LA ESTANCIA

P L A N N E D A R E A D E V E L O P M E N T

Adopted:
October 11, 1999
by Ordinance No. 9298

City of Tucson

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

LA ESTANCIA
PLANNED AREA DEVELOPMENT

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I. INTRODUCTION

A. Purpose and Intent

The La Estancia Planned Area Development establishes comprehensive guidance and regulations for the development of homes and associated support services on approximately 565 acres along the north side of Interstate 10 between Kolb Road and Wilmot Road. The Planned Area Development implements the City of Tucson General Plan by specifying policies and site development standards, which, when adopted, will replace the current zoning on the property. The plan is a regulatory guide for the future development of a sustainable, balanced community of residential, office, commercial, industrial and recreational uses that promote an aesthetically pleasing living environment by ensuring high standards of development quality. Where appropriate, the Planned Area Development allows for alternative uses for any given development area, which provides market-responsive development without burdening the City of Tucson with continual rezoning applications.

The proposed La Estancia development provides a complementary mix of uses, while filling the need for planned development in the Tucson area. The proposed development plan includes open space, recreational, residential, commercial, public facilities, and light industrial uses. Recreation areas are a key component of the Plan, with a large community park near the center of the development. The Julian Wash is proposed to be relocated to the northern portion of the project, and will be developed as a linear park. Linkages to and between the parks will be provided through sidewalks and bike lanes along roadways, and a greenbelt along the El Paso gas line.

This mix of residential, commercial, service and industrial opportunities will also support the current 4,000 employees as well as the projected additional 20,000 employees of the University of Arizona Science and Technology Park situated next to the project site. This location of residences near employment opportunities will help achieve air quality goals by reducing vehicle trips.

The La Estancia Planned Area Development seeks to create a livable community, providing open space and recreational opportunities, people-oriented neighborhoods, local services within walking distance of homes, and increased opportunities for social interaction and communication.

The La Estancia Planned Area Development is a regulatory plan which will serve as the zoning for the subject property. Proposed development plans, or agreements, tentative/final plats or parcel maps, and any other development approval must be consistent with the Planned Area Development.

1. Relationship to the City and Subregional Plans

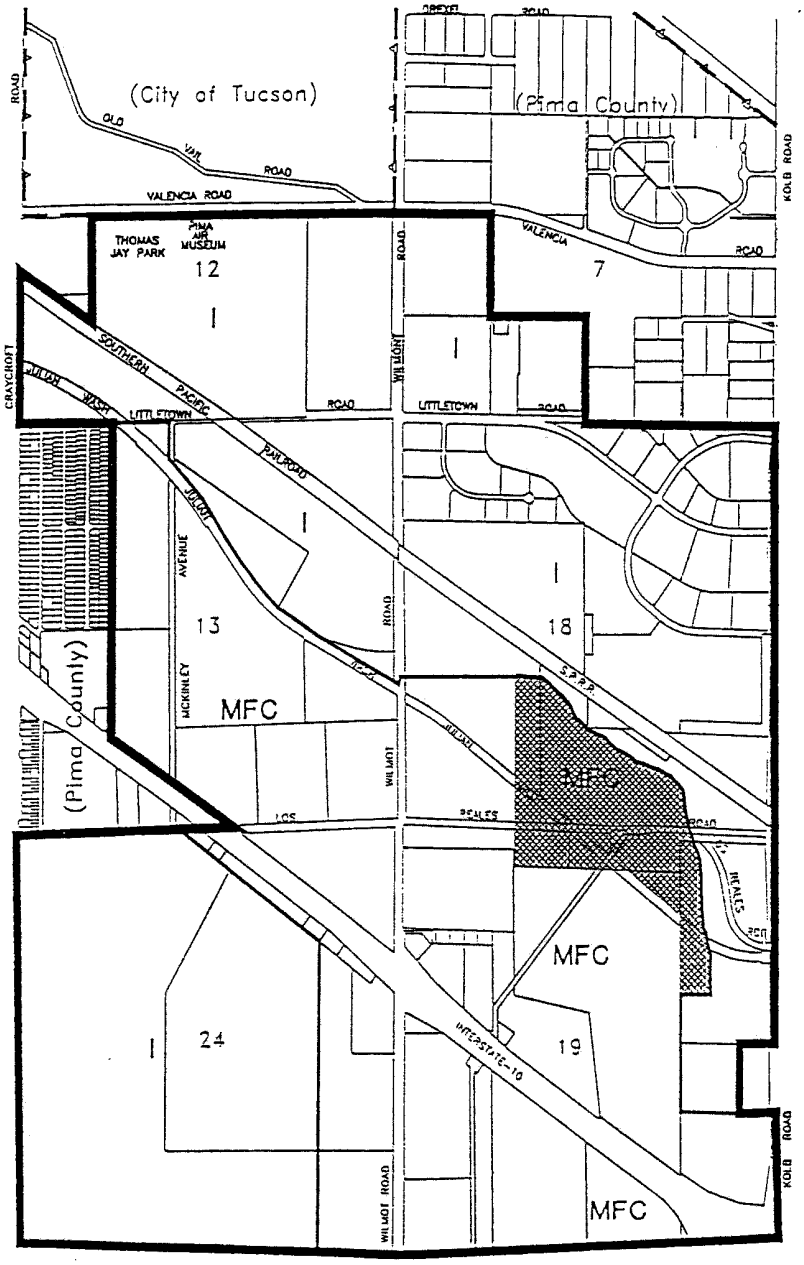
The primary objective of the La Estancia Planned Area Development is to implement the City's General Plan through the translation of the City's broader development policies into design concepts and development controls tailored to the plan area. All City policies, standards, criteria and procedures will be adhered to by this Planned Area Development, except where deviations are warranted to improve design quality, flexibility or harmony as specified herein.

This Planned Area Development/rezoning request is consistent with the goals and policies of the City's General Plan, General Plan* and Rincon Southeast Subregional Plan. Specifically, Policy 1.11 of the Land Use Section of the General Plan encourages the "support of master-planned development in areas that are not currently urbanized, such as in the southeastern part of the city, provided the proposed development reflects sensitivity to environmental resources, community innovations in design, and is phased or financed to meet infrastructure requirements." Policy 3.1 of the Commercial and Office Development Section of the General Plan and the Multifunctional Corridor guidelines within the Rincon Southeast Subregional Plan promote the integrated development of complementary nonresidential and residential land uses along major transportation corridors.

On July 6, 1999 the City Council approved an amendment to the Rincon Southeast Subregional Plan, changing the designation for a portion of the Planned Area Development from Urban Industrial to Multifunctional Corridor provided the Julian Wash and Los Reales Road are moved to the north boundary of the amendment site. This change is reflected in Exhibit I-A: Rincon Southeast Subregional Plan.

* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

EXHIBIT I.A: RINCON SOUTHEAST SUBREGIONAL PLAN MAP



Planned Land Use Categories

- I — Urban Industrial
- MFC — Multifunctional Corridor
- Annexation Area Boundary
- Map Amended Site to MFC Plan Designation, provided the Julian Wash and Los Reales Rd. are moved to the north boundary of the Amendment Site.

N

0 .25 .50 mile

Map Detail #9RSSP
T.15 S./R.14 E. Sections 12, 13, 24
T.15 S./R.15 E. Sections 7, 18, 19

2. Project Objectives

Objectives of the La Estancia Planned Area Development are to:

1. Create a sustainable integrated mixed-use community that encourages environmentally sensitive site design and provides recreation/open space amenities in conjunction with new development.

2. Foster current principles of planning and subdivision design that reflect a sense of community and neighborhood.

3. Set an example for future growth in this part of the Tucson community.

4. Utilize state of the art building techniques and design to conserve energy, water and non-renewable resources.

5. Develop land uses logically on the property (considering clustering, massing and intensity of scale), to achieve continuity of design and establish a sense of identity.

6. Encourage innovative and imaginative design that creates a unique community character, encourages interaction among neighbors and diminishes the dominance of the automobile.

7. Establish a distinct urban character by employing New Urbanism and Neo-traditional concepts and promoting ideals as set forth by the Livable Tucson Vision Program.

8. Assure compatibility of new development with the existing environment by using compatible land uses, density transitions, setbacks, and variations in building height and by providing visual and pedestrian linkages.

9. Provide for pedestrian and bikeway networks throughout the Project in conjunction with the roadways to interconnect land uses and reduce the need for auto-related trips.

10. Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines.

11. Provide a backbone infrastructure system and public facilities to support development in an efficient and timely manner.

12. Provide locations for regional transit centers to serve this portion of the community.

13. Provide for spine infrastructure to create a state of the art wired community and enable homes and businesses to take advantage of any new, enhanced communication opportunities.

B. Area Description and Location

La Estancia consists of approximately 565 acres of predominantly vacant land located on the north side of Interstate 10, between Kolb Road and Wilmot Road, south of the Union Pacific Railroad. The Project area is shown on the Location Map (Exhibit I.B).

The site is surrounded by a variety of land uses. Surrounding developments include the University of Arizona Science and Technology Park to the east and industrial uses to the east and north. To the south is Interstate 10; across the interstate is a proposed manufactured home community, the Voyager RV Resort and residential community. To the west is a new manufactured home community, vacant land, and a former truck stop being converted to a recreational vehicle service facility.

Since the property was acquired from several different owners, A.L.T.A. surveys were prepared separately for each acquisition. Copies of the surveys can be found in Appendix A. Tax code numbers and ownership information can be found in Appendix B.

C. Development Partnership

Certain elements of the La Estancia Planned Area Development require cooperation through a partnership between the developer and City of Tucson. The following issues will be mutually resolved during the block platting process prior to recording an acceptable block plat:

- Realignment of Los Reales Road and exchange of appropriate land ownership.
- Dedication of a community park for public ownership and maintenance in accordance with criteria listed in the Open Space and Recreation Plan (Section II.C) of this document.
- Removal of existing billboards. Current leases are on a month-to-month basis and may be terminated by the property owner with 30-day notice.
- Realignment of Julian Wash and exchange of necessary land ownership shall occur in the first phase of development at the expense of the property owner with approval from all affected public agencies.

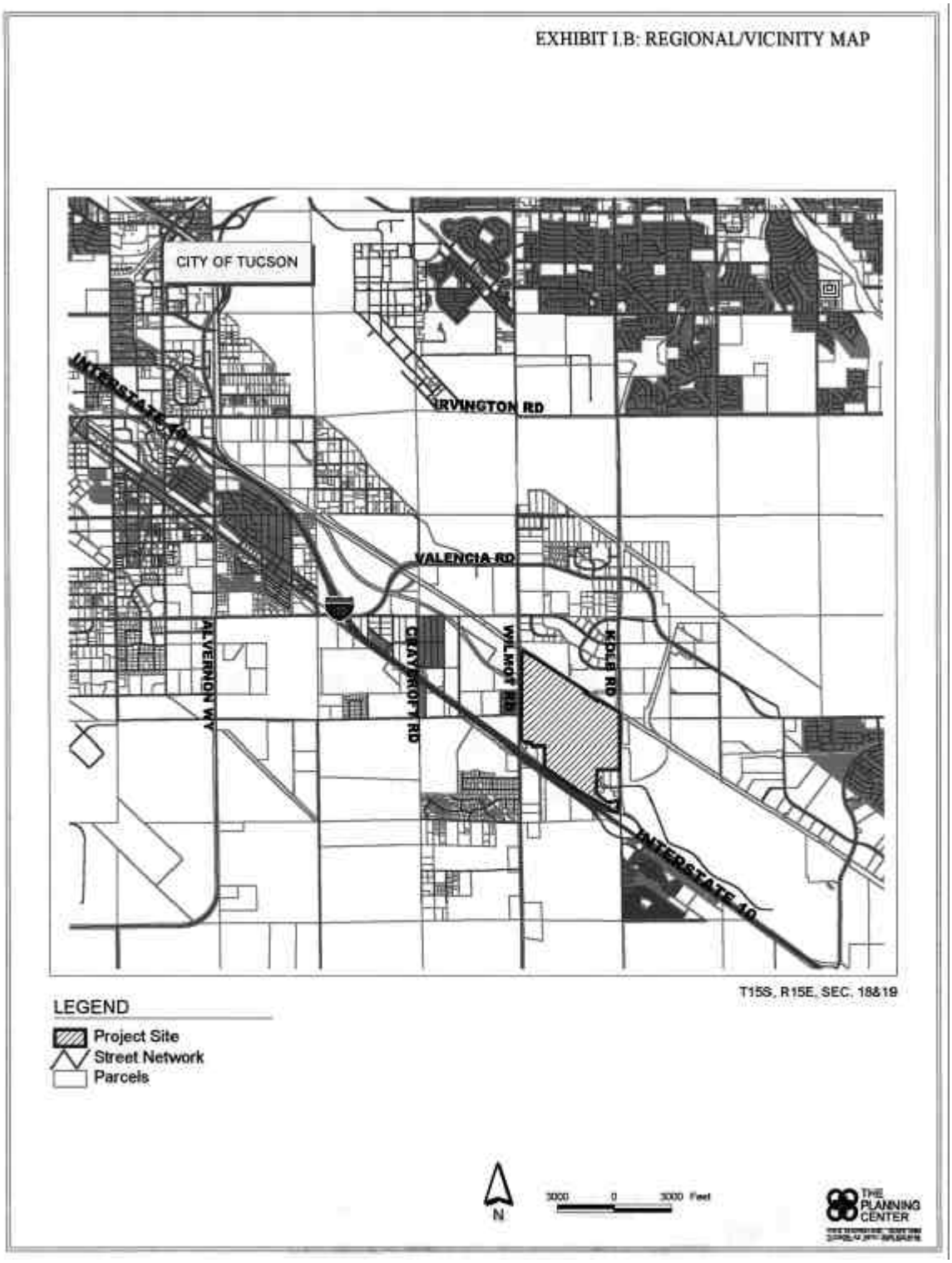
The remaining issues will be resolved at times agreed upon by the affected parties:

- Improvements to the Julian Wash linear park will be at the expense of the property owner. Design for this facility will be reviewed and approved by the City of Tucson and Pima County Flood Control District. Development of the park will occur in accordance with the phasing plan and Open Space and Recreation Plan (Section II.C) of this plan.
- Formation of a landscape improvement district for the upgrade and enhancement of Kolb Road from Valencia Road to Interstate 10. The entity to administer this district will be agreed upon by the City, County and private

owners prior to any capital improvements being performed on Kolb Road. Landscape improvements will be coordinated with other upgrade requirements for Kolb Road addressed elsewhere in this plan.

- Provision of land for up to two regional transit centers. The size and locations shall be mutually determined by the property owner, City of Tucson and Suntran. The timing for this dedication of property will by based on an overall assessment by Tucson, Pima Association of Governments, Suntran and other appropriate entities which demonstrates the actual need for such facilities.
- Realignment of University of Arizona Science and Technology Park entry to create signalized four-way intersection. This will be agreed upon by all affected property owners prior to required improvements to Kolb Road.
- Provision of land for and coordination with City of Tucson for a regional recycling center. This property will be made available rent free and coordinated with the appropriate city agencies at the time the need for such a facility is identified by the City.
- Make land available for future light rail and express rail service stations near the railroad based on any current or proposed long-range transportation plans. Land will be set aside upon a request from the appropriate planning agency within two years of the adoption of this plan.

EXHIBIT I.B: REGIONAL/VICINITY MAP



D. Definitions

The terms and definitions used in this Plan shall mean those defined in the City of Tucson Land Use Code, with the following exceptions or clarifications.

Average Area per Dwelling Unit: Calculated by dividing the gross acreage of the Development Area (including proposed rights-of-way and open space) by the number of proposed units.

Design Review Committee: A three or more member committee whose function is to review all proposals for construction to assure that the Project is developed in accordance with the Project Design Guidelines. The members of this Committee shall be appointed by the Board of Directors of the Land Owners Association.

Developer: An individual, entity or owner who acquires or leases Development Areas in the La Estancia Planned Area Development Area for the purpose of developing said Development Areas in accordance with the Plan.

Development Areas: Parcels "1 through 9" as described on the Land Use Plan (Exhibit II.A).

Land Owners Association: Shall be composed of all the owners of property in La Estancia, except owners of public facilities. If school and community park/center Development Areas are used for other uses than those mentioned then they will be subject to the Project Design Guidelines and their owners will be included in the Land Owners Association.

Neighborhood Commercial: Includes a mix of commercial/retail uses and is intended to provide goods and services for the immediate daily needs of the community's work force and residential population. The development of these commercial areas will emphasize a small-scale, pedestrian-oriented "town and country" atmosphere with landscaped plazas and decentralized parking areas.

Park/Open Space: Any public area which is open (not including enclosed structures) such as washes, buffers, retention/detention areas, setbacks, non-paved portion of roadways, right-of-ways, recreation areas and similar uses. Uses may include recreational activities, (i.e. hiking, walking, day picnicking).

Plan: The Planned Area Development for the La Estancia Project.

Project: The La Estancia Project.

Public Facilities: Any facility (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses would include but are, not limited to, parks, government services, utilities, treatment facilities and drainage features. Privately owned facilities will be subject to applicable land use regulations.

Regional/Freeway Commercial: Retail uses and services attractive to the freeway commuter. Other permitted uses include automotive and recreational vehicle related service and sales.

Residential: Any land designated for the establishment of dwellings.

Village Commercial: Provides retail shopping facilities and services designed for the convenience and necessity of the surrounding neighborhood(s).

II. DEVELOPMENT PLAN

A. Land Use Plan

The La Estancia Land Use Plan (Exhibit II.A) encompasses 565 acres and is divided into several Development Areas. The acreage of the Development Areas includes land devoted to internal circulation and local streets. All land uses are integrated with regard to circulation, infrastructure, aesthetic and visual character through a unique set of development standards and design guidelines.

Residential development within the Plan Area is intended to accommodate a variety of housing types including single-family homes, patio homes and apartments. Residential subdivisions are encouraged to reflect neo-traditional principles and should be designed to be pedestrian friendly and to maximize opportunities for community interaction. Accessibility to public open space areas is ensured by providing pedestrian walkways and bicycle lanes along the arterial and collector streets.

The Planned Area Development also provides a large community park near the center of the Project and a linear park along the Julian Wash. (See Section II.C: Open Space and Recreation Plan). Connection between the community park and the linear park will be provided by a large greenbelt that follows the El Paso gas line. Greenbelt design will be based on criteria provided by El Paso Natural Gas, and will likely be designed to have a grassy area and a meandering trail through the middle, with trees and shrubs along the perimeter. (See Gas Line Park Conceptual Illustrative in Section II.C: Open Space and Recreation)

The La Estancia Planned Area Development's commercial and light industrial opportunities include a variety of non-residential land uses supporting the LESP community and providing employment opportunities.

- Village Commercial areas have been located near the center of the community. These areas are intended to provide convenient retail and service opportunities to project residents. Uses will be residential in scale, and may include civic or public uses, such as a police substation, library or church.

- The Freeway Commercial areas at the Kolb and Wilmot Road freeway interchanges will offer retail services attractive to the freeway commuter. Other permitted uses include automotive and recreational vehicle related service and sales and recreation.

- The Kolb Road Project entry Commercial area will include a mix of limited neighborhood commercial/retail uses and is intended to provide goods and services for the immediate daily needs of the community's work force and residential population.

- The Wilmot Road Commercial portion of the Project will provide for additional commercial retail and service opportunities as the Project develops. This

area is envisioned to be developed in a similar manner as the Kolb Road Commercial. However, as the Project develops over time, adequate flexibility has been written into the plan to allow this area to respond to market demands.

