

Final Planned Area Development

for

Vistas at Palm Valley

by:

Meritage Homes

**Southwest Corner of Litchfield Road and
Palm Valley Boulevard**

Case No: 16-210-00005

Dated: July 27, 2017

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FINAL PAD

I. INTRODUCTION

Meritage Homes (“Meritage”) is the proposed homebuilder for approximately 53.6 gross (50.9± net) acres located at the southwest corner of Litchfield Road and Palm Valley Boulevard (the “Site”), also known as *Vistas at Palm Valley* (“Vistas”). The northern approximately ½ of the Site is part of the Palm Valley Golf Club, a 36-hole golf course consisting of two, distinct layouts. The southern approximately ½ of the Site consists of a driving range, located south of the Golf Club. An aerial/vicinity map of the Site is attached as **Exhibit 1**.

The purpose of this Final PAD is to amend the Site’s zoning to allow Meritage to develop this challenging, infill Site as a gated residential community that will be an attractive presence in the area. Vistas will consist of 86 single-family detached homes and 111 duplex/triplex “lifestyle” homes, for a total of 197 homes at a density of 3.7 DUA. To achieve this, Meritage is seeking to amend the Palm Valley Final PAD¹ for this Site only from Final PAD Golf Course and Mixed-Use Commercial to Final PAD for UR/L and UR/M with amended standards.

II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN/ZONING

The Site is comprised of two parcels: approximately 32.9 gross acres is part of The Lakes Course and approximately 20.7 gross acres constitutes the vacant driving range. A portion of the Site was zoned PAD Golf Course under the Litchfield PAD, an approximately 1,400 acres PAD that was originally approved by the City Council in October 1989 and has gone through numerous amendments, including changing the name from the “Litchfield PAD” to “Palm Valley PAD” around 1994. The remaining portion of the Site was rezoned from Golf Course/Open Space to MUC-Mixed Use Commercial in 2003.

III. FINAL PAD SUMMARY

Meritage desires to amend the Final PAD to allow for the redevelopment of a challenging, infill Site and removal of a blighted condition (the driving range). Additionally, the proposed rezoning is an effort by Meritage to replace the existing Palm Valley Phase II Final PAD zoning with a new Final PAD for Vistas. The rezone will change the land use designations on the majority of that portion of the property identified as Parcel A (located at the southwest corner of Palm Valley Boulevard and Litchfield Road) from Golf Course/Open Space under that Palm Valley Phase II PAD to Urban Residential/Low Density (UR/L) with modified development standards under the new Vistas at Palm Valley PAD and change the land use designations on the property south of Parcel A, identified as Parcel B, from Mixed Use Commercial under the Palm Valley Phase II PAD to Urban Residential/Medium Density (UR/M) under this new Final PAD with modified development standards. A small portion of Parcel A will be rezoned to UR/M with modified development standards to allow five duplex/triplex homes to be modeled in Parcel A. A small landscaped buffer along the Site’s eastern and southern borders (approximately 30 feet wide) adjacent to Mixed-Use Commercial properties is proposed to be zoned Open Space (O/S). See **Exhibit 2, Zoning Map**.

¹ This Final PAD shall not (and shall not be considered to amend) in any way modify any of the land uses, development standards, rights, obligations and/or other entitlements of any property(ies) or property owner(s) within the Palm Valley Final PAD other than those entitlements applicable to the Vistas at Palm Valley.

Uses within the proposed zoning districts are provided for in *Table A: Zoning District Uses*:

<i>Table A: Zoning District Uses</i>	
<u>Zoning District</u>	<u>Uses</u>
UR/L and UR/M	<p>Permitted uses:</p> <ol style="list-style-type: none"> 1. One single-family dwelling on any lot or parcel, with single-family detached homes on the UR/L property and single-family attached homes on the UR/M property. 2. Parks, playgrounds, and other recreational uses inclusive of grounds and other recreational uses, and service facilities accessory to the use of the above, provided that no such accessory use shall be located closer than one hundred (100) feet to any adjacent residential property. <p>Accessory Uses:</p> <ol style="list-style-type: none"> 1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded. 2. Home business, subject to the provisions of Section 3-2-1-B-3 of the City's Zoning Ordinance. 3. Temporary offices and/or construction sheds and appurtenant signs and storage incidental to a construction project, which shall be removed upon completion or abandonment of construction work. 4. Private garage. 5. Private swimming pools when enclosed with a non-climbable fence at least five (5) feet in height, with a maximum of six (6) feet, with self-closing and self-latching gates. 6. Signs, on-site, as provided for in Article 7 of this City's Zoning Ordinance. <p>Use Permit Uses²:</p> <ol style="list-style-type: none"> 1. Public utility facilities to serve the immediate area, but not including office facilities or maintenance yards for public utility use. 2. Private recreational areas and facilities.
Open Space	Landscaping, drainage, and trails. No structures are permitted except for perimeter walls and fences.

A. Development Plans

As depicted on the Preliminary Site Plan attached as **Exhibit 3**, careful consideration has gone into planning Vistas to create a high-quality community that is attractively designed, lushly

² Uses requiring a Use Permit shall be processed in accordance with the provisions of the City's Zoning Ordinance.

landscaped, and provides a new and diverse opportunity for home ownership in this area of the City. Vistas will consist of two, distinct housing choices: 86 single-family detached homes and 111 duplex/triplex “lifestyle” homes, for a total of 197 homes at a density of 3.7 DUA. *See Exhibit 3, Preliminary Site Plan.* The single-family detached homes are located on the approximate northern ½ of the Site, with primary access off Palm Valley Boulevard. The duplex/triplex “lifestyle” homes are located on the southern half of the Site, except for 5 model units, which will be located in the northern portion of the Site, just west of the main entrance off of Palm Valley Boulevard. Additionally, Meritage is restricting Lots 1, 15-17, 57-68, 70, 79, 80, 143-156, and 157-161 to single-story homes.

Table B: Site Data					
Parcel A	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (a/c)	Gross Density (du/ac)
	Single Family Detached	60' x 120' **	91 (86 Single Family, 2 Duplex, 3 Triplex)	32.9	2.8
	Duplex (1 building)*	36' x 106'			
	Triplex (1 building)*	36' x 106'			
*Models					
** Depth may be reduced by up to 10 feet at cul-de-sacs and knuckles as long as minimum lot area is met.					
Parcel B	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (ac)	Gross Density (du/ac)
	Duplex	36' x 106'	106 (28 Duplex, 78 Triplex)	20.7	5.1
	Triplex	36' x 106'			
PROJECT TOTALS:			197	53.6	3.7

Access and Traffic

Access to the Site is provided through the primary entrance on Palm Valley Boulevard, a collector street, and secondary access from Litchfield Road, a major arterial street, via an existing 44-foot wide private drive ingress/egress easement. The access from Litchfield Road aligns with an existing median break, providing full turning movements. The access from Palm Valley Boulevard is situated such that it has no impact on nearby street intersections and also provides full turning movements. A Traffic Impact Analysis (TIA) has been prepared and submitted with this PAD that demonstrates that the 2 points of access are more than adequate to meet vehicular traffic needs to and from the Site. In addition, Meritage Homes is proposing to add additional striping at the secondary access on Litchfield and the 44-foot wide private drive in an effort to improve the functionality and reduce driver confusion at that intersection.

Landscaping/Open Space

The overall landscaping concept for Vistas, as illustrated on the Conceptual Landscape Plan (**Exhibit 4**), advocates the use of a planting scheme that will be carefully blended with the responsible and selected use of turf. Approximately 20% of the Site will be open space, including two pocket parks as shown on **Exhibits 4, Conceptual Landscape Plan and 5, Conceptual Amenity Plan**. The north pocket park is envisioned to include a ramada with picnic

tables and a BBQ grill, a play structure with shade canopy, and a turf play area. The south pocket park is envisioned to include an event lawn, bocce ball court, shade trellis with fire table, and a turf play area. Only the turf play areas within the pocket parks may be used for stormwater retention. All other areas of the pocket parks will be free from stormwater inundation. The existing putting green and restroom building will be demolished as part of the redevelopment. The proposed Conceptual Landscape Plan is a conceptual plan and any modification or changes that are consistent with the design philosophy of the development and City guidelines may be approved by the Zoning Administrator during the platting process.

Amenities

Meritage is working with the Palm Valley Community Center's Board to enable future Vistas homeowners' access to the full range of amenities offered at the Community Center including use of the pool, tennis courts, and playgrounds as well as participation in the Community Center sponsored community events and activities. The exact terms of membership are still under discussion. Once an agreement is reached with the Community Center, Meritage will notify Staff of the agreement and terms. Residents of the Vistas can access the Community Center by a short walk or bike ride by exiting the north entrance to the Site and using the existing sidewalk along Palm Valley Road. Due to the size of the existing drainageway along the Site's west property line and because any crossing would not terminate by a front entrance to the Community Center, a pedestrian crossing of the drainageway is not proposed. Within Vistas, as is described above, residents will enjoy pocket parks with shaded play structures, community gathering areas and ramadas with seating. **See Exhibit 4, Conceptual Landscape Plan.** The pocket parks are conveniently located within each "neighborhood," creating opportunities for future residents to socially interact with each other. **See Exhibit 5, Conceptual Amenity Plan.** Pedestrian access is provided to the Palm Valley Community Center (west of the Site) and commercial developments (south and east of the Site), giving residents the ability to access these areas, reducing the number of trips, trip lengths, and vehicles using the street system. The proposed Conceptual Amenity Plan is a conceptual plan and any modification or changes that are consistent with the design philosophy of the development and City guidelines may be approved by the Zoning Administrator during the platting process.

Entry Monument/Theme Walls

The entrances to Vistas will be identified with entry monumentation. The entry monumentation will be designed to reflect the high quality expected by the City and future residents. **See Exhibit 12, Conceptual Entry Perspectives.** To help ensure a cohesive and coordinated design theme throughout the community, the interior theme walls envisioned will be the same perimeter theme walls utilized along the perimeter of the community. **See Exhibit 13, Conceptual Wall/Entry Elevations.** The theme walls will feature two distinct tones of split face block that help provide visual stimuli and strong end columns finished with a smooth course CMU cap to better distinguish and breakup the appearance of the wall. The overall height of the wall is approximately 6 to 7 feet. The proposed Conceptual Entry Perspectives and Conceptual Wall/Entry Elevations are conceptual plans and any modification or changes that are consistent with the design philosophy of the development and City guidelines may be approved by the Zoning Administrator during the platting process.

In addition to the perimeter theme walls, the community will feature three distinct view fence designs. **See Exhibit 13.** The view fencing will be strategically located in areas to

maximize views, connections with landscaped open space and native landscaped drainage ways, and provide a more open feeling for future homeowners as they use their backyards and pedestrian connections. The first view fence (identified as “View Fence A – Partial View Fence” on **Exhibit 13**) will consist of the same end columns appearing on the perimeter theme walls, with 2 feet of wrought iron over 4 feet of a CMU block. The second view fence (identified as “View Fence B” on **Exhibit 13**) will also feature the same end columns with 4 feet of wrought iron over 2 feet of CMU block. The third view fence (identified as “View Fence C – Full View Fence” on **Exhibit 13**) will feature an approximately 6-foot tall faux wrought iron fence with pickets every 4 inches on center. This view fencing will be located at knuckles and cul-de-sacs. *See Exhibit 14, Conceptual Master Wall Plan.* The colors will complement the surrounding uses and developments.

B. *Housing Elevations and Floor Plans*

As discussed above, Vistas will contain two distinct housing choices. The housing for the north parcel will be 45-foot wide single-family detached homes on 60-foot wide lots, consisting of four different floor plans (2, single-story homes and 2, two-story homes) with three distinct elevations for each floor plan. *See Exhibit 6, Single-Family Detached – Housing Elevations and Floor Plans.* The proposed elevations are: (i) Spanish Colonial, which features decorative shutters and tile vents, shades of light, smooth stucco exterior, faux wrought iron details, and stucco trim; (ii) Ranch Territorial, which introduces stone veneer facades and decorative corbels along with rustic wood shutters; and (iii) Craftsman, which showcases stone veneer, stucco trim, tapered columns, decorative outlookers, and varying tones of paint. Each elevation option also includes concrete tile roofs, exterior lighting and unique and specific garage doors consistent with the elevation theme.

The single-family attached “lifestyle” homes consist of single-story duplexes and a combination single-story/two-story triplexes, with the middle home of the triplex being two-stories. *See Exhibit 7, Duplex – Housing Elevations and Floor Plans and Exhibit 8, Triplex – Housing Elevations and Floor Plans.* A single-story living experience is created with an abundance of indoor/outdoor living, oversized covered patios and large glass sliders. The proposed elevations for the duplex/triplex are: (i) Ranch, which features stone veneer, brick accents, decorative rustic themed shutters, stucco trim, and headers and (ii) Spanish Colonial, which features stucco popouts/recesses, window trim, decorative tile accents, recessed and arched windows, light toned smooth stucco, and faux iron architectural details. The design of these elevations, combined with the unique massing and detailing, give the appearance of large oversized single-family detached homes as opposed to two and three home buildings. The proposed duplex/triplex elevations will complement the Spanish and Ranch elevation themes offered with the single-family detached homes. The shared interior zero setback lot line of the duplex/triplex housing product will include a non-exclusive private cross drainage easement. These cross-drainage easements are for the benefit of the lots on either side of the lot lines and will be reflected on the Preliminary and Final Plats. In order to meet “Emergency Escape and Rescue Opening” requirements per the 2012 IRC, landscape tracts a minimum of 10 feet in width have been added between lots to reach all middle units of the triplex buildings. To provide “eyes” on the landscape tracts, it is envisioned that lots on one side of the tracts will have view fencing.

The color and materials palette for the various elevations is included at **Exhibit 10, Single-Family Detached – Color and Materials Palette** and **Exhibit 11, Duplex/Triplex – Color and Materials Palette**.

The above proposed housing floor plans, elevations, colors, and materials are indicative of the type of housing product to be developed, but are conceptual in nature and any modifications or changes to the plans, elevations, colors, and materials which are consistent with the design philosophy of the development and City Guidelines may be approved by the Zoning Administrator during the platting and/or Residential Design review.

C. Development Standards

The Development Standards for Vistas are set forth in *Table C: Development Standards*. Plot plans for the UR/L single family detached and UR/M duplex and triplex are included at **Exhibit 9**.

Table C: Development Standards		
Development Standard	UR/L	UR/M
Min. Lot Size (ft.)	60 x 120 ⁽⁶⁾	36 x 106
Min. Net Site Area (sq. ft.)	7,200	3,800
Max. Height (ft./stories)	30/2	30/2
Max. Lot/Building Coverage ⁽⁷⁾	50%	65%
Min. Building Separation (ft.)	10	0 (attached), 8 detached
Min. Private Open Space (sq. ft.)	0	0
Min. Building Setback (ft.)		
- Front	- 20/10 ⁽¹⁾	- 20/10 ⁽³⁾
- Side	- 5 with 15' total.	- 0 (attached), 4(detached)
- Rear	- 15 ⁽⁵⁾	- 10
- Street Side	- 10/5 ⁽²⁾	- 10/4 ⁽²⁾
Min. On-Site O/S ⁽⁴⁾	15%	15%
Min. Recreational O/S	5%	5%
Parking Spaces	2 enclosed (20 ft. min. driveway length)	2 enclosed (20 ft. min. driveway length)
<p>⁽¹⁾ 20 ft. as measured from the back of the sidewalk to a forward-facing garage or 10 ft. for a side-entry garage or forward living area.</p> <p>⁽²⁾ 10 ft. where there is no common area landscape tract adjacent to the lot or 5 ft. for the UR/L and 4 ft. for the UR/M lots where the lot is adjacent to a common area landscape tract that is a minimum of 10 ft. wide.</p> <p>⁽³⁾ 20 ft. as measured from the back of the sidewalk to a forward-facing garage or 10 ft. for a side-entry garage or forward living area.</p> <p>⁽⁴⁾ The proposed percentage incorporates recreational open space physically located within the development and does not include the use of the Palm Valley Community Center adjacent to the Site.</p>		

(5) Bay windows, architectural detailing, covered rear porches are permitted to encroach no more than 5' into the rear setback.

(6) Depth may be reduced by up to 10 feet at cul-de-sacs and knuckles as long as minimum lot area is met.

(7) Total building ground floor area (excluding patio area) divided by net site area.

NOTE: The setback adjacent to property zoned MUC shall be as provided for in the Zoning Interpretation letter dated January 25, 2017, Case No. 17-270-00001, attached as **Exhibit 19**.

IV. MISCELLANEOUS

Liberty Utilities will provide both water and wastewater service for the Vistas. The proposed Conceptual Utilities Plan – Water & Sewer is attached as **Exhibit 15**. The Conceptual Grading and Drainage Plan is at **Exhibit 16**. A conceptual conversion from the existing 18-hole to a championship 9-hole golf course is shown on **Exhibit 17**. The PAD Legal Description is provided with **Exhibit 18**.

The existing lake on the SWC of Litchfield Road and Palm Valley Blvd. will be back-filled and the existing pump and irrigation equipment will be relocated to the north side of Palm Valley Boulevard allowing continued use by the redeveloped golf course for irrigation purposes.

V. CONCLUSION

Approval of Vistas at Palm Valley Final PAD will allow the redevelopment of a challenging, infill Site and the creation of a distinct residential community that adds to the character, housing diversity, and quality of the surrounding environment. Meritage is proposing a quality community through a combination of distinct housing products, designs, and effective theming that encourage community interaction and creative architecture. The proposed Final PAD makes good land use sense on this Site. While the proposed residential development is potentially a more intense use than the golf course/driving range, the change from MUC to UR/L and UR/M results in a development that is much less intense than what could be allowed by the existing MUC zoning. Vistas is compatible with neighboring developments and will provide an attractive presence in the area. We request your approval.

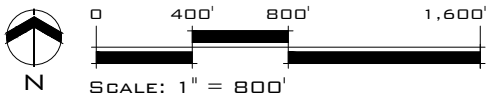
Meritage Homes



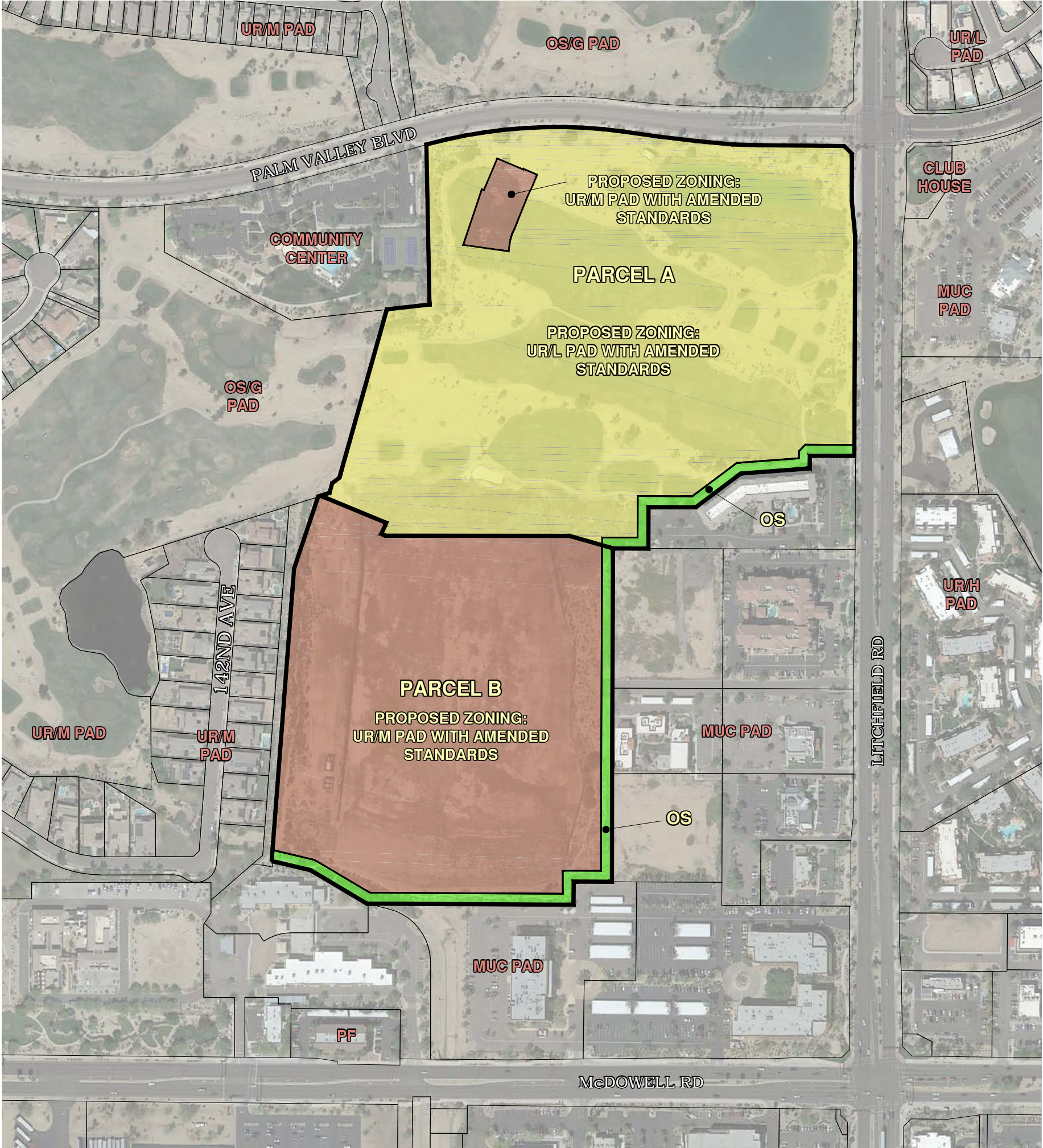
VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 01 AERIAL VICINITY MAP



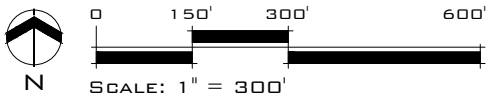
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VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 02 ZONING PLAN



LEGEND	
PROPOSED ZONING CATEGORIES	
	OS
	UR/L PAD WITH AMENDED STANDARDS
	UR/M PAD WITH AMENDED STANDARDS

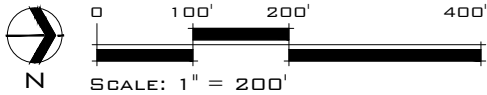
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VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT

EXHIBIT 03 PRELIMINARY SITE PLAN



- LEGEND**
- PROJECT BOUNDARY
 - INDICATES LOT RESTRICTED TO ONE STORY

- NOTES**
- 1) PARKING ALLOWED BOTH SIDES OF STREET IN PARCEL A.
 - 2) PARKING ALLOWED ONE SIDE OF STREET ONLY IN PARCEL B.
 - 3) LOTS RESTRICTED TO ONE-STORY BUILDING ARE MARKED WITH AN ASTERISK. THESE LOTS ARE RESTRICTED PER DEVELOPER AGREEMENT WITH THE ADJACENT COMMUNITY TO THE WEST AND CHARTER SCHOOL TO THE EAST, AS WELL AS PER CITY OF GOODYEAR REGULATIONS REQUIRING SINGLE STORY HOMES IF THE LANDSCAPE TRACT BETWEEN THE LOT LINE AND THE ARTERIAL STREET RIGHT-OF-WAY IS LESS THAN 35 FEET IN WIDTH.
 - 4) LOT 69 HAS BEEN DELETED.

