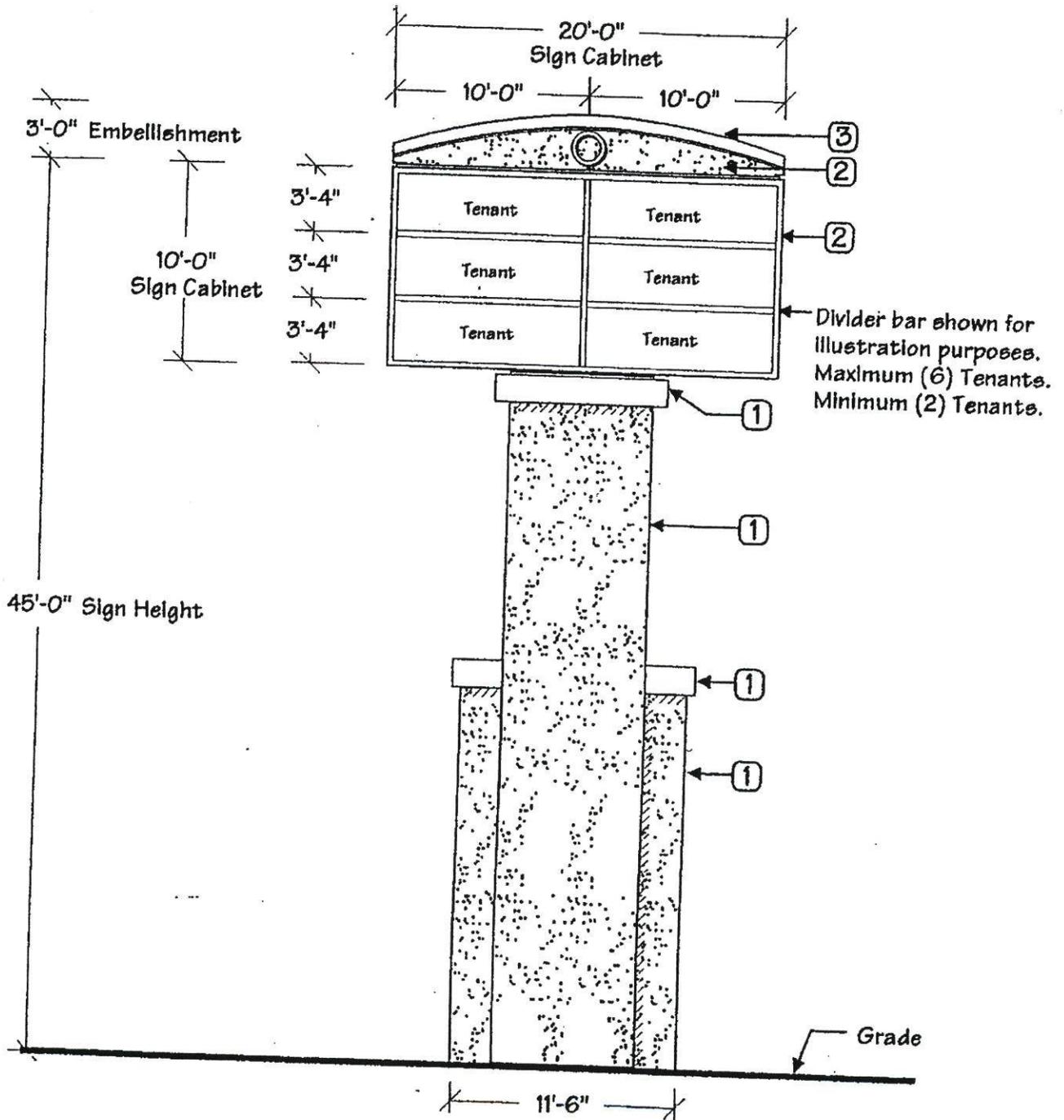


EXHIBIT "E" - Multi Tenant Freeway Monument Sign

Paint/Finish Schedule

- ① Benjamin Moore #2301 "Hedron"
- ② Benjamin Moore #983
- ③ To Match Kynar Copper Metal Roofing
- ④ Split face CMU base painted Benjamin Moore #983