- The Light Industrial area has been planned for uses that are either compatible with or will be minimally affected by noise generated by the railroad. In addition to light industrial/park industrial type uses, other potential uses include a community recycling center, a regional transit center and a future light rail station. This area may also provide a site for an on-site nursery. This nursery would provide drought tolerant vegetation for the Project as it develops. Once the Project is nearing build-out, the nursery could then be converted into a community garden for use by the Project's residents.

Noise and Overflight Hazard District

La Estancia is located within proximity to Davis-Monthan Air Force Base (DMAFB). The project has been designed to locate residential uses outside the 65LDN noise levels and the air operations approach/departure (Airport Hazard District) zone. Noise impacts are regulated in accordance with Section III.10 Sound Mitigation Overlay Zone of this Plan. Proposed development in Development Areas 1a, 1c and 1d will be reviewed for conformance with guidelines adopted by DMAFB regarding the approach/departure zone. Residential development which may be affected by DMAFB will not be permitted without approval of DMAFB. In addition, individual homebuyers in La Estancia will be notified that the property is located within Territory in the vicinity of a military airport in accordance with State law.

La Estancia also is adjacent to the Union Pacific Railroad. The project has been designed to address noise generated by train traffic by using the following mitigation techniques:

- Industrial Use is located adjacent to the railroad to serve as a buffer between the railroad and residential areas;
- Los Reales Road and the Julian Wash will be relocated to the north to further buffer the residential areas.
- Adjacent to the Julian Wash is a linear park.
- A series of berms will be placed along the north side of the Julian wash to assist in blocking noise.
- No direct access is proposed between the residential areas and the railroad track.

EXHIBIT II.A: LAND USE PLAN

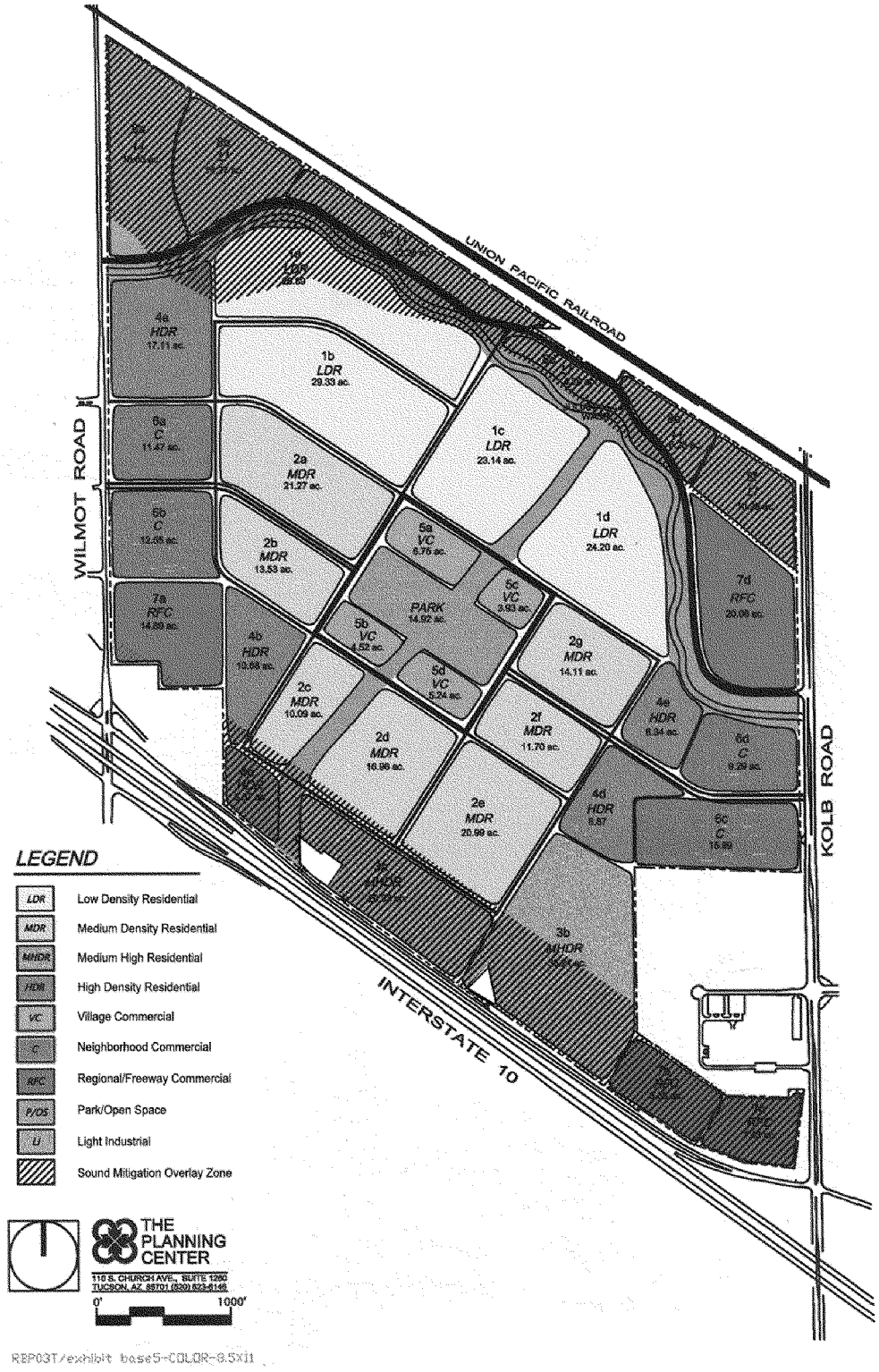


TABLE II.A: LAND USE

Dvlt. Area	Category	Description	Acres	RAC*	Cap Units
1a	LDR	Low Density Residential	27.4	3-8	
1b	LDR	Low Density Residential	29.3	3-8	
1c	LDR	Low Density Residential	23.4	3-8	
1d	LDR	Low Density Residential	24.4	3-8	
2a	MDR	Medium Density Residential	21.4	6-10	
2b	MDR	Medium Density Residential	13.7	6-10	
2c	MDR	Medium Density Residential	10.1	6-10	
2d	MDR	Medium Density Residential	17.0	6-10	
2e	MDR	Medium Density Residential	21.0	6-10	
2f	MDR	Medium Density Residential	11.8	6-10	
2g	MDR	Medium Density Residential	14.2	6-10	
3a	MHDR	Medium High Density Residential	20.5	8-15	
3b	MHDR	Medium High Density Residential	36.4	8-15	
4a	HDR	High Density Residential	17.2	12-25	
4b	HDR	High Density Residential	10.7	12-25	
4c	HDR	High Density Residential	5.9	12-25	
4d	HDR	High Density Residential	8.9	12-25	
4e	HDR	High Density Residential	6.4	12-25	
5a	VC	Village Center	6.9		
5b	VC	Village Center	4.6		
5c	VC	Village Center	5.3		
5d	VC	Village Center	4.0		
6a	C	Commercial	11.6		
6b	C	Commercial	12.6		
6c	C	Commercial	16.0		
6d	C	Commercial	9.3		
7a	R/FC	Regional/Freeway Commercial	14.9		
7b	R/FC	Regional/Freeway Commercial	8.6		
7c	R/FC	Regional/Freeway Commercial	7.5		
7d	R/FC	Regional/Freeway Commercial	20.1		
8a	LI	Light Industrial	18.8		
8b	LI	Light Industrial	14.3		
8c	LI	Light Industrial	12.3		
8d	LI	Light Industrial	4.3		
8e	LI	Light Industrial	6.3		
8f	LI	Light Industrial	10.3		
9	OS	Community Park	15.1		
9	OS	Linear Park/Trails	42.4		
Total:			565		4067

**These ranges are shown for planning purposes only, and do not preclude development at a lower density.*

EXHIBIT II.A.1: CONCEPTUAL COMMUNITY THEME ILLUSTRATIVE

B. Access and Circulation Plan

The La Estancia Circulation Plan establishes the configuration, capacity and design standards for roadways within the Plan area. (See Exhibit II.B: Circulation Plan) It responds to and meets future traffic needs by providing efficient and controlled access for all land uses to three arterials: Kolb Road, Wilmot Road and Interstate 10 Frontage Road. Project-generated traffic entering from these arterials eventually accesses an internal grid road system, which services individual development sites. The Circulation Plan for the site is depicted on the Land Use Plan, Exhibit II.A. A complete report on vehicular traffic impacts has been submitted under separate cover by PFS Traffic Engineering.

As a part of this Project, Los Reales Road will be realigned to better serve the entire Project Site and to make it more aesthetically appealing. The realigned Los Reales will bisect the property generally from the east to the west from the primary entryway on Kolb (which aligns with the existing median opening) to Wilmot, approximately 1/3 mile north of the Interstate 10 interchange. This realignment will be completed in conjunction with phase one of the project and will include the major entry roads and collector loop around the Village Commercial / Community Park area. (See Utilities/Phasing Plan Exhibit II.E.) The relocation of Los Reales Road and the Julian Wash will be completed prior to approval of phase one.

The owner/developer shall dedicate all necessary right-of-way per the Major Streets and Routes Plan for Los Reales Road, Wilmot Road, Kolb Road and all public interior streets.

To accommodate pedestrian circulation, sidewalks and bike lanes will be provided within the rights-of-way of the main Project roads. The sidewalks and bike lanes will be separate. The Project's pedestrian network will connect residential Development Areas with open space areas and recreational facilities and will tie into the Julian Wash trail system. Bike and/or pedestrian paths will also be provided within the open space greenbelt buffers. Bike and pedestrian trail road crossings will be at road intersections where possible.

All streets shall be designed to meet City of Tucson standards, except as modified by the Planned Area Development. Modified street sections can be found in Exhibit II.B.1.

Techniques to reduce dependence on the auto and specific methods to reduce speeds and traffic volumes are encouraged. Subdivision design and development plans will be reviewed by all appropriate approval entities to ensure techniques identified in this La Estancia Design Guidelines are used to achieve these goals.

In accordance with the City of Tucson Major Streets and Routes Plan, the following right-of-way dedications and improvements will be provided by the developer:

a) No less than the east half of the Wilmot Road and the west half of Kolb Road arterial cross-sections called for in the MS & R Plan including new pavement, curbs, 6 foot wide sidewalks and necessary traffic signals.
b) Access points and median openings along Kolb Road will be coordinated with properties on the east side of Kolb Road as may be required by the City of Tucson.
c) The industrial collector shall include left turn lanes at all intersections with local streets or at project driveways/entries.

EXHIBIT II.B: CIRCULATION PLAN

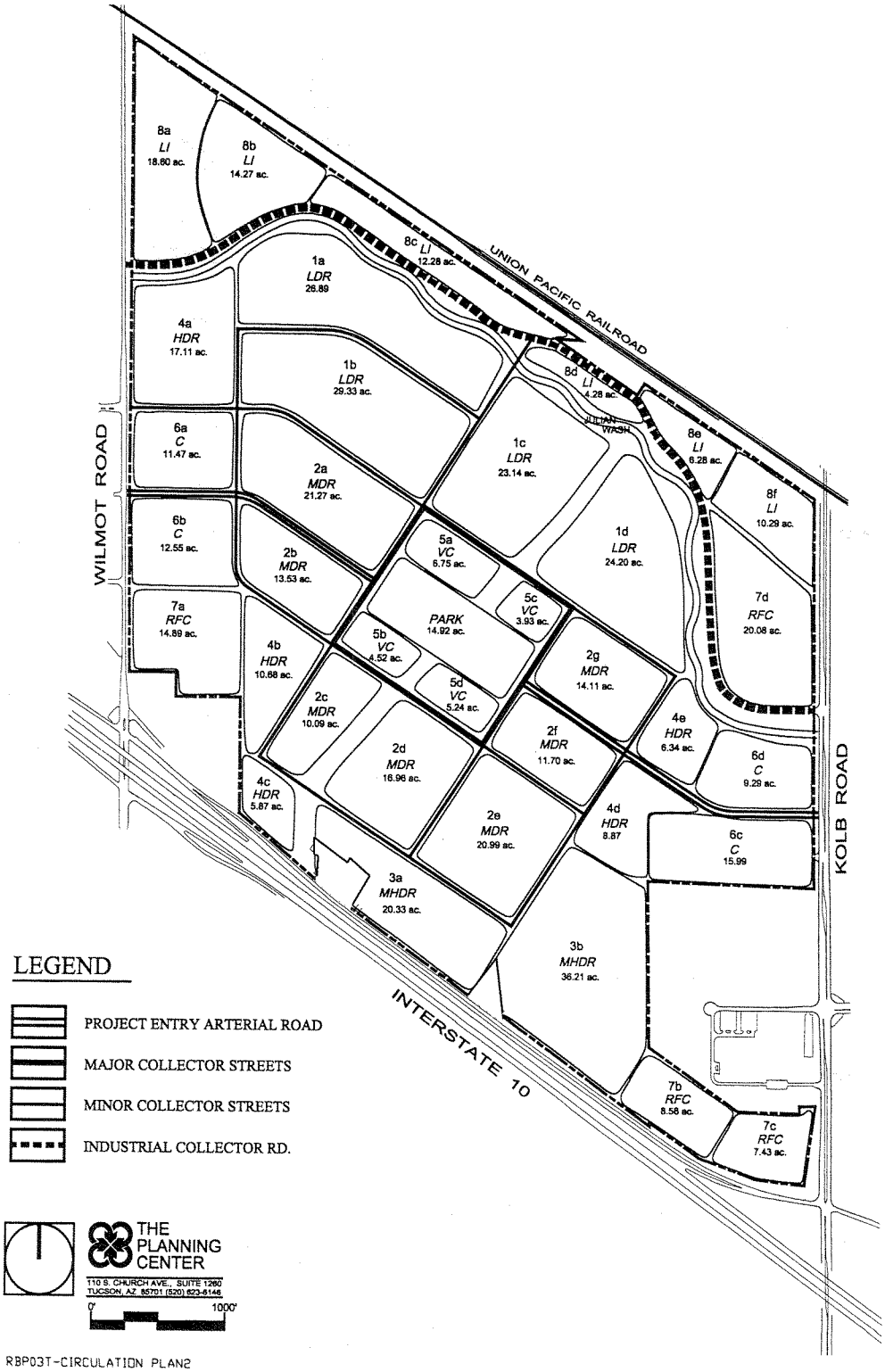
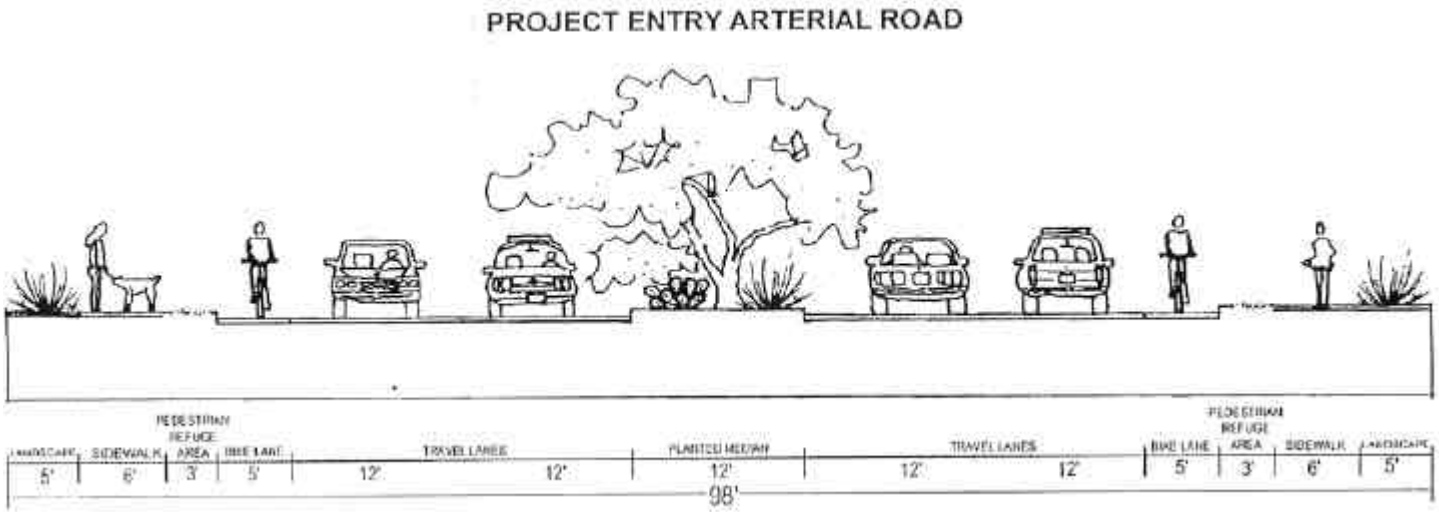
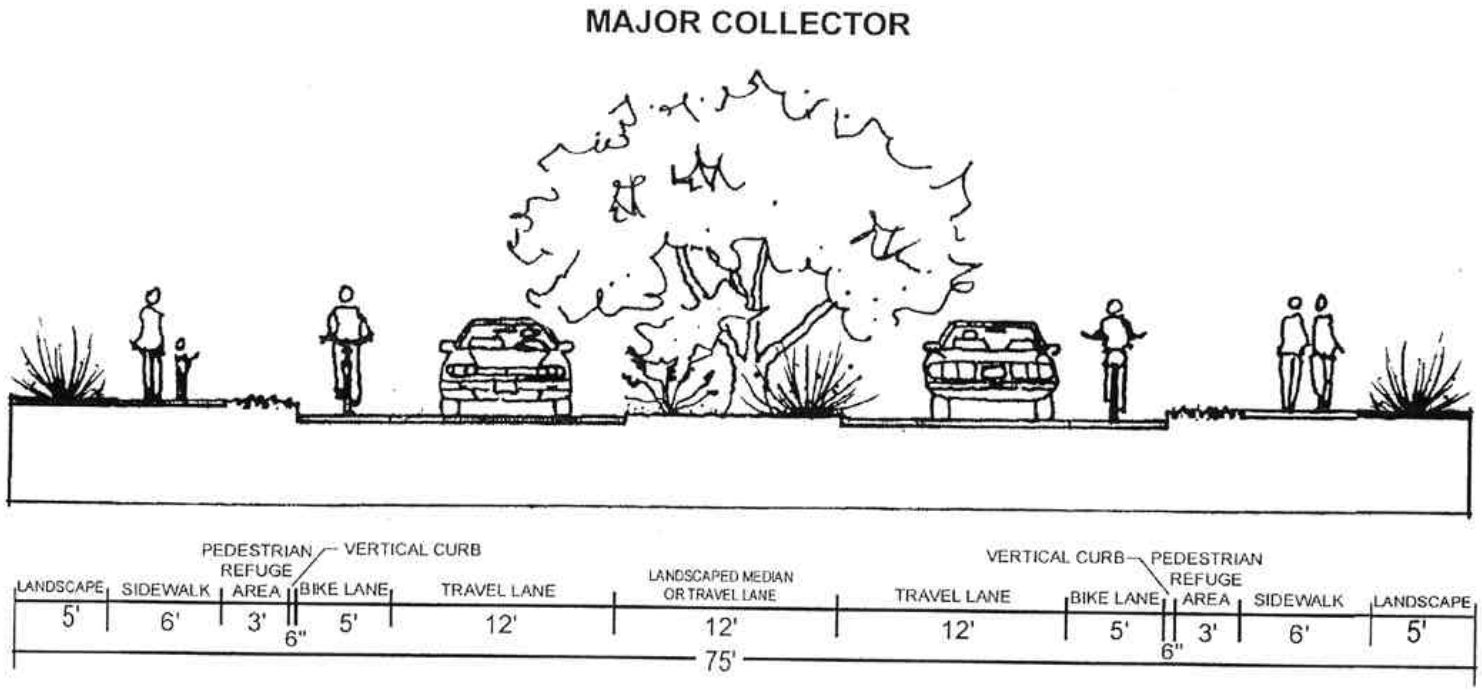