SITE DATA TABLE

Parcel A	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Single Family Detached*	60' x 120'	91	32.9	2.8
	Duplex (1 building)**	36' x 106'	(86 Single Family, 2 Duplex, 3 Triplex)		
	Triplex (1 building)**	36' x 106'			
* Maybe reduced by up to 10' at cul-de-sacs and knuckles as long as minimum lot area is met					
** Models					
Parcel B	Product Type	Minimum Lot Size	Total Dwelling Units	Gross Area (Ac)	Gross Density (du/Ac)
	Duplex & Triplex	36' x 106'	106	20.7	5.1
PROJECT TOTALS:			197	53.6	3.7

VISTAS at Palm Valley

GOODYEAR, ARIZONA

PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.	
TREES				
	CAESALPINIA CASCALOTE 'THORNESS'	24" BOX	4	
	THORNESS CASCALOTE			
	CERCIDIMUM HYBRID 'DESERT MUSEUM'	24" BOX	162	
	DESERT MUSEUM PALO VERDE			
	CHILTALPA TASHKENTENSIS	15 GAL.	41	
	CHILTALPA			
	FRAXINUS VELLUTINA 'FAN TEX'	15 GAL.	23	
	FAN TEX ASH			
	OLEA EUROPEA 'SWAN HILL'	24" BOX	2	
	SWAN HILL OLIVE			
	PHOENIX DACTYLIIFERA	18-20' HT.	9	
	DATE PALM			
	PROSOPIS HYBRID 'PHOENIX'	15 GAL.	113	
	THORNESS HYBRID MESQUITE			
	QUERCUS VIRGINIANA	24" BOX	41	
	SOUTHERN LIVE OAK			
	ULMUS PARVIFOLIA	15 GAL./ 24" BOX	46	
	EVERGREEN ELM		20	
SHRUBS				
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	10	
	CAESALPINIA PULCHERRIMA	5 GAL.	39	
	RED BIRD OF PARADISE			
	CALLIANDRA CALIFORNICA	5 GAL.	21	
	BAJA FAIRY DUSTER			
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	25	
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	140	
	'RIO BRAVO' SAGE			
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	386	
	CHIHUAHUA SAGE			
	RUPELLIA BRITTONIANA	5 GAL.	84	
	BLUE RUELLIA			
	RUPELLIA PENINSULARIS	5 GAL.	369	
	DESERT RUELLIA			
	TECOMA x 'LYDIA'	5 GAL.	159	
	LYDIA			
	TECOMA x 'BELLS OF FIRE'	5 GAL.	204	
	BELLS OF FIRE			
	TECOMA x 'ORANGE JUBILEE'	5 GAL.	73	
	ORANGE JUBILEE			
ACCENTS				
	AGAVE DESMETTIANA	5 GAL.	15	
	SMOOTH AGAVE			
	AGAVE GEMINFLORA	5 GAL.	12	
	TWIN FLOWERED AGAVE			
	DASYLIRION ACROTICHE	5 GAL.	8	
	GREEN DESERT SPOON			
	HESPERALOE FUNIFERA	5 GAL.	25	
	GIANT HESPERALOE			
	HESPERALOE PARVIFLORA 'PERPA'	5 GAL.	18	
	BRAKELIGHTS - CRISMON YUCCA			
	HESPERALOE PARVIFLORA	5 GAL.	355	
	RED YUCCA			
	MUHLENBERGIA CAPILLARIS	5 GAL.	31	
	REGAL MIST			
GROUNDCOVERS				
	CONVOLVULUS CNEORUM	1 GAL.	18	
	BUSH MORNING GLORY			
	EREMOPHILA PROSTRATA	1 GAL.	77	
	OUTBACK SUNRISE			
	LANTANA CAMARA 'DALLAS RED'	1 GAL.	90	
	DALLAS RED LANTANA			
	LANTANA MONTEVIDENSIS	1 GAL.	47	
	PURPLE LANTANA			
	LANTANA SP. 'NEW GOLD'	1 GAL.	573	
	NEW GOLD LANTANA			
	ACACIA REDOLENS 'LOW BOY'	1 GAL.	158	
	TRAILING ACACIA			
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	57	
	PROSTRATE ROSEMARY			
MATERIAL				
	DECOMPOSED GRANITE	3/4" MINUS 2" DEPTH		
	'MADISON GOLD' (MATCH EX.)			
	CYNODON DACTYLON 'MIDIRON'			
	HYBRID BERMUDA GRASS			
	6X6 CONCRETE HEADER			
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION				

GENERAL NOTES

1. FINAL LOT SITE CONFIGURATIONS MAY VARY AT THE TIME OF FINAL PLAN APPROVAL.
2. LANDSCAPE TO BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH 100% COVERAGE.
3. ALL NON-TURF AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE ELEMENTS.
5. SHRUBS AND GROUNDCOVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.
6. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
7. FINAL PLANT SPECIES, THEIR LOCATION, SIZES, AND QUANTITIES MAY VARY AT THE TIME OF FINAL PLAN APPROVAL FROM THE CITY OF CHANDLER.
8. 7 FOOT MINIMUM CLEARANCE SHALL BE MAINTAINED AROUND THE FIRE HYDRANT FROM LANDSCAPE MATERIAL WITH A MATURITY HEIGHT EXCEEDING 6 INCHES PER CITY STANDARD DETAILS.
9. AMENITIES LAYOUT MAY CHANGE DUE TO FINAL GRADING CHANGES.
10. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT.
11. LANDSCAPE TRACTS AND OPEN SPACE TO BE MAINTAINED BY HOA.
12. PLANT TYPES AND QUANTITIES WILL CONFORM TO THE CITY OF GOODYEAR LANDSCAPE GUIDELINES.

CONCEPTUAL LANDSCAPE PLAN

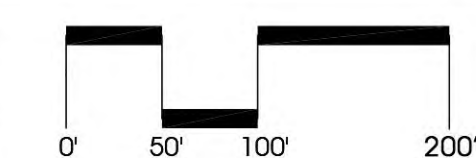
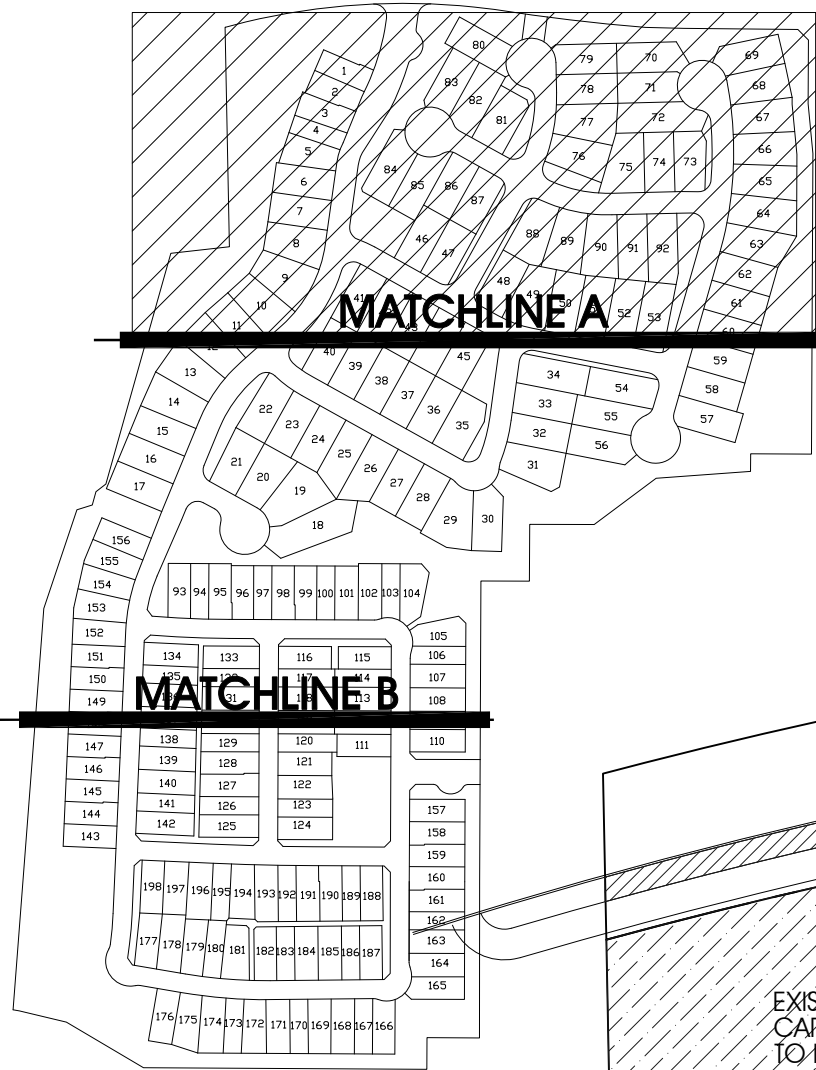


EXHIBIT 4A

PRELIMINARY - NOT FOR CONSTRUCTION

KEY MAP

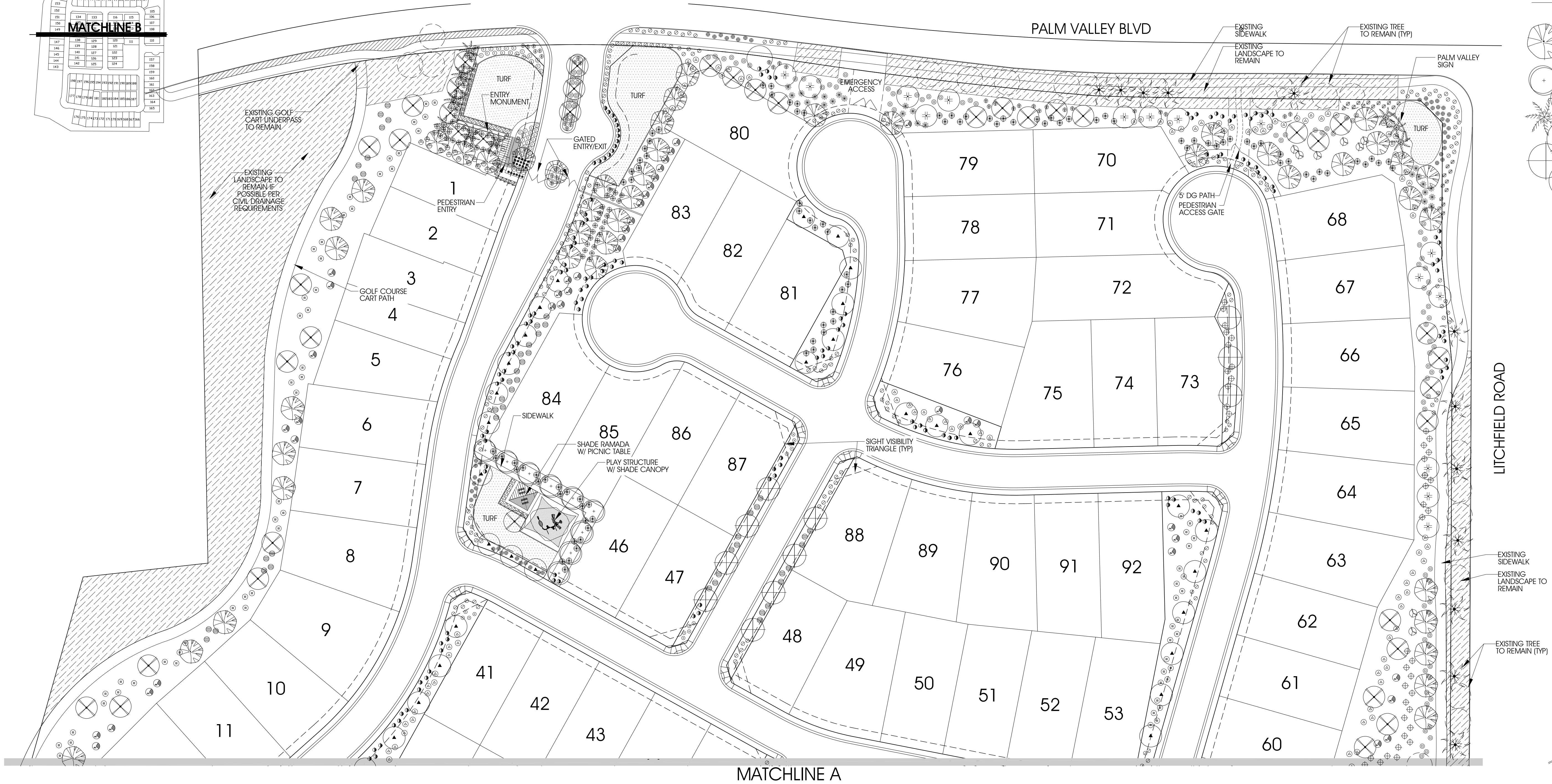


VISTAS at Palm Valley

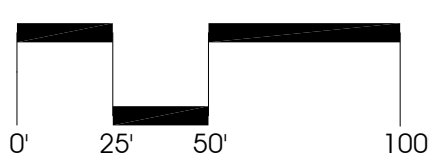
GOODYEAR, ARIZONA

PLANT LEGEND

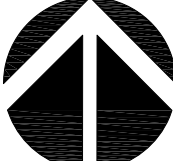
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.
TREES			
	CAESALPINIA 'CASCALOTE' THORNLESS CASCALOTE	24" BOX	4
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	162
	CHILTALPA TASHKENTENSIS CHILTALPA	15 GAL.	41
	FRAXINUS VELUTINA FAN TEX' FAN TEX ASH	15 GAL.	23
	OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE	24" BOX	2
	PHOENIX DACTYLIFERA DATE PALM	18-20' HT.	9
	PROSOPIS HYBRID 'PHOENIX' THORNLESS HYBRID MESQUITE	15 GAL.	113
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	24" BOX	41
	ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL./ 24" BOX	46 20
SHRUBS			
	BOUGAINVILLEA SP. 'LA JOLLA'	5 GAL.	10
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	39
	CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	21
	CALLISTEMON SP. 'LITTLE JOHN'	5 GAL.	25
	LEUCOPHYLLUM LAEVIGATUM 'RIO BRAVO' SAGE	5 GAL.	140
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL.	386
	RUELLIA BRITTONIANA BLUE RUELLIA	5 GAL.	84
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GAL.	369
	TECOMA x 'LYDIA' LYDIA	5 GAL.	159
	TECOMA x 'BELLS OF FIRE' BELLS OF FIRE	5 GAL.	204
	TECOMA x 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	73
ACCENTS			
	AGAVE DESMETIANA SMOOTH AGAVE	5 GAL.	15
	AGAVE GEMINIFLORA TWIN FLOWERED AGAVE	5 GAL.	12
	DASYLIRION ACROTICHE GREEN DESERT SPOON	5 GAL.	8
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	25
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS - CRISMON YUCCA	5 GAL.	18
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	355
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL.	31
GROUNDCOVERS			
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL.	18
	EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'	1 GAL.	77
	LANTANA CAMARA 'DALLAS RED' DALLAS RED LANTANA	1 GAL.	90
	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.	47
	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	573
	ACACIA REDOLENS 'LOW BOY' TRAILING ACACIA	1 GAL.	158
	ROSMARINUS OFFICINALIS 'PROSTRATUS' PROSTRATE ROSEMARY	1 GAL.	57
MATERIAL			
	DECOMPOSED GRANITE 3/4" MINUS 2" DEPTH		
	TURF HYBRID BERMUDA GRASS		
NOTE: MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION			



CONCEPTUAL LANDSCAPE PLAN



NORTH
7.19.17
1"=50'-0"



SHEET NO.



EXHIBIT 4B

PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



F2GROUP
landscape architecture
480.752.0717 P.
480.889.8084 F.

0' 25' 50' 100'
NORTH
7.19.17
1"=50'-0"

SHEET NO.

MeritageHomes EXHIBIT 4C

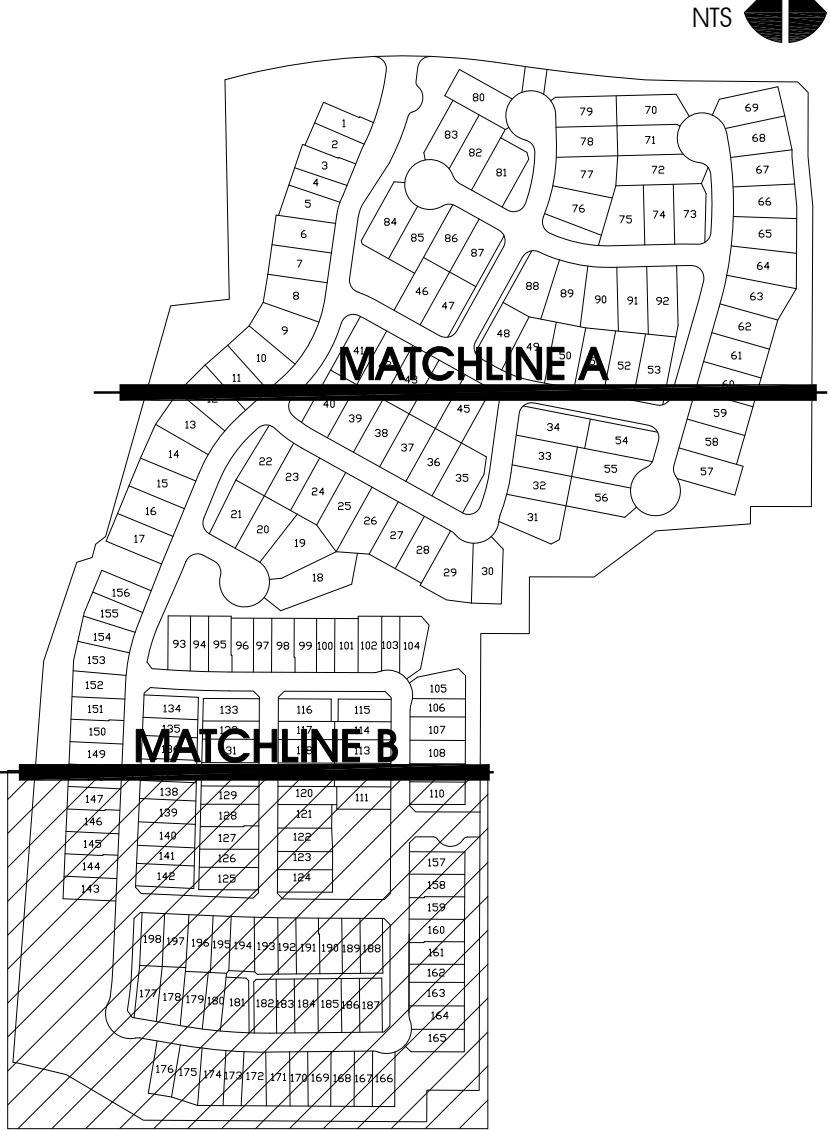
PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



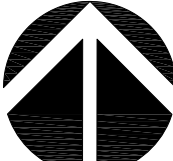
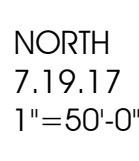
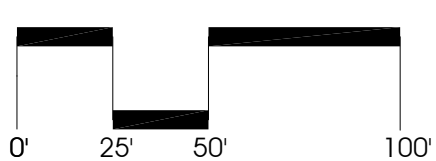
KEY MAP



PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	ESTIMATED TOTAL QTY.
TREES			
	CAESALPINIA CASCALOTE 'THORNLESS'	24" BOX	4
	CERCIDIUM HYBRID 'DESERT MUSEUM'	24" BOX	162
	CHILITALPA TASHKENTENSIS	15 GAL.	41
	FRAXINUS VELUTINA 'FAN TEX'	15 GAL.	23
	OLEA EUROPEA 'SWAN HILL'	24" BOX	2
	PHOENIX DACTYLIFERA	18-20' HT.	9
	PROSOPIS HYBRID 'PHOENIX'	15 GAL.	113
	QUERCUS VIRGINIANA	24" BOX	41
	ULMUS PARVIFOLIA	15 GAL./24" BOX	46
	EVERGREEN ELM	24" BOX	20
SHRUBS			
	BOUGAINVILLEA SP.	5 GAL.	10
	CAESALPINIA PULCHERRIMA	5 GAL.	39
	CALLIANDRA CALIFORNICA	5 GAL.	21
	CALLISTEMON SP.	5 GAL.	25
	LEUCOPHYLLUM LAEVIGATUM	5 GAL.	140
	CHIHUAHUA SAGE	5 GAL.	386
	RUELLIA BRITTONIANA	5 GAL.	84
	DESERT RUELLIA	5 GAL.	369
	TECOMA x 'LYDIA'	5 GAL.	159
	TECOMA x 'BELLS OF FIRE'	5 GAL.	204
	TECOMA x 'ORANGE JUBILEE'	5 GAL.	73
ACCENTS			
	AGAVE DESERTIANA	5 GAL.	15
	AGAVE GEMONIFLORA	5 GAL.	12
	DASYLIRION ACROTRICHE	5 GAL.	8
	HESPERALOE FUNIFERA	5 GAL.	25
	HESPERALOE PARVIFLORA	5 GAL.	18
	RED YUCCA	5 GAL.	355
	MUHLENBERGIA CAPILLARIS	5 GAL.	31
GROUNDCOVERS			
	CONVOLVULUS CNEORUM	1 GAL.	18
	EREMOPHILA PROSTRATA	1 GAL.	77
	LANTANA CAMARA 'DALLAS RED'	1 GAL.	90
	LANTANA MONTEVIDENSIS	1 GAL.	47
	LANTANA SP. 'NEW GOLD'	1 GAL.	573
	ACACIA REDOLENS 'LOW BOY'	1 GAL.	158
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL.	57
MATERIAL			
	DECOMPOSED GRANITE	3/4" MINUS 2" DEPTH	
	TURF		
NOTE:			
MAINTENANCE OF ALL COMMON AREAS/TRACTS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION			

CONCEPTUAL LANDSCAPE PLAN



SHEET NO.

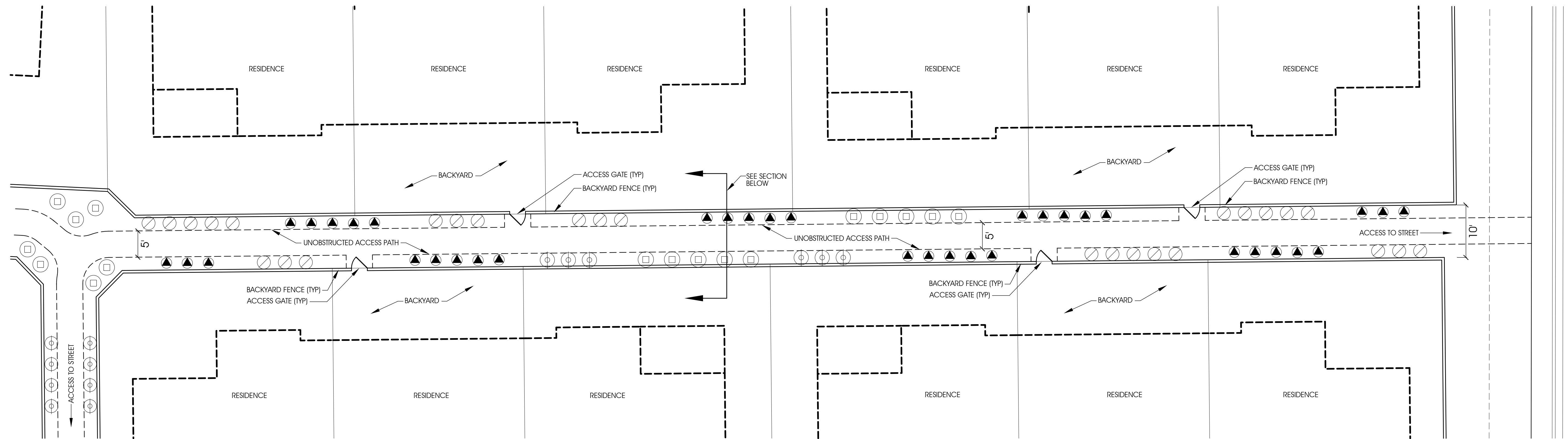


EXHIBIT 4D

PRELIMINARY - NOT FOR CONSTRUCTION

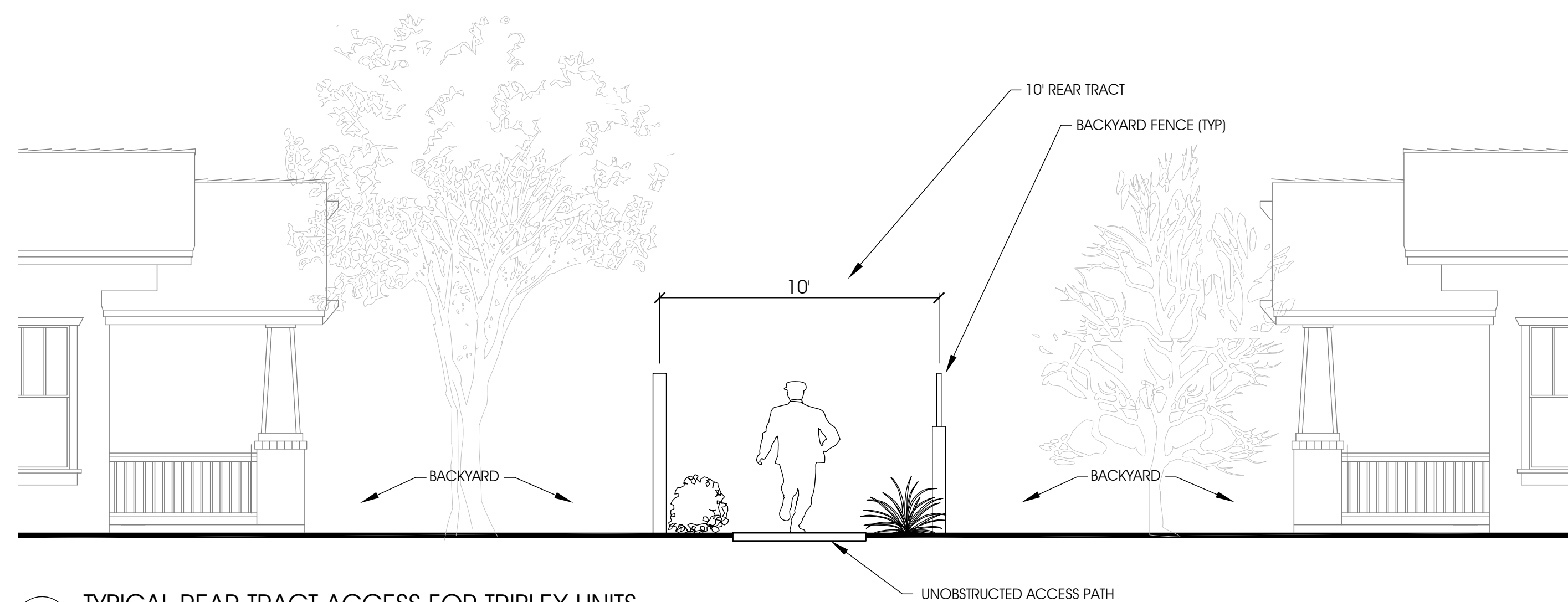
VISTAS at Palm Valley

GOODYEAR, ARIZONA



1 TYPICAL REAR TRACT ACCESS FOR TRIPLEX UNITS
PLAN VIEW

1"=10'-0"

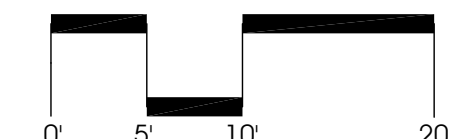


2 TYPICAL REAR TRACT ACCESS FOR TRIPLEX UNITS
SECTION

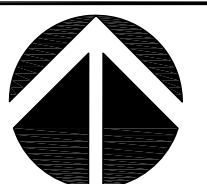
1/4"=1'-0"

CONCEPTUAL REAR TRACT ACCESS - TRIPLEX UNITS

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.