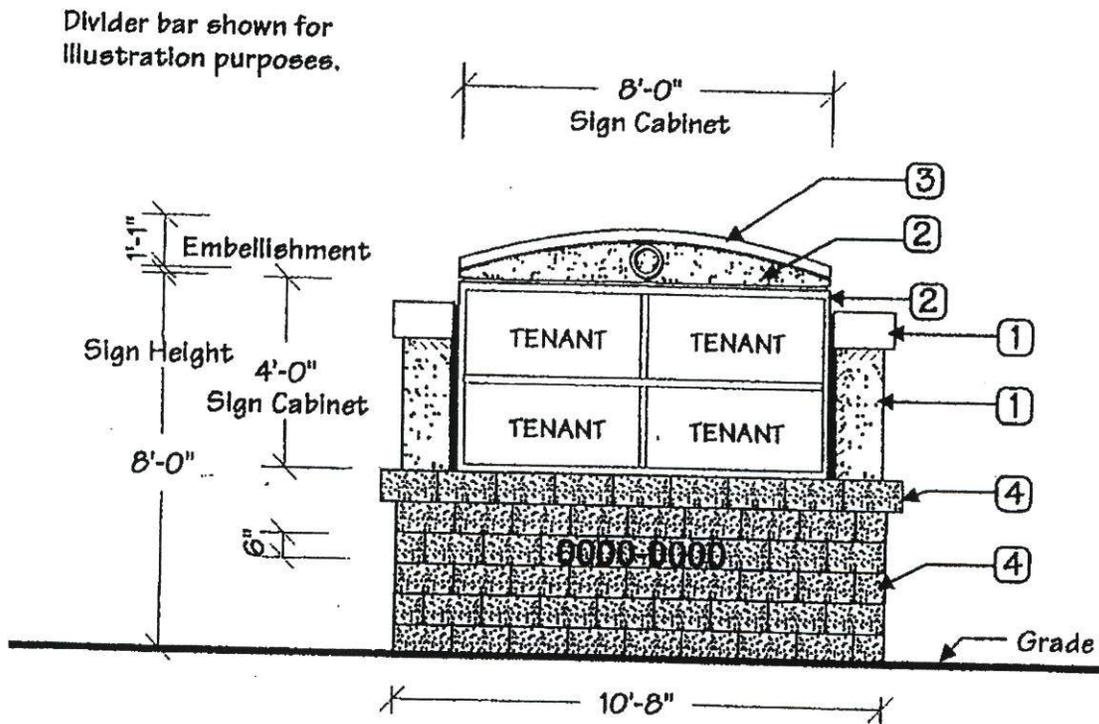
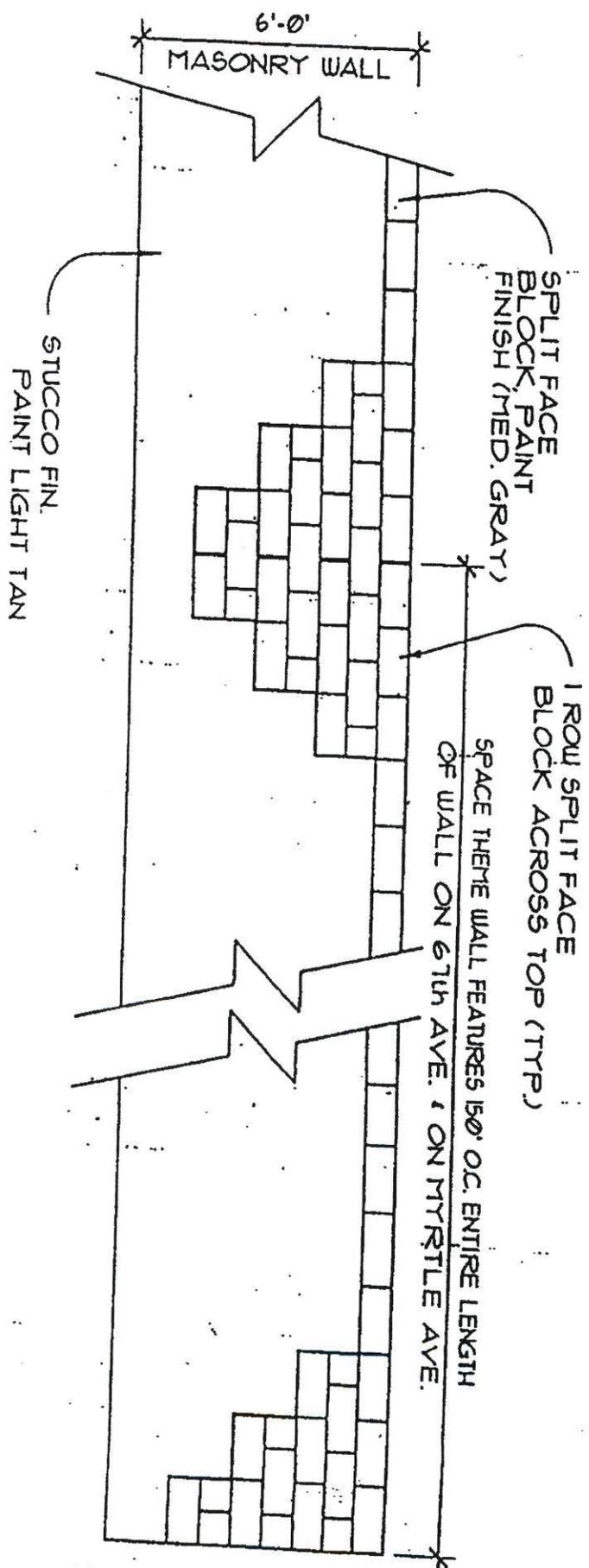