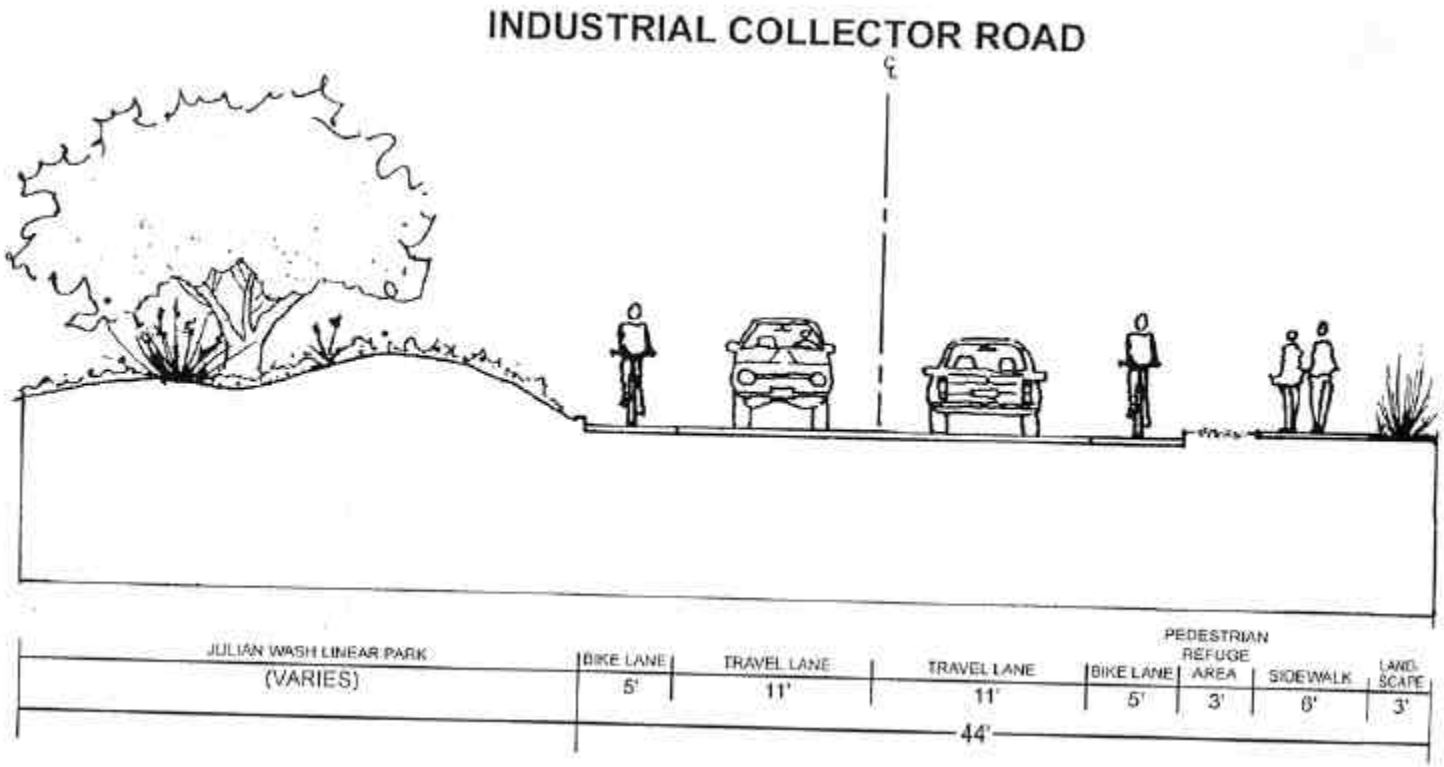
EXHIBIT II.B.1 STREET CROSS-SECTIONS



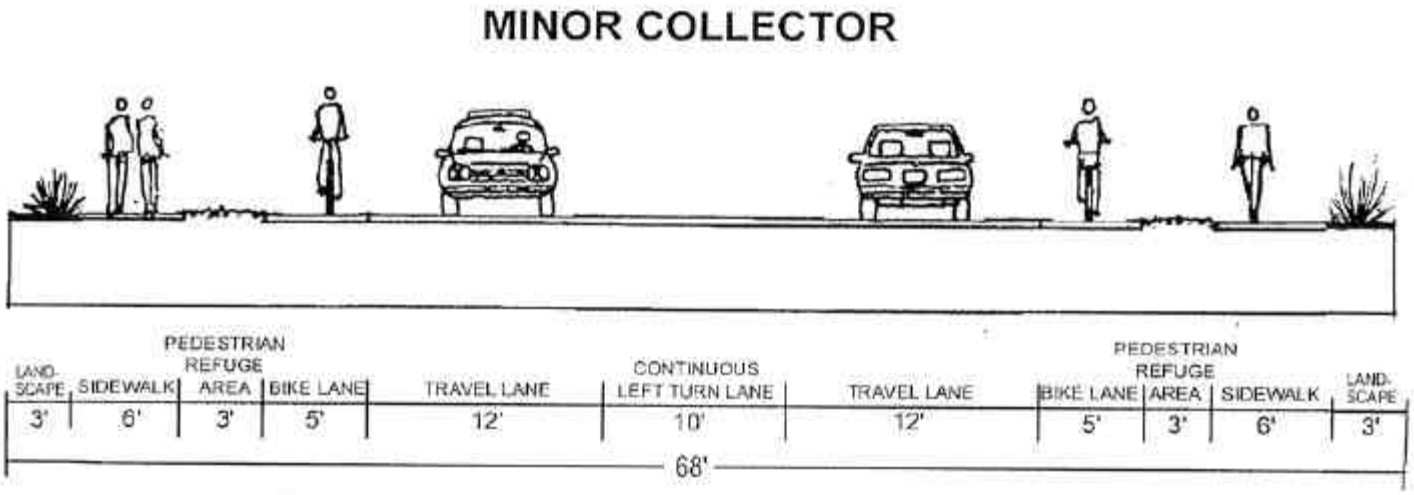
MAJOR COLLECTOR STREETS



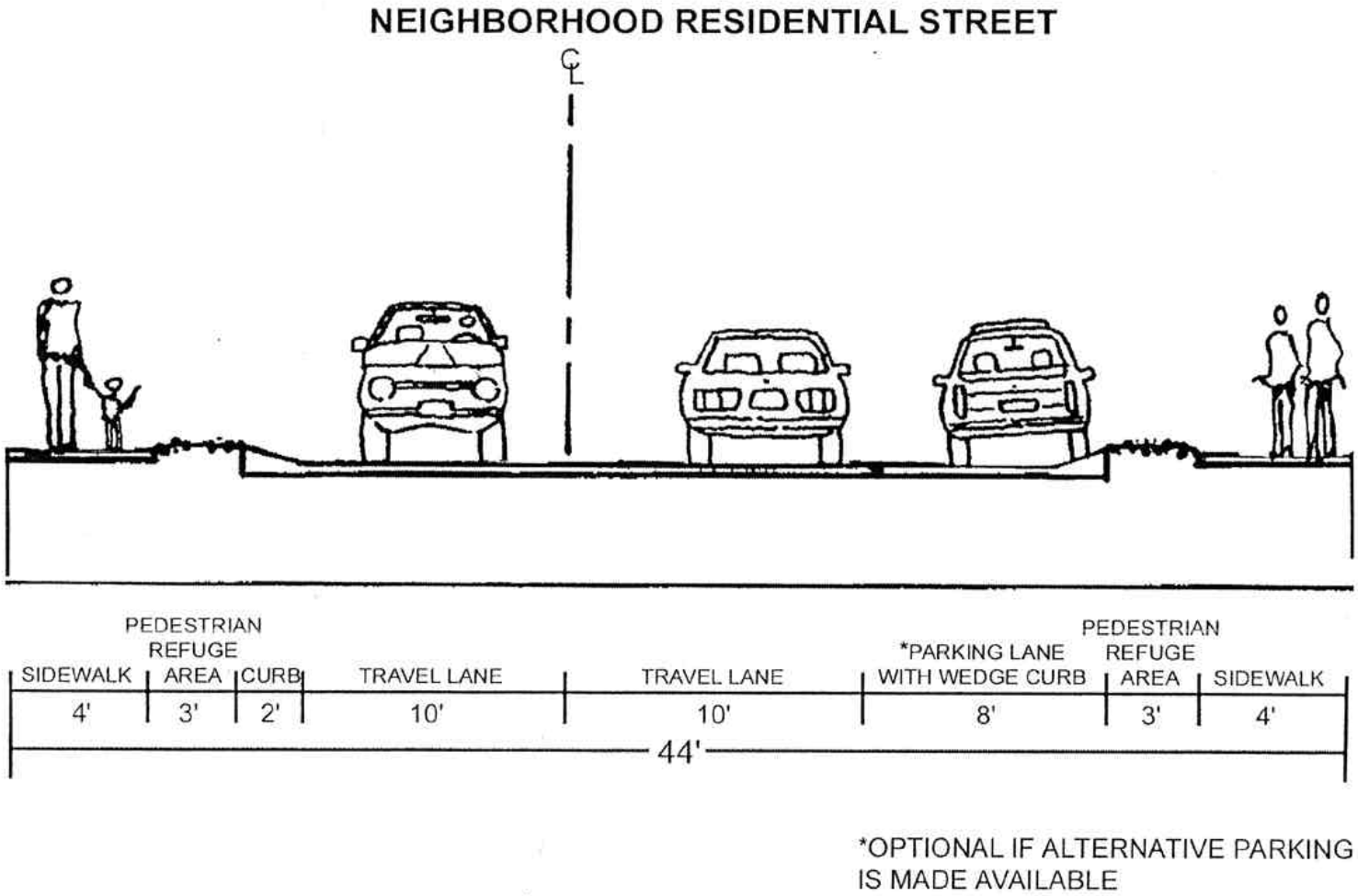
INDUSTRIAL COLLECTOR ROAD



MINOR COLLECTOR STREETS



NEIGHBORHOOD RESIDENTIAL STREETS



C. Open Space and Recreation Plan

The Open Space and Recreation Concept Plan (Exhibit II.C) is oriented toward the recreational enjoyment of the community's population. The sidewalk trail system and the El Paso gas pipeline will interconnect neighborhoods and commercial areas with the Julian Wash Riverpark and the Community Park. The proposed Community Park will include such facilities as soccer and ball fields, picnic areas, tennis courts, and community meeting rooms. In addition, recreational facilities may also include individual Project recreation centers, (i.e. pools and tennis courts), passive amenities, such as open space areas and other features deemed suitable to complement the desired recreational activities.

The Community Park will be developed by the controlling property owner. The first phase of the park (1/2 of the total park area) must be in place once 250 residential units are built in the project. No other units may be built until this portion of the park is in place. Development of the remainder of the park will be required when 1,500 residential units are built.

The controlling property owner and City of Tucson Parks and Recreation Department will enter into a development agreement regarding the design, construction, maintenance and transfer of ownership. This agreement will be completed prior to approval of the Master Block Plat. Preliminary intention of the agreement is:

- Design of the Community Park will be the responsibility of Tucson Parks and Recreation Department with approval of the controlling property owner.
- Construction of the park, as described above, will be the responsibility of the property owner and shall be completed during Phase I of the project.
- Design of the Julian Wash park system will be the responsibility of the property owner with approval by City of Tucson Parks and Recreation Department and Pima County Flood Control District.
- Construction of the Julian Wash park will be the responsibility of the property owner and shall be completed during Phase I of the project.
- Design of the "Gas Line Park" will be the responsibility of the property owner with approval by El Paso Natural Gas Company.
- Construction of the park will be the responsibility of the property owner and shall be completed during Phase I of the project.
- Ownership of the Community Park and Julian Wash park will be transferred to the City of Tucson upon completion of improvements.
- Maintenance of the Community Park, Julian Wash park and the Gas Line Park will be the responsibility of the City of Tucson upon acceptance of the improvements.

EXHIBIT II.C: OPEN SPACE/RECREATION PLAN

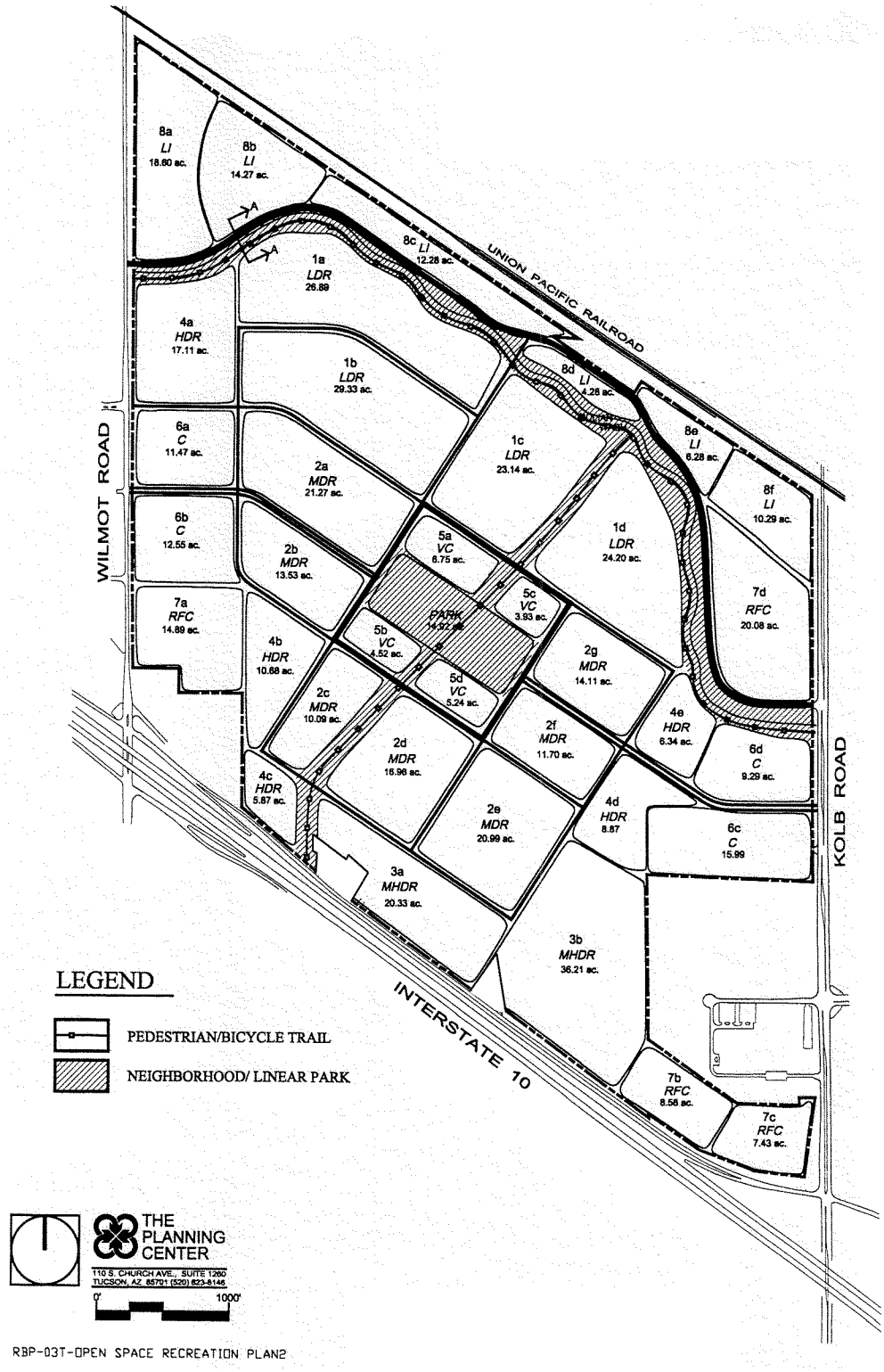
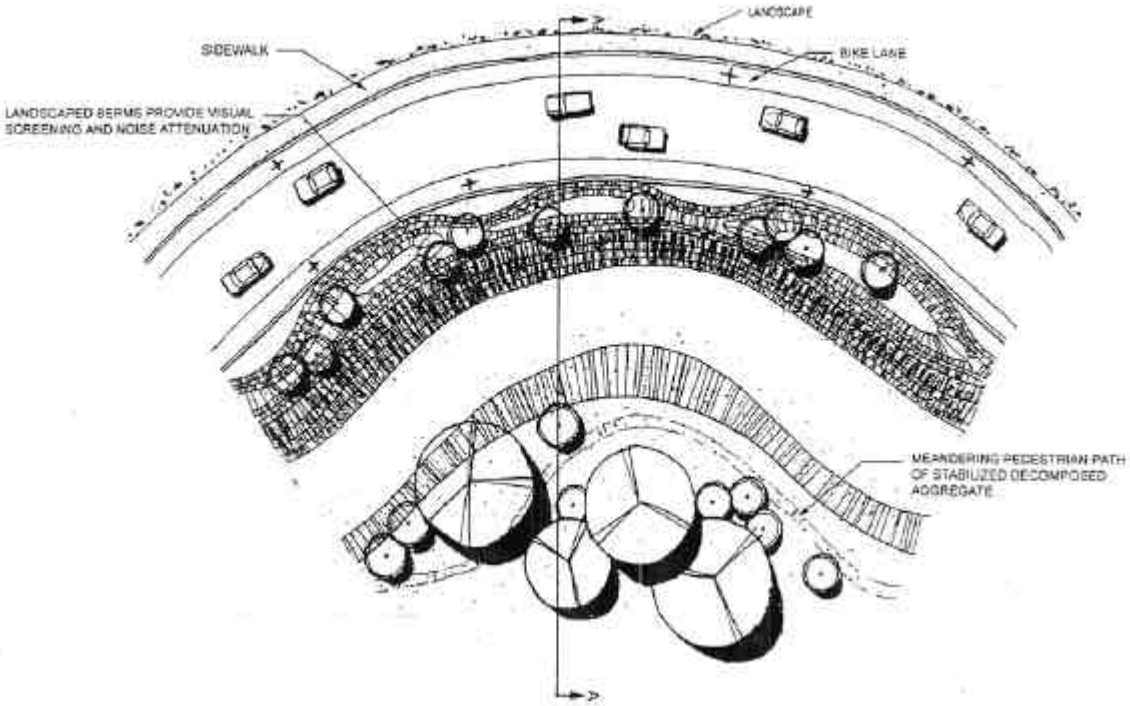
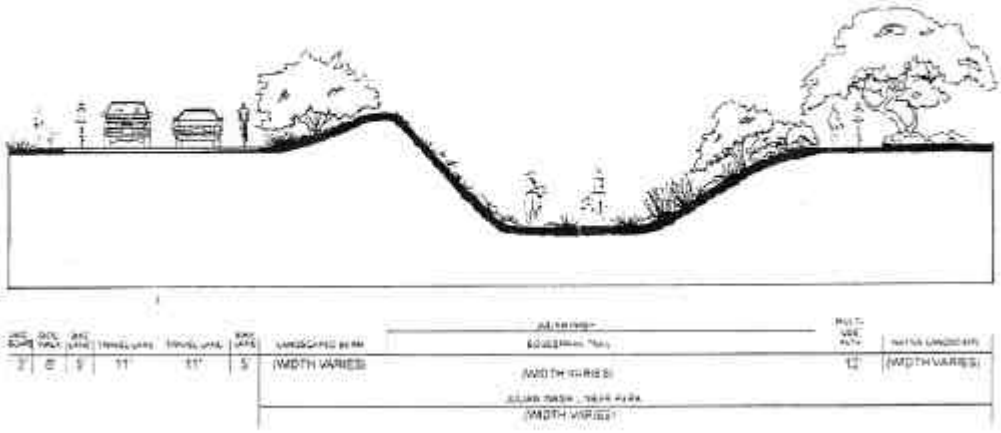