NORTH
5.22.17
1"=10'-0"



SHEET NO.

MeritageHomes

EXHIBIT 4E

PRELIMINARY - NOT FOR CONSTRUCTION

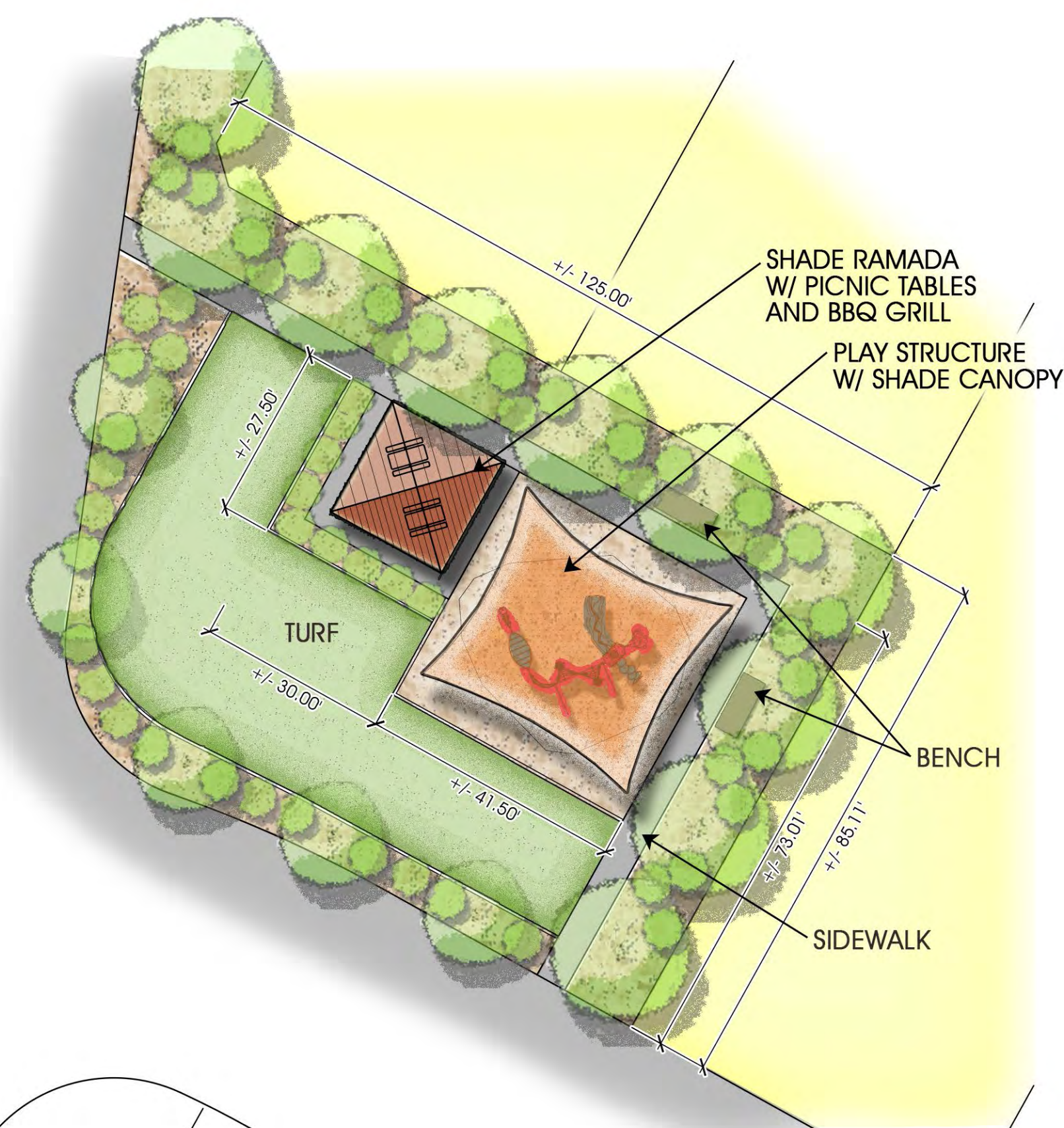
VISTAS at Palm Valley

GOODYEAR, ARIZONA



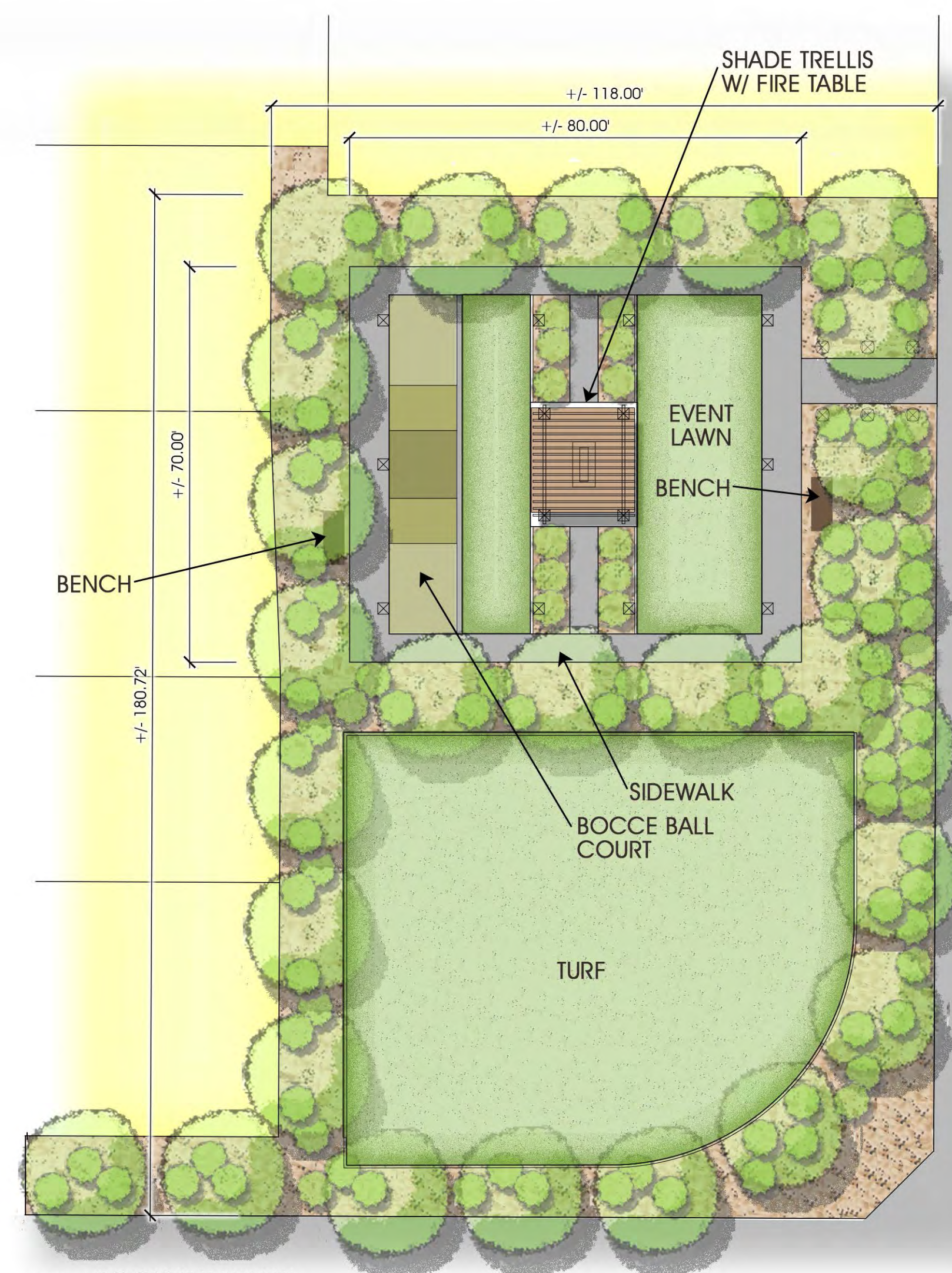
1 POCKET PARK PERSPECTIVE

NTS



2 POCKET PARK 'A'
PLAN VIEW

NTS



3 POCKET PARK 'B'
PLAN VIEW

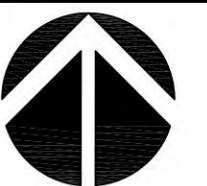
NTS

CONCEPTUAL AMENITY PLAN

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.



NORTH
5.22.17



SHEET NO.

MeritageHomes

EXHIBIT 5

PRELIMINARY - NOT FOR CONSTRUCTION

EXHIBIT 6

Single-Family Detached
Housing Elevations and Floor Plans

EXHIBIT 6A



Front Elevation

scale: 3/16" = 1'-0"

Elevation E - Spanish Colonial



Front Elevation

scale: 3/16" = 1'-0"

Elevation F - Ranch Territorial



Front Elevation

scale: 3/16" = 1'-0"

Elevation G - Craftsman

Plan 145.2340



Project Job # SF160431.00

The drawings presented are a concept of space and design only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP) and measurements, and shall be taken as shown, etc.

Vistas at Palm Valley

Goodyear, Arizona

April 17, 2017

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EXHIBIT 6B



Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 145.2340 Elevation E - Spanish Colonial



Project Job # SF160431.00

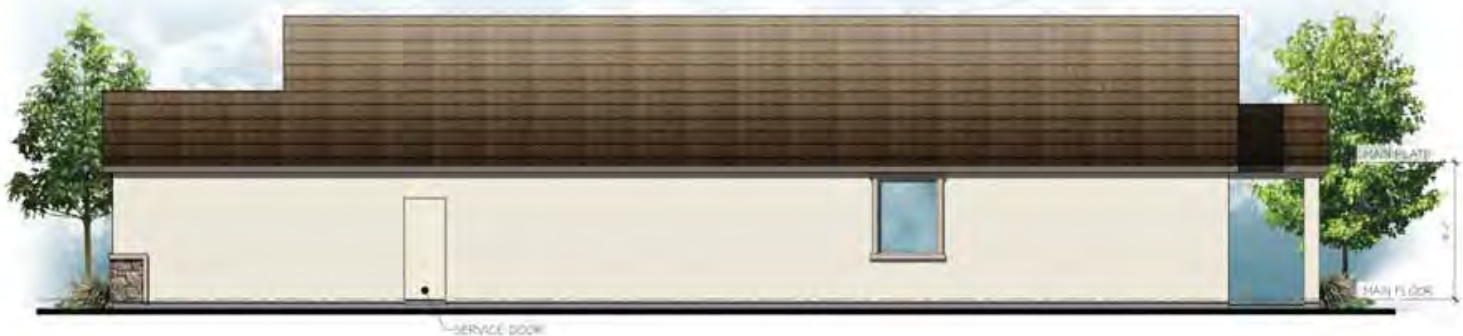
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, etc.) and / or site changes, etc.

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 145.2340
Elevation F - Ranch Territorial



Project Job # SF160431.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon local design considerations (e.g., applicable building, plumbing, and MEP design requirements, and other design changes, etc.)

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Goodyear, Arizona

April 17, 2017

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EXHIBIT 6D



Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 145.2340

Elevation G - Craftsman



Project Job # SF160431.00

The drawings presented are illustrations of character and design intent only, and will be subject to change based upon local design considerations (i.e., applicable codes, structural, and MEP design requirements, and other / local plan changes, etc.)

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Goodyear, Arizona

April 17, 2017

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Front Elevation

scale: 3/16" = 1'-0"

Elevation E - Spanish Colonial



Front Elevation

scale: 3/16" = 1'-0"

Elevation F - Ranch Territorial



Front Elevation

scale: 3/16" = 1'-0"

Elevation G - Craftsman

Plan 145.2550



Project Job # SF160431.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations, site, applicable codes, and other factors. All dimensions are given in feet and inches, unless otherwise noted.

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Goodyear, Arizona

April 17, 2017

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EXHIBIT 6F



Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 145.2550 Elevation E - Spanish Colonial



Project Job # SF160431.00

The drawings presented are illustrations of construction and design intent only. They are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and other floor plan changes, etc.).

Vistas at Palm Valley

Goodyear, Arizona

April 17, 2017

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Front Elevation

scale: 3/16" = 1'-0"

Elevation E - Spanish Colonial



Front Elevation

scale: 3/16" = 1'-0"

Elevation F - Ranch Territorial



Front Elevation

scale: 3/16" = 1'-0"

Elevation G - Craftsman

Plan 245.2890



Project Job # SF160431.00

The drawings presented are illustrative of concepts and designs only, and are subject to change based upon final design considerations. It is recommended that all drawings be reviewed and approved by the appropriate authority before construction begins.

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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EXHIBIT 6H



Right Side Elevation
scale: 3/16" = 1'-0"



Rear Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

Plan 245.2890
Elevation E - Spanish Colonial



Project Job # SF160431.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable local, structural, and MEP design requirements, and other / third party changes, etc.).

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017
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EXHIBIT 6I



Front Elevation

scale: 3/16" = 1'-0"

Elevation E - Spanish Colonial



Front Elevation

scale: 3/16" = 1'-0"

Elevation F - Ranch Territorial



Front Elevation

scale: 3/16" = 1'-0"

Elevation G - Craftsman

Plan 245.3220



Project Job # SF160431.00

The drawings presented are intended to illustrate only design intent and are not to be used for construction. All dimensions and materials are subject to change without notice. All dimensions and materials are subject to change without notice. All dimensions and materials are subject to change without notice.

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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EXHIBIT 6J



Right Side Elevation
scale: 3/16" = 1'-0"



Rear Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

Plan 245.3220
Elevation E - Spanish Colonial



Project Job # SF160431.00

The drawings presented are indicative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, localities, and MEP design requirements, and plan/floor plan changes, etc.).

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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Right Side Elevation
scale: 3/16" = 1'-0"



Rear Elevation
scale: 3/16" = 1'-0"



Left Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

Plan 245.3220

Elevation F - Ranch Territorial



Project Job # SF160431.00

The drawings presented are illustrative of character and design only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan / floor plan changes, etc.)

Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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EXHIBIT 6L



Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 245.3220 Elevation G - Craftsman



Project Job # SF160431.00

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and plan / door plan changes, etc.)

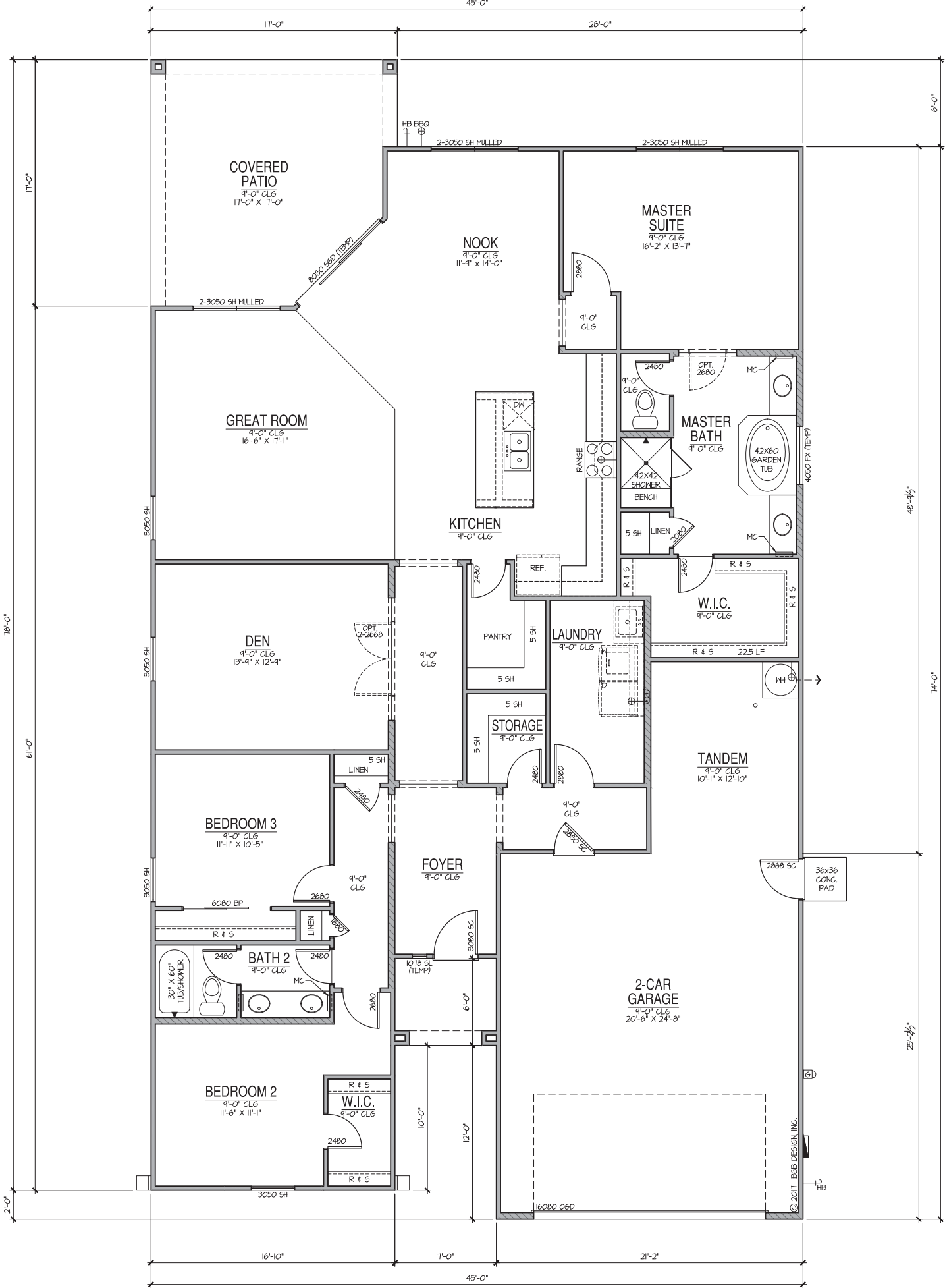
Vistas at Palm Valley
Goodyear, Arizona

April 17, 2017

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EXHIBIT 6M



AREA SCHEDULE - PLAN 145.2340			
ALL ELEVATIONS:		LIVEABLE SQ. FT.	UNDER ROOF
(A)	MAIN FLOOR LIVING AREA	2342	2342
(B)	2-CAR TANDEM GARAGE		671
(C)	COVERED PATIO		259
(D)	COVERED ENTRY - ALL		42
TOTAL - ALL		2342	3314

OPTIONS:

(E)	SUPER GREAT ROOM 11.0, GR 1 BR 4	--	--
-----	----------------------------------	----	----

Product lot size: 60' X 125' = 7,500 sq ft
Max. coverage: 45% One-story = 3,375 sq ft
Plan total footprint: 3,212 sq ft = 43%

Elevation 'E' - Spanish Colonial Main Floor Plan

SCALE: 1/4"=1'-0"

ISSUE DATE:

REVISIONS

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**Vistas at Palm Valley
45' Wide Series**



www.bsbdesign.com
9150 E. Del Camino Drive, Suite 105
Scottsdale, Arizona 85258
480 663 2100

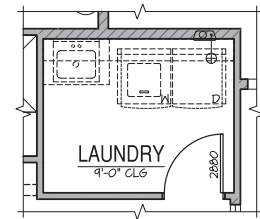
JOB NO: SF160431.00 PROJ MGR: CTB
DRAWN: BSB CHECKED:

MAIN FLOOR PLAN -
SPANISH COLONIAL - 'E'

PLAN 145.2340

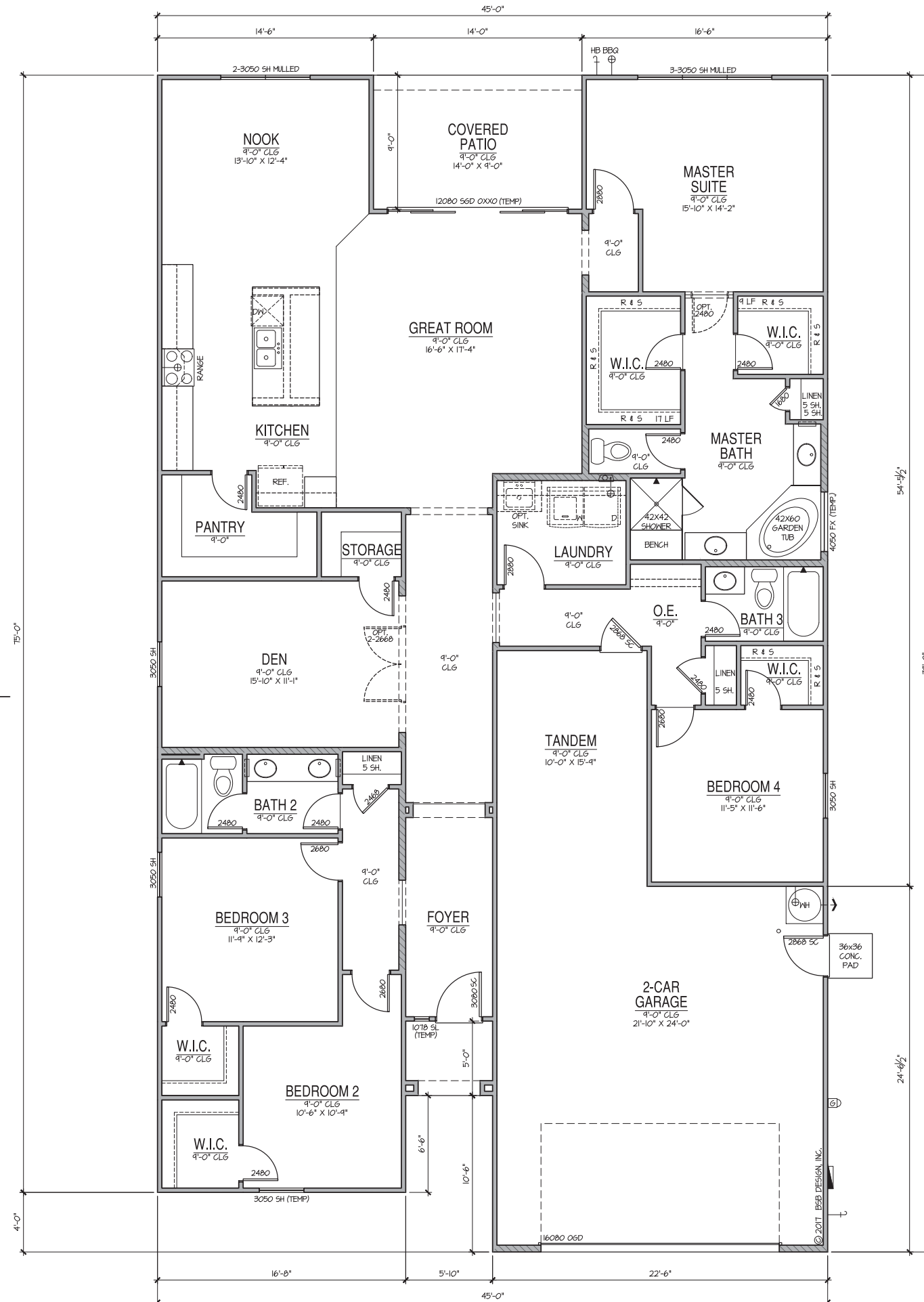
A2.1

EXHIBIT 6N



Flipped Plan Laundry Parital Main Floor Plan

SCALE: 1/4"=1'-0"



Elevation 'E' - Spanish Colonial Main Floor Plan

SCALE: 1/4"=1'-0"

AREA SCHEDULE - PLAN 145.2550		
ALL ELEVATIONS:	LIVEABLE SQ. FT.	UNDER EAGE
(A) MAIN FLOOR LIVING AREA	2,563	2,563
(B) 2-CAR TANDEM GARAGE		104
(D) COVERED PATIO		126
(E) COVERED ENTRY - ALL		21
TOTAL - ALL	2,563	3,421

Product lot size: 60' X 125' = 7,500 sq ft
Max. coverage: 45% One-story = 3,375 sq ft
Plan total footprint: 3,427 sq ft = 46%

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION - 4.3.2017

Vistas at Palm Valley
45' Wide Series
Goodyear, Arizona



8800 East Raintree Drive, Suite 300
Scottsdale, Arizona 85260
(480) 515-8100



BSB
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Scottsdale, Arizona 85258
480 663 2100

JOB NO: SF160431.00 PROJ MGR: CTB
DRAWN: BSB CHECKED:

MAIN FLOOR PLAN -
SPANISH COLONIAL - 'E'

PLAN 145.2550

A2.1

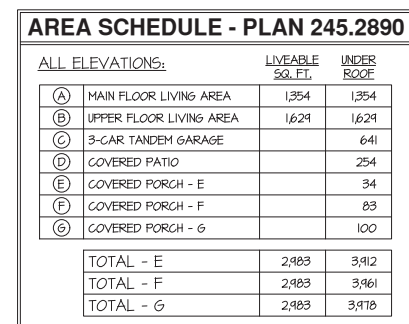
ISSUE DATE: _____

REVISIONS

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OWNERSHIP OF SUCH FIRM AS RIGHTS AND PRIVILEGES.