EXHIBIT "F" - 32 S.F. Multi-Tenant Monument Sign
Parcels F & G



THEME WALL ELEVATION
NO SCALE

EXHIBIT H

Plant List

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

Pelargonium
 Pelargonium
 Petunia
 Petunia
 Petunia
 Petunia
 Petunia
 Petunia
 Portulaca
 Portulaca
 Primula
 Ratibita
 Rudbeckia
 Salvia
 Sarvitallia
 Sarvitallia
 Senecio
 Tagetes
 Tagetes
 Tagetes
 Tropaeolum
 Viola
 Viola
 Viola
 Viola
 Zinnia
 Zinnia
 Zinnia

Hortorum
 Pelatum
 Hybrida
 Hybrida
 Hybrida
 Hybrida
 Hybrida
 Hybrida
 Grandiflora
 Oleracea
 Vulgaris
 Columnaris
 Hirtia
 Faranacea
 Species
 Procumbens
 Cineraria
 Patula
 Patula
 Patula
 Majus
 Tricolor
 Wittrockiana
 Wittrockiana
 Wittrockiana
 Species
 Species
 Species

Garden Geranium
 Ivy Geranium
 Petunia "Mixed Varieties"
 Petunia "Happiness"
 Petunia "Total Madness Mix"
 Petunia "Ultra Mix"
 Petunia "Ultra Crimson Star"
 Petunia "Blue Frost"
 Moss Rose, Rose Moss
 Purslane
 English Primrose
 Mexican Hat
 Gloriosa Daisy, Black eyed Susan
 Mealy-cup Sage
 Orange Creeping Zinnia
 Creeping Zinnia
 Dusty Miller
 Marigold "Little Devil Mix"
 Marigold "Bonanza Mix"
 Marigold "Inca Yellow"
 Nasturtium
 Viola "Johnny Jump-Up"
 Pansy "Majestic Giant Mix"
 Pansy "Asure Blue"
 Pansy "Golden Champion"
 Zinnia "Peter Pan Mix"
 Zinnia "State Fair Mix"
 Zinnia "Dasher Mix"