EXHIBIT II.C.2: JULIAN WASH CONCEPTUAL ILLUSTRATIONS

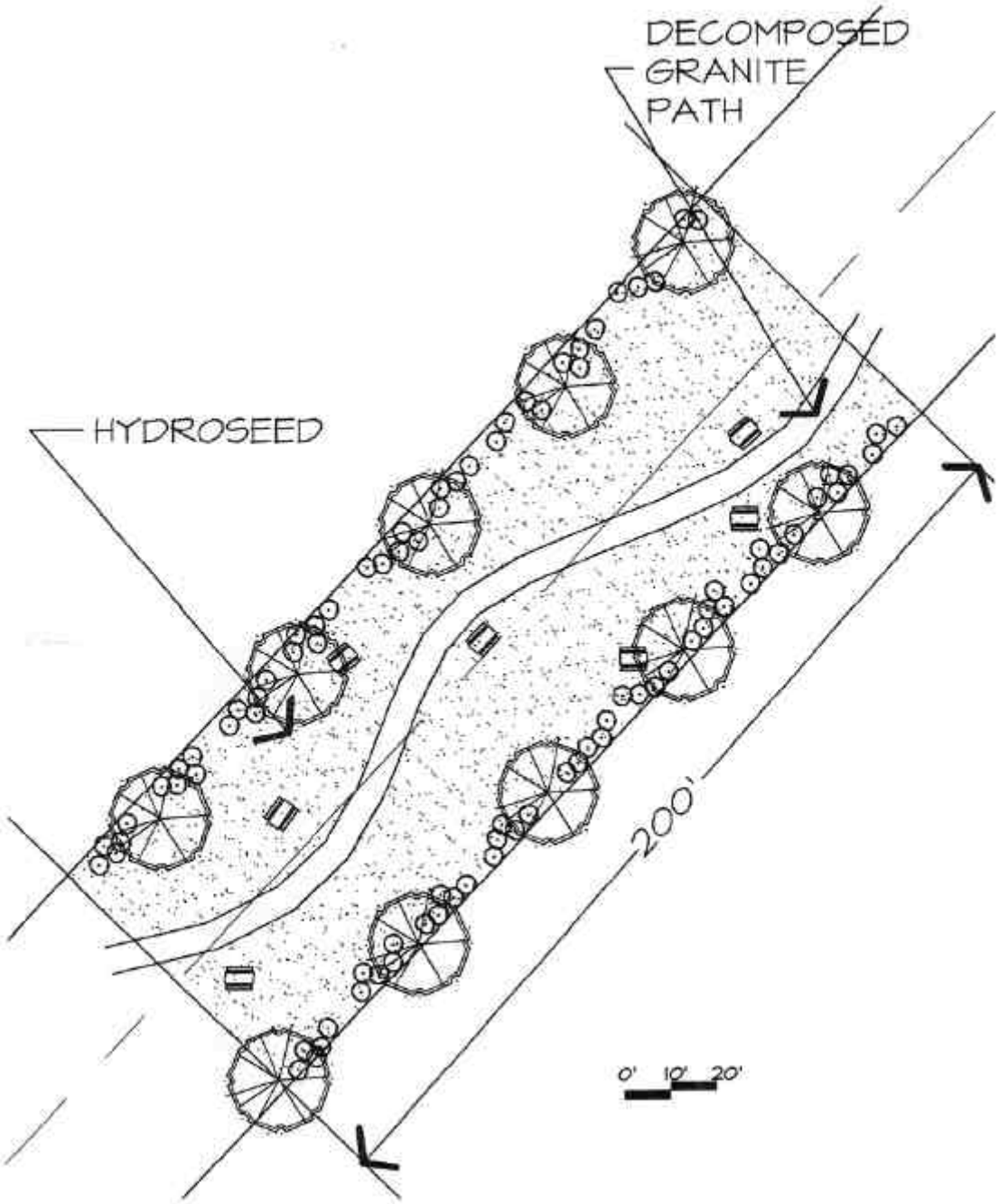


JULIAN WASH LINEAR PARK CONCEPTUAL ILLUSTRATION



JULIAN WASH CROSS-SECTION A-A CONCEPTUAL ILLUSTRATION

EXHIBIT II.C.3: GAS LINE PARK CONCEPTUAL ILLUSTRATIVE



D. Landscape Plan

The Landscape Plan for La Estancia (Exhibit II.D) responds to the following objectives:

- Unify and enhance the overall image and character of the planned community.
- Enhance view corridors to and across the site by sensitive placement of buildings and landscaping.
- Utilize the City of Tucson Land Use Code Plant List to ensure that all landscape is drought tolerant.

The principal design elements proposed to convey the image of the planned community are:

1. Project Entry Statements: create a sense of arrival that hints at the internal character of the community. Provides a backdrop for the Project name and serves as a gateway into the development.

    a) Landscape design will be formal extending the theme established by the primary entry.
    b) Trees will be minimum of 24" box size selected from City of Tucson approved drought-tolerant list
    c) Design will include massing of trees, shrubs and colorful ground cover

2. Secondary Entry Statements will be similar to Project Entry statements but smaller in scale.

3. Primary Streetscapes: define community character while emphasizing a sense of intimacy which allows safe passage of automobiles, bicycles, service and emergency vehicles.

    a) Landscape design will be formal
    b) Trees will be a minimum of 15 gallon in size spaced no less than 25 feet on center
    c) Landscape areas adjacent to street will be no less than 5 feet in width and shall include a mix of low shrubs and colorful groundcover.

4. Secondary Streetscapes: continue community character along minor collector streets and the industrial collector road on a smaller scale than the primary streetscapes.

    a) Landscape design may be formal or desert informal
    b) Trees will be a minimum of 15 gallon in size, spaced no less than 50 feet on center.
    c) Landscape areas adjacent to street will be no less than 3 feet in width and shall include a mix of low shrubs and colorful groundcover.

5. Neighborhood Residential Streets: define neighborhoods through the use of different themes. Unique tree and plant palettes will be developed for each individual neighborhood.

   a) Landscape design may be formal or desert informal
   b) A minimum of one tree in the front yard of each residential lot will be required
   c) Trees will be a minimum of 15 gallon in size

6. An extensive system of open space and recreational amenities is envisioned that provide an interconnected network of linear parks, pedestrian trails, bike paths, traditional parks, on-site drainage control and buffering between land uses. This system contributes strongly to an overall sense of cohesiveness that blends the various project elements together.

   The three main components of the interconnected open space and recreational system are the Julian Wash linear park, the El Paso Gas easement and the Community Park.

   An integrated landscape concept has been developed utilizing upper Sonoran Desert plants. This concept will provide drought tolerant native plants specifically selected for each of the three components as follows:

   a) The Julian Wash design will incorporate native trees, shrubs and groundcover reflective of the Sonoran Desert in accordance with a master design that will be approved by the appropriate public agencies at the time of development.
   b) The El Paso Gas easement area shall be designed in accordance with El Paso Gas standards and reflect a Sonoran Desert landscape theme that connects and transitions from the formal Community Park to the Julian Wash.
   c) The Community Park will be a formal recreation design based on plans approved by Tucson Parks and Recreation Department at the time of development utilizing a Development Agreement.

   All of the landscaping in the Project Entries outside of public road rights-of-way within the Project shall be installed and maintained by the Project Owners and/or the Property Owners Association. Landscape areas proposed within public rights-of-way will require an agreement between the Department of Transportation and the developer to allow this installation. Maintenance of the areas will be the responsibility of the City of Tucson. Agreements shall be entered into at the time of subdivision platting.

EXHIBIT II.D: LANDSCAPE CONCEPT

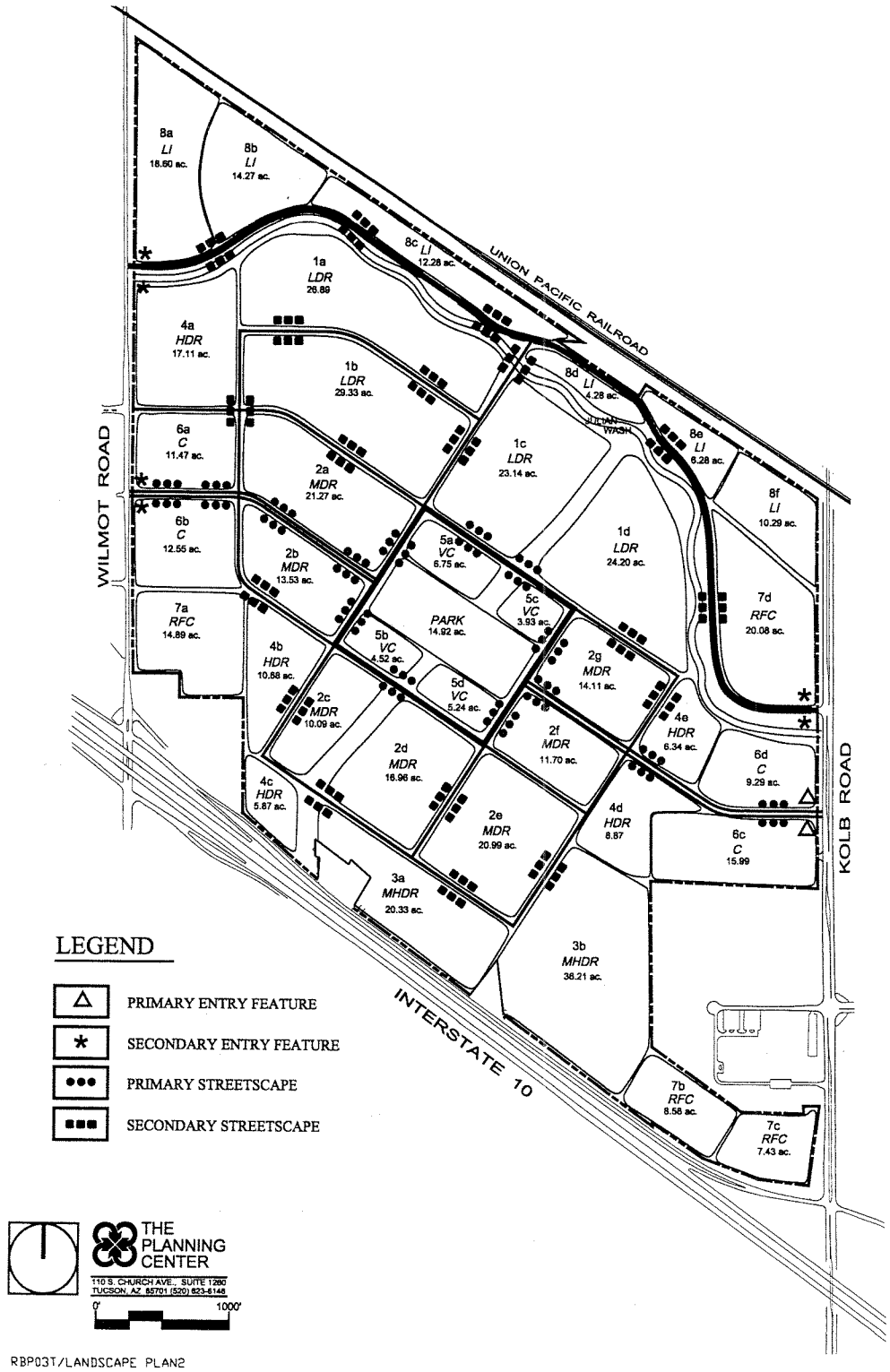
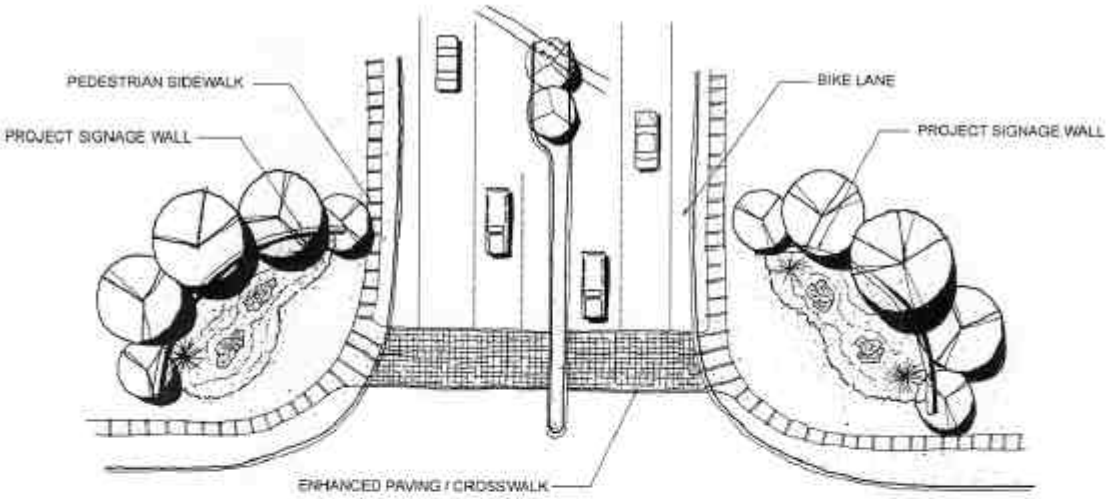
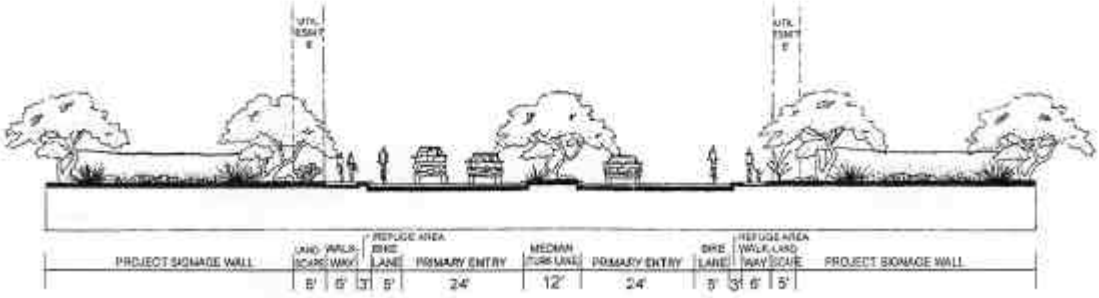


EXHIBIT II.D.2: PRIMARY ENTRY CONCEPTUAL ILLUSTRATION/CROSS SECTION



PRIMARY ENTRY CONCEPTUAL ILLUSTRATION



PRIMARY ENTRY CONCEPTUAL ILLUSTRATION

E. Infrastructure Plan

The public infrastructure facility components, which will serve the Plan area, include sewer, water, drainage, electricity, natural gas and telecommunications:

- Sewer

  Service will be provided by accessing PCWWM sewer lines within the area, including an 18" line within the Wilmot Road ROW, a 10" line within the Kolb Road ROW and an existing 30" interceptor line along the north side of the current Julian Wash.

- Water

  All water service will be provided by the Tucson Water Department, which maintains 12" waterlines within the Wilmot and Los Reales Road ROW's. This E-Zone water system carries single-family residential supply capacity to elevations up to 2805 feet. Two new production well sites are required to be conveyed to the City of Tucson. Additionally, any registered, existing wells are required to be abandoned or conveyed to the City for monitoring purposes. Production well sites shall be sized at 100' X 100', or the minimum land use code lot size, whichever is greater.

  The development falls within the Southeast Area's specific water system plan. This plan required that, in addition to the standard water meter connection fee, a water development fee must be paid.

- Drainage Improvements

  The Julian Wash will be realigned north of its current location. Entry and exit points to the project site will remain the same. The new alignment will provide a meandering channel with associated linear park improvements. All relocation will be done with the approval of all affected regulatory agencies in conformance with all appropriate floodplain management regulations. Required detention and/or retention facilities will be designed as part of the overall drainage concept plans. Additional stormwater facilities will be provided within individual development parcels on a case by case basis as required by the City of Tucson.

  A Master Drainage Report shall be submitted for review and approval, which includes and addresses detention and retention calculations and requirements for the overall site. Since it appears that the site is within a critical drainage basin a 15% reduction in the 2, 10 and 100 year peak discharges shall be provided.

- Gas, Electricity and Telephone

  The service providers for each of these utilities, Southwest Gas Company, Tucson Electric Power and US West, currently maintain

facilities within the vicinity that can be accessed to provide service to this Project.

All proposed development infrastructure facilities will be constructed to City and utility company standards and other appropriate building, health and safety standards and be placed underground to promote aesthetic appearance.

Any relocation and modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at no expense to the public.

F. Phasing Plan

Phasing of development at La Estancia shall reflect:

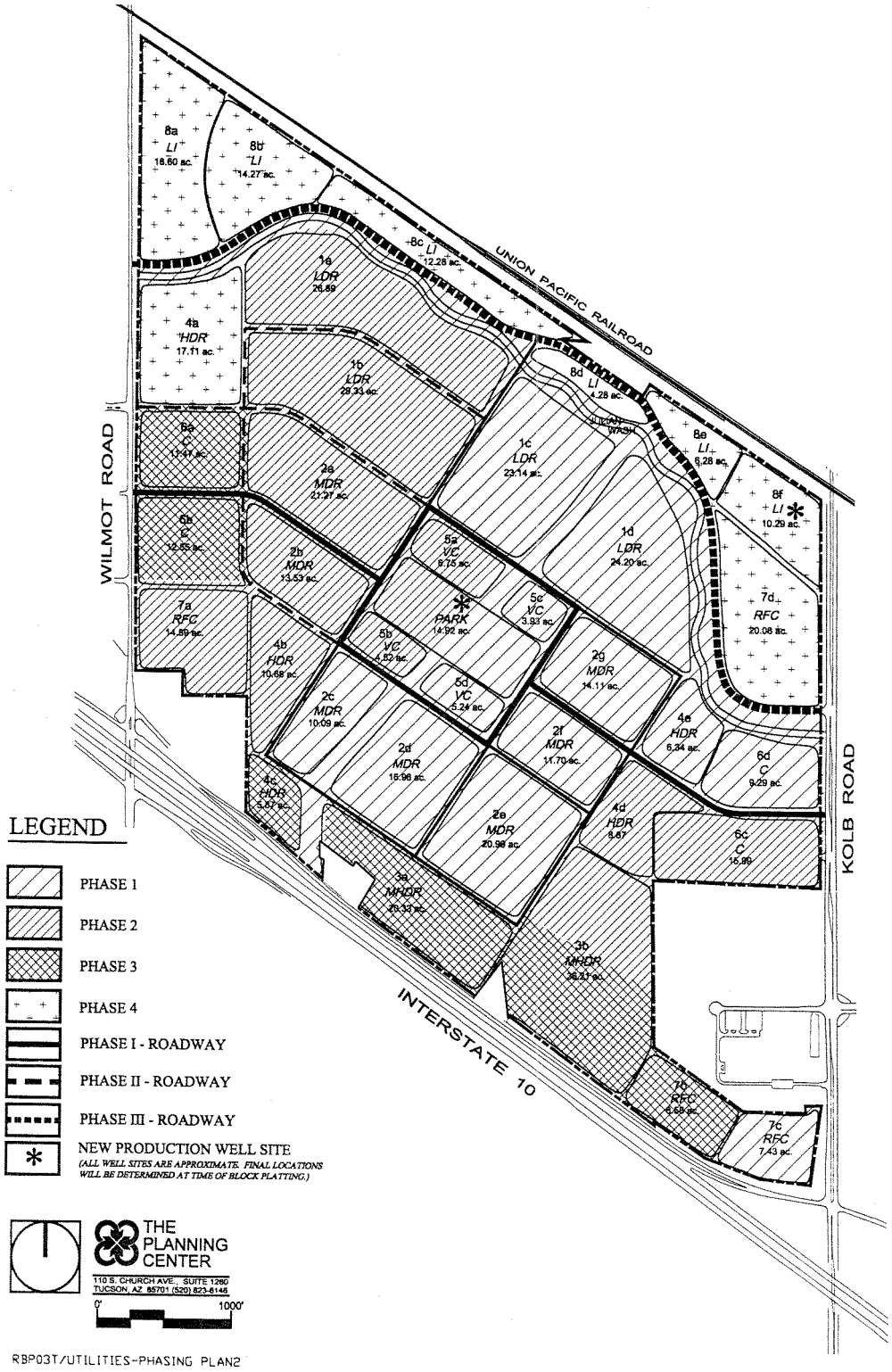
- Current and future trends in residential and commercial market demand and absorption rates.
- Development timing of infrastructure and other improvements and available financing opportunities.