Elevation 'E' - Spanish Colonial Main Floor Plan

SCALE: 1/4"=1'-0"



**Vistas at Palm Valley
45' Wide Series
Goodyear, Arizona**



A2.1

Elevation 'E' - Spanish Colonial Upper Floor Plan

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION - 4.3.2017



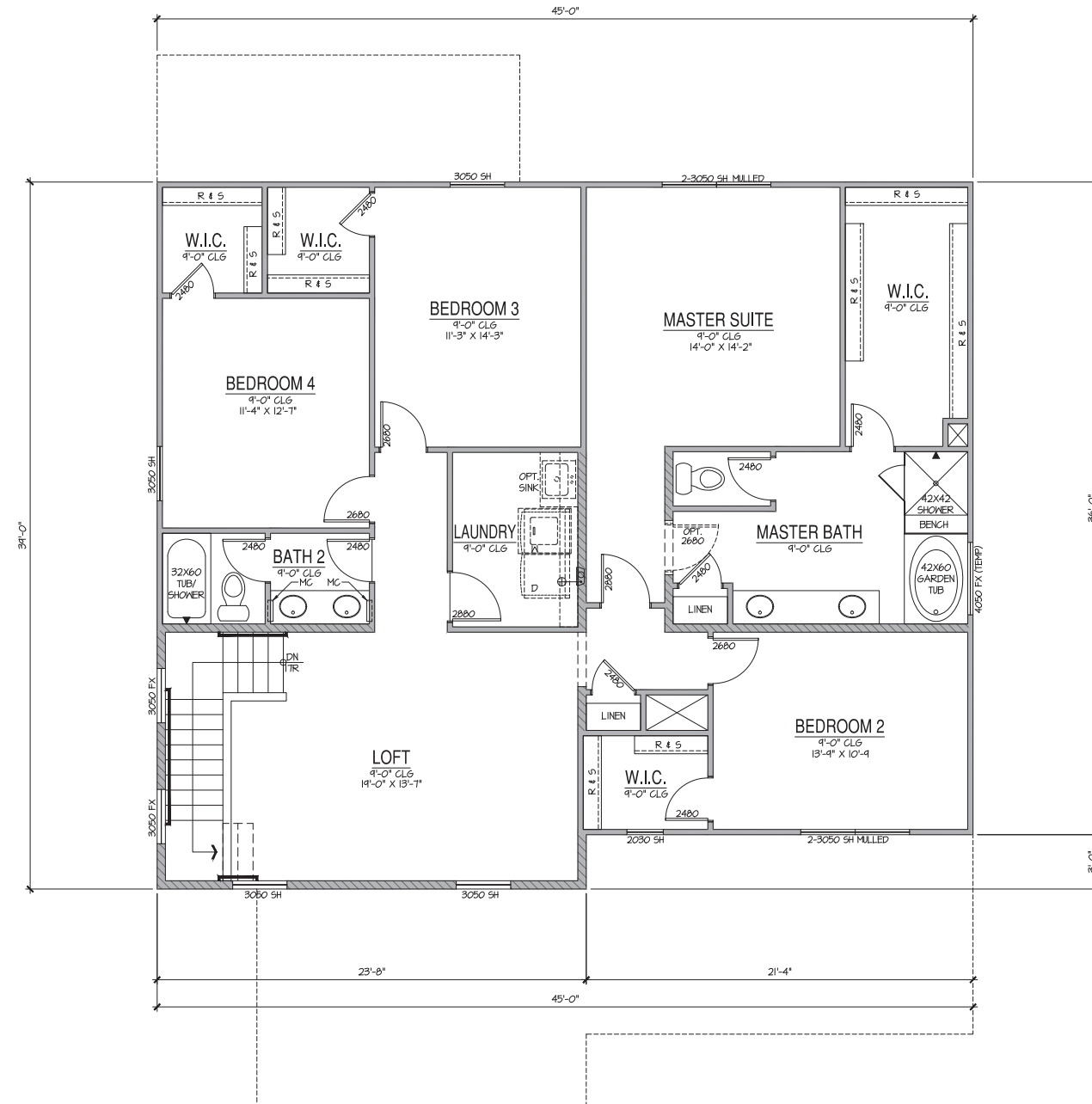
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DRAWN: BSB CHECKED:
UPPER FLOOR PLAN -
SPANISH COLONIAL - 'E'

A3.1

ISSUE DATE: _____

REVISIONS

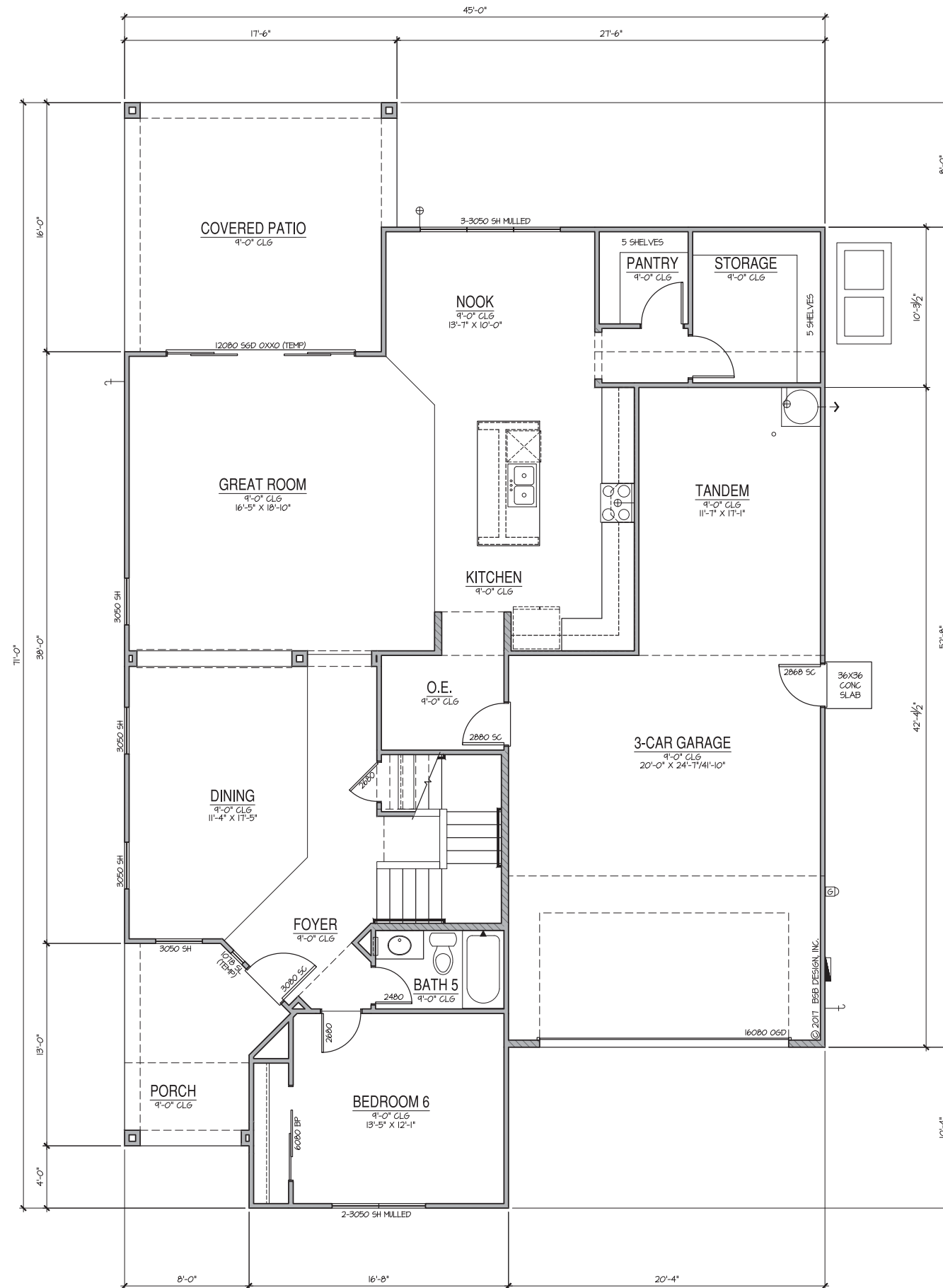
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AREA SCHEDULE - PLAN 245.2890

<u>ALL ELEVATIONS:</u>		LIVEABLE SQ. FT.	UNDER ROOF
(A)	MAIN FLOOR LIVING AREA	1,354	1,354
(B)	UPPER FLOOR LIVING AREA	1,629	1,629
(C)	3-CAR TANDEN GARAGE		641
(D)	COVERED PATIO		254
(E)	COVERED PORCH - E		34
(F)	COVERED PORCH - F		83
(G)	COVERED PORCH - G		100
TOTAL - E		2,983	3,912
TOTAL - F		2,983	3,961
TOTAL - G		2,983	3,978

EXHIBIT 6Q



AREA SCHEDULE - PLAN 245.3220

<u>ALL ELEVATIONS:</u>	<u>LIVEABLE SQ. FT.</u>	<u>UNDER ROOF</u>
(A) MAIN FLOOR LIVING AREA	1634	1634
(B) UPPER FLOOR LIVING AREA	1994	1994
(C) 3-CAR TANDEN GARAGE		718
(D) COVERED PATIO		212
(E) COVERED PORCH - E		109
(F) COVERED PORCH - F & G		339
TOTAL - E	3628	4957
TOTAL - F & G	3628	4957

Product lot size: 60' X 125' = 7,500 sq ft
Max. coverage: 40% 2-story = 3,000 sq ft
Plan total footprint: 2,962 ('F' & 'G') sq ft = 39%

Elevation 'E' - Spanish Colonial Main Floor Plan

SCALE: 1/4"=1'-0"

ISSUE DATE: _____

REVISIONS

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Vistas at Palm Valley
45' Wide Series
Goodyear, Arizona



www.bsbdesign.com
9150 E. Del Camino Drive, Suite 105
Scottsdale, Arizona 85258
480 663 2100

JOB NO: SF160431.00 PROJ MGR: CTB
DRAWN: BSB CHECKED:
MAIN FLOOR PLAN -
SPANISH COLONIAL - 'E'

PLAN 245.3220

A2.1

Elevation 'E' - Spanish Colonial Upper Floor Plan

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION - 4.3.2017

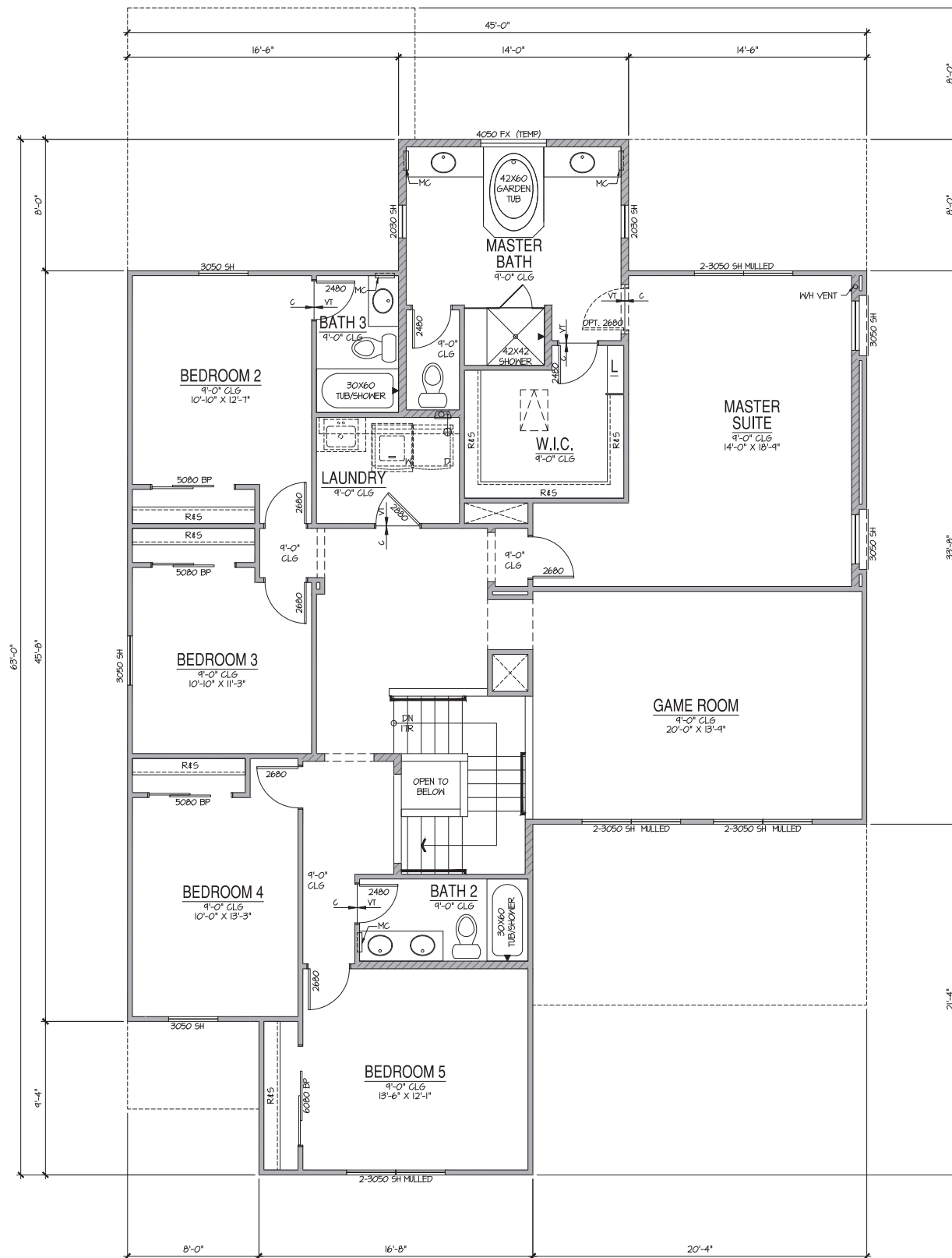


A3.1

ISSUE DATE:	REVISIONS

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Scottsdale, Arizona 85260
(480) 515-8100

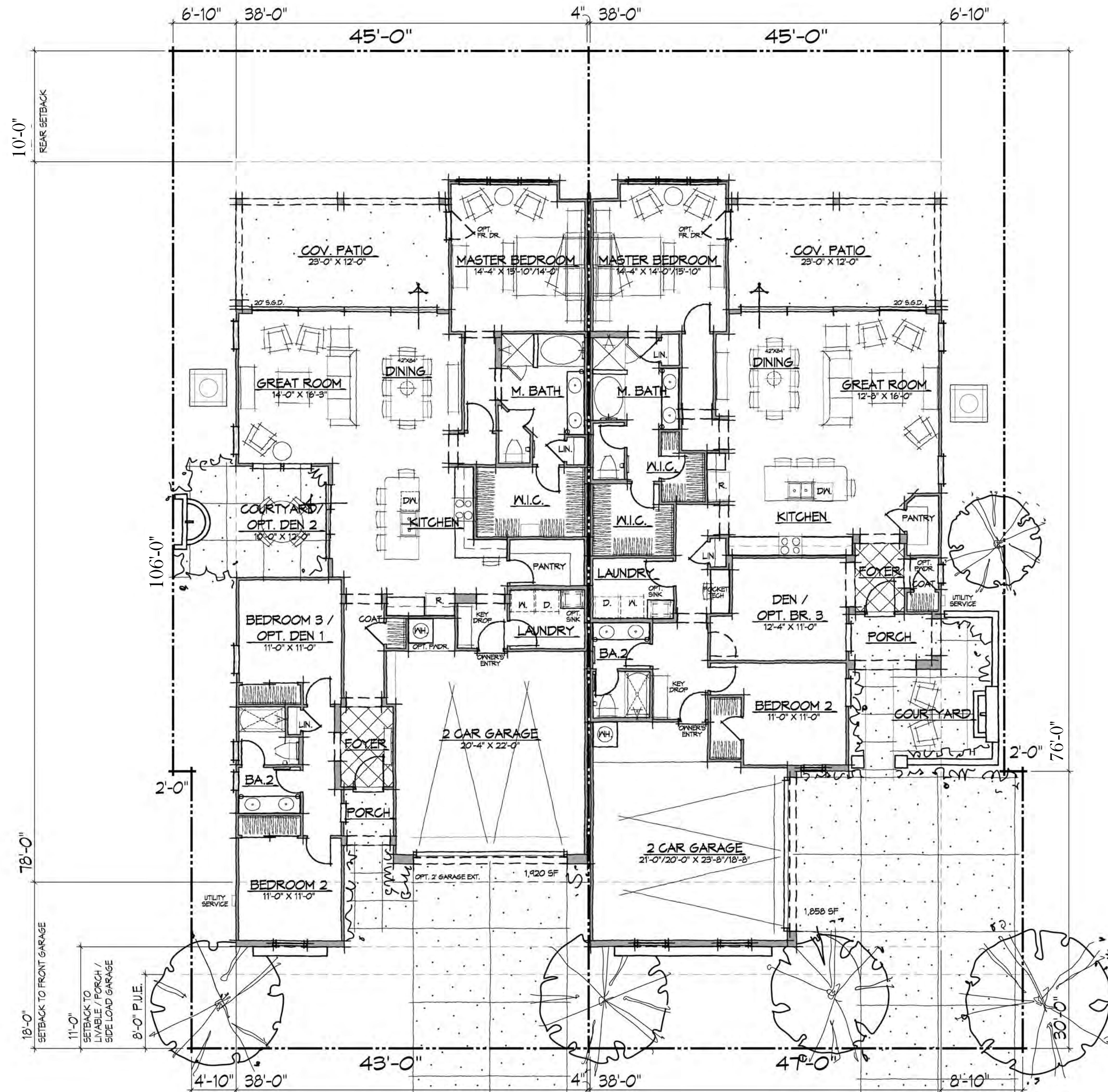


AREA SCHEDULE - PLAN 245.3220

ALL ELEVATIONS:		LIVEABLE SQ. FT.	UNDER ROOF
(A)	MAIN FLOOR LIVING AREA	1634	1634
(B)	UPPER FLOOR LIVING AREA	1994	1994
(C)	3-CAR TANDEM GARAGE		710
(D)	COVERED PATIO		212
(E)	COVERED PORCH - E		109
(F)	COVERED PORCH - F & G		339
TOTAL - E		3,628	4,951
TOTAL - F & G		3,628	4,951