Ground Covers

Agapanthus
 Agapanthus
 Ajuga
 Anigozanthos
 Asparagus
 Asparagus

Africanus
 Reptans
 Flavidus
 Densiflorus
 Densiflorus

Aspidistra
 Carissa
 Carissa
 Carissa

Elatior
 Macrocarpa
 Macrocarpa
 Macrocarpa

Carpbrotus
 Ceratostigma

Chilensis
 Plumbaginoides

Lily-of-the-Nile
 Dwarf Lily-of-the-Nile, "Peter Pan"
 Carpet Bugle
 Kangaroo Paw
 Foxtail Fern, Myers Asparagus
 Asparagus Fern,
 Sprenger Asparagus
 Cast Iron Plant
 Natal Plum "Boxwood Beauty"
 Small Leaf Natal Plum (Author)
 Variegated Boxwood Beauty Natal
 Plum
 Ice Plant
 Dwarf Plumbago

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

Small Shrubs

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

Dasyliion
Diates
Fatsia
Gardenia
Hesperaloe
Leucophyllum
Myrtus
Nandina
Nerium
Nerium
Philodendron
Pitosporum
Pitosporum
Plumbago
Raphiolepis

Raphiolepis
Rosmarinus
Salvia
Strelitzia
Tagetes
Xylosma
Xylosma

Large Shrubs

Caesalpinia
Caesalpinia
Caesalpinia
Cassia
Cassia
Cocculus
Dodonaea
Dodonaea
Euphorbia
Gardenia
Lagerstroemia
Leucophyllum
Leucophyllum
Leucophyllum
Ligustrum
Ligustrum
Lysiloma

Wheeleri
Bicolor
Japonica
Jasminoides
Parviflora
Frutescens
Communis
Domestica
Oleander
Oleander
Selloum
Tobira
Tobira
Auriculata
Indica
Indica
Officinalis
Chamaedryoides
Reginae
Lemonii
Congestum
Congestum

Gilliesii
Mexicana
Pulcherrima
Nemophila
Phyllodenia
Laurifolius
Viscosa
Viscosa
Pulcherrima
Jasminoides
Indica
Frutescens
Frutescens
Frutescens
Japonicum
Privit
Lucidum
Thornberi

Desert Spoon
Fortnight Lily, Moraea Bicolor
Japanese Aralia
Dwarf Garden "Radicans"
Red Yucca
Texas Sage
Dwarf Myrtle "Compacta"
Heavenly Bamboo
Dwarf Pink Oleander
Dwarf Salmon Oleander
Split Leaf Philodendron
Variegated Mock Orange
Dwarf Mock Orange "Wheeler's"
Cape Plumbago
Dwarf Pink India Hawthorn
"Ballerina"
Indian Hawthorn "Pink Lady"
Upright Rosemary
Mexican Blue Sage
Tropical Bird of Paradise
Mount Lemon Marigold
Compact Xylosma
Dwarf Xylosma "El Dorado"

Desert Bird of Paradise
Yellow Bird of Paradise
Evergreen Bird of Paradise
Mexican Bird of Paradise
Green Cassia, Desert Cassia
Silvery Cassia
Laurel Leaf Cocculus
Hopseed Bush
Purple-Hopseed Bush
Poinsettia
Gardenia
Crape Myrtle
Texas Sage, Texas Ranger
Green Cloud Texas Sage
White Cloud Texas Sage
Waxleaf Privit, Texas Waxleaf
Japanese Privit, Glossy Privit
Fern-of-the-Desert, Feather Bush

Mimosa
Myrtus
Nerium
Photinia
Pittosporum
Pittosporum
Sophora

Strelitzia
Tecoma
Tecomaria
Thevetia
Xylosma

Small-Medium Trees

Acacia
Albizia
Caesalpinia
Cerceedium
Cerceedium
Cerceedium
Dalbergia
Eriobotrya
Eucalyptus