Development will generally progress from east to west, starting at the Kolb Road project entry. Residential areas will likely develop first, with support commercial following the residential development.

At the time of platting, it shall be demonstrated that all phasing of street and drainage improvements include appropriate “permanent” termination points so that each phase can function as if it is the final phase.

Proposed phasing is shown in Exhibit II-E: Phasing Plan.

EXHIBIT II.E: UTILITIES/PHASING PLAN



III. DEVELOPMENT REGULATIONS

A. Land Use Designations

The La Estancia Planned Area Development Development Standards establish the intensity and character of Project development by prescribing site specific use and performance standards that are tailored to the unique qualities of the Project. Development within each Development Area shall be further reviewed in accordance with the La Estancia Design Guidelines. Specific attention shall be given to transition techniques between adjacent/non-similar uses (I.5).

1. Low Density Residential (LDR): Development Area 1 (1a, 1b, 1c, 1d)

a) Primary Uses Permitted:

(1) Residential

b) Alternate Uses Permitted:

(1) Educational Facilities

(2) Parks/Recreation

(3) Golf Course and Related Facilities

(4) Public Facilities

c) Residential Development Standards:

(1) Average Area per Dwelling Unit: 9,000 square feet

(2) Perimeter Yard Requirements:

a) Front: At least 50 percent of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

b) Rear: Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. Minimum setback of 18 feet to garage door except 0 feet if garage door is perpendicular to the street. 12 feet minimum to second floor.

c) Side: If a sideyard is not 0 feet, it requires a minimum of 4 feet. Side yards fronting on a street can be 0 feet but at least 50 percent of building wall must be set back a minimum of 6 feet.

d) Non-residential Development Standards:
   (1) Maximum Floor Area Ratio: 0.5
   (2) Building setback from Residential Areas: A distance equal to the building height but not less than 20 feet
   (3) Maximum Building Height: 40 feet
   (4) Minimum landscape coverage: 20 percent of gross site area.
   (5) Maximum Building Height: 24 feet

2. Medium Density Residential (MDR): Development Area 2 (2a, 2b, 2c, 2d, 2e, 2f, 2g)

a. Primary Use Permitted:

(1) Residential

b. Alternate Uses Permitted:

(1) Educational Facilities

(2) Parks/Recreation

(3) Golf Course and related facilities

(4) Public Facilities

c. Residential Development Standards

(1) Average Area per Dwelling Unit: 5,000 square feet

(2) Perimeter Yard Requirements:

a) Front: At least 50 percent of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

b) Rear: Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. Minimum setback off 18 feet to garage door except 0 feet if garage door is perpendicular to the street. 12 feet minimum to second floor.

c) Side: If a sideyard is not 0 feet, it requires a minimum of 4 feet. Side yards fronting on a street can be 0 feet but at least 50 percent of building wall must be set back a minimum of 6 feet.

(3) Maximum Building Height: 32 feet, however, no more than 50 percent of footprint may exceed 24 feet

d. Non-residential Development Standards

(1) Maximum Floor Area Ratio: 0.5

(2) Building setback from Residential Areas: A distance equal to the building height but not less than 20 feet

(3) Maximum Building Height: 40 feet

(4) Minimum landscape coverage: 20 percent of gross site area.

3. Medium High Density Residential (MHDR): Development Area 3 (3a, 3b)

a) Primary Use Permitted:

(1) Residential

b) Alternate Uses Permitted:

(1) Educational Facilities

(2) Parks/Recreation

(3) Golf Course and related facilities

(4) Public Facilities

(5) Freeway Related Commercial

(6) Recreational Vehicle Park

c) Residential Development Standards

(1) Average Area per Dwelling Unit: 3,000 square feet

(2) Perimeter Yard Requirements:

a) Front: At least 50 percent of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

b) Rear: Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. Minimum setback of 18 feet to garage door except 0 feet if garage door is perpendicular to the street. 12 feet minimum to second floor.

c) Side: If a sideyard is not 0 feet, it requires a minimum of 4 feet. Side yards fronting on a street can be 0 feet but at least 50 percent of building wall must be set back a minimum of 6 feet.

(3) Maximum Building Height: 40 feet

d) Primary Ingress/Egress for Residential uses must be directed toward the center of the Project site and may not access the Interstate Frontage Road.

(1) In Development Area 3b:

a) No residential development will be permitted within 280 feet of any adjacent I-2 zone or use.

b) Purchasers of residential property within 500' of any adjacent I-2 zone or use will be notified at time of purchase and will be given a disclosure

statement at closing notifying them of those industrial uses.

e) Non-residential Development Standards

(1) Primary access for the Freeway-style commercial uses must be from the Interstate Frontage Road; however, secondary access may be provided to allow community residents direct access to these services.

(2) Maximum Floor Area Ratio: 0.8

(3) Building Setback from Residential Areas: A distance equal to the building height but not less than 20 feet

(4) Maximum Building Height: 60 feet

(5) Minimum landscape coverage: 10 percent of gross site area.

(6) A 6-foot screen wall and a 5-foot landscape buffer shall be installed where the proposed Project abuts residential land uses.

(7) Buildings within the Noise Mitigation Overlay Zone must be least 24 feet tall to provide noise attenuation.

(8) All uses except commercial, open space and parking shall have a minimum setback of 100' from any adjacent I-2 zone or use.

4. High Density Residential (HDR): Development Area 4 (4a, 4b, 4c, 4d, 4e)

a) Primary Use Permitted:

(1) Residential

b) Alternate Uses Permitted:

(1) Office

(2) Educational Facilities

(3) Parks/Recreation

(4) Golf course and related facilities

(5) Public Facilities

(6) Commercial

c) Residential Development Standards

(1) Average Area per Dwelling Unit: 2,000 square feet

(2) Building Setback from Public Streets: a distance equal to 60 percent of building height, but not less than 20 feet

(3) Maximum Building Height: 40 feet

(4) No residential development will be permitted within 280 feet of any adjacent I-2 zone or use.

(5) Purchasers of residential property within 500' of any adjacent I-2 zone or use will be notified at time of purchase and will be given a disclosure statement at closing notifying them of those industrial uses.

d) Non-residential Development Standards

(1) Maximum Floor Area Ratio: 0.8

(2) Building Setback from Residential Areas: A distance equal to 1-1/2 times the building height but not less than 20 feet.

(3) Minimum landscape coverage: 10 percent of gross site area.

(4) A 6-foot screen wall and a 5-foot landscape buffer shall be installed where the proposed Project abuts residential land uses.

(5) Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual.

(6) In Development Area 4d, all uses except commercial, open space and parking shall have a minimum setback of 100' from any adjacent I-2 zone or use.

5. Village Commercial (VC): Development Area 5 (5a, 5b, 5c, 5d)

a) Uses Permitted

(1) Uses as permitted by the NC zone of the City of Tucson Land Use Code

b) Development Standards

(1) All standards are as required for the NC Zone of the City of Tucson Land Use Code.

c) Parking

Required parking may be reduced up to 50% of the number of spaces required by the City of Tucson Land Use Code if three or more of the following are met:

- 50% more bicycle parking than required by the Land Use Code
- Parking areas are located to the rear of the building
- The project has adjoining uses which share the same parking area and have different hours of operation and agree to shared parking.
- Parking is decentralized and dispersed evenly as parking pockets throughout the Village Commercial development.
- If there is a transit stop within 600' of the Village Commercial development.
- The entire project is integrated to provide pedestrian linkages between the project components and provides direct pedestrian access to the project from adjoining residential areas.

On-street parking in front of Village Commercial development within 100' of the property may be counted toward required parking. On-street parking located in front of residential areas may not be counted.

(d) Building setbacks

Building setback requirements may be reduced by 50% when any of the following conditions are met:

- Area of the site devoted to landscape exceeds code requirements by 10%.
- Parking is located in the rear of building(s).
- Outdoor pedestrian and customer seating areas are provided adjacent to the sidewalk.
- Public pedestrian ways may be located in required street landscape areas provided landscape area is a minimum 10 ft. wide and customer seating is adjacent to landscape areas/pedestrian way.

6. Commercial (C): Development Area 6 (6a, 6b, 6c, 6d)

a) Uses Permitted

(1) Uses as permitted by the C-1 zone of the City of Tucson Land Use Code

(2) Residential Uses as permitted in HDR (Development Area 4)

(3) Educational Facilities

b) Non-residential Development Standards

(1) Maximum Floor Area Ratio: 0.8

(2) Maximum Total Building Coverage: 80 percent

(3) Building Setback from Public Streets: a distance equal to 60 percent of building height, but not less than 20 feet

(4) Maximum Building Height: 48 feet

(5) Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual.

c) Residential Development Standards

(1) In accordance with those standards in HDR.

d) Building setbacks

Building setback requirements may be reduced by 50% when any of the following conditions are met:

- Landscape requirements are increased by 50%.
- Parking is located in the rear of the building(s).
- Customer and pedestrian seating areas are provided.

e) Parking

- Required parking may be reduced up to 15% of the number of spaces required by the Land Use Code if the applicant demonstrates substantial compliance with the La Estancia Design Guidelines, Section IV. Large Retail/Wholesale Developments, with particular attention to Sections IV.A.2.a and IV.A.3.a, b, c, and d.

7. Regional/Freeway Related Commercial (RFC): Development Area 7 (7a, 7b, 7c, 7d)

a) Uses Permitted

(1) Uses permitted under the C-2 Commercial Zone of the City of Tucson Land Use Code.

(2) Residential (7a, 7b, 7c only) as permitted in HDR (Development Area 4)

(3) Recreational Vehicle Park

b) Non-residential Development Standards

(1) Maximum Floor Area Ratio: 1.0

(2) Building Setback from Public Streets: a distance equal to 60 percent of building height, but not less than 20 feet

(3) Maximum Building Height: 60 feet

(4) Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual.

c) Residential Development Standards

(1) In accordance with those standards in HDR. (Development Area 4)

8. Light Industrial (LI): Development Area 8 (8a, 8b, 8c, 8d, 8e, 8f)

a) Primary Permitted Uses

(1) Light Industrial (as permitted by the I-1 Zone of the City of Tucson Land Use Code).

b) Alternate Uses

(1) Where it can be demonstrated that interior sound levels have been reduced to 65 db or below, non-residential uses as permitted in RFC (Development Area 7) shall be permitted.

(2) Regional Transit Center

(3) Light Rail Station

(4) Community Recycling Center

(5) Plant Nursery/Community Garden

c) Development Standards

(1) All standards are as required for the I-1 Zone of the City of Tucson Land Use Code.

9. Open Space (OS)

a) Primary Permitted Uses

(1) Parks, Playgrounds

(2) Trails

(3) Active/Passive Recreation

10. Sound Mitigation Overlay Zone

a) Special Development Standards

(1) Each development within the noise mitigation overlay must demonstrate that noise impacts are mitigated using any of the following methods:

- Masonry walls
- Earthen berms
- Strategic siting of buildings
- Other innovative site design or measures to mitigate noise

(2) Within this overlay zone, office, residential and educational facilities must be provided with insulation or otherwise designed to reduce the interior noise level to Ldn 45 or less or as required by building codes.

(3) A site plan and other supporting materials demonstrating these mitigation measures must be submitted to the Design Review Committee. Mitigation must also be demonstrated as part of the development plan or subdivision platting approval.

11. Signage

All signage will be designed in accordance with the City of Tucson Sign Code. A signage theme will be prepared and approved by the La Estancia Design Review Committee prior to the construction of any on-site signage. All proposed signage will be approved by the Committee prior to submittal to the City Signs Department for approval.

Prohibited Signs:

- Billboards

IV. IMPLEMENTATION AND ADMINISTRATION

A. Proposed Changes to Zoning Ordinances

The Project will not result directly in the modification or change of any existing building codes or other ordinances except portions of the applicable Zoning Map of the City of Tucson.

B. Site Plan and Architectural Review Procedures

The Planned Area Development shall be implemented through the review process of development plans and/or plats through the City of Tucson. A plan shall be required for all development within the Planned Area Development area requiring a building permit or where landscaping is to be installed.

All proposed development plans and subdivision plats within the Planned Area Development area shall have been submitted to the La Estancia Design Review Committee prior to the Development Plan or Subdivision review by the City of Tucson. It is not the responsibility of the City of Tucson to verify that each developer has conformed with any required La Estancia Design Review Committee review.

Development plans and/or plats for non-residential projects or for residential projects requesting a variance from the standards of this plan shall be submitted to the City staff for review and approval only after the written approval of the La Estancia Design Review Committee is obtained. Applicants are encouraged to submit preliminary plans for review and comment by City Planning Department prior to the final preparation of a Development Plan or plat. Comment from other City departments and service agencies shall be sought by the applicant prior to preparing a recommendation on the finalized plans.

C. General Administration and Amendment Procedures

1. Adoption

The Planned Area Development shall be processed in accordance with the City of Tucson Land Use Code and may be amended from time to time in accordance with such provisions. Whenever a conflict exists between the Planned Area Development and the Land Use Code the Planned Area Development shall apply. Once the Planned Area Development ordinance is adopted, it becomes operative.

2. Administration and Enforcement

The Planned Area Development shall be administered and enforced by the City Planning Director.

Minor Changes

The Planning Director may allow minor changes to the criteria set forth in the Planned Area Development, providing said changes are not in conflict with the overall intent as expressed in the Plan. Any changes must conform to the goals and objectives of the Plan.

The following items shall be considered to be minor changes:

- The addition of new information to the Planned Area Development maps or text that does not change the effect of any regulations or guidelines.
- Changes to the community infrastructure, such as drainage, water, and sewer systems which do not have the effect of increasing or decreasing development capacity in the Planned Area Development area, nor change the concepts of the Plan.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted.
- Changes in residential densities not to exceed an increase of 15% of the maximum allowable in each Development area provided the increase does not cause an increase to the overall unit cap of 4,067 for the project.
- Adjustments to development standards that are in the interest of the community and do not affect health or safety issues.

3. Amendment Procedures

The approved Plan may be amended through the process outlined in the City of Tucson Land Use Code.

APPENDIX A
LEGAL DESCRIPTION

APPENDIX B
OWNERSHIP AND TAX CODE

APPENDIX C
EL PASO GAS LETTER

EL PASO
NATURAL GAS

January 28, 1999

Mr. Curtis Lostutter
Project Manager
R. B. Price and Company, Inc.
145 South Sixth Avenue
Tucson, Arizona 85701-2007

Re: R/W 9930029 – Easement: Rancho Estancia Development; Tucson-By-Pass Line (1015), M.P. 95+, Pima Co., Arizona

Dear Mr. Lostutter:

We have completed our review of the sketch for the captioned and find that El Paso Natural Gas Company's high pressure natural gas pipeline and property/right of way transverses the proposed development. As requested, I am enclosing a copy of our drawing numbered 1015.0-1 that depicts the approximate location of El Paso's facilities through Sections 18 & 19 of Township 15 South, Range 15 East. Also enclosed are drawings numbered 1015.1-2, 1015.1-4 and 1015.1-5 that depict and describe El Paso's 66 foot wide property boundaries in Section 19. While the drawings are adequate for our needs, the .0 drawing should not be used by others for engineering purposes. Actual depth and/or location of the pipeline can be obtained by contacting our local district manager. The width of right of way for El Paso's easement located south of the Southern Pacific Railroad in Section 18 is ~~38~~ 60 feet.

Prior to any construction being approved over, across or in El Paso's property/right of way, we would have to review any construction plans involving its facilities. All approved construction will have to adhere to safety construction requirements that are as follows:

1. Structures;
   No permanent structures such as poles, anchors, or guys are to be placed on or within El Paso's right of way or property.

2. Grading and Drainage;
   a. No cover is to be removed from our right of way without our expressed written consent from this office.
   b. No retention basin or part of a drainage facility that drains in or across our gas pipeline will be allowed on El Paso's right of way or property.

3. Sewer, Water and Gas;
   a. Sewer, water and gas lines (utilities) may be constructed across our gas pipeline as long as a minimum vertical clearance of 24 inches is maintained between the top of the utility and the bottom of the gas pipeline.

b. The depth of burial of the utilities must remain constant across the full width of El Paso's property and/or right of way.
c. If the material of the utility lines are metallic, test bonding points must be installed at or near the intersection of the lines crossing the gas pipeline.

4. Landscaping:
   a. No deep rooted trees or shrubs are to be planted within El Paso's right of way.
   b. No trees or shrubs of any kind are to be planted within 25 feet of the gas pipeline while on the right of way.
   c. No trees, shrubs or landscape will be allow on El Paso's property.

5. Road Crossings;
   a. The minimum amount of cover required over our gas pipelines for road, driveway and parking lot crossings is 5½ feet. The existing cover over the gas pipeline at the proposed development location is unknown and must be determined by or in the presence of our local district representative.
   b. If its determined that the cover is less than the minimum required, the grade must be increased to provide the minimum cover.
   c. If the grade can not be raised due to design considerations, or other factors, a reinforced concrete slab as shown on the enclosed drawing numbered 0000.5-X-6 must be constructed over the gas pipeline. However, there must be at least two feet of cover between the concrete slab and our gas pipeline.
   d. If two feet of cover will not exist between the slab and the gas pipeline, then the gas pipeline must be lowered to accommodate the crossing of the road. Estimates for lowering the gas pipeline to allow for any construction will be provided upon request.

6. Parking and Staging Area;
   El Paso's right of way and shall not be used as a parking area for construction vehicles or privately owned vehicles of the construction workers. Also, the right of way is not to be used as a staging or holding area for equipment and/or trailers.

7. The developer of the Rancho Estancia Development or their contractor(s) must adhere to all Federal, State and local laws that may be applicable to the construction of any facilities across or within El Paso's right of way or property. This includes notifying the Arizona Blue Stake and having a certified inspector on the job site during any trenching operation as required by OSHA regulations.

8. Mr. Richard Welch, our Tucson District Manager, must be notified at 520/574-4924 at least 48 hours in advance of any construction activity in the vicinity of our facilities.