EXHIBIT 7

Duplex
Housing Elevations and Floor Plans



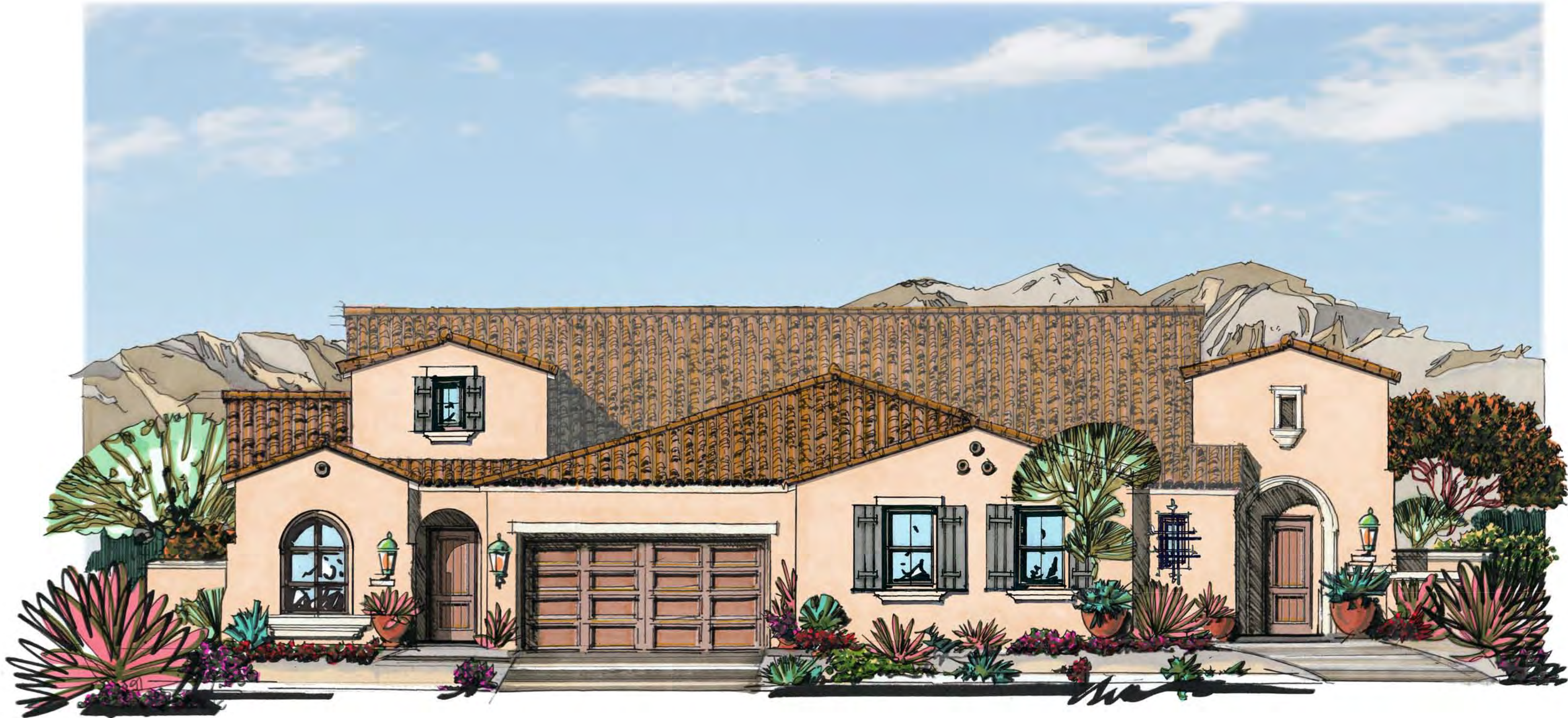
FIRST FLOOR
PLAN 2
1,920 SF

FIRST FLOOR
PLAN 1
1,858 SF

VISTAS AT PALM VALLEY

GOODYEAR, ARIZONA





PLAN 2

PLAN 1

DUPLEX - SPANISH COLONIAL ELEVATION





PLAN 2

PLAN 1

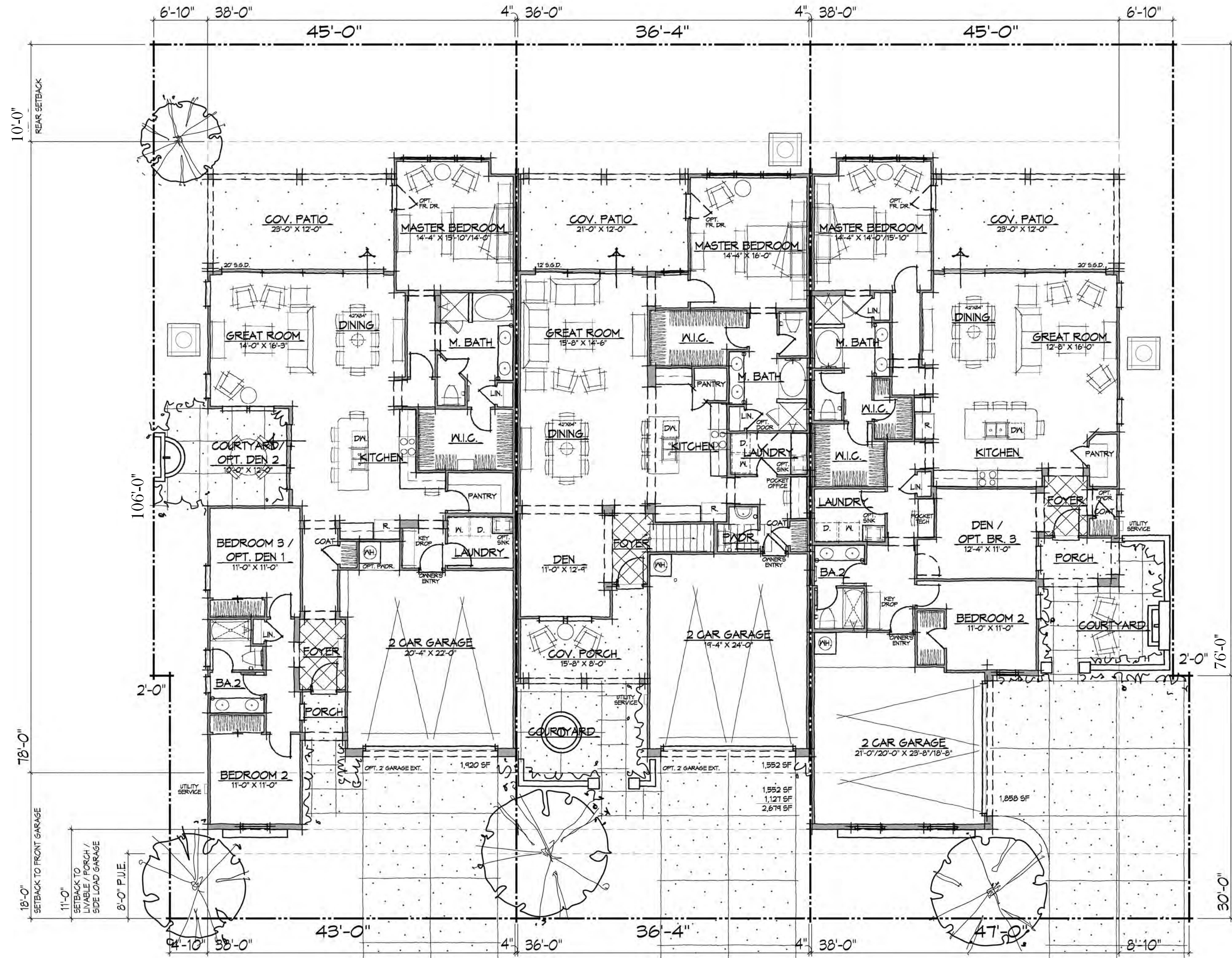
DUPLEX - RANCH ELEVATION

VISTAS AT PALM VALLEY

GOODYEAR, ARIZONA

EXHIBIT 8

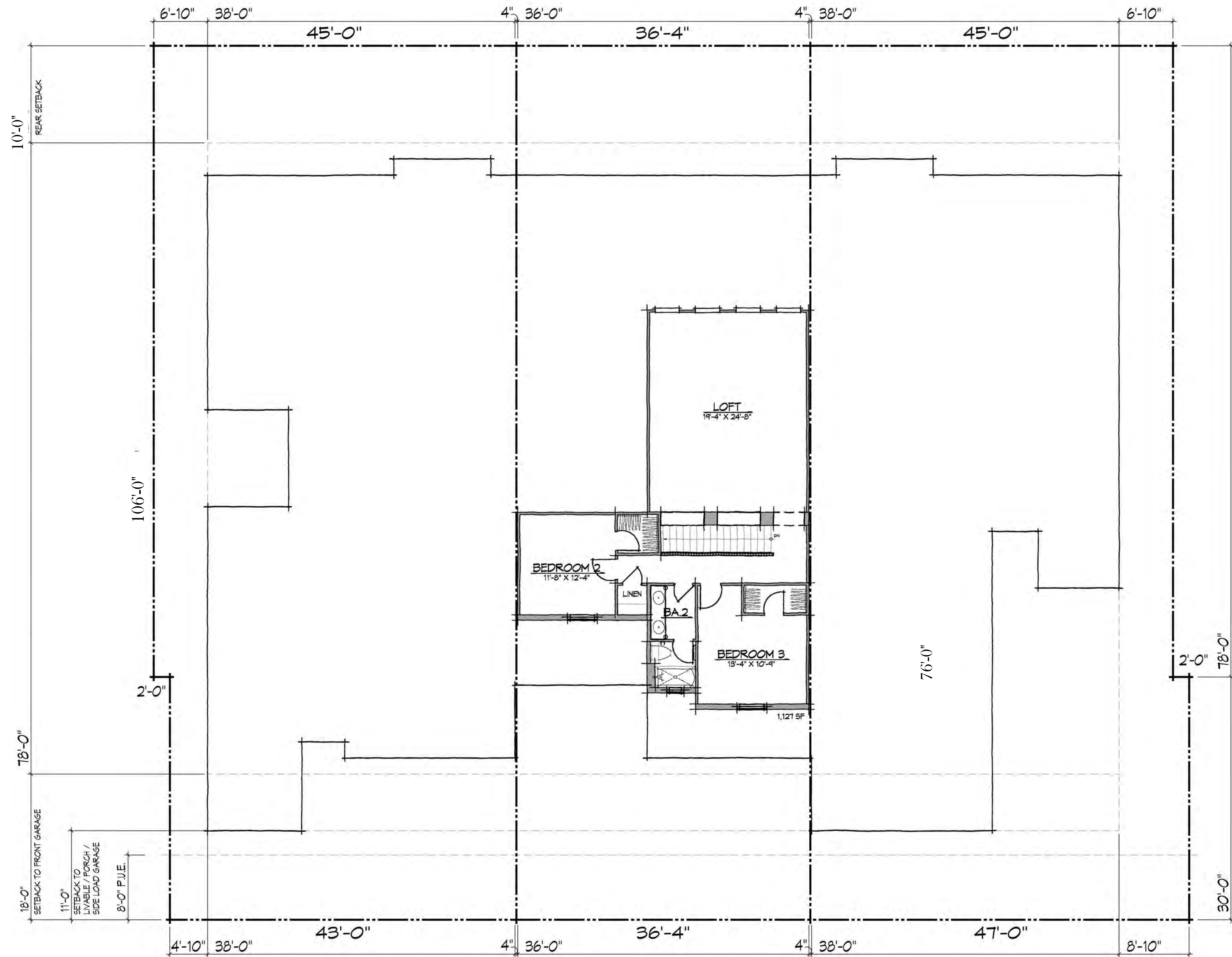
Triplex
Housing Elevations and Floor Plans



FIRST FLOOR
PLAN 2
1,920 SF

FIRST FLOOR
PLAN 3
2,679 SF

FIRST FLOOR
PLAN 1
1,858 SF



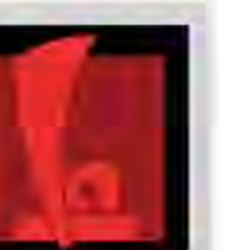
FIRST FLOOR
PLAN 2
1,920 SF

FIRST FLOOR
PLAN 3
2,679 SF

FIRST FLOOR
PLAN 1
1,858 SF

VISTAS AT PALM VALLEY

GOODYEAR, ARIZONA





PLAN 2

PLAN 3

PLAN 1

TRIPLEX - SPANISH COLONIAL ELEVATION



TRIPLEX - RANCH ELEVATION

VISTAS AT PALM VALLEY

GOODYEAR, ARIZONA



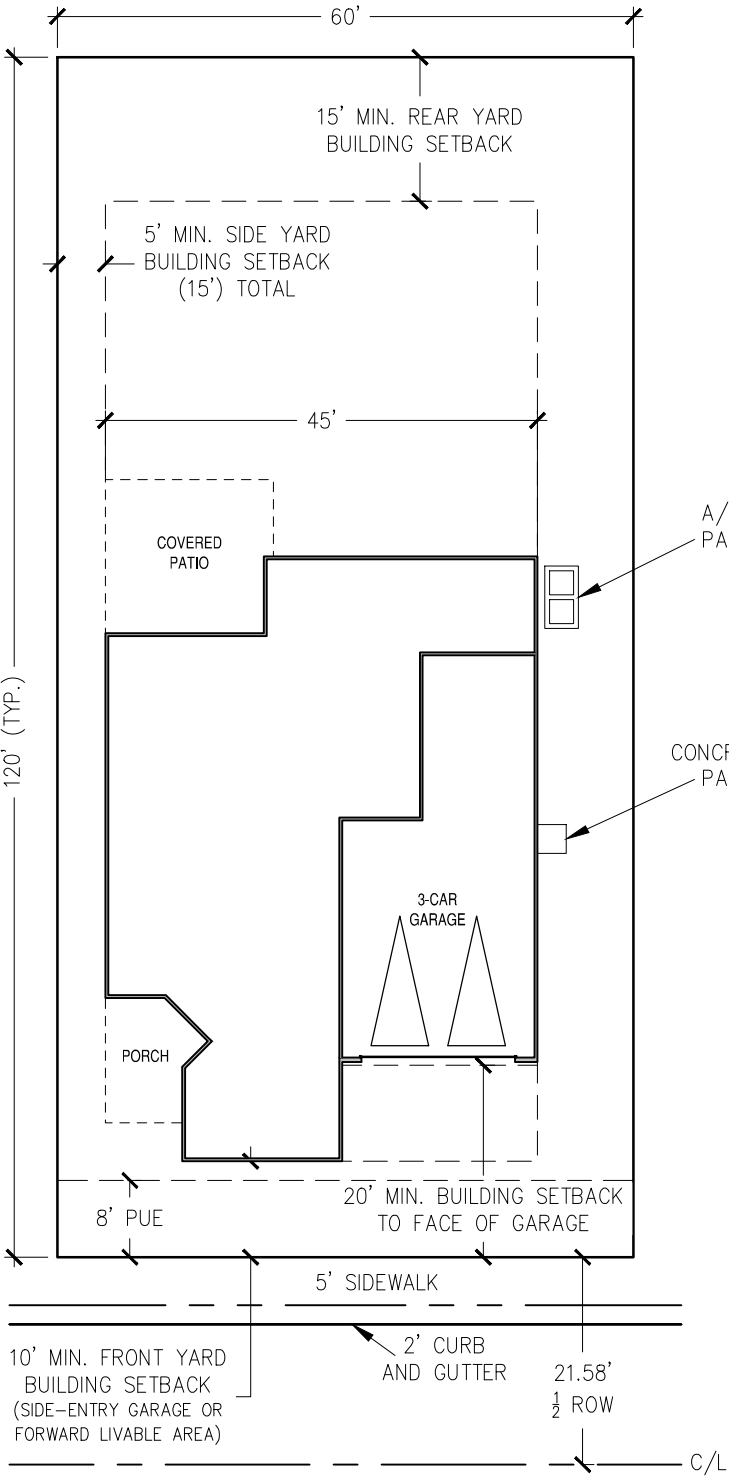
Linderoth Associates
ARCHITECTS
8135 East Indian Bend Road, Suite 103
Scottsdale, Arizona 85250
P.480.941.0840 F.480.949.1041
Architecture • Planning • Visualization
www.linderoth.com



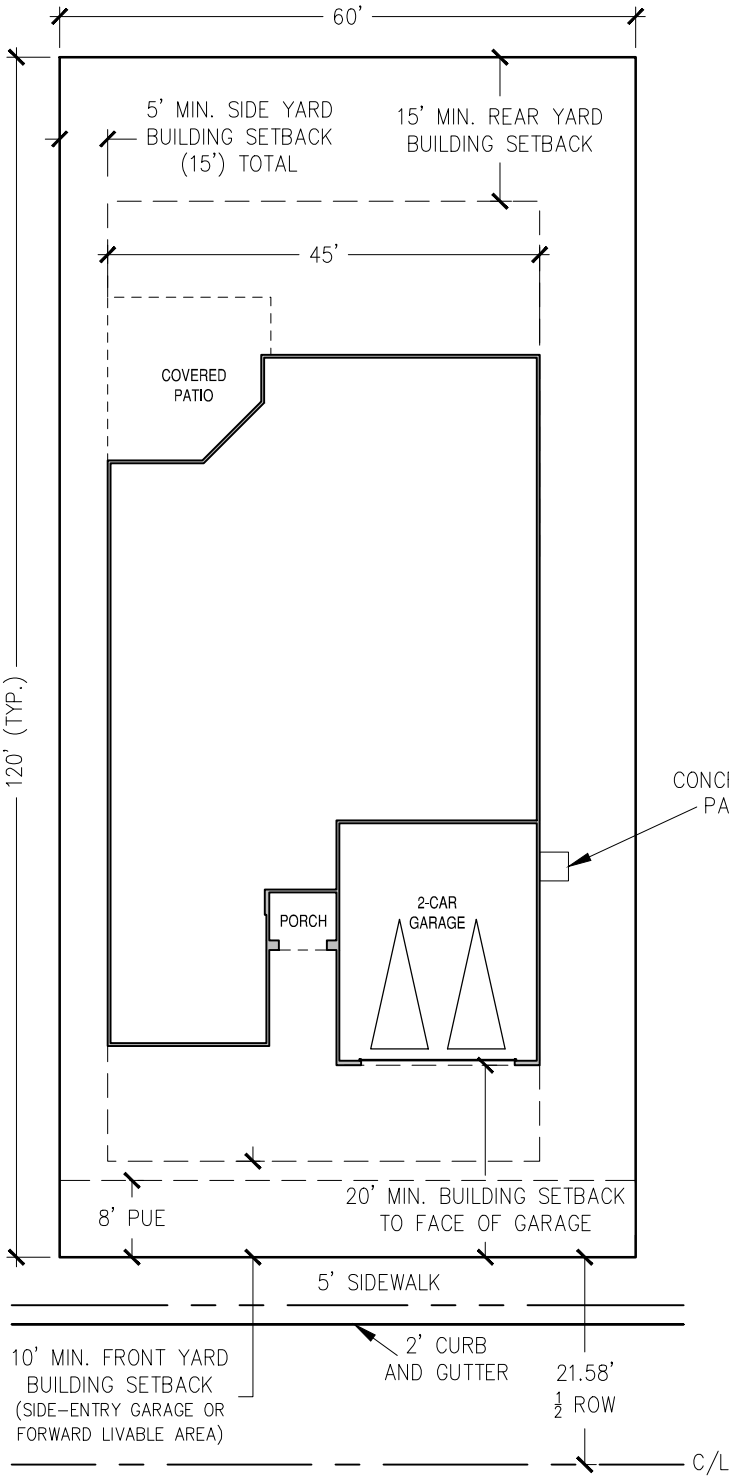
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VISTAS AT PALM VALLEY

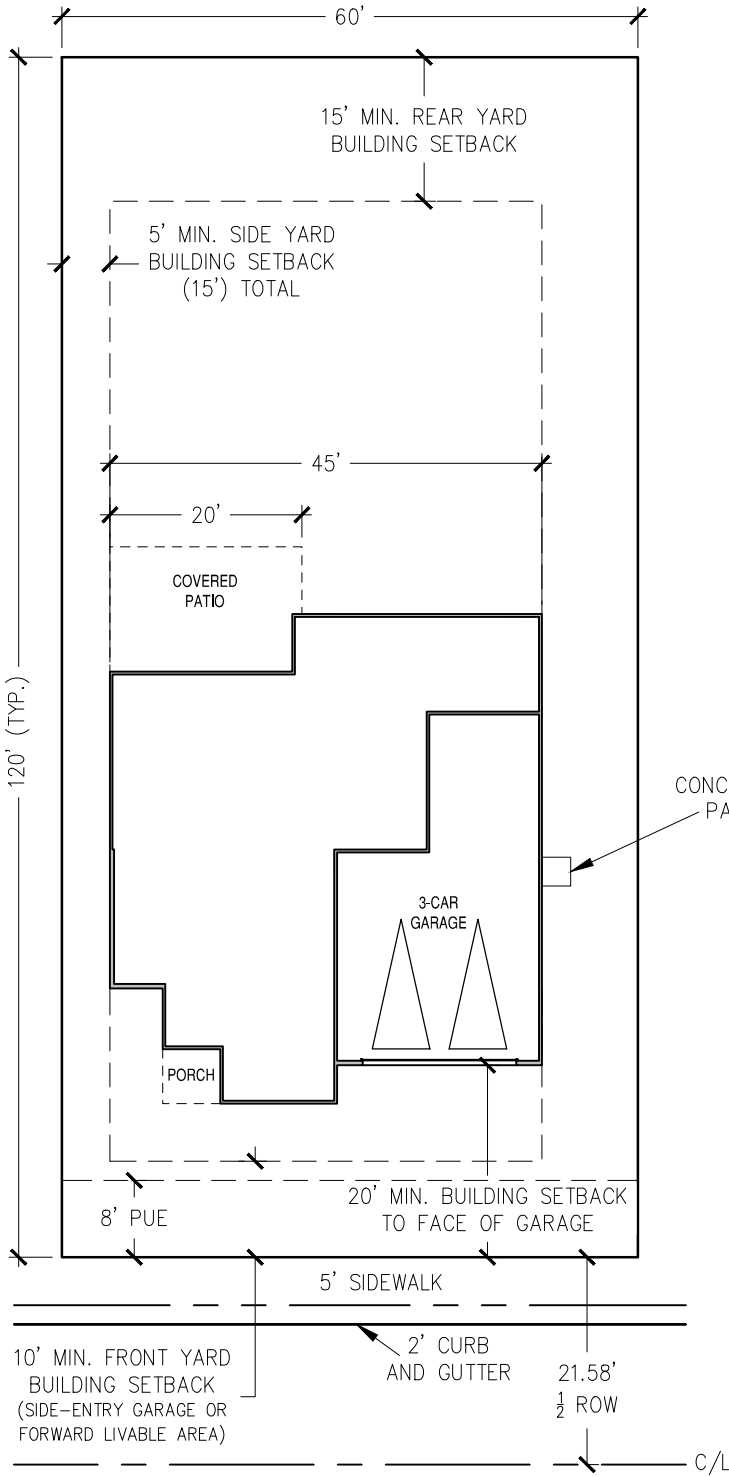
SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT
EXHIBIT 09A
PLOT PLAN
UR/L SF DETACHED



PLAN 245.3220



PLAN 145.2340

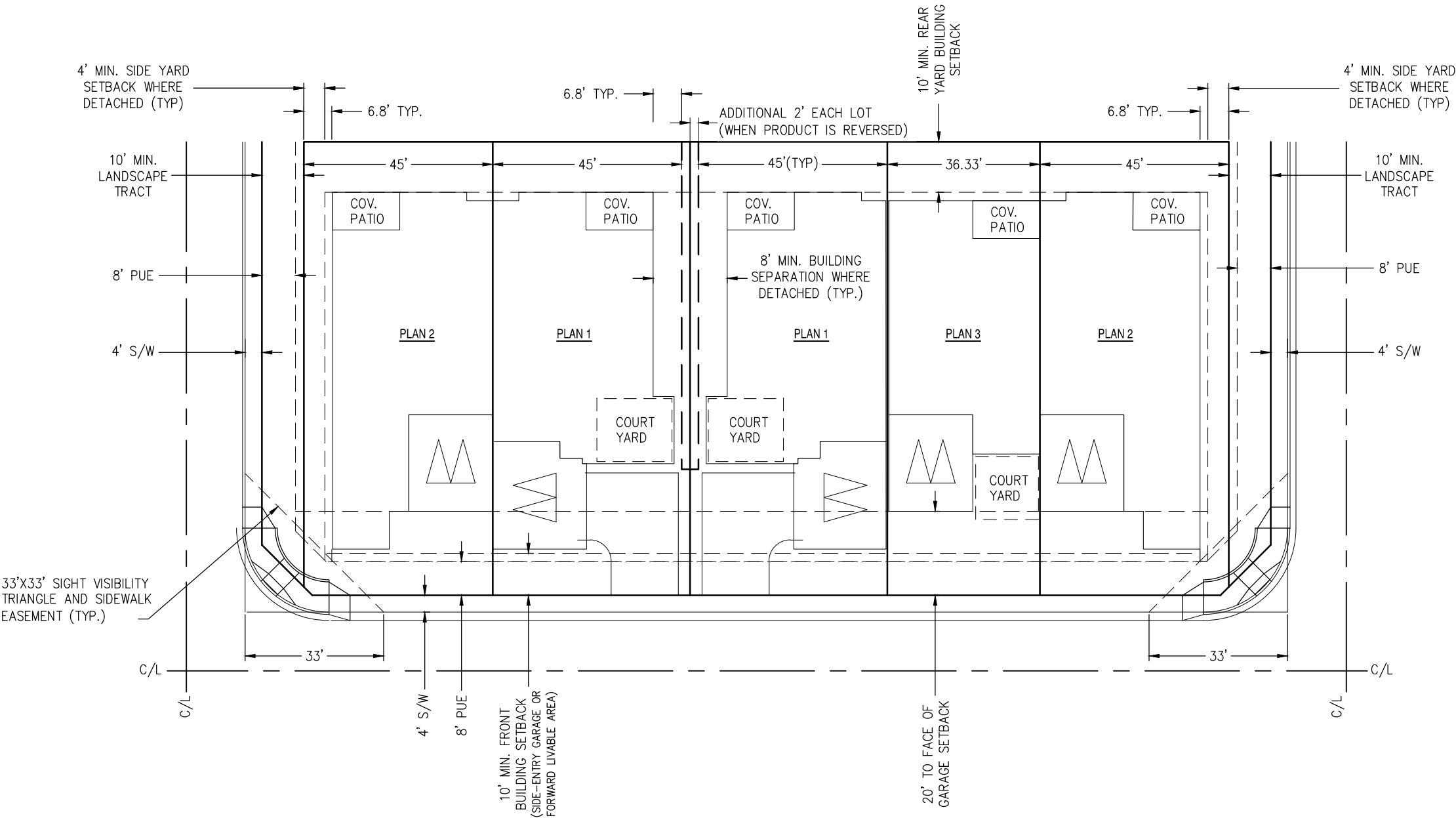
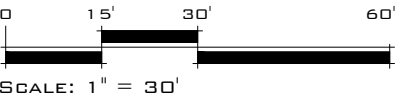


PLAN 245.2890

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VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT
EXHIBIT 09B
PLOT PLAN
UR/M DUPLEX / TRIPLEX



SCHEME 1: SPANISH, Elevation A & SPANISH COLONIAL, Elevation E

Main Body



Deco Tile



Wrought Iron



Front Door

Wood Trim, Alt. A



Shutters, Alt. A



Shutters, Alt. B



Wood Trim, Alt. B



Shutters, Alt. C



Shutters, Alt. D



Boral Roof Tile ("S" Tile)



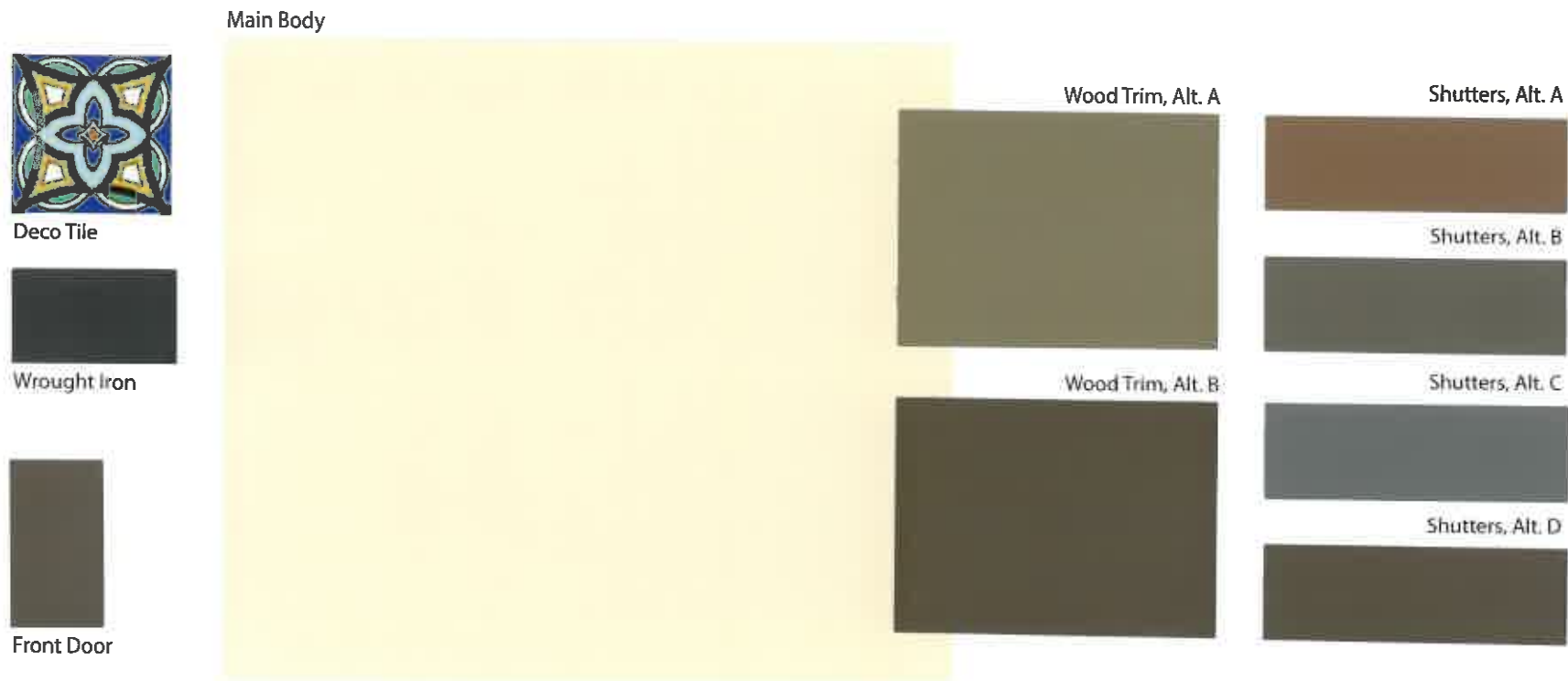
Eagle Roof Tile ("S" Tile)