Eucalyptus
Feijoa
Ficus
Ficus
Ficus
Geijera
Gleditsia

Gleditsia

Lysiloma
Magnolia
Nerium
Pithecellobium
Pittosporum
Plum
Podocarpus
Prosopis
Prunus

Dysocarpa
Communis
Oleander
Fraseri
Tobira

Secundiflora

Nicolai
Stans
Capensis
Peruviana
Congestum

Saligna
Julibrissin
Mexicana
Floridum
Microphyllum
Praccox
Sisoo
Japonica
Leucoxyton
Macrocarpa

Torquata
Sellowiana
Benjamina
Elastica
Microcarpa Nitida
Parvifolia
Triacanthos
Inermis
Triacanthos
Inermis
Thornberi
Grandiflora
Oleander
Flexicaule
Phillyraeoides
Macrophyllus
Chilensis
Cerasifera

Velvet Pod Mimosa
Twisted Myrtle
Oleander
Fraser's Photinia
Mock Orange, Green

Texas Mountain Laurel, Mescal
Bean
Giant Bird of Paradise
Arizona Yellow Bells
Cape Honeysuckle
Yellow Oleander
Shiny-Leaf Xylosma

Blue-Leaf Wattle
Mimosa
Evergreen Bird of Paradise Tree
Blue Palo Verde
Little Leaf Palo Verde
Palo Brea, Senoran Palo Verde
Sisoo Tree
Loquat

Large-Fruited Red Flowering
Gum
Coral Gum
Pineapple Guava
Weeping Chinese Banyan
Rubber Tree
Indian Laurel Fig
Australian Willow

Honeylocust "Shademaster"

Golden Honeylocust "Sunburst"
Fern-of-the-Desert
Southern Magnolia
Oleander Tree
Texas Ebony
Willow Pittosporum
Edible Plum
Yew Pine
Chilean Mesquite
Purple Leaf Plum, Ornamental
Plum

Rhus
Schinus
Schinus
Thevetia
Tupidanthus
Ulmus

...ncea
...le
Terebinthifolius
Peruviana
Calyptratus
Parvifolia

African Sumac
California Pepper
Brazilian Pepper
Yellow Oleander
Tupidanthus
Evergreen Elm, Chinese Elm

Large Trees

Acacia
Acacia
Brachychiton
Eucalyptus
Fraxinus
Fraxinus
Fraxinus
Jacaranda
Olneya
Pinus
Quercus

Salicina
Stenophylla
Populneus
Spathulata
Uhdei
Velutina
Velutina
Mimosifolia
Tesota
Halapensis
Virginiana

Willow Acacia
Shoestring Acacia
Bottle Tree
Narrow-leaved Gimlet
Shamel Ash, Evergreen Ash
Arizona Ash
Fan-Tex Ash
Jacaranda
Desert Ironwood
Aleppo Pine
Southern Live Oak

Palms and Palm-Like Plants

Arecastrum
Chamaerops
Cycas
Phoenix
Phoenix
Trachycarpus
Washingtonia

Romanzoffianum
Humilis
Revoluta
Dactylifera
Roebelenii
Fortunei
Robusta

Queen Palm
Mediterranean Fan Palm
Sago Palm
Date Palm
Pigmy Date Palm
Windmill Palm
Mexican Fan Palm

Vines

Bougainvillea
Ficus
Gelsemium
Hedera
Hedera
Hedera
Jasminum
Lonicera
Macafadyena
Mandevilla
Pyracantha
Rosa

Pumila
Sempervirens
Canariensis
Canariensis
Helix
Floridum
Sempervirens
Unguis-cati
Fortuncana