If we approve any facilities or construction across El Paso's property it owns in fee, an easement must be issued for those facilities. Prior to the easement being drafted, we would require a center line description of the facility crossing the property boundary.

When preliminary plans of the Rancho Estancia Development are complete, please provide at least two copies of the plans to this office for review.

In the mean time, if you have any questions, don't hesitate to phone Mr. Welch or myself at 915/496-2099.

Very truly yours,

Robert L. Starks
Right of Way Analyst
Securities Group
Rights, Records & Land Services
rls/sub
Enclosures

cc: Richard Welch

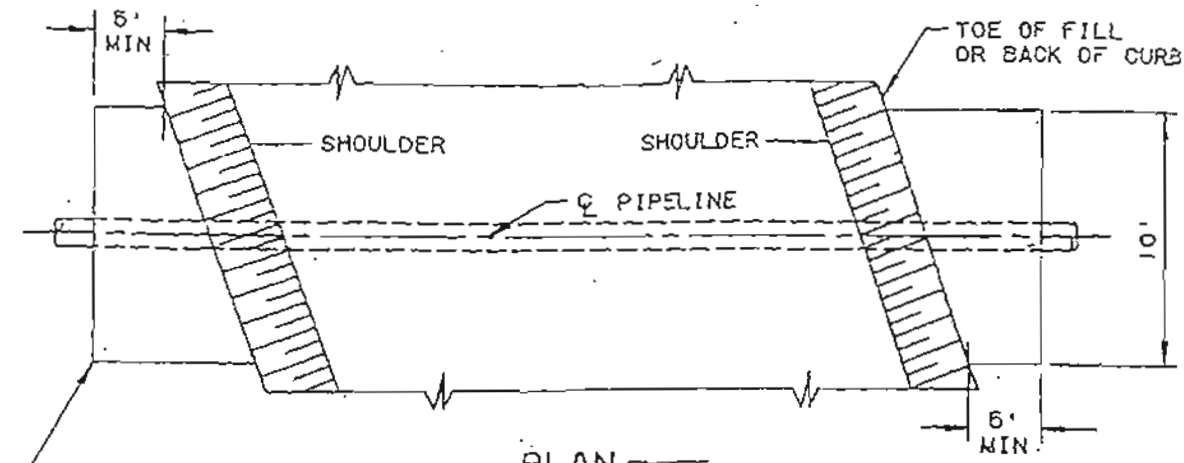
EXHIBIT "B"

List of Trees or Shrubs that will not be approved for planting within El Paso's the right of way boundaries.

Common Name	Biological Name
Euclyptus Species	Microtheca, Spathulata, Torquata, Rudis, Sideroxylon, Eryghrycorys, Citriodora, Camaldulensis, etc.
Tamarisk	Tamarix-Parvisflora Tetrandra
Cottonwood	Populus Fremontii
Pecan Tree	Carya Illinoensis
Pistachio Tree	Pistacia Chinensis
Silk Oak Tree	Grevillia Robusta
Weeping Willow	Salix Babylonica
Mulberry Tree	Morus Alba or Nigra
Oleander Shrub	Nerium Oleander
Citrus Trees	All Species

18 FEB 82

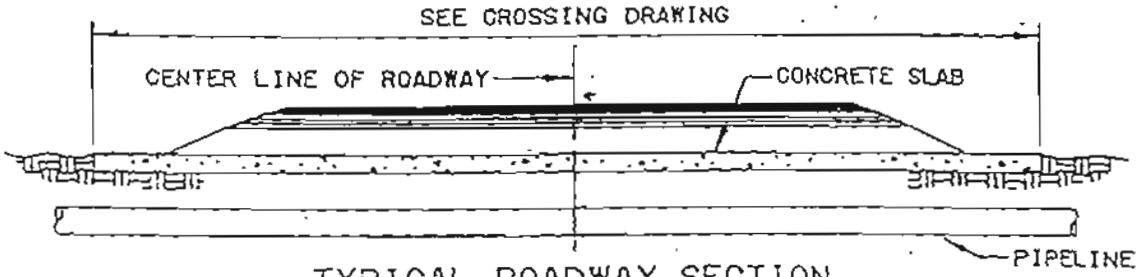
6" CONCRETE SLAB DETAIL



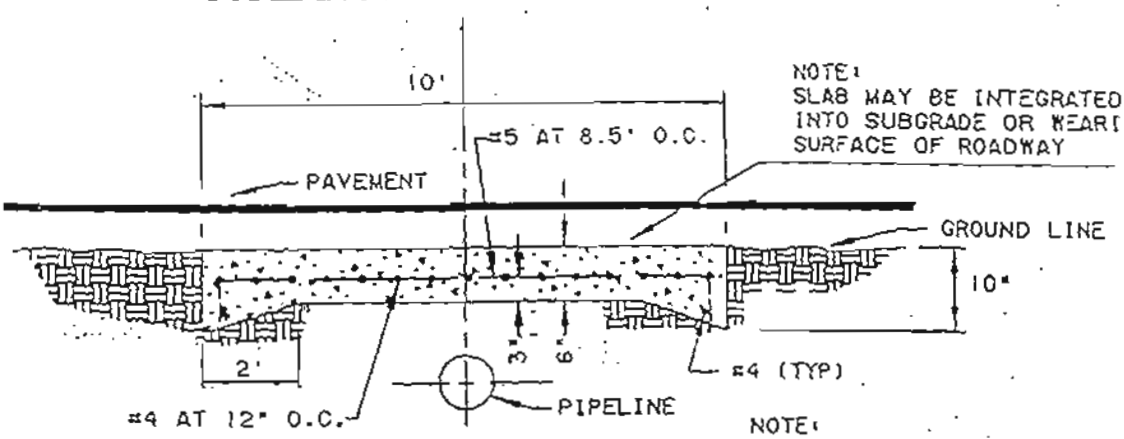
PLAN

SQUARE ENDS OF SLAB TO SIMPLIFY FORMING AND PLACING OF STEEL

THE SLAB SHALL EXTEND A MIN. OF 6' BEYOND TOE OF FILL REGARDLESS OF ANGLE OF CROSSING



TYPICAL ROADWAY SECTION



NOTE:
SLAB MAY BE INTEGRATED INTO SUBGRADE OR WEARING SURFACE OF ROADWAY

NOTE:
SOFT SPOTS OR DEBRIS FOUND IN THE SURFACE WHERE THE SLAB IS TO BE PLACED, SHALL BE REMOVED AND REPLACED WITH MORE SUITABLE MATERIAL COMPACTED TO A DENSITY COMPARABLE TO THE ADJACENT UNDISTURBED MATERIAL.

SLAB DETAILS

FIG. A

GENERAL NOTES

DESIGN: 16 TON AXLE LOAD (HS-20 LOAD RATING - MAX ALLOWED)

CONCRETE: ULTIMATE STRENGTH (f'c) OF 4500 P.S.I. AT 28 DAYS

REINFORCING STEEL: A.S.T.M. A-615 SPECIFICATIONS GRADE 60

CAUTION: CONSTRUCTION EQUIPMENT AND VEHICLES SHALL NOT BE OPERATED OVER UNPROTECTED PIPE AND SHALL NOT BE OPERATED OVER SLAB UNTIL 14 DAYS AFTER POURING

00005-X-6

SPE360

APPENDIX D
PIMA COUNTY WASTEWATER LETTER

PIMA COUNTY
WASTEWATER MANAGEMENT DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

GEORGE A. BRINSKO
Director

PH (520) 740-6500
FAX (520) 620-0135

May 10, 1999

Craig Gross
Department of Planning
P.O.Box 27210
Tucson, Arizona 85726-7210

Subject: La Estancia Specific Plan

Dear Mr. Gross:

Pima County Wastewater Management has reviewed the subject Specific Plan and offers the following:

1. The 30-inch diameter sewer needs to be in street right-of-way, or in a maintained (paved) access way adjacent to a wash. If it is located in a paved bikeway/pedestrian way, the pavement needs to be designed to carry a heavy truck. Rerouting the 30-inch diameter sewer into the Light Industrial Access Road would open up the opportunity to possibly allow some higher water user companies to develop in this area.

2. Sewers in general should be in paved streets to the greatest extent possible.

3. No flow-through sewers are required.

4. The proposed residential density caps, if reached, would generate more than two million gallons per day of Peak Wet Weather Flow (2 MGD, PWWF). With additional Commercial Flow projected the interior sewer system needs to be designed (sized) to handle all projected flow prior to recording any individual Final Plats.

5. We are aware of a private sewer line between Parcels 4d and 5b. If the 30-inch diameter sewer is relocated, the private line would have to be reconnected at this developers expense.

If you have any questions, please call me at 740-6547.

Glenn W. Hitz
Civil Engineer

xc: Steve Magelli
Robert Decker
15S18 & 19

THE
PLANNING
CENTER

June 29, 2004

Mr. Albert Elias, AICP
Planning Director
City of Tucson
Department of Urban Planning and Design
P.O. Box 27210
Tucson, AZ 85726-7210

Subject: **La Estancia Planned Area Development**

Dear Albert:

Thank you for this opportunity to clarify and make some minor refinements to the La Estancia PAD. We are all very excited about getting the development of this property underway, and appreciate the support of you, Ernie Duarte and Benny Young in this endeavor.

As we discussed in our meeting, there are a few areas of the PAD that are in need of clarification. The first is regarding residential density. At the time of the initial drafting and subsequent approval of the Specific Plan (now PAD), there was an interest in providing the opportunity for a variety of housing types and densities. As a result, the plan was prepared using very aggressive scenario for maximum build-out. We felt this would give the developer the maximum flexibility to create this housing product mix. At the same time, we were cognizant of the fact that the market would not likely support such high residential densities across the entire project site. It was The Planning Center and the Developer's intent that this scenario presented the maximum density for the project, but the plan would not prohibit the project's development at an overall lower density, ensuring the flexibility of the plan to respond to market conditions and homebuilder trends.

The developer still stands by the original goal of La Estancia, which is to create a mixed use master planned community that incorporates a variety of residential dwelling types and densities, provides a range of commercial opportunities and integrates a recreation and trails system that increases the overall quality of life for its residents.

For clarification, and to present a more accurate estimate of the target number of residential units, we have attached a revised Land Use Table. As you will see, this table adjusts the overall unit cap for the project from 4,067 to 2,750.

We have also received feedback on the plan from the real estate industry that the commercially designated parcels along Wilmot Road are not viable, especially given the

110 SOUTH CHURCH, SUITE 6320 TUCSON, AZ 85701 520.623.6146 FAX 520.622.1950 www.azplanningcenter.com

fact that Wilmot is not a through street to the north. Also, given the projected housing densities, the property is over-planned for commercial. Therefore, we intend to exercise the residential option available under the PAD's Commercial designation.

We have also determined that the project was originally over-planned for roadways. This is especially true in light of the fact that the property will likely develop at a lower density than the PAD maximums. Therefore, we request the ability for collector streets to be subsequently designed, not eliminated, in conjunction with each of the subdivision plats, allowing more flexibility to combine development pods and design the amount and type of streets to respond better to the needs of each subdivision. At the time that each subdivision plat is submitted, collector street design will demonstrate phased interconnectivity between subdivisions.

Additionally, we are proposing a modification of the main entry road to avoid ringing around the park/village commercial area. This will improve traffic flow and minimize large roadways and excessive pavement. This realignment does not modify the access points on Wilmot or Kolb; it only modifies the middle portion of the road, meeting the intent of the plan to provide a spine road connection from east to west.

Feedback from developers has indicated more of an interest in small neighborhood parks within subdivisions, rather than one larger community park. We still believe the community park is a focal point of the community, and propose to retain it, but at a reduced size in exchange for requirements for neighborhood pocket-type parks. These parks will be developed within each subdivision by providing 200 square feet of pocket park for each residential unit. Additionally, councilmembers have expressed the desire for more community ball fields to serve their constituents. In response to this, we are proposing the dedication of the NW corner of the PAD for community ball fields to offset the decrease in the central park size. This creates a more effective and useful facility for the entire region, rather than just the PAD area.

Attached are the revised Land Use Table and Land Use Plan that illustrate the above referenced modifications. The Density ranges have been modified to narrow the ranges and to raise the lower end of the ranges. This should assure that the project cannot be built out entirely at the original low end of the ranges.

Also, to assist in the review of plats and development plans, we request that a consistent staff team from Development Services, Parks and Recreation, and Urban Planning and Design be assembled and assigned to this project. Since there will likely be multiple developers throughout the course of the PAD's development, this will help provide project continuity, and will help address issues of connectivity, neighborhood park and location and criteria, street cross-sections, and location and mix of densities.

Other than these minor changes, the remainder of the La Estancia PAD remains in effect.

Thank you for this opportunity to clarify and make these administrative adjustments to the PAD. If you are in agreement with these clarifications, please indicate your concurrence in the signature block below. We look forward to continuing to work with City staff to make this project a reality.

Sincerely,

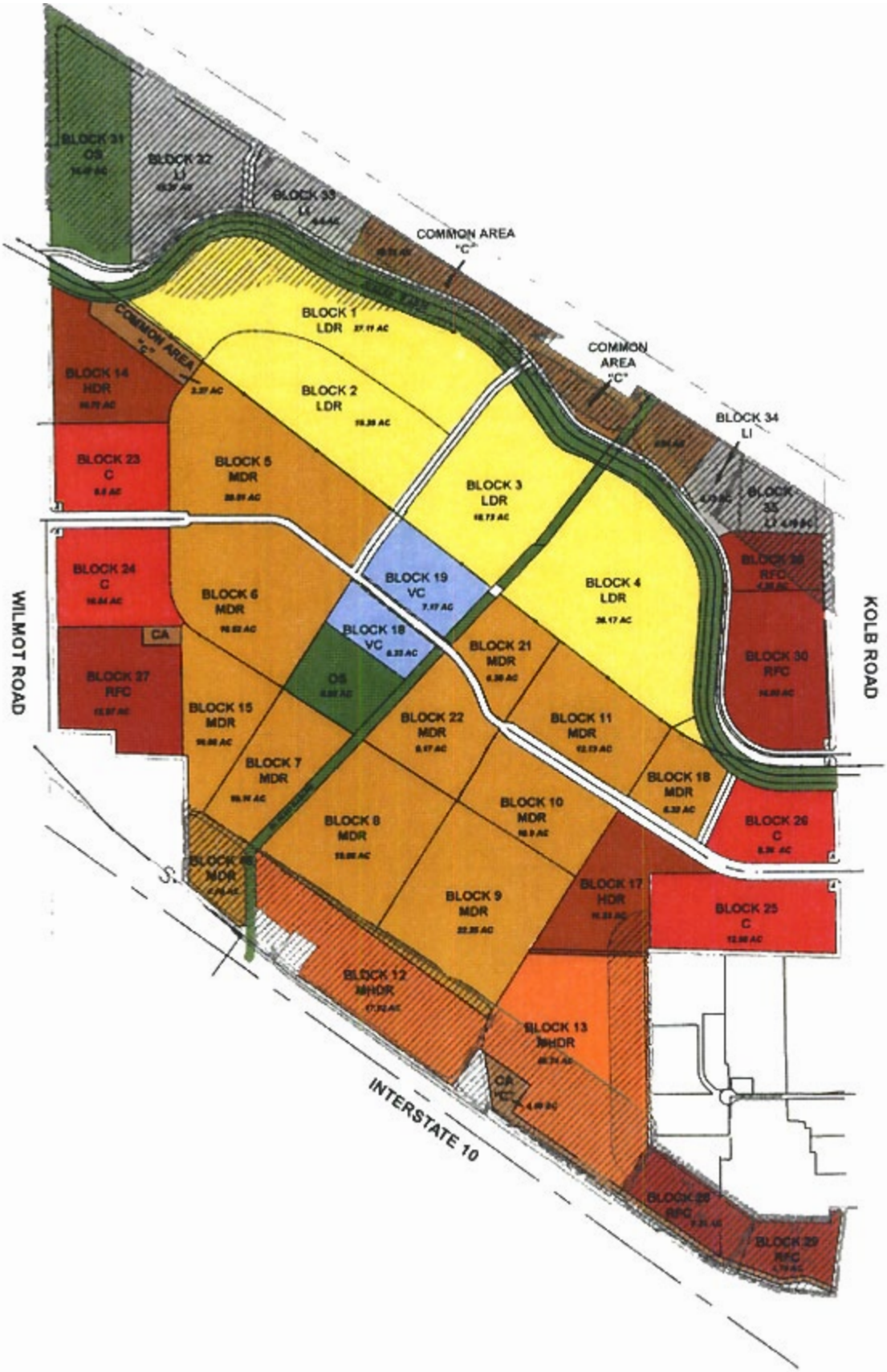
Michael J. Grassinger, AICP
Principal

Concurrence

Albert Elias, AICP
Planning Director

cc: *Benny Young, Assistant City Manager*
Ernie Duarte, Development Services Director
Rick Price, RB Price and Company
Frank Castro/John Lupo, Castro Engineering

Enclosures (2)


BLOCK 31
OS
BLOCK 32
LI
BLOCK 33
COMMON AREA
"C"
BLOCK 1
LDR
COMMON AREA
"C"
COMMON
AREA
"C"
BLOCK 14
HDR
BLOCK 2
LDR
BLOCK 34
LI
BLOCK 23
C
BLOCK 5
MDR
BLOCK 3
LDR
BLOCK 35
LI
BLOCK 36
RFC
BLOCK 24
C
BLOCK 19
VC
BLOCK 4
LDR
BLOCK 6
MDR
BLOCK 18
VC
CA
BLOCK 21
MDR
BLOCK 30
RFC
BLOCK 27
RFC
OS
BLOCK 15
MDR
BLOCK 22
MDR
BLOCK 11
MDR
BLOCK 7
MDR
BLOCK 18
MDR
BLOCK 10
MDR
BLOCK 26
C
BLOCK 8
MDR
BLOCK 9
MDR
BLOCK 17
HDR
BLOCK 25
C
BLOCK 12
MHDR
BLOCK 13
MHDR
CA
HCT
WILMOT ROAD
KOLB ROAD
INTERSTATE 10
BLOCK 28
RFC
BLOCK 29
RFC

Dvlt Area	Category	Description	Acres	Density Range	
1	LDR	Low Density Residential	27.1	2-6	
2	LDR	Low Density Residential	19.3	2-6	
3	LDR	Low Density Residential	18.7	2-6	
4	LDR	Low Density Residential	28.2	2-6	
5	MDR	Medium Density Residential	20.6	5-10	
6	MDR	Medium Density Residential	18.5	5-10	
7	MDR	Medium Density Residential	10.1	5-10	
8	MDR	Medium Density Residential	19.1	5-10	
9	MDR	Medium Density Residential	22.3	5-10	
10	MDR	Medium Density Residential	10.9	5-10	
11	MDR	Medium Density Residential	12.2	5-10	
12	MHDR	Medium High Density Residential	17.8	6-22	
13	MHDR	Medium High Density Residential	31.5	6-22	
14	HDR	High Density Residential	10.7	8-22	
15	MDR	Medium Density Residential	10.1	5-10	
16	MDR	Medium Density Residential	4.5	5-10	
17	HDR	High Density Residential	11.3	8-22	
18	MDR	Medium Density Residential	6.3	5-10	
19	VC	Village Center	7.2		
20	VC	Village Center	5.3		
21	MDR	Medium Density Residential	6.4	5-10	
22	MDR	Medium Density Residential	9.6	5-10	
23	C	Commercial*	9.6	6-22	
24	C	Commercial*	10.9	6-22	
25	C	Commercial	13.0		
26	C	Commercial	8.3		
27	RFC	Regional/Freeway Commercial*	13.0	6-22	
28	RFC	Regional/Freeway Commercial	6.3		
29	RFC	Regional/Freeway Commercial	7.8		
30	RFC	Regional/Freeway Commercial	14.9		
31	LI	Light Industrial (Open Space)	15.5		
32	LI	Light Industrial	15.3		
33	LI	Light Industrial	10.7		
34	LI	Light Industrial	3.7		
35	LI	Light Industrial	4.2		
36	LI	Light Industrial	9.4		
		Common Area	24.1		
		Recreation/Trails	36.9		
		Roads	23.4		
		TOTAL	554.4	Projected Units:	2700

* Assumes use as Residential

CITY OF
TUCSON

DEPARTMENT OF
URBAN PLANNING
& DESIGN

July 31, 2007

Mr. Scott Lee
2670 Crimson Canyon Drive, Suite #110
Las Vegas, NV 89128

Subject: La Estancia de Tucson PAD, Phase II – Letter of Refinement

Dear Mr. Lee:

The Department of Urban Planning and Design is pleased to announce the approval of your "Letter of Refinement" and attachments dated July 20, 2007. The letter of refinement applies to Phase II of La Estancia de Tucson PAD.