Scheme 1: Elevation E (Spanish Colonial)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	7566, Westhighland White
Wood Trim, Alt. A (Wood Trim, Fascia Boards/Popouts, Rafter Tails, Garage Doors, French Doors, etc.)	Sherwin Williams	6104, Kaffee
Wood Trim, Alt. B (Wood Trim, Fascia Boards/Popouts, Rafter Tails, Garage Doors, French Doors, Popouts, etc.)	Sherwin Williams	6153, Protégé Bronze
Shutters, Alt. A	Sherwin Williams	2815, Renwick Olive
Shutters, Alt. B	Sherwin Williams	6097, Studry Brown
Shutters, Alt. C	Sherwin Williams	6166, Eclipse
Shutters, Alt. D	Sherwin Williams	6153, Protégé Bronze
Front Door	Sherwin Williams	6104, Kaffee
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Mocha
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	Almond or Adobe
Gutters & Downspouts, Alt. A (Matches w/Wood Trim, Alt. A)	SENOX Corp.	Beaver Brown
Gutters & Downspouts, Alt. B (Matches w/Wood Trim, Alt. B)	SENOX Corp.	Light Bronze
Roof Tile ("S" Tile)	Eagle Roofing (Capistrano)	3645, Sunrise Blend
Roof Tile ("S" Tile)	Boral (Mission S)	1MSCS6129,Marbled Terra Cotta
Precast Medallion (If Applicable)	Pineapple Groves	Alluvial Sand
Decorative Ceramic Tile (If Applicable)	ARTO Studio Tile	SD 103-b

SCHEME 3: SPANISH, Elevation A & SPANISH COLONIAL, Elevation E



Boral Roof Tile ("S" Tile)



Eagle Roof Tile ("S" Tile)



Scheme 3: Elevation E (Spanish Colonial)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	7569, Stucco
Wood Trim, Alt. A (Wood Trim, Fascia Boards/Popouts, Rafter Tails, Garage Doors, French Doors, etc.)	Sherwin Williams	6159, High Tea
Wood Trim, Alt. B (Wood Trim, Fascia Boards/Popouts, Rafter Tails, Garage Doors, French Doors, etc.)	Sherwin Williams	7027, Well-Bred Brown
Shutters, Alt. A	Sherwin Williams	6089, Grounded
Shutters, Alt. B	Sherwin Williams	7054, Suitable Brown
Shutters, Alt. C	Sherwin Williams	7061, Night Owl
Shutters, Alt. D	Sherwin Williams	7027, Well-Bred Brown
Front Door	Sherwin Williams	7027, Well-Bred Brown
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Cashmere
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	Almond or Adobe
Gutters & Downspouts, Alt. A (Matches w/Wood Trim, Alt. A)	SENOX Corp.	Light Bronze
Gutters & Downspouts, Alt. B (Matches w/Wood Trim, Alt. B)	SENOX Corp.	Beaver Brown
Roof Tile ("S" Tile)	Eagle Roofing (Capistrano)	3615, Weathered Terra Blend
Roof Tile ("S" Tile)	Boral (Mission S)	1MSCS7330, Verona Clay
Precast Medallion (If Applicable)	Pineapple Groves	Alluvial Sand
Decorative Ceramic Tile (If Applicable)	ARTO Studio Tile	SD 115-a

SCHEME 2: RANCH, Elevation B & RANCH TERRITORIAL, Elevation F



Boral Roof Tile (Shake)



Stone



Eagle Roof Tile (Shake)

Scheme 2: Elevation F (Ranch Territorial)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	7689, Row House Tan
Accent Body (Popouts)	Sherwin Williams	6126, Navajo White
Wood Trim, Alt. A (Siding, Fascia Boards, Wood Posts & Brackets, Garage Doors, French Doors, etc.)	Sherwin Williams	2843, Roycroft Brass
Wood Trim, Alt. B (Siding, Fascia Boards, Wood Posts & Brackets, Garage Doors, French Doors, etc.)	Sherwin Williams	7027, Well-Bred Brown
Shutters, Alt. A	Sherwin Williams	6201, Thunderous
Shutters, Alt. B	Sherwin Williams	7745, Muddled Basil
Shutters, Alt. C	Sherwin Williams	6068, Brevity Brown
Shutters, Alt. D	Sherwin Williams	7055, Enduring Bronze
Front Door	Sherwin Williams	6104, Kaffee
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Mocha
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	Almond or Adobe
Gutters & Downspouts, Alt. A (Matches w/Wood Trim, Alt. A)	SENOX Corp.	Light Bronze
Gutters & Downspouts, Alt. B (Matches w/Wood Trim, Alt. B)	SENOX Corp.	Musket Brown
Roof Tile ("S" Tile)	Eagle Roofing (Ponderosa)	5645, Sunrise Blend
Roof Tile ("S" Tile)	Boral (Saxony Shake)	1SKCF3726, Hickory
Stone	Coronado	Split Fieldstone, Dakota Brown
Stone Mortar Color	ORCO Blended Products (or equal)	Light Khaki
Stone Lay-Up, Joints & Face	See Stone Installation Details Page	

"Vistas at Palm Valley" Exterior Color & Material Palette

SCHEME 4: RANCH, Elevation B & RANCH TERRITORIAL, Elevation F



Boral Roof Tile (Shake)



Stone



Eagle Roof Tile (Shake)



ARIZONA

Exterior Master Color & Material Palette



Scheme 4: Elevation F (Ranch Territorial)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	6108, Latte
Accent Body (Popouts)	Sherwin Williams	6098, Pacer White
Wood Trim, Alt. A (Siding, Fascia Boards, Wood Posts & Brackets, Garage Doors, French Doors, etc.)	Sherwin Williams	6098, Pacer White
Wood Trim, Alt. B (Siding, Fascia Boards, Wood Posts & Brackets, Garage Doors, French Doors, etc.)	Sherwin Williams	7026, Griffin
Shutters, Alt. A	Sherwin Williams	6167, Garden Gate
Shutters, Alt. B	Sherwin Williams	7027, Well-Bred Brown
Shutters, Alt. C	Sherwin Williams	2808, Rookwood Dark Brown
Shutters, Alt. D	Sherwin Williams	7675, Sealskin
Front Door	Sherwin Williams	7027, Well-Bred Brown
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Mocha
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	Almond or Adobe
Gutters & Downspouts, Alt. A (Matches w/Wood Trim, Alt. A)	SENOX Corp.	Linen
Gutters & Downspouts, Alt. B (Matches w/Wood Trim, Alt. B)	SENOX Corp.	Musket Brown
Roof Tile ("S" Tile)	Eagle Roofing (Ponderosa)	5502, Arcadia
Roof Tile ("S" Tile)	Boral (Saxony Shake)	1SKCF3075, Natural Brown
Stone	Coronado	Italian Villa, Volterra
Stone Mortar Color	ORCO Blended Products (or equal)	Khaki
Stone Lay-Up, Joints & Face	See Stone Installation Details Page	

SCHEME 1: BUNGALOW, Elevation C & CRAFTSMAN, Elevation G



Boral Roof Tile (Shake)



Stone

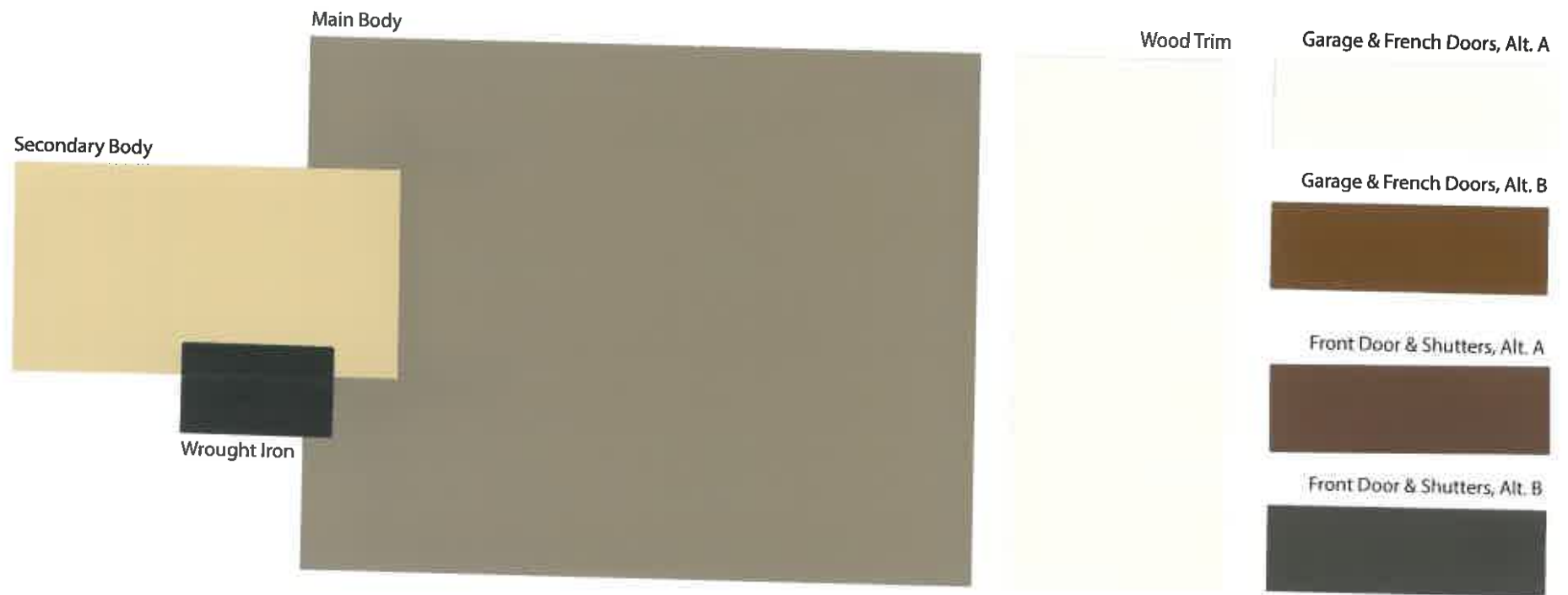


Eagle Roof Tile (Shake)

Scheme 1: Elevation G (Craftsman)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	2822, Downing Sand
Secondary Body	Sherwin Williams	2821, Downing Stone
Wood Trim (Wood Trim, Fascia Boards, Brackets, etc.)	Sherwin Williams	0050, Classic Light Buff
Garage & French Doors, Alt. A	Sherwin Williams	0050, Classic Light Buff
Garage & French Doors, Alt. B	Sherwin Williams	2820, Downing Earth
Front Door & Shutters, Alt. A	Sherwin Williams	6068, Brevity Brown
Front Door & Shutters, Alt. B	Sherwin Williams	7061, Night Owl
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Caramel
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	White
Gutters & Downspouts	SENOX Corp.	Linen
Roof Tile ("Shake" Tile)	Eagle Roofing (Ponderosa)	5687, Brown Gray Range
Roof Tile ("Shake" Tile)	Boral (Saxony Shake)	1SKCF3726, Hickory
Stone	Coronado	Eastern Mountain Ledge, Grey Quartzite
Stone Mortar Color	ORCO Blended Products (or equal)	Light Khaki
Stone Lay-Up, Joints & Face	See Stone Installation Details Page	

SCHEME 4: BUNGALOW, Elevation C & CRAFTSMAN, Elevation G



Boral Roof Tile (Shake)



Stone








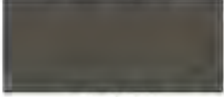





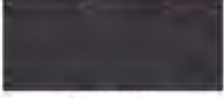




Eagle Roof Tile (Shake)

Scheme 4: Elevation G (Craftsman)

Item	Manufacturer	Color & Name
Main Body (Stucco)	Sherwin Williams	2820, Downing Earth
Secondary Body	Sherwin Williams	7697, Safari
Wood Trim (Wood Trim, Fascia Boards, Brackets, etc.)	Sherwin Williams	6119, Antique White
Garage & French Doors, Alt. A	Sherwin Williams	6119, Antique White
Garage & French Doors, Alt. B	Sherwin Williams	6097, Sturdy Brown
Front Door & Shutters, Alt. A	Sherwin Williams	2856, Fairfax Brown
Front Door & Shutters, Alt. B	Sherwin Williams	7675, Sealskin
Front Door (Upgrade)	Jeld-Wen: Aurora Custom Fiberglass	Chappo
Wrought Iron	Sherwin Williams	6991, Black Magic
Windows & Sliding Doors	Paramount or MI Windows	White
Gutters & Downspouts	SENOX Corp.	Heritage Cream
Roof Tile ("Shake" Tile)	Eagle Roofing (Ponderosa)	5501, Oakwood
Roof Tile ("Shake" Tile)	Boral (Saxony Shake)	1SKCF4598, Forest Green
Stone	Coronado	Old World Ledge, Monarch
Stone Mortar Color	ORCO Blended Products (or equal)	Khaki
Stone Lay-Up, Joints & Face	See Stone Installation Details Page	

Vistas at Palm Valley

Scheme	<u>Spanish Colonial</u> Scheme 1	Roof Tile	<u>Ranch</u> Scheme 2
Roof Tile		Roof Tile	
	Eagle 3645		Eagle 3773
Body		Body	
	SW 7556 Crème		SW 7025 Backdrop
Popout/ Recesses		Popout/ Recesses	
	SW 7637 Oyster White		SW 7541 Grecian Ivory
Fascia		Fascia	
	SW 7637 Oyster White		SW 7048 Urbane Bronze
Front Door/ Garage Door		Front Door/ Shutters	
	SW 6054 Canyon Clay		SW 7071 Gray Screen
Iron		Garage Door	
	SW 6988 Bohemian Black		SW 6054 Canyon Clay
4x4 Deco Tile Accents		Iron	
			SW 6988 Bohemian Black
		Stone	
			Minnesota Fieldstone Chablis
		Brick	
			Weathered Brick Carmel Mountain

Manufacturers:
 Paint = Sherwin Williams
 Roof Tile = Eagle Tile
 Stone = Coronado
 Brick = Coronado

See elevations for stone veneer and brick locations.

VISTAS at Palm Valley

GOODYEAR, ARIZONA



PRIMARY PROJECT ENTRY



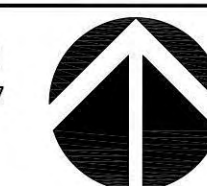
SIGN AT PALM VALLEY BLVD. & LITCHFIELD RD.

CONCEPTUAL ENTRY PERSPECTIVES

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6094 F.



NORTH
2.16.17



SHEET NO.