Barbara Karst Bougainvillea
Creeping Fig
Carolina Jessamine
Algerian Ivy
Variegated Algerian Ivy
English Ivy
Free Flowering Jasmine (Author)
Trumpet Honeysuckle
Cat Claw, Yellow Trumpet Vine
Mandevilla Vine
Vining Pyracantha, Firethorn
Climbing Rose

Rosa	Banksia	Lady Bank's Rose
Trachelospermum	Jasminoides	Star Jasmine
Trachelospermum	Asiaticum	Asian Jasmine
Wisteria	Sinensis	Chinese Wisteria

Cacti, Agaves and Yuccas

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

LEGAL DESCRIPTION

91st AVE & OLIVE

Beginning at the N.W. corner of said section 28 which is also the intersection Peoria Ave and 91st Ave, thence S 00° 19'25" W a distance of 864.53 ft to the true point of beginning;

Thence, continuing S 00° 19'25" W a distance of 1779.90 ft;

Thence, continuing S 00° 23'45" W a distance of 2584.08 ft.;

Thence, S 88° 17' 09" W a distance of 223.82 ft;

Thence, N 05° 54'50" W a distance of 1399.93 ft;

Thence, N 05° 59'48" W a distance of 776.82 ft;

Thence, N 09° 46'41" W a distance of 763.30 ft;

Thence, N 10° 53'47" W a distance of 662.60 ft;

Thence, N 6° 44'16" W a distance of 853.90 ft;

Thence, S 89° 40'35" E a distance of 864.55 ft. to the true point of beginning on the west row line of 91st Ave.

298-12A1

PAD Language Amendment

It is respectfully requested the PAD Standards and Guidelines of the 91st Avenue and Olive Development read as follows:

Parcel A as defined herein shall have the following Development Standards

Setbacks	<u>Bldg.</u>	<u>Land</u>
Along the Agua Fria Freeway	10'	10'
Along 91 st Avenue	50'	15'
Along all other property lines	0'	0'
Interior Property Lines	15'	10'

All other standards and Guidelines shall conform to the overall PAD.



City of Peoria

8401 West Monroe Street, Peoria, Arizona 85345

June 1, 2005

Horizon Signs
c/o Donald Weber, Jr
1950 E. Deer Valley, Suite C
Phoenix, AZ 85024

Re: Z 98-12A.2 Minor Amendment to approved PAD
91st Avenue & Olive Planned Area Development (PAD)

Dear Mr. Weber:

This letter is in response to your request for a Minor Amendment to the 91st & Olive PAD Standards & Guidelines Report in regards to signage. The scope of the request and the accompanying staff analysis and decision are attached. On May 13, 2005, the Planning Manager issued a preliminary approval of the request as modified therein. Subsequently, the preliminary decision was forwarded to all ownerships within the Planned Area Development.

There were no appeals or objections filed with the City during the subsequent 7-day period. **Therefore, the preliminary decision entered by the Planning Manager on May 13, 2005 is FINAL pursuant to Section 14-33-4.F.1 of the Zoning Ordinance.**

You are now authorized to file for sign permits pursuant to the appropriate sign regulations contained within the PAD and as modified herein. To summarize:

- The 3rd freeway pylon sign may be placed on 'Parcel E' but must be a minimum of 1,320 feet (1/4 mile) from the freeway pylon sign at Petsmart (Parcel F).
- The sign is limited to a height of 45 feet and 200 square feet of total sign area. Pursuant to this decision, a minimum of 80 of the 200 square feet shall be reserved for future tenants within the PAD from the undeveloped parcels south of the subject site.

Should you have any questions in this regard, please contact me at 623-773-7609 or by email at chrisj@peoriaaz.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris M. Jacques".

Chris M. Jacques, AICP
Senior Planner

Chris Jacques

From: Chris Jacques
Sent: Thursday, September 14, 2006 10:21 AM
To: 'Adam Pruett'
Cc: Steve Prokopek; Chad Daines; Lou Brannick
Subject: Loop 101 Commerce Park (Reliance)

Adam-

Thank you for forwarding the narrative to us. I have had a chance to review the use description against the PAD and discuss my findings with the Planning Manager.