The City would like to take this time to show our appreciation and thank you for your efforts and the collaboration you established with City of Tucson staff. We look forward in assisting with this project at the time of development.

If you have any question or if we can be of further assistance, please call Manny Padilla at 791-4505.

Sincerely,

Albert Elias
Director of Urban Planning and Design

Attachments: Two copies of the Letter of Refinement

MAC ARTHUR BUILDING • 345 E. TOOLE AVE. • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4505, • FAX (520) 791-4130 OR 791-2663 • TTY (520) 791-2639
www.tucsonaz.gov • E-Mail: web@tucsonaz.gov

ORIGIN

July 20, 2007

Mr. Albert Elias, AICP
Planning Director
City of Tucson
Department of Urban Planning & Design
P.O. Box 27210
Tucson, Arizona 85726-7210

Re: ***La Estancia de Tucson – Phase II***

Dear Albert,

Thank you for this opportunity to make refinements to the La Estancia PAD (adopted: October, 11, 1999 by Ordinance No. 9298) and the prior refinement letter dated June 29, 2004. We are all excited about getting the development of this property underway, and appreciate the support of the "Design Team" which consisted of: Brad Burns, Scott Lee, Andrew Miller and Chip Maxfield (La Estancia, LLC); Elisha Nakada and David R. Maldonado (KTGY Group, Inc.); Roger Howlett, Manuel Padilla, and Rosanne Bent (DUPD); Patricia Gehlen, David Rivera, and Glenn Moyer (DSD); Matt Flick (DSD Engineering); Pat Eisenburg (COT Water Department); Mathew Minder (Southwest Gas); Rich Harrington, Lisa Castillo, and Ron Grant (T.E.P.); Frank Castro, Jason Morse, Shiela Bowen and John Lupo (Castro Engineering); Benny Young (Parks & Recreation Department) and Al Flores (Vail School District).

We have made great progress since our first meeting held in April 2006. The PAD adopted by Ordinance No. 9298 and the first refinement letter provide for flexibility and encourage unique and innovative design.

To ensure compliance with the PAD and the first refinement letter, there are several minor adjustments we need to address and clarify. The team, throughout the work phase, has established specific design elements and standards which we need to identify for proper submittal and processing of La Estancia de Tucson - Phase II, similar to what was established and approved for Phase I. The purpose and intent of this refinement letter is to provide an understanding between the City of Tucson and La Estancia, L.L.C. regarding the unique design elements necessary to accomplish the innovative design concepts that have been created through our extensive planning by the "Design Team". In particular the requirements for lot area, width, depth, and setbacks; parking and street classifications; trash and recycling collections; utility locations; and density ranges are presented in the enclosed exhibits; which are meant to (i) supersede the original PAD and the first refinement letter where a conflict may arise, (ii) supplement the same where no conflicts exist and (iii) set forth the design criteria for Phase II. Throughout this group effort we feel we have taken great care in creating an integrated design approach to achieve densities through innovative urban Land Use concepts (Exhibit 1 – A). By creating a mix of housing types, we can create community diversity with an atmosphere the City of Tucson and its future residents can be proud of and enjoy for many years.

2670 Crimson Canyon Drive, Suite #110, Las Vegas, NV 89128 Phone (702) 395-1600 Fax (702) 395-7600
www.originproperties.net

The enclosed exhibits are presented as a guide to achieve the density ranges and the development of Phase II for the project (Exhibits 1 thru 5). We are submitting nine unique urban concepts with densities ranging from 5 to 25 dwelling units to the acre, which will allow for flexibility with a changing market demand. These urban concepts are not exclusive and our builder partners may bring additional concepts to market. In connection with these urban concepts, we have created new optional street sections and have attached them hereto (Exhibit 2 A thru E).

As you recall, Block 31 has been conveyed to the city for the purpose of public "community ball fields" or as deemed appropriate by the city to meet the needs of its constituents; and is to be designed, constructed and maintained by the City of Tucson. The pocket parks will be designed and constructed by La Estancia, LLC and maintained by the home owner's association. The approximate 7.6 acre public community park will be designed by La Estancia, LLC and approved by the City of Tucson's Parks and Recreation Department. This park will be constructed by La Estancia, LLC prior to the issuance by the City of Tucson of the 500th final inspection permit of a residential unit in Phase I. We are enclosing as Exhibit 1-D a conceptual plan of this park that shows the proposed connectivity to the proposed Vail School Board site. The ownership of this public community park will be transferred to the City of Tucson upon completion of the park improvements; and the maintenance of this park will be the responsibility of the City of Tucson upon acceptance of the park improvements.

We are preparing Design Guidelines for Phase II that will include a "Self Certification Process". This will ensure that these innovative design concepts will adhere to the "Design Team's" criteria for the development of this phase. The enclosed Land Use Map (Exhibit 1-A) has been revised to clarify the Block Zoning designations and densities of the existing PAD.

There will likely be multiple builders throughout the course of the development of Phase II. To assist in the review of plats and development plans, we request a consistent staff team from Development Services, Parks and Recreation, and Urban Planning and Design be assembled and assigned to this project, this will help provide overall project continuity.

We have appreciated this opportunity to work as a team in an effort to create a well planned project. Please indicate your acceptance of these refinements by signing below.

Respectfully,

Bradley F. Burns
Manager

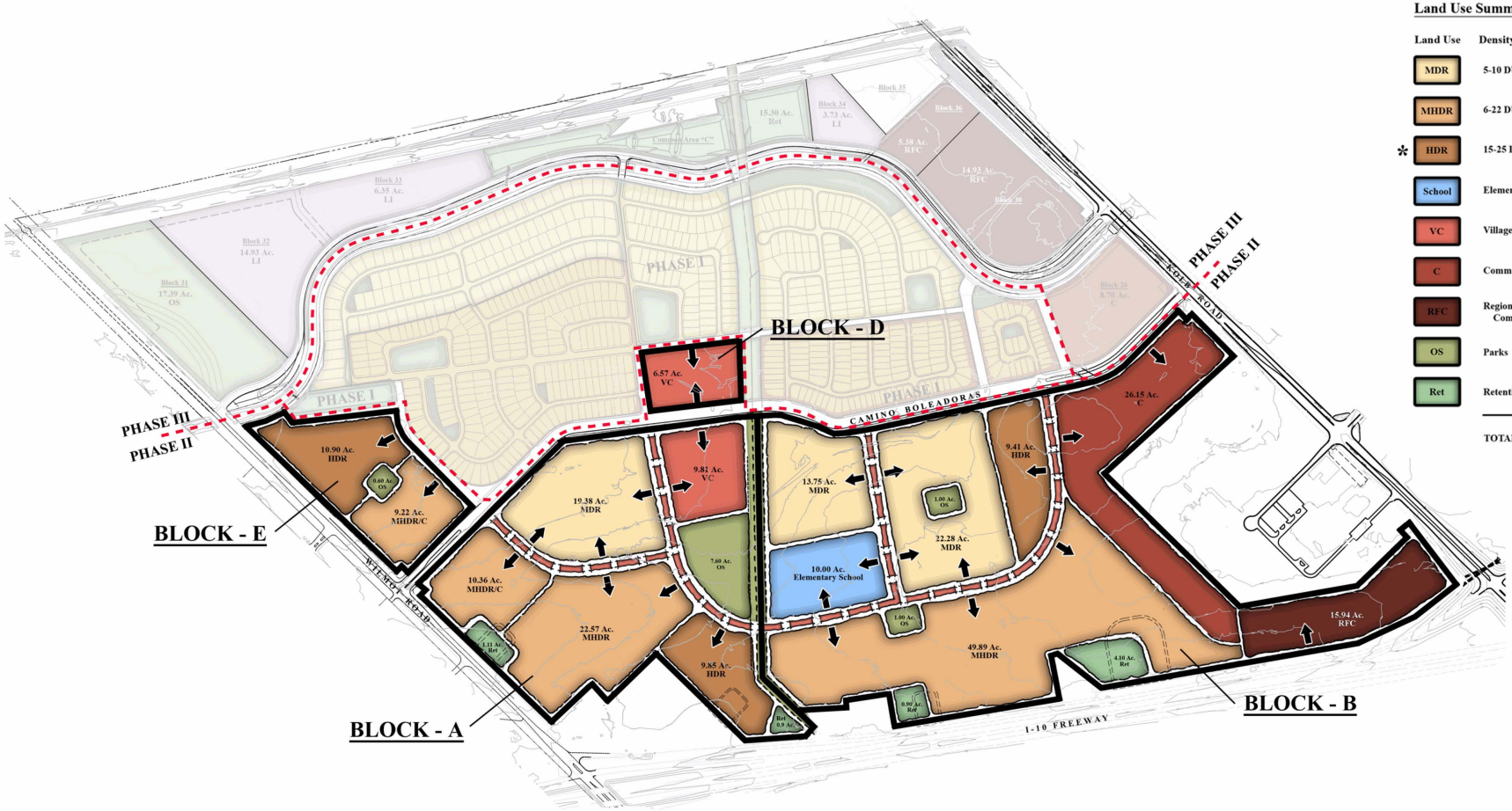
Approved by:

Albert Elias, AICP
Planning Director

List of Exhibits:

1. Land Use Map - Phase II (Exhibit 1-A), Phasing Plan (Exhibit 1-B), Phase II – Block Map & Matrix (Exhibit 1-C) and Conceptual Parks and School Layout (Exhibit 1-D)
2. Proposed New Parking and Street Sections (Exhibits 2-A thru E)
3. Proposed Trash and Utility Locations (Exhibits 3-A thru D)
4. Urban Concept - Typical Layouts (Exhibits 4-A thru L)
5. Urban Concept - Typical Lots (Exhibits 5-A thru D)

Exhibit 1 - A



Land Use Summary - Phase II

Land Use	Density Range	Acres	Units (Low)	Units (High)
MDR	5-10 DU/Acres	55.41 Acres	277 Units	554 Units
MHDR	6-22 DU/Acres	92.04 Acres	552 Units	2,025 Units
* HDR	15-25 DU/Acres	30.16 Acres	452 Units	754 Units
School	Elementary School	10.00 Acres	N/A	N/A
VC	Village Commercial	16.38 Acres	N/A	N/A
C	Commercial	26.15 Acres	N/A	N/A
RFC	Regional Freeway Commercial	15.94 Acres	N/A	N/A
OS	Parks	10.20 Acres	N/A	N/A
Ret	Retention	7.01 Acres	N/A	N/A
TOTAL		263.29 Acres	1,281 Units	3,333 Units

*NOTE: HDR: In order to satisfy diverse residential housing types, the density range shall be shifted from 22 DU/Acre to 25 DU/Acre.

Spine - Minor Collector (Road)

0 300
150 600

LAND USE MAP - PHASE II

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5156

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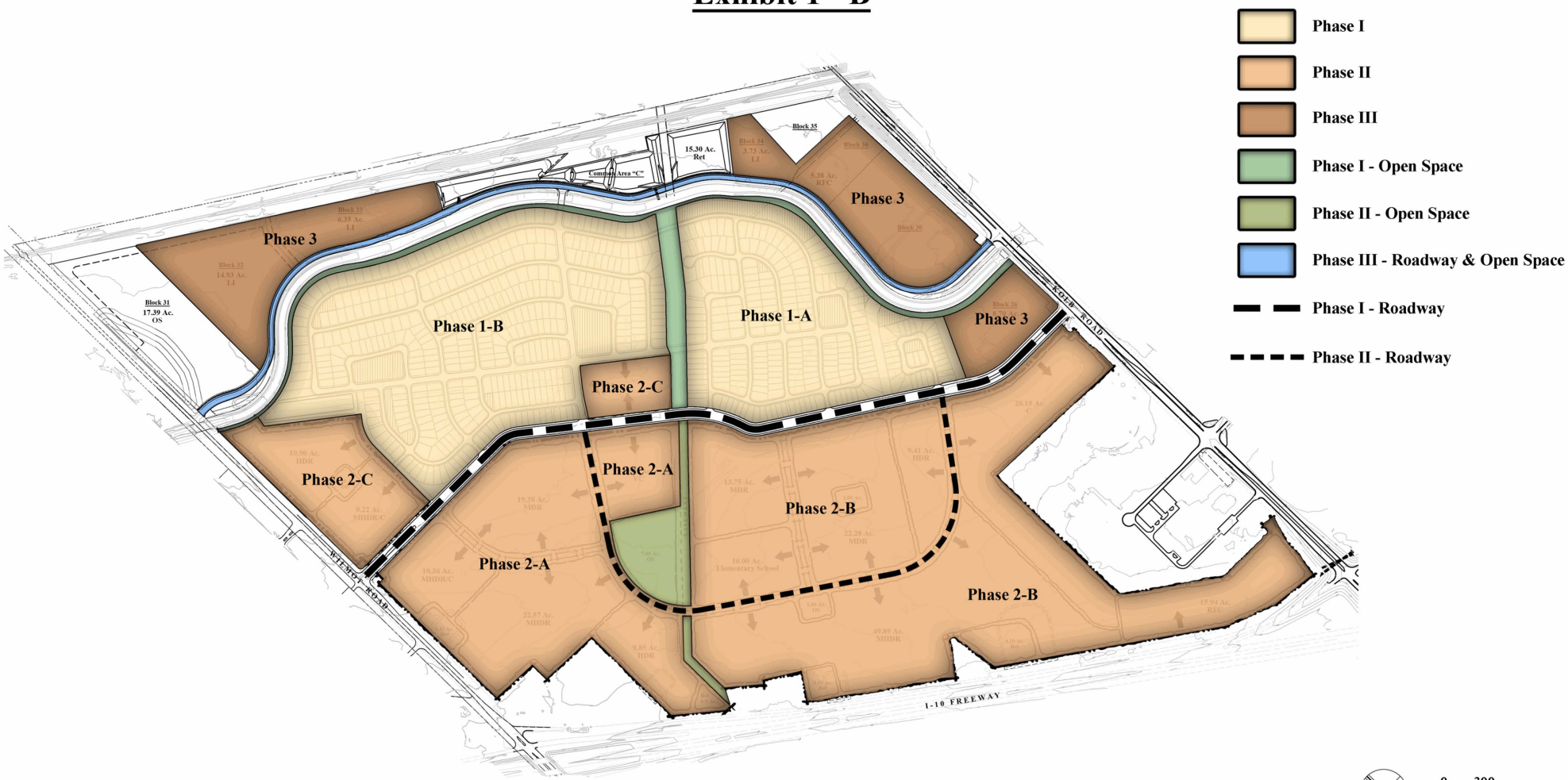
KTGY NO. 20060352

Exhibit 1 - B



PHASING PLAN

0 300
150 600

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5156

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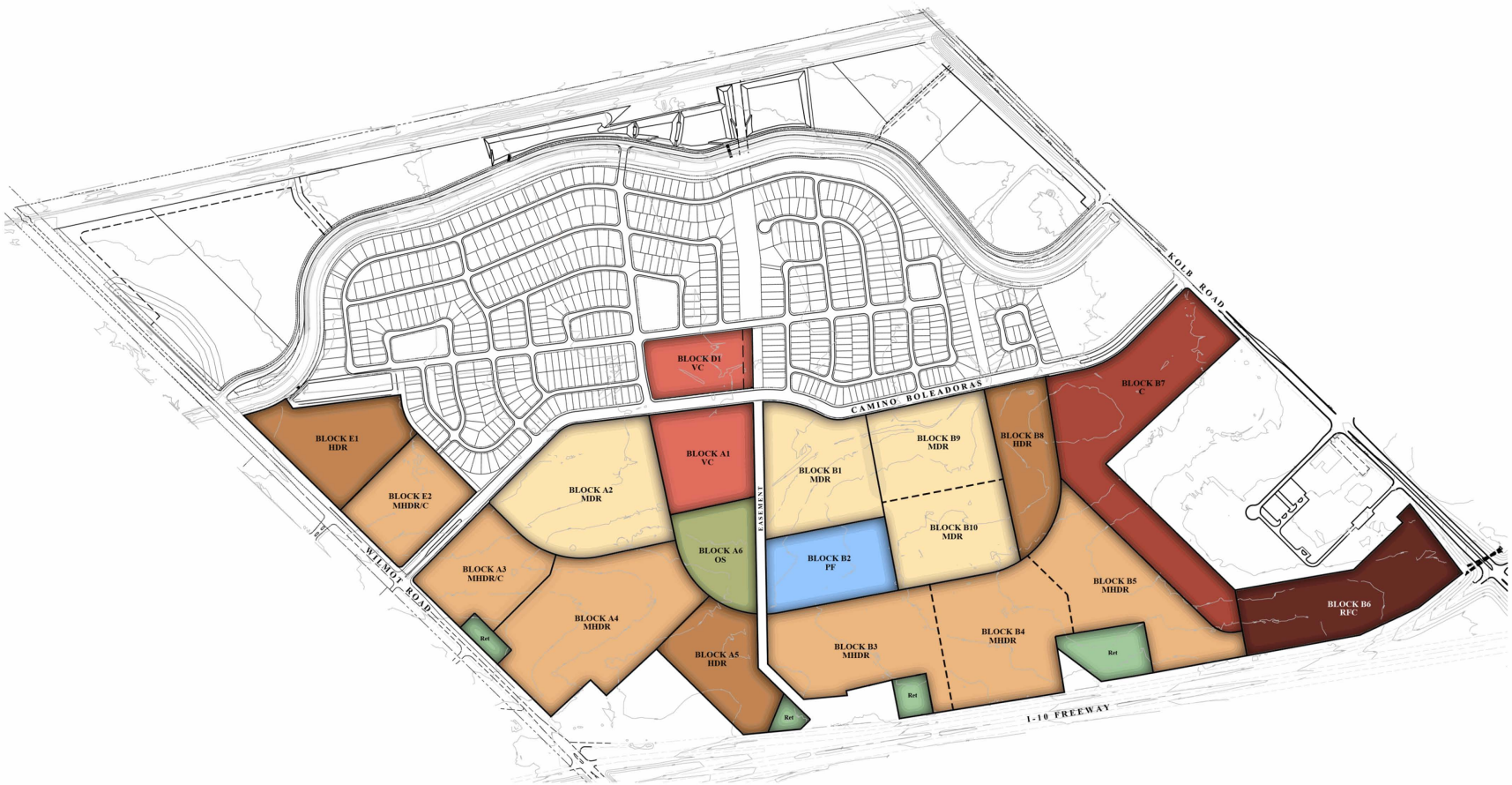
Exhibit 1 - C



wing matrix

PHASE II - BLOCK MAP

0 300
150 600

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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(949) 851-2133 FAX (949) 851-5156
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KTGY NO. 20060352