MeritageHomes

EXHIBIT 12

PRELIMINARY - NOT FOR CONSTRUCTION

VISTAS at Palm Valley

GOODYEAR, ARIZONA



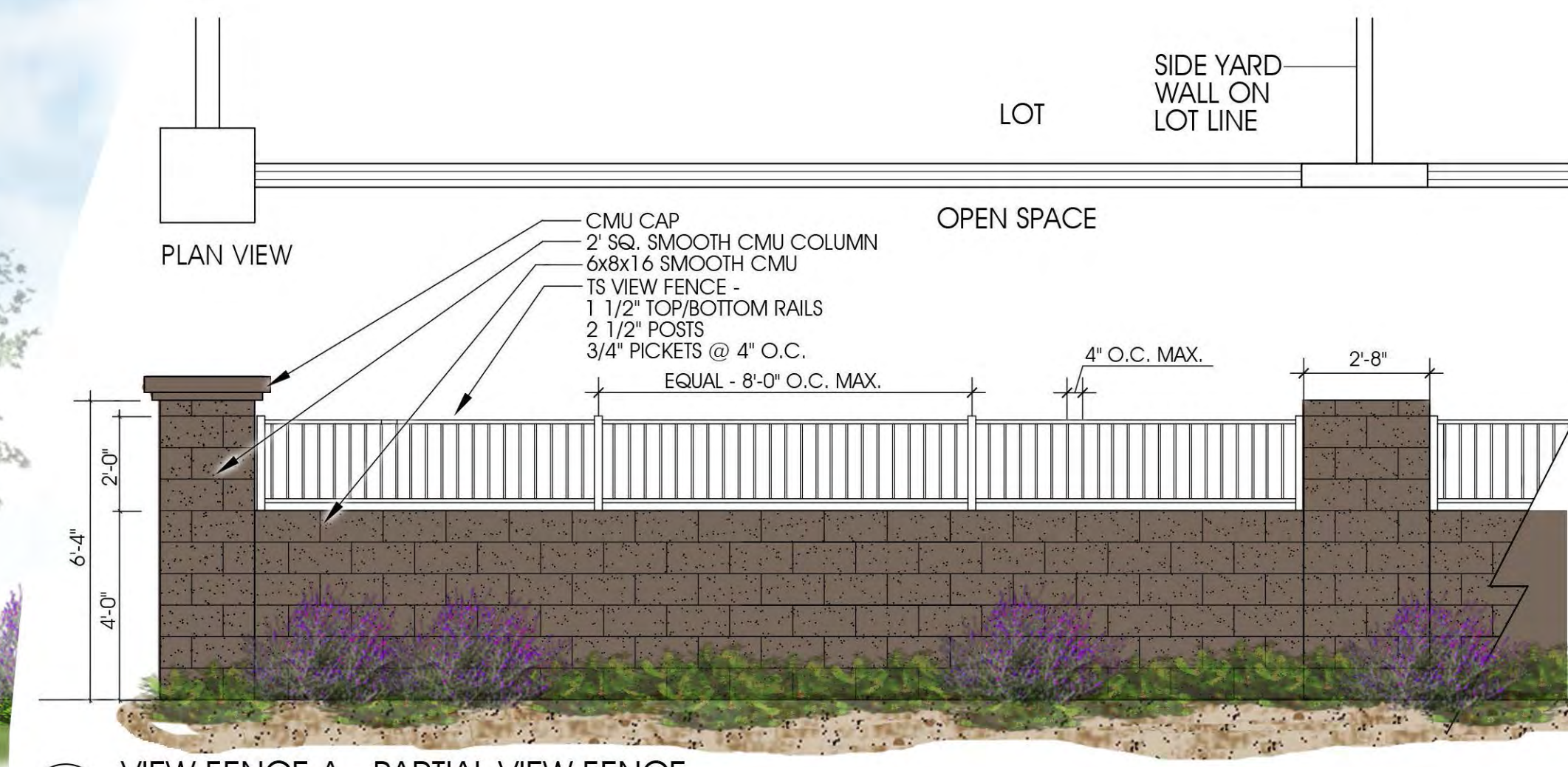
1 PRIMARY ENTRY
ELEVATION

NTS



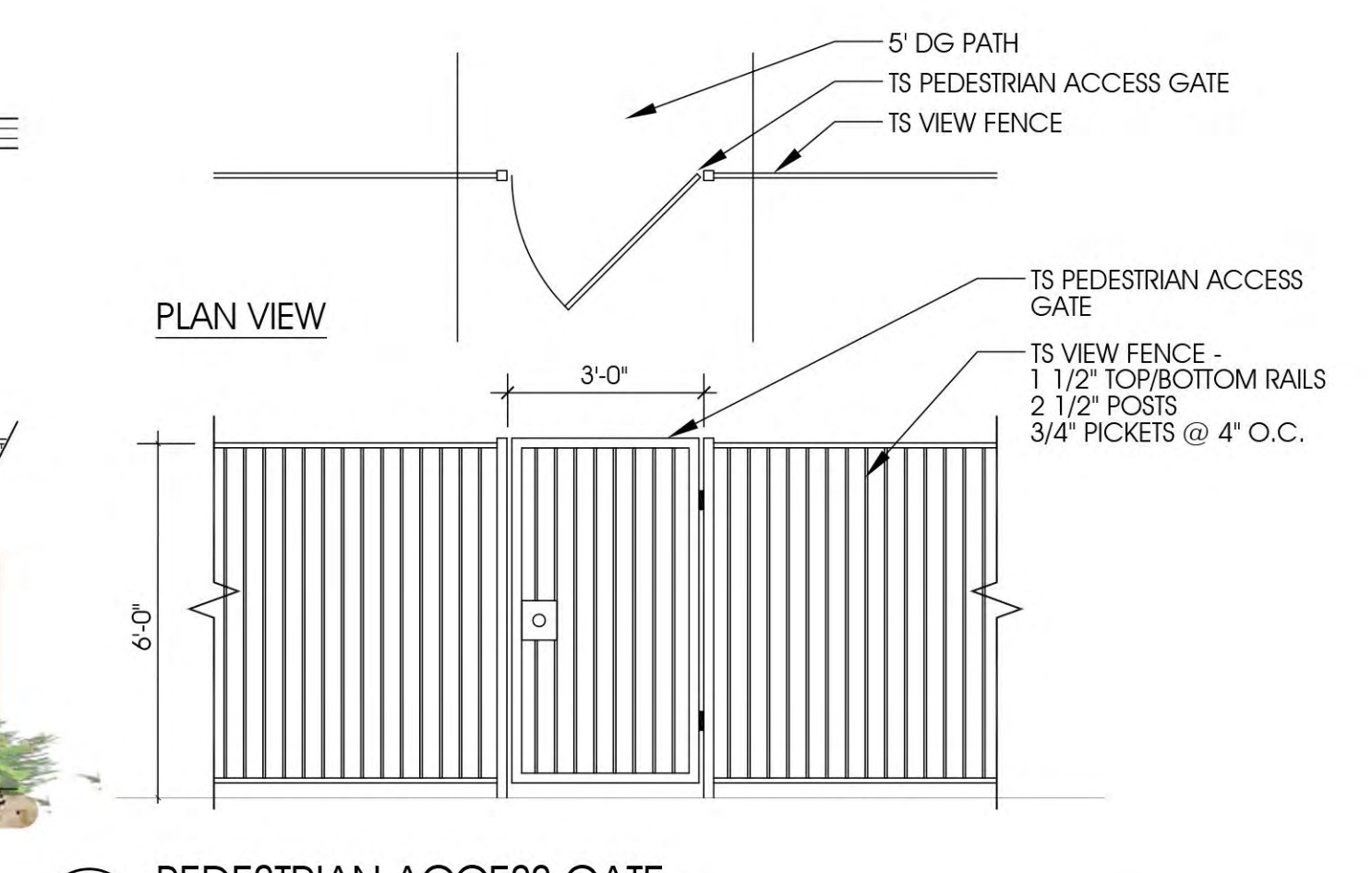
2 SIGN AT PALM VALLEY BLVD. & LITCHFIELD RD.
ELEVATION

NTS



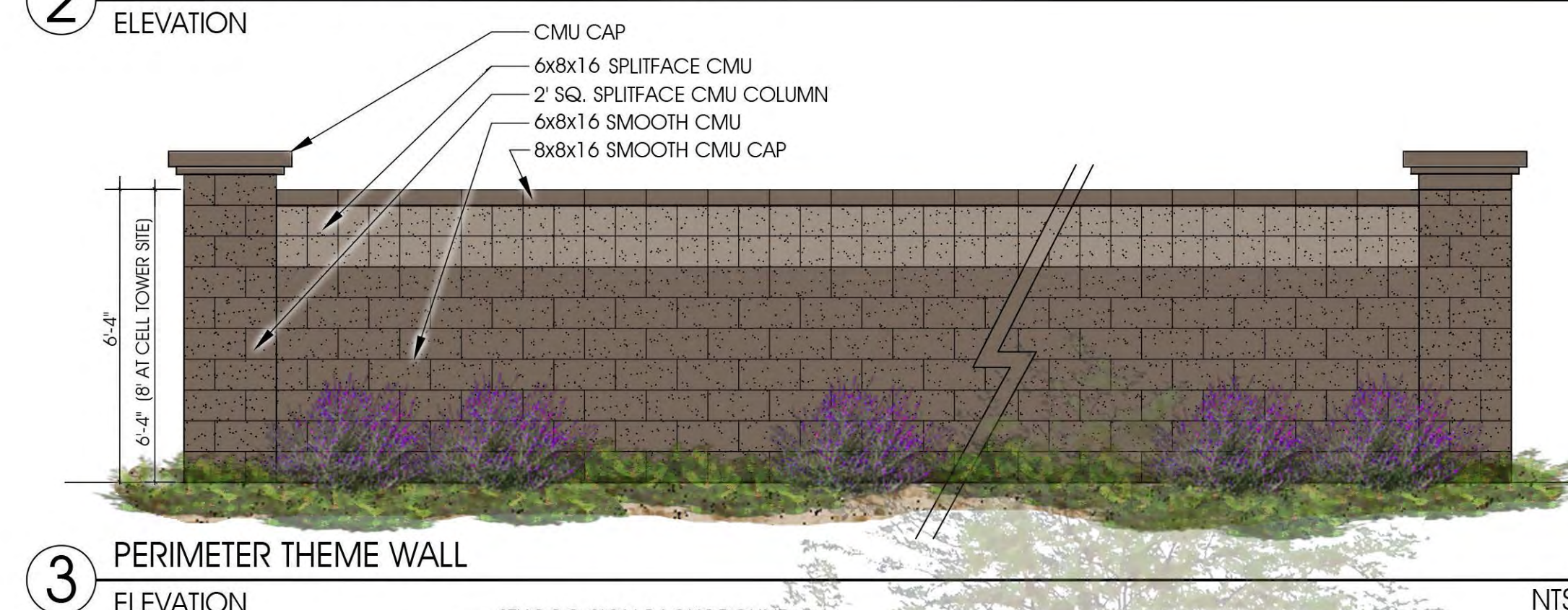
5 VIEW FENCE A - PARTIAL VIEW FENCE
ELEVATION

NTS



9 PEDESTRIAN ACCESS GATE
ELEVATION

NTS



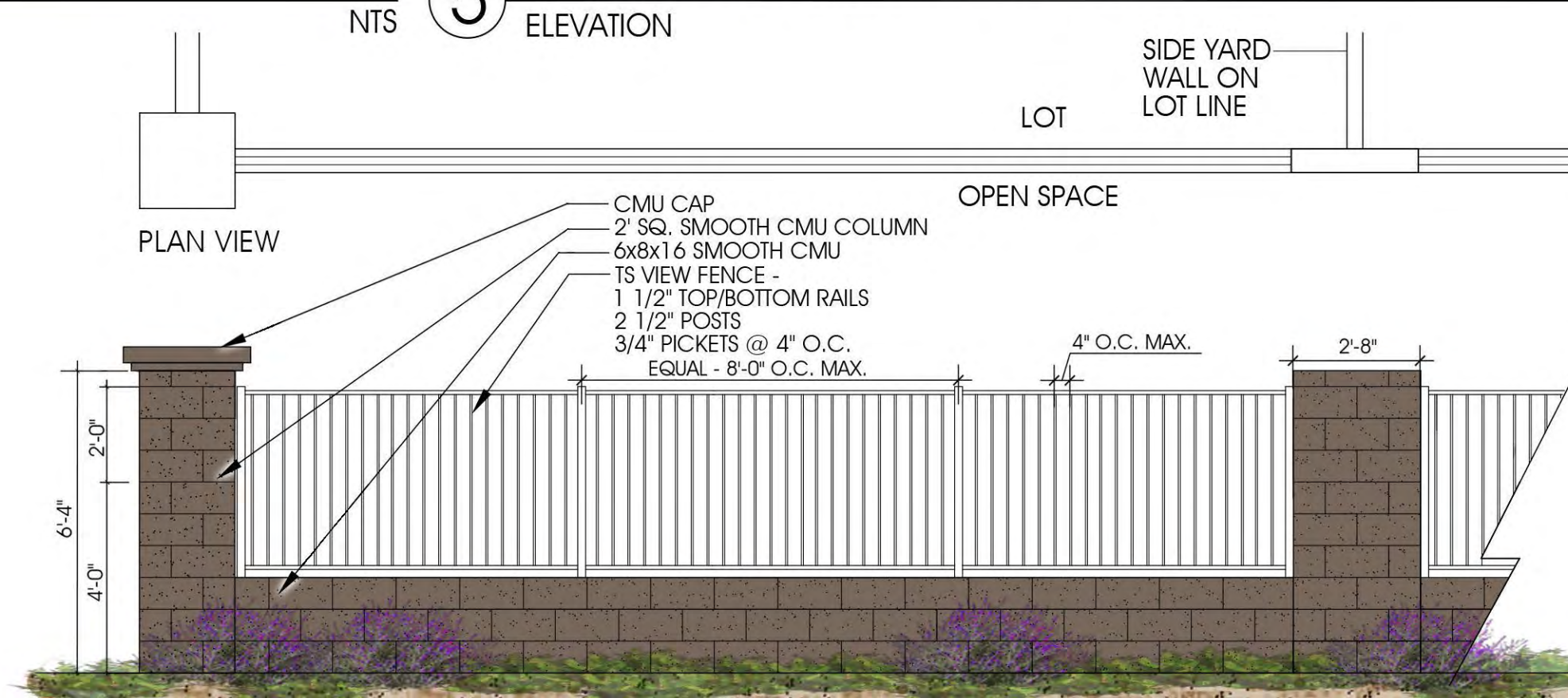
3 PERIMETER THEME WALL
ELEVATION

NTS



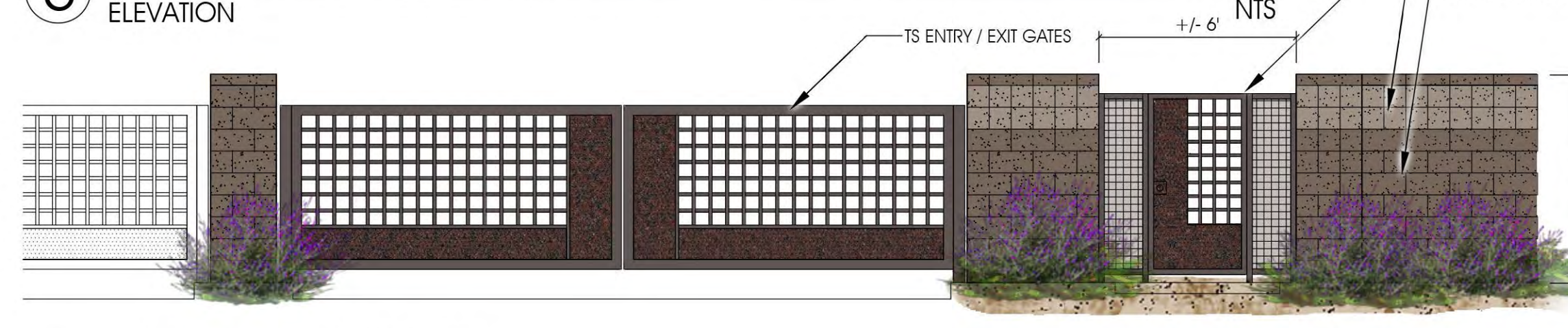
4 SECONDARY ENTRY MONUMENT
ELEVATION

NTS



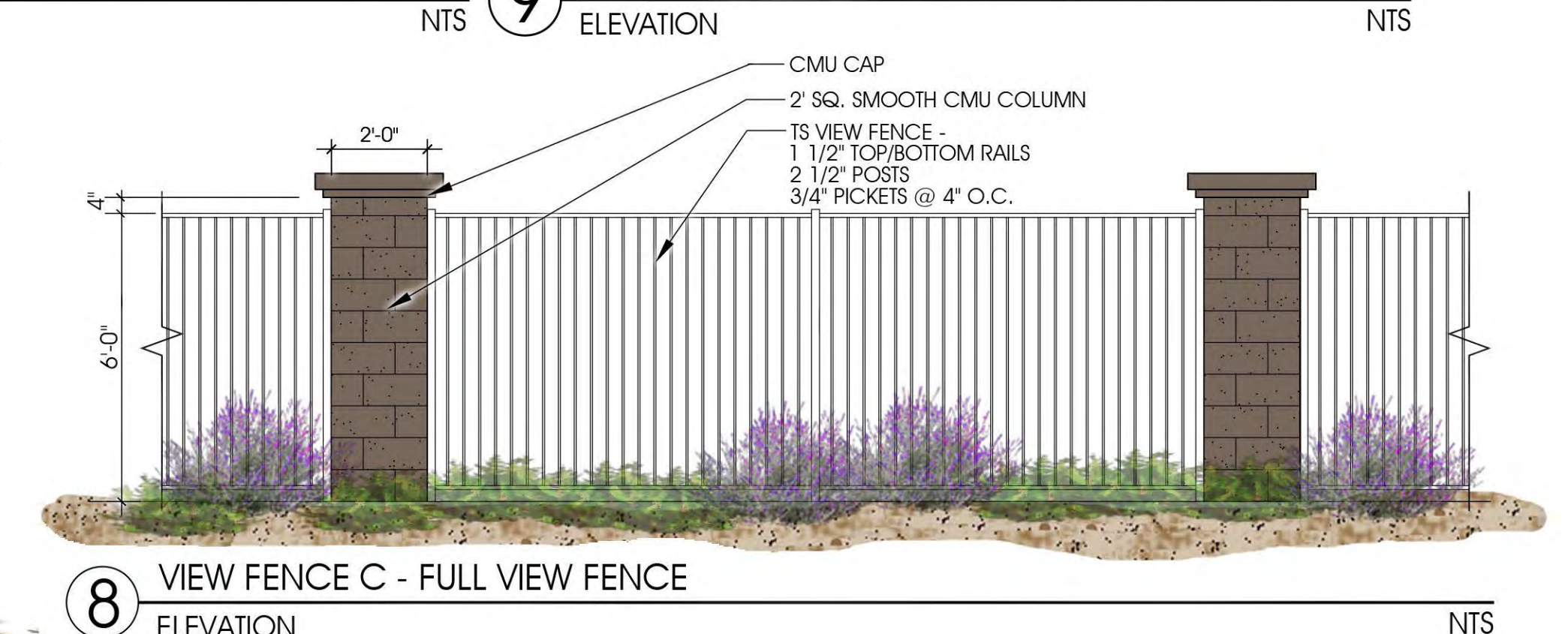
6 VIEW FENCE B - PARTIAL VIEW FENCE
ELEVATION

NTS



7 SECONDARY GATED ENTRY
ELEVATION

NTS

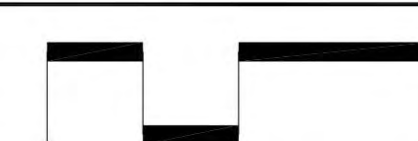


8 VIEW FENCE C - FULL VIEW FENCE
ELEVATION

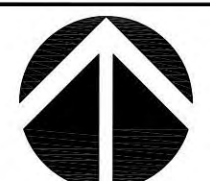
NTS

CONCEPTUAL WALL / ENTRY ELEVATIONS

F2GROUP
landscape architecture
480. 752. 0717 P.
480. 889. 6034 F.



NORTH
5.22.17

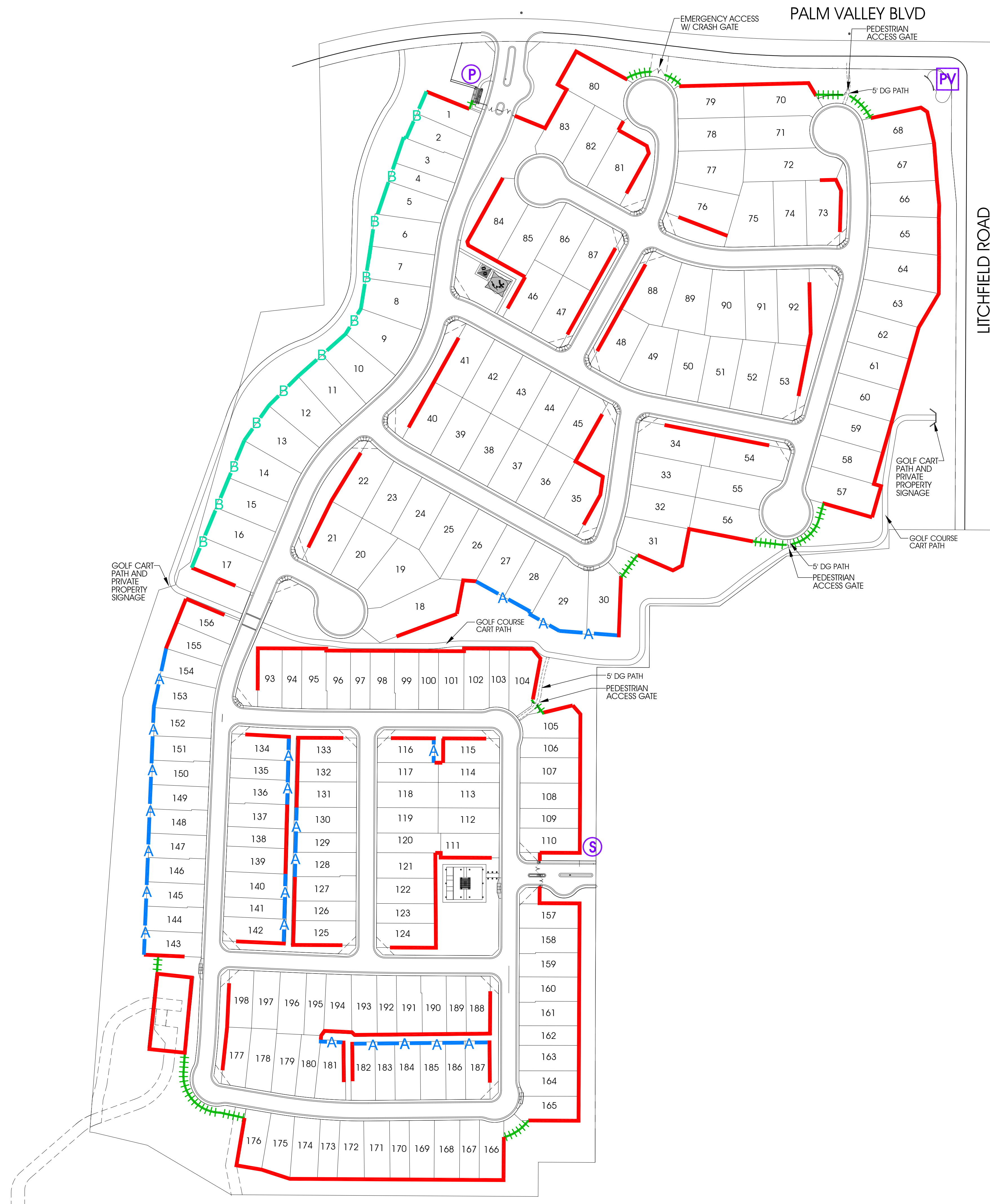


SHEET NO.

MeritageHomes

EXHIBIT 13

PRELIMINARY - NOT FOR CONSTRUCTION



VISTAS at Palm Valley

GOODYEAR, ARIZONA

LEGEND

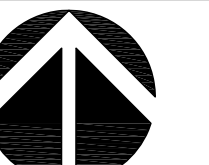
- PRIMARY THEME WALL
- VIEW FENCE A - PARTIAL VIEW FENCE
4' BLOCK / 2' VIEW
- VIEW FENCE B - PARTIAL VIEW FENCE
2' BLOCK / 4' VIEW
- VIEW FENCE C - FULL VIEW FENCE
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- PALM VALLEY SIGN

CONCEPTUAL MASTER WALL PLAN

F2GROUP
landscape architecture
480.752.0717 P.
480.889.6084 F.

0' 50' 100' 150'

NORTH
7.19.17
1"=100'-0"



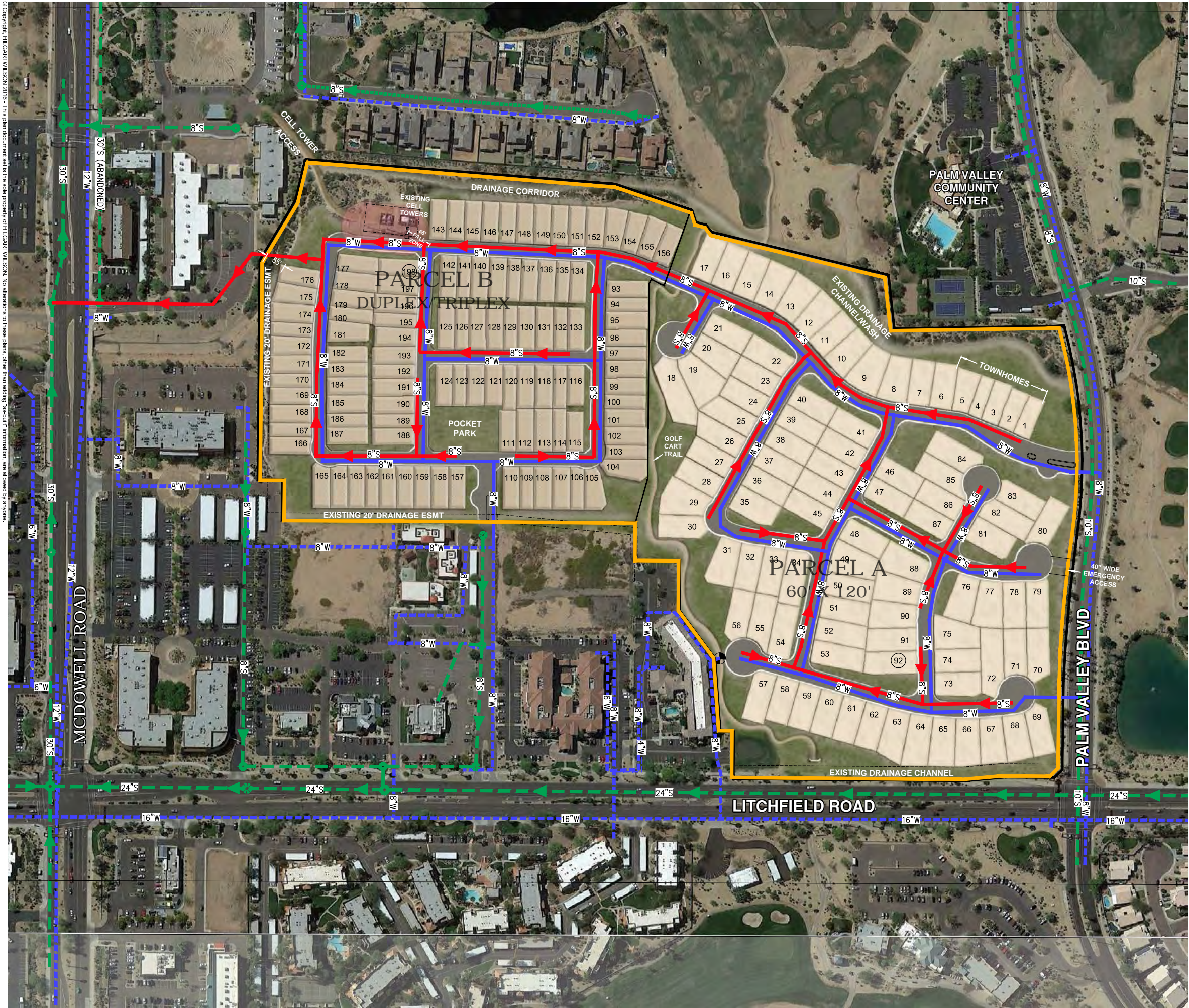
SHEET NO.

MeritageHomes

EXHIBIT 14

PRELIMINARY - NOT FOR CONSTRUCTION

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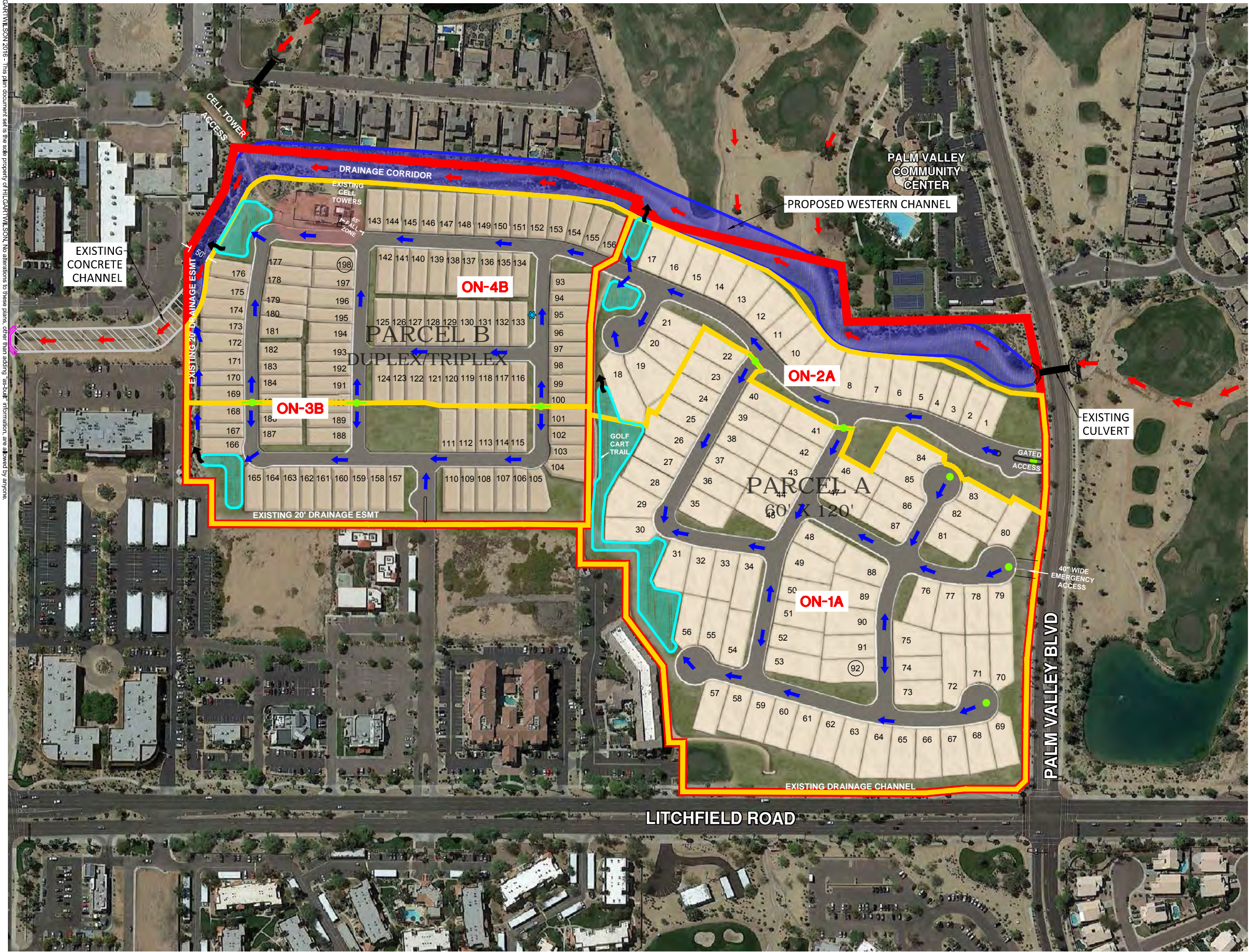
VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT
EXHIBIT 15
CONCEPTUAL UTILITIES PLAN
WATER & SEWER



LEGEND	
PROJECT BOUNDARY	———
EXISTING WATER LINES	- - - - - 8"W
PROPOSED WATER LINES	——— 8"W
EXISTING SEWER LINES	- - - - - 8"S
PROPOSED SEWER LINES	——— 8"S

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VISTAS AT PALM VALLEY

SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT
EXHIBIT 16
**CONCEPTUAL GRADING AND
DRAINAGE PLAN**

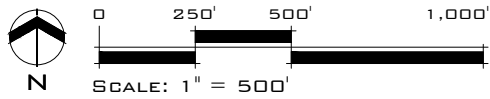


LEGEND	
PROJECT BOUNDARY	
DRAINAGE AREA BOUNDARY	
DRAINAGE AREA LABEL	ON-1
OFFSITE FLOW ARROW	
ONSITE FLOW ARROW	
OUTFALL LOCATION	
PROPOSED RETENTION BASIN	
EXISTING CULVERT	
EXISTING CONCRETE CHANNEL	
PROPOSED WESTERN CHANNEL	
HIGH POINT	
HIGH POINT WITH GRADE BREAK	
EXISTING MONITORING WELL #19 TO BE ABANDONED AND REMOVED BY OTHERS	

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**VISTAS
AT PALM VALLEY**
SWC OF PALM VALLEY BLVD & LITCHFIELD RD
GOODYEAR, ARIZONA
PLANNED AREA DEVELOPMENT
EXHIBIT 17
**CONCEPTUAL CONVERSION TO
CHAMPIONSHIP 9 HOLE GOLF COURSE**



LEGEND

PROJECT BOUNDARY —————

EXHIBIT "A"
VISTAS AT PALM VALLEY
PARCEL BOUNDARY
LEGAL DESCRIPTION

A parcel of land being a portion of Tract A, as shown on the Map of Dedication for Palm Valley Phase II Amended, as recorded in Book 728, Page 41 of Maricopa County Records and Lot 2, as shown on the Final Plat of Palm Valley Phase II Commerce Park Amended, as recorded in Book 900, Page 33 of Maricopa County Records, all situated within the Southeast Quarter of Section 33, Township 2 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 33, from which the Southeast corner of Section 33 bears South 00°15'09" West, 2640.41 feet, as shown on said Map of Dedication for Palm Valley Phase II Amended;

Thence South 00°15'09" West, 901.90 feet along the East line of said Southeast Quarter of Section 33,

Thence leaving said East line, North 89°44'51" West, 65.00 feet to the south line of Tract A as shown on said plat;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID TRACT A;

Thence continuing North 89°44'51" West, 122.00 feet;

Thence South 00°15'09" West, 34.97 feet;

Thence South 85°44'57" West, 189.70 feet;

Thence South 53°13'41" West, 154.67 feet;

Thence North 89°44'51" West, 129.40 feet to a point on the East line of Lot 2, as shown on the Final Plat of Palm Valley Phase II Commerce Park Amended, as recorded in Book 900, Page 33 of Maricopa County Records;

THENCE THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID LOT 2:

Thence South 00°15'09" West, 114.00 feet;

Thence North 89°44'51" West, 97.00 feet;

Thence South 00°15'09" West, 602.50 feet;

Thence South $00^{\circ}05'22''$ West, 312.75 feet to a point on the South line of said Lot 2;

THENCE THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID LOT 2:

Thence North $89^{\circ}40'12''$ West, 105.00 feet;

Thence South $00^{\circ}15'22''$ West, 63.50 feet;

Thence North $89^{\circ}40'12''$ West, 567.68 feet;

Thence North $59^{\circ}22'41''$ West, 179.51 feet;