To recap, the proposed glass company is looking to locate within the Loop 101 Commerce Park (Reliance). Accordingly, this site is denoted as 'Parcel E' within the *91st & Olive PAD* (Case Z 98-12A.2). This PAD contains a use listing delineated by parcel. As you know, there are 2 use listings contained therein that could be compared with the proposed use:

#4 Product manufacturing, research & development, warehousing, and wholesaling within an enclosed building as a permitted conditional use.

#5 All other Permitted Principal Uses allowed in the following zoning categories: PC-1, PC-2, C-2, BPI.

FYI: Wholesaling, Warehousing, Distributing, Repair, Rental & Servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases is a permitted use in the BPI District.

In conferring with the Planning Manager, the following findings have been made:

- A. The use listing #4 has to be read and interpreted comprehensively. In other words, the commas included in the description are critical in describing a business that has several facets to the business (i.e. a distribution center - which would certainly warrant a CUP). The intention is not to "cherry pick" portions out of the listing; and
- B. Additionally, the site was developed as a commerce park allowing BPI uses and having freeway access and visibility – similar to other sites which have recently developed along this corridor. To this end, the intention was not to process CUP's for every warehouse that locates in a suite within this development.
- C. The business as described seems to fit the description provided above (#5) that includes warehousing and repair/servicing of a commodity (glass).

The use as described will be treated as a permitted principal use subject to any limitations contained in the PAD or the Zoning Ordinance relative to the use description under #5. Accordingly, a copy of this email will be placed with the Site Plan and PAD files. Should you have any questions, please contact me at (623) 773-7609.

Chris M. Jacques, AICP
 Senior Planner
 City of Peoria
 (623) 773-7609

-----Original Message-----

From: Adam Pruett [mailto:apruett@ECLLAW.COM]
Sent: Friday, September 01, 2006 9:02 AM

To: Chris Jacques
Subject: RE:

Chris,

Attached is a description of the glass business looking to locate in the business park on 91st Avenue between Peoria and Olive (Z98-12A.2). Although they do perform some on-site installation of auto glass and window tinting, the majority of their work is off-site. In our conversation yesterday, we concluded that use listing #4 in the PAD was for a comprehensive use that included manufacturing, wholesaling, warehousing and R&D within a single building and would therefore require a CUP. The other uses on the list do not require a CUP though they do include individual components found within the description of item #4. Assuming our listing fits one or more of the items from the PAD use list (excluding #4), is it safe to say that we will not need a CUP for this use? Along this same line, should we consider amending the PAD use listing to clarify this or can we get a brief letter from Chad confirming that only item #4 requires a CUP if proposed as a single user? With over 180,000 of tenant space to fill, I would hate to repeatedly bother staff with this matter.

Thank you for looking into this.

Adam

From: Chris Jacques [mailto:Chris.Jacques@peoriaaz.gov]
Sent: Friday, September 01, 2006 8:56 AM
To: Adam Pruett
Subject:

Chris M. Jacques, AICP
Senior Planner
City of Peoria
(623) 773-7609

NARRATIVE FOR CONDITIONAL USE PERMIT

for

**JHRR ENTERPRISES, INC., D.b.a.; Accurate Auto Glass
Reliance Commerce Park
9800 N. 91st Avenue, Suite 122 (Bldg. "B")
Peoria, Arizona 85345**

JHRR Enterprises, Inc., D.b.a.; Accurate Auto Glass shall occupy a portion of Building "B", commonly located in the Reliance Commerce Park, with an address of 9800 N. 91st Avenue, Suite 122, Peoria, Arizona 85345, for the sole purpose of operating general administrative business offices and warehousing of auto glass and related materials, equipment and labor used to perform both in-shop and mobile auto glass repair and replacement services, commercial and residential glazing, and automotive window tinting services and for no other use.