Thence North $76^{\circ}38'26''$ West, 96.46 feet to the beginning of a tangent curve concave southerly, having a radius of 100.00 feet;

Thence westerly along said curve, through a central angle of $07^{\circ}22'32''$, an arc length of 12.87 feet to a non-tangent line and the West line of said Lot 2;

THENCE THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID LOT 2:

Thence North $04^{\circ}21'57''$ East, 806.15 feet;

Thence North $18^{\circ}32'13''$ East, 208.70 feet;

Thence North $72^{\circ}43'14''$ East, 32.27 feet;

Thence North $15^{\circ}11'08''$ East, 27.50 feet;

Thence North $52^{\circ}29'28''$ East, 25.09 feet;

Thence leaving said West line, North $15^{\circ}44'05''$ East, 480.38 feet to a point on the North line of said Tract A;

Thence North $83^{\circ}38'48''$ East, 117.99 feet along said North line;

Thence leaving said North line, North $01^{\circ}07'04''$ West, 439.61 feet along a westerly line of said Tract A, to the south Right-of-Way line of Palm Valley Boulevard as shown on said plat;

Thence leaving said south Right-of-Way line, North $01^{\circ}07'04''$ West, 43.27 feet to a point on the centerline of West Palm Valley Boulevard, as shown on said Map of Dedication being a non-tangent curve, concave southeasterly, having a radius of 1400.00 feet the center of which bears South $14^{\circ}49'53''$ East;

Thence along said centerline and northeasterly along said curve, through a central angle of $22^{\circ}34'15''$, an arc length of 551.51 feet to a point of reverse curvature, concave northeasterly, having a radius of 3000.00 feet;

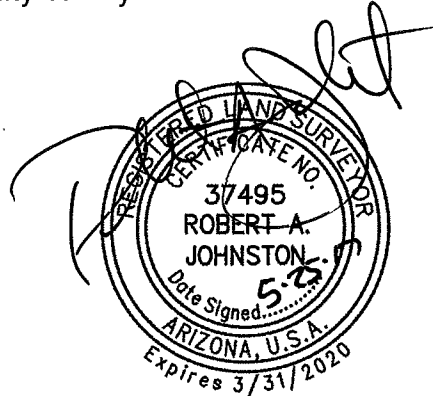
Thence continuing along said centerline and southeasterly along said curve, through a central angle of $07^{\circ}08'47''$, an arc length of 374.18 feet to a tangent line;

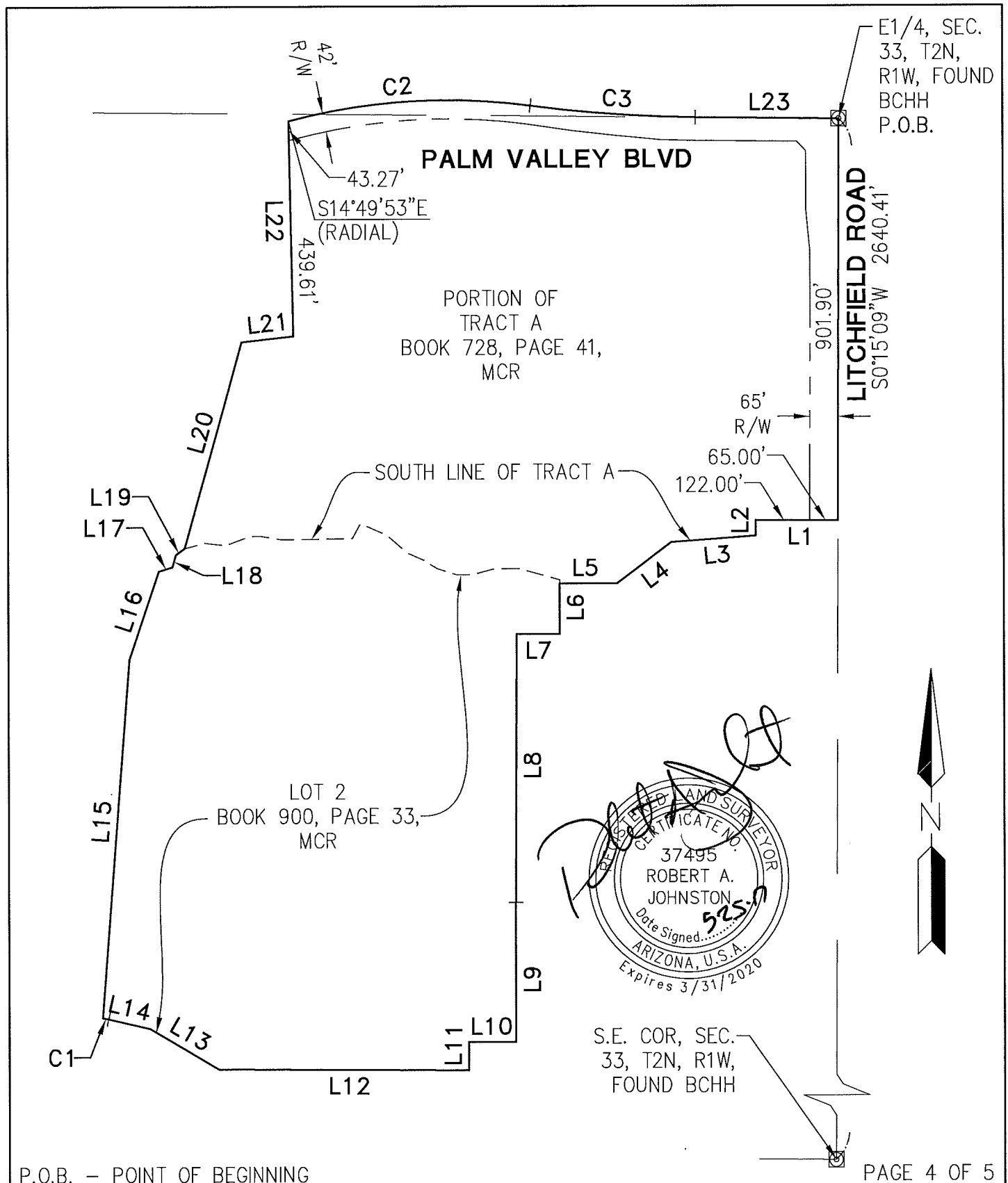
Thence continuing along said centerline, South $89^{\circ}24'25''$ East, 324.62 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,332,955.34 sq. ft. or 53.557 acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HilgartWilson
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016
Project No. 1341
Date: May 2017





PROJ.NO.: 1341

DATE: MAY 2017

SCALE: NTS

DRAWN BY: SWR

CHECKED BY: RAJ

OVERALL PARCEL EXHIBIT

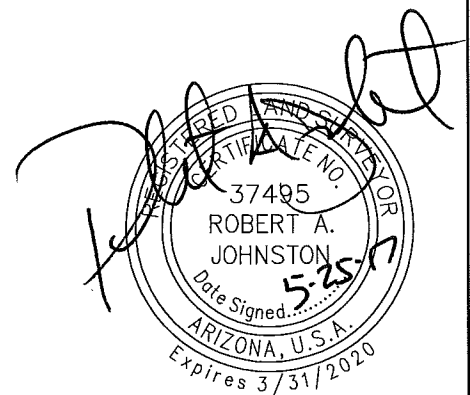
LITCHFIELD RD & PALM VALLEY BLVD
GOODYEAR, ARIZONA

EXHIBIT "B"


HILGARTWILSON
 2141 E. HIGHLAND AVE., STE. 250
 PHOENIX, AZ 85016
 P: 602.490.0535 / F: 602.368.2436

LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N89°44'51"W	187.00'	L21	N83°38'48"E	117.99'
L2	S00°15'09"W	34.97'	L22	N01°07'04"W	482.88'
L3	S85°44'57"W	189.70'	L23	S89°24'25"E	324.62'
L4	S53°13'41"W	154.67'			
L5	N89°44'51"W	129.40'			
L6	S00°15'09"W	114.00'			
L7	N89°44'51"W	97.00'			
L8	S00°15'09"W	602.50'			
L9	S00°05'22"W	312.75'			
L10	N89°40'12"W	105.00'			
L11	S00°15'22"W	63.50'			
L12	N89°40'12"W	567.68'			
L13	N59°22'41"W	179.51'			
L14	N76°38'26"W	96.46'			
L15	N04°21'57"E	806.15'			
L16	N18°32'13"E	208.70'			
L17	N72°43'14"E	32.27'			
L18	N15°11'08"E	27.50'			
L19	N52°29'28"E	25.09'			
L20	N15°44'05"E	480.38'			

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	100.00'	7°22'32"	12.87'
C2	1400.00'	22°34'15"	551.51'
C3	3000.00'	7°08'47"	374.18'



PAGE 5 OF 5

PROJ.NO.: 1341	OVERALL PARCEL EXHIBIT LITCHFIELD RD & PALM VALLEY BLVD GOODYEAR, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2017		
SCALE: NTS		
DRAWN BY: SWR		
CHECKED BY: RAJ		

City of Goodyear
Development Services Department, Planning and Zoning Division



January 25, 2017

Evan Bilton
Forward Planning Manager
Meritage Homes
8800 E. Raintree Drive, Suite 300
Scottsdale, AZ 85260

**RE: Proposed Palm Valley Village Development
SW Corner of Palm Valley Blvd. and N. Litchfield Road
APN 501-76-947 and Pt. of APN 501-76-926
Zoning Interpretation - Case No. 17-270-00001**

Dear Mr. Bilton:

At your request, we have prepared the following Zoning Interpretation regarding what setbacks would be required on a commercial property that is adjacent to a 30-foot wide landscape and open space tract that has been formally rezoned and designated as "Open Space" under an approved Planned Area Development zoning plan. The Zoning Interpretation is specific to a 51-acre subject property located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard that Meritage may acquire.

The detailed Zoning Interpretation is contained in the attached document entitled, "Palm Valley Village Zoning Interpretation - Minimum Setbacks Required on Commercial Property Adjacent to Residential Land Uses or Open Space Zoning."

In short, if the 51-acre subject property located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard were rezoned to the UR/L Urban Residential Low Density zoning under the Palm Valley Phase II PAD, or some other similar residential land use or zoning designation, but also provided a 30-foot wide landscape and open space tract along the east side of the subject property that has been formally rezoned and designated as "Open Space" under an approved PAD, such as the Palm Valley Phase II PAD, then the commercial properties to the east would not be adjacent to, nor abutting, residential uses or a residential zoning district and the additional setback required by Sections 3-3-6 A. and 3-3-6 B. 6. (c) of the COG Z. O. would not apply.

Should you have any questions regarding this letter, please contact me at 623-932-3005 or by email at Christopher.baker@goodyearaz.gov.

Sincerely,

CITY OF GOODYEAR

Christopher Baker
Development Services Department Director/Zoning Administrator

Attachment: "Palm Valley Village Zoning Interpretation - Minimum Setbacks Required on Commercial Property Adjacent to Residential Land Uses or Open Space Zoning."

Palm Valley Village Zoning Interpretation

Minimum Setbacks Required on Commercial Property Adjacent to Residential Land Uses or Open Space Zoning

Subject Property: APN 501-76-947 known as the former Palm Valley Golf Driving Range and a portion of APN 501-76-926 known as the Palm Valley Golf Club in Palm Valley Phase II generally located at the southwest corner of Palm Valley Boulevard and N. Litchfield Road

Impacted Properties: The following properties are located adjacent to the subject property are potentially impacted by this Zoning Interpretation:

APN 501-76-928 – 2020 N. Litchfield Road – Marriott Hotel
 APN 501-76-951 – 2010 N. Litchfield Road - Vacant Property
 APN 501-76-952 – 1832 N. Litchfield Road – Montessori in the Park School
 APN 501-76-953 – 1771 N. Litchfield Road – Vacant Property
 APN 501-76-956 – 1626 N. Litchfield Road – Office Building
 APN 501-76-948 – 1771 W. McDowell Road – Great Hearts Academy/School

Summary of Zoning Interpretation: The setbacks that would be required on a commercial property that is adjacent to a 30-foot wide landscape and open space tract that has been formally rezoned and designated as “Open Space” under an approved Planned Area Development zoning plan are as follows:

1. If the 51-acre subject property located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard were rezoned to the UR/L Urban Residential Low Density zoning under the Palm Valley Phase II PAD, or some other similar residential land use or zoning designation, but also provided a 30-foot wide landscape and open space tract along the east side of the subject property that has been formally rezoned and designated as “Open Space” under an approved PAD, such as the Palm Valley Phase II PAD, then the commercial properties to the east would not be adjacent to, nor abutting, residential uses or a residential zoning district and the additional setback required by Sections 3-3-6 A. and 3-3-6 B. 6. (c) of the COG Z. O. would not apply.
2. After the rezoning described above, any new construction on the adjacent commercial property would not be required to provide an additional building setback based on the height of the planned building by the COG Z. O.
3. The required side and rear setbacks for the commercial property located to the east of the subject property would be zero.
4. The planned building still would have to comply with any setback required by the International Building Code, as amended and adopted by the City of Goodyear, for fire separation based on such things as the use of the building, the type of construction, and openings in the wall.

5. Under this scenario, a building with a maximum height of 56 feet could be constructed on the property line adjacent to the Palm Valley Golf Club and Driving Range, unless a setback was required by the International Building Code, as amended and adopted by the City of Goodyear.

Analysis and Findings:

The purpose of this Zoning Interpretation is to clarify what minimum building setbacks would be required, pursuant to the provisions of the City of Goodyear Zoning Ordinance (COG Z.O.) for a building on a property that is zoned commercial (C-2) when an adjacent commercial property also zoned C-2 is subsequently rezoned to a residential district (single family, two-family or multi-family), or is zoned as an Open Space tract within a Planned Area Development (PAD). This question will be analyzed using a specific set of facts as presented by Meritage Homes in connection with the potential rezoning of approximately 51 acres in the Palm Valley area of Goodyear for development of single family detached homes and single family residential units in duplex and tri-plex structures, and two potential scenarios:

1. **Scenario #1.** Clarification of the setbacks that would be required on a commercial property adjacent to property that has been rezoned to residential use or district.
2. **Scenario #2.** Clarification of the setbacks that would be required on a commercial property adjacent to property that has been rezoned to a zoning designation of Open Space within a Planned Area Development.

Background Information

Setbacks Required by Existing Zoning:

The property in question (subject property) is comprised of approximately 51 acres located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard.

The northerly portion of the subject property (approximately 27.25 acres) is zoned Golf Course/Open Space by Ord. No. 92-473 which approved the Palm Valley Phase II PAD (formerly known as the Litchfield PAD Phase I). It is currently developed with a lake and a portion of the Palm Valley Golf Club's "Lakes Golf Course" (three holes, a restroom, and a putting practice green) including the entrance to a cart path tunnel that runs under Litchfield Road.

The southerly portion of the subject property (approximately 23.65 acres) is zoned MUC Mixed Use Commercial by Ord. No. 03-873 which amended the Palm Valley Phase II PAD (formerly known as the Litchfield PAD Phase I). It is the site of the former Palm Valley Golf Driving Range which is now closed. This portion of the site also has large screen nets along the east and west sides to stop errant golf balls. Some of the poles upon which the nets are mounted at the southwest corner of the site also are used for wireless communication facilities.

The adjacent property to the east between the subject property and Litchfield Road is zoned MUC Mixed Use Commercial under Ord. No. 99-636 and Ord. No. 03-873. There also have been a number of PAD amendments that allowed different setbacks and building heights on several of these properties. (See Ord. No. 04-885 – approved an increase of the maximum building height from 30 to 36 feet for the Marriott Residence Inn; Ord. No. 04-888 – approved deleting a stipulation that required the existing median break in Litchfield Road at the Marriott Residence Inn to be closed; and Ord. No. 04-900 – approved an increase of the maximum building height from 30 to 50 feet for the Palm Valley Office Park

at the NWC of Litchfield Road and McDowell). Ord. No. 03-873 also contained two stipulations of approval related to building heights and setbacks:

1. **Stipulation No. 19.** The developer shall provide a minimum 20-foot wide landscape buffer along the property line of any commercial parcel that is adjacent to a residential parcel. Said buffer shall include landscaping only, and shall not include any parking or drive aisles. (Note: The COG Z.O. in effect at that time required a landscape strip at least 10 feet wide and up to 15 feet if the planned commercial building was over 50,000 square feet); and,
2. **Stipulation No. 20.** The building setback for the side of each commercial parcel that abuts a residential parcel shall be a minimum of 30-feet for single story buildings and 50-feet for two-story buildings. (Note: The COG Z.O. in effect at that time has the exact same requirement, but the maximum height allowed in a commercial district was limited to 30 feet.)

Properties in the Palm Valley Phase II PAD (formerly Litchfield PAD Phase I) with a zoning designation of MUC are subject to the use provisions and development standards of the C-2 General Commercial District, as contained within the COG Z. O., as amended. When a commercial property zoned C-2 is adjacent to another commercial property in the C-2 district, Section 3-3-6 A. of the COG Z.O. (Figure 8. - Dimension Requirements – Commercial Districts) states that the minimum required side and rear setbacks for the C-2 District are “Not Applicable (N/A),” i.e., zero. The same table also states that the Maximum Height of buildings in the C-2 District is 56 feet, pursuant to an amendment passed by Ord. No. 05-967 in October 2005. The Zoning Administrator has previously determined that the change in the C-2 District development standards adopted in 2005 to increase the maximum building height from 30 feet to 56 feet applies to all property zoned C-2, including property in PADs that were designated as community commercial or referenced the C-2 District development standards.

In summary, the required setbacks under the current zoning are as follows:

1. The current zoning of the 51-acre subject property located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard is Golf Course/Open Space on the northerly 27.25 acres of the property and MUC Mixed Use Commercial on the southerly 23.65 acres.
2. The adjacent property to the east between the subject property and Litchfield Road is zoned MUC Mixed Use Commercial.
3. The Golf Course/Open Space zoning on the northerly portion of the subject property is not considered a residential use or district.
4. The MUC Mixed Use Commercial zoning on the southerly portion of the subject property is the same zoning as zoning on the adjacent property to the east and is not a residential use or district.
5. Therefore, the minimum required setbacks, either side or rear, for the property east of and adjacent to the subject property are zero since the existing use or zoning of the subject property is not single-family, two-family or multi-family residential. Given the current zoning of the

subject property and the zoning of the adjacent property to the east, a building with a maximum height of 56 feet could be constructed on the property line adjacent to the Palm Valley Golf Club and Driving Range, unless a setback was required by the International Building Code, as amended and adopted by the City of Goodyear.

This assessment of the existing zoning appears to be consistent with how the setbacks were previously applied to the Marriott Residence Inn which was constructed in the MUC district adjacent to the Palm Valley Golf Club's property. The Marriott Residence Inn was approved with a building height of 36 feet, but only provided a 20-foot side setback from the adjacent property to the north which was zoned was Golf Course/Open Space. If the Golf Course/Open Space zoning had been considered residential, the minimum setback required at that time would have been at least 50 feet for a two-story structure based on the C-2 district standards and Stipulation No. 20 from Ord. No. 03-873. The Marriott Residence Inn building is a three-story structure. The 20-foot setback from the Golf Course property provided by the Marriott Residence Inn apparently was done to comply with the separation requirements of the International Building Code, as amended and adopted by the City of Goodyear, was not based on any requirement of the COG Z.O.

Setbacks Required After Rezoning:

Scenario #1: Clarification of the setbacks that would be required on a commercial property adjacent to property that has been rezoned to residential use or district.

This scenario assumes that the subject property is rezoned from Golf Course/Open Space and MUC Mixed Use Commercial to the UR/L Urban Residential Low Density zoning classification in the Palm Valley Phase II PAD, or some other residential land use or zoning designation.

If the subject property is rezoned to allow a residential use or zoning district, then Footnotes (1) and (2) of Figure 8 of Section 3-3-6, Commercial Districts Standards, of the COG Z.O. would apply to the adjacent commercial property east of the subject property. According to this section, the required building setbacks for property in the C-2 General Commercial District are as follow:

Minimum Setbacks	C-2
Front	30 feet (2)
Side	N/A (1)
Rear	N/A (1)
Street Side	30 feet (2)

(1) Buildings adjacent to any residential use or district are subject to additional minimum building setbacks as defined in Subsection B. 6. (c).

(2) Buildings with heights in excess of 30 feet shall provide 1 foot of additional setback for each foot of building height over 30 feet.

Subsection 3-3-6 B. 6. (c) states that commercial uses located adjacent to or separated by an alley from any residential use shall provide the following minimum building setbacks based on the planned building height:

Commercial Building Height (1)	Minimum Building Setback Adjacent to Any Single-Family or Two-Family Residential Use or District	Minimum Building Setback Adjacent to any Multi-Family Residential Use or District
20 feet or less	30 feet	30 feet
21 feet to 30 feet	50 feet	50 feet
Greater than 30 feet	50 feet plus 5 feet of additional building setback for each foot of building height over 30 feet at the point where such additional building height occurs	50 feet

(1) For the purpose of this section, building height shall be measured exclusive of the height of any architectural elements or parapet walls permitted by Article 8-3, Sections B. and C.

In summary, the setbacks that would be required on a commercial property that is adjacent to property that has been rezoned to a residential use or district are as follows:

1. If the 51-acre subject property located at the southwest corner of the intersection of N. Litchfield Road and Palm Valley Boulevard were rezoned from Golf Course/Open Space on the northerly 27.25 acres of the property and MUC Mixed Use Commercial on the southerly 23.65 acres to the UR/L Urban Residential Low Density zoning under the Palm Valley Phase II PAD, or some other residential land use or zoning designation, then the provisions of Section 3-3-6 B. 6. (c) would apply to the adjacent commercial property to the east between the subject property and Litchfield Road and an additional building setback would be required based on the height of the planned building.
2. Before rezoning the subject property to a residential use or district, the required side and rear setbacks on the adjacent commercial property to the east between the subject property and Litchfield Road were both zero. After the rezoning described above, any new construction on the adjacent commercial property would be required to provide an additional building setback based on the height of the planned building as follows:
 - a. A planned building with a height of 20 feet or less would have to provide a setback of at least 30 feet;
 - b. A planned building with a height of 21 to 30 feet would have to provide a setback of at least 50 feet; and,
 - c. A planned building with a height of over 30 feet would have to provide a setback of 50 feet, plus an additional setback of five feet for every foot over 30 feet. A planned building with a building height of 56 feet, the maximum height allowed by the C-2 District, would have to provide a setback of 50 feet, plus an additional 130 feet (five feet for every foot over 30 feet) for a total setback of 180 feet.
3. In all of these cases, the planned building still would have to comply with any setback required by the International Building Code, as amended and adopted by the City of Goodyear, for fire separation.
4. With respect to the Marriott Residence Inn building, if it were demolished and reconstructed at the same height as the existing building, i.e., 36 feet, a setback of 80 feet would have to be provided along its north property line, instead of the current setback of 20 feet. Likewise, with respect to the existing Montessori in the Park building, if it were demolished and reconstructed

at the same height as the existing building, i.e., 25 feet, a setback of 50 feet would have to be provided along its west property line, instead of the current setback of 14 feet.

5. The existing buildings could remain in place as a lawful nonconforming use, subject to the provisions of Article 4-3, Nonconforming Uses and Buildings, of the COG Z.O.

Scenario #2: Clarification of the setbacks that would be required on a commercial property adjacent to property that has been rezoned to a zoning designation of Open Space within a Planned Area Development.

This scenario assumes that the subject property is rezoned from Golf Course/Open Space and MUC Mixed Use Commercial to the UR/L Urban Residential Low Density zoning under the Palm Valley Phase II PAD, or some other residential land use or zoning designation, except for a 30-foot wide landscape and open space tract zoned Open Space under the Palm Valley Phase II PAD that is provided between the planned residential uses and the property line of the commercial properties to the east of the subject property .

If the subject property is rezoned and provides a 30-foot wide landscape and open space tract along the east side of the subject property (and along the east–west property line shared with the Marriott Residence Inn property) that is zoned Open Space under the Palm Valley Phase II PAD, the adjacent commercial property east of the subject property would not be considered “.....adjacent to any residential use or district....” [Section 3-3-6 A. – Figure 8, Footnote (1)], nor would it be considered “.....located adjacent to or separated by an alley from any residential use or District” [Section 3-3-6 B. 6. (c)], and the additional setback required by Sections 3-3-6 A. and 3-3-6 B. 6. (c) of the Zoning Ordinance would not apply.

It also should be noted that Article 2 of the COG Z.O. defines the word “**Adjacent**” as follows: “*Condition of being near to (e.g. properties separated by a **street** or **alley**) or **abutting**.*” It also defines the word “**Abutting**” as follows: “*Two adjoining properties sharing a common property line; also where two or more adjoin only at a corner, but not including cases where adjoining lots are separated by a **street** or **alley**.*”

While the definition of “Adjacent” includes properties separated by a street or alley and considers them adjacent, the intent of requiring an additional setback for commercial uses from residential properties was to provide separation between the commercial and residential uses measured from a shared property line, or from the residential zoning district boundary line where the properties are separated by a street or alley. In this case, the properties would not be considered adjacent or abutting because of the presence of a tract zoned “Open Space” between the commercial and residential properties and said tract is not a street or alley.