La Estancia de Tucson - Phase II
Block Summary

Block #	Category	Description	Approx. Acres	Density Range
A1	VC	Village Commercial	11.38 Acres	N/A
A2	MDR	Medium Density Residential	19.38 Acres	5-10 DU/Acre
A3	MHDR/C	Medium High Density Residential/Commercial	10.36 Acres	6-22 DU/Acre
A4	MHDR	Medium High Density Residential	22.57 Acres	6-22 DU/Acre
A5	HDR	High Density Residential	9.85 Acres	15-25 DU/Acre
A6	OS	Open Space/Community Park	6.03 Acres	N/A
B1	MDR	Medium Density Residential	13.75 Acres	5-10 DU/Acre
B2	PF	Public Facility	10.00 Acres	N/A
B3	MHDR	Medium High Density Residential	16.62 Acres	6-22 DU/Acre
B4	MHDR	Medium High Density Residential	16.65 Acres	6-22 DU/Acre
B5	MHDR	Medium High Density Residential	16.62 Acres	6-22 DU/Acre
B6	RFC	Regional Freeway Commercial	15.94 Acres	N/A
B7	C	Commercial	26.15 Acres	N/A
B8	HDR	High Density Residential	9.41 Acres	15-25 DU/Acre
B9	MDR	Medium Density Residential	11.14 Acres	5-10 DU/Acre
B10	MDR	Medium Density Residential	11.14 Acres	5-10 DU/Acre
D1	VC	Village Commercial	6.57 Acres	N/A
E1	HDR	High Density Residential	10.90 Acres	15-25 DU/Acre
E2	MHDR/C	Medium High Density Residential/Commercial	9.22 Acres	6-22 DU/Acre
		Sub-Parks	2.60 Acres	N/A
		Common Area/Retention	7.01 Acres	N/A
		SUB-TOTAL	**263.29 Acres**	**3,333 Units**
				(Projected Units)

(*Please refer to Exhibit 1 - C)

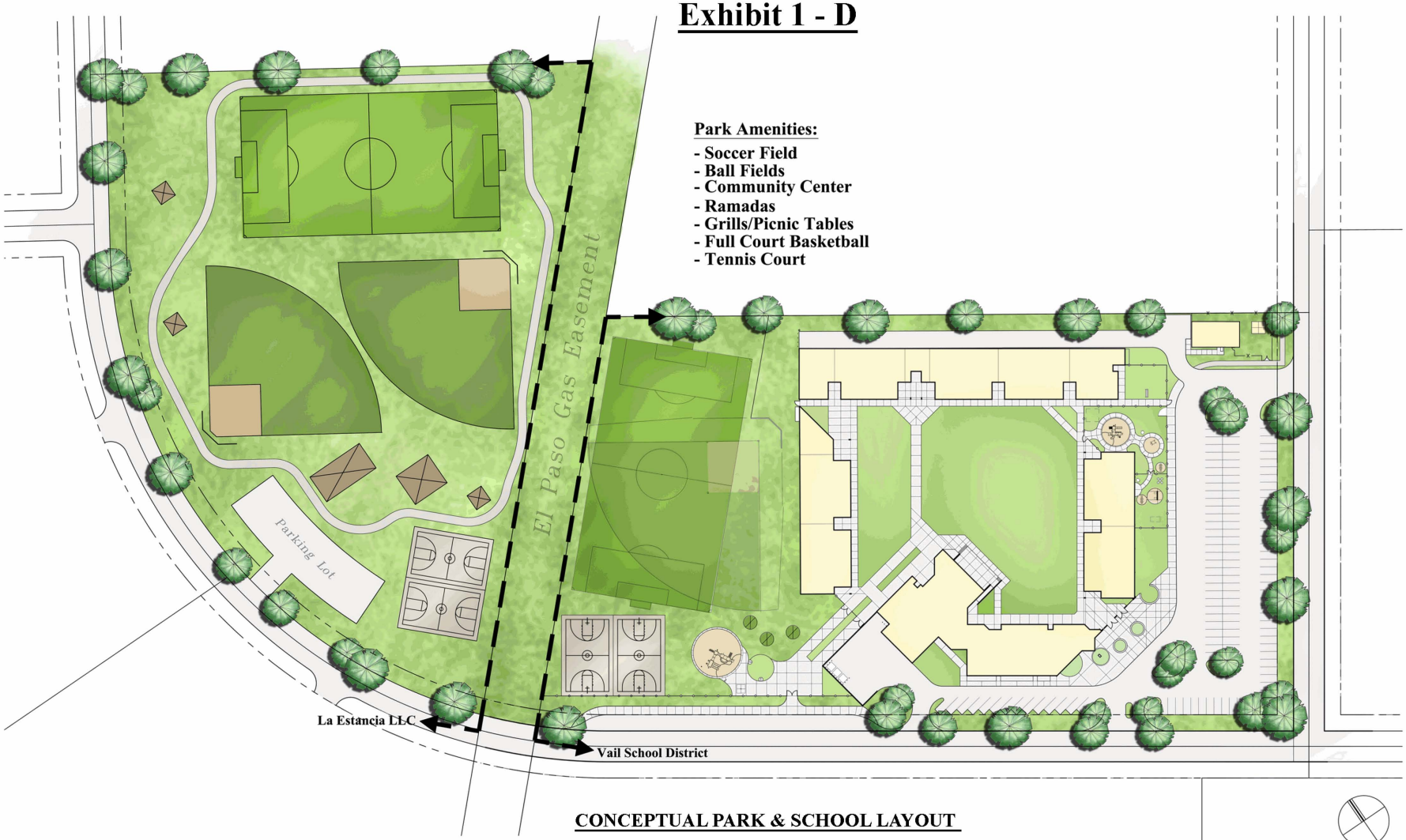
Phase 1				
Phase 1	40' x 110'	Lot #s: 523 - 664	32.43 Acres	142 Units
Phase 1	45' x 110'	Lot #s: 117 - 330	56.45 Acres	214 Units
Phase 1	50' x 110'	Lot #s: 331 - 522	50.23 Acres	192 Units
Phase 1	65' x 110'	Lot #s: 1 - 116	22.83 Acres	116 Units
		SUB-TOTAL	**161.94 Acres**	**664 Units**
Phase 3	N/A	**SUB-TOTAL**	**97.07 Acres**	**N/A**
Wash	Julian	**SUB-TOTAL**	**26.94 Acres**	**N/A**
		GRAND TOTAL	**549.24 Acres**	**3,997 Units**

6/28/2007

Exhibit 1 - D

Park Amenities:

- Soccer Field
- Ball Fields
- Community Center
- Ramadas
- Grills/Picnic Tables
- Full Court Basketball
- Tennis Court



CONCEPTUAL PARK & SCHOOL LAYOUT

0 50
25 100

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
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(949) 851-2133 FAX (949) 851-5156

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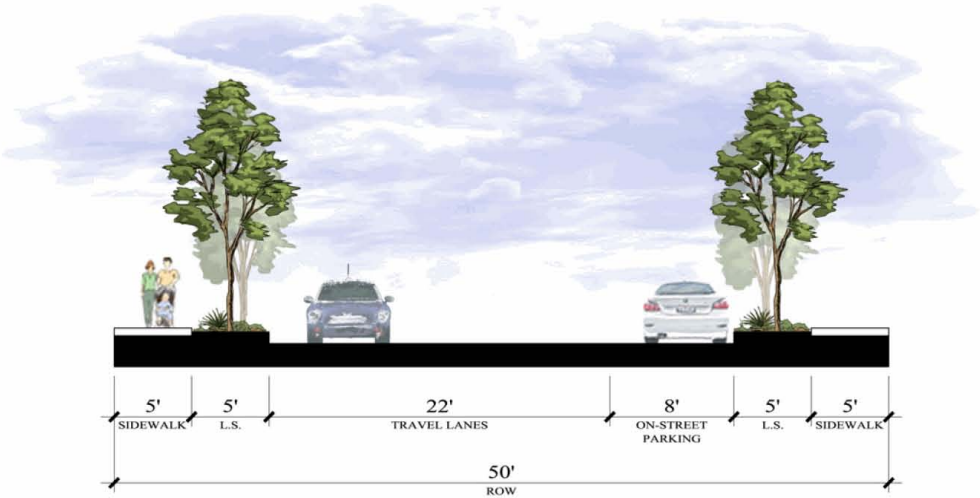
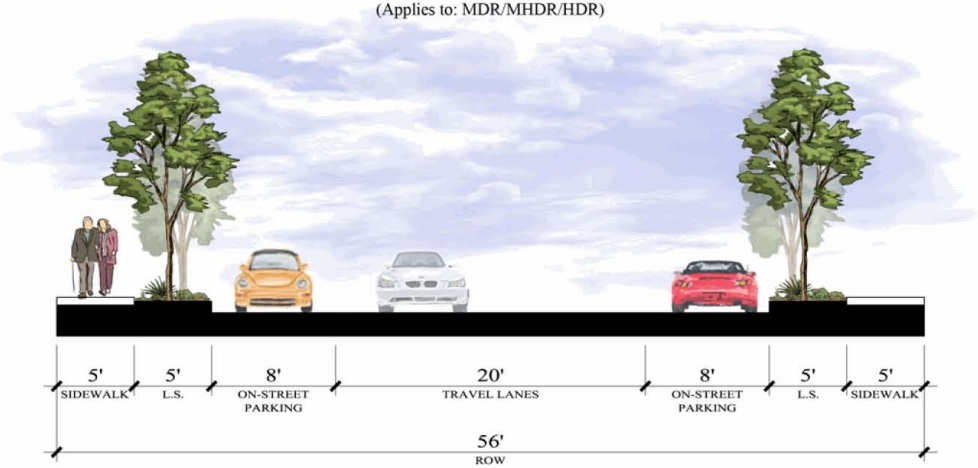
KTGY NO. 20060352

Exhibit 2 - A



Residential Loop Road - A

(Applies to: MDR/MHDR/HDR)



Residential Loop Road - B

(Applies to: MDR/MHDR/HDR)

*** Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).**

PROPOSED NEW PARKING & STREET SECTIONS - A
(OPTIONAL)

0 4
2 8

LA ESTANCIA L.L.C.
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La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
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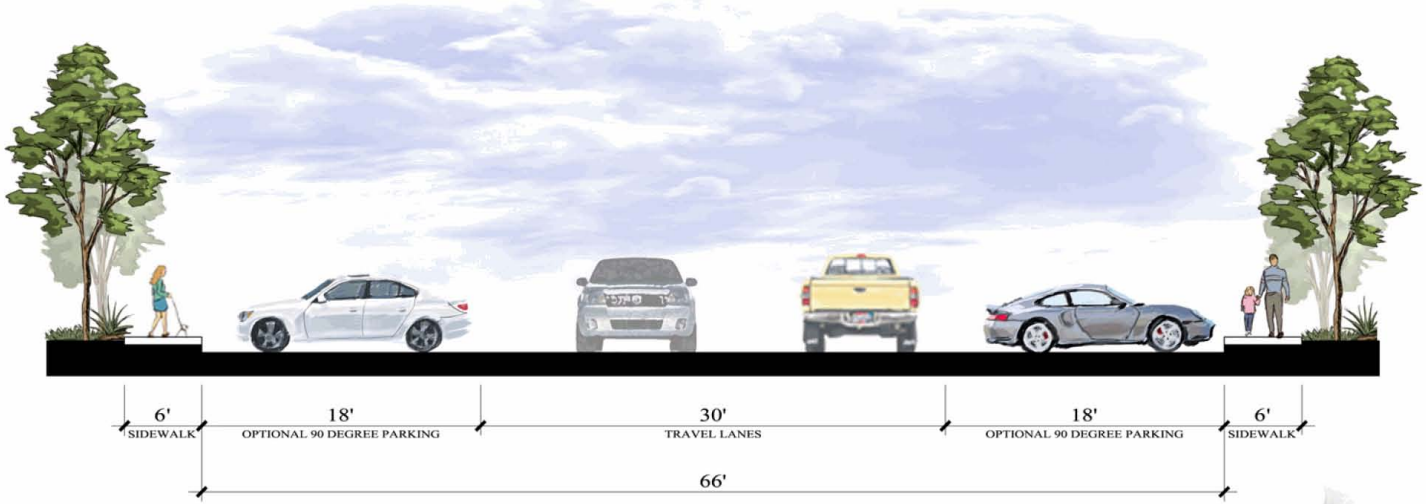
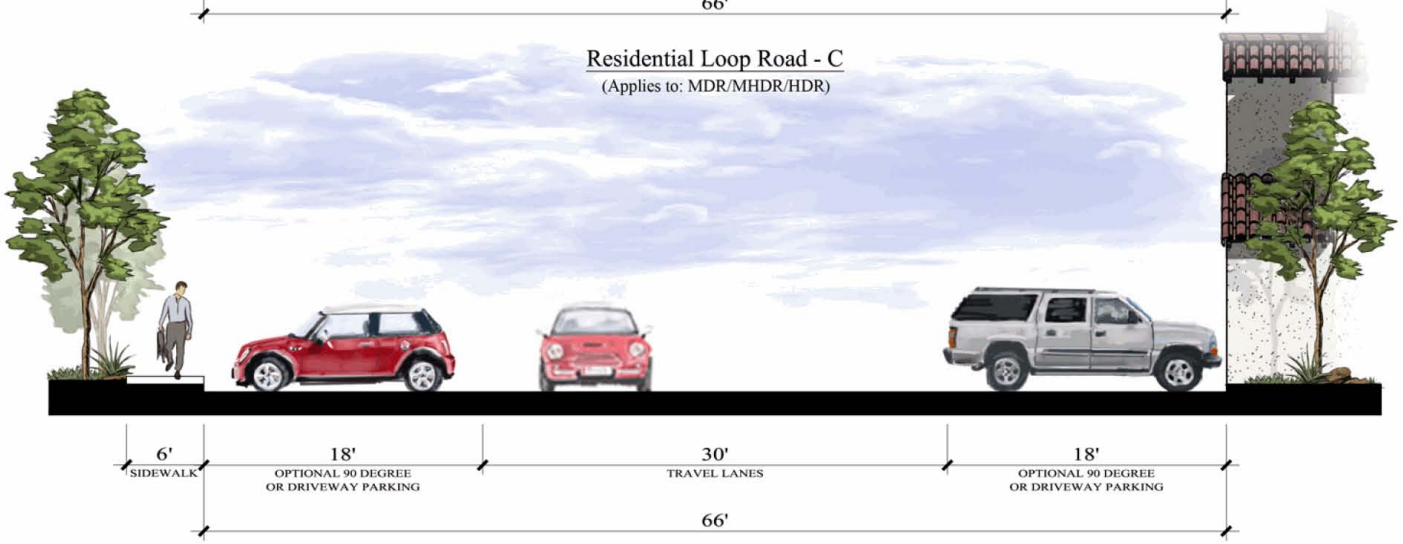
KTGY NO. 20070039

Exhibit 2 - B



Residential Loop Road - C
(Applies to: MDR/MHDR/HDR)



Residential Loop Road - D
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

PROPOSED NEW PARKING & STREET SECTIONS - B
(OPTIONAL)

0 4
2 8

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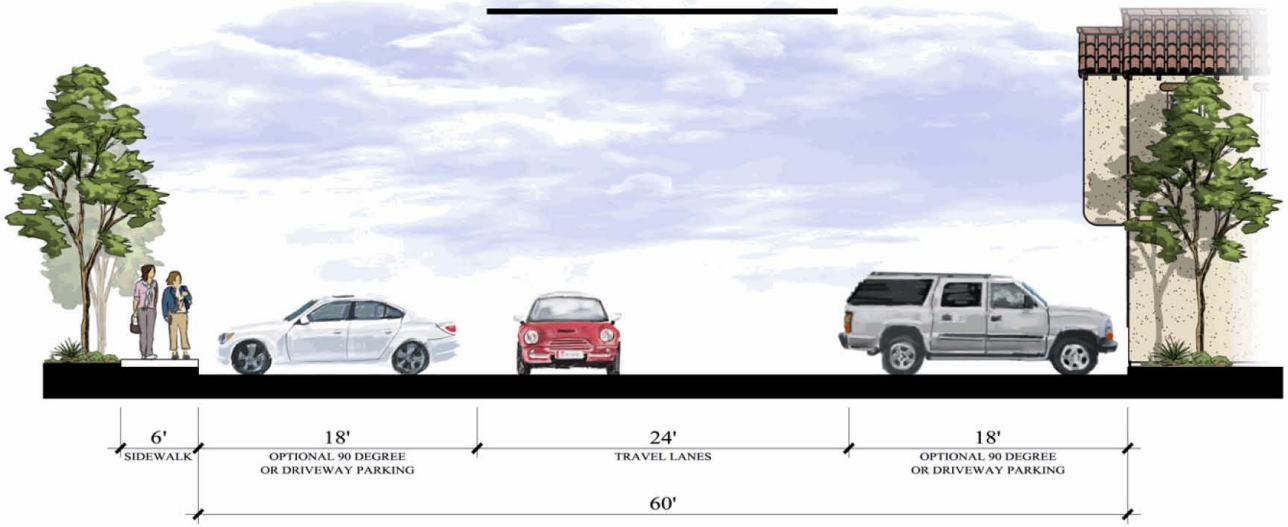
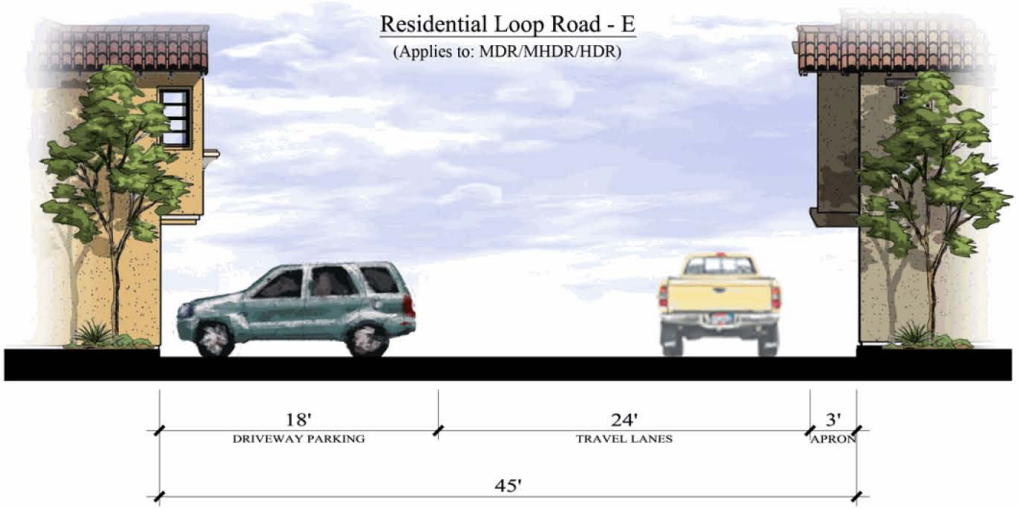
Exhibit 2 - C



Residential Loop Road - E
(Applies to: MDR/MHDR/HDR)



Residential Loop Road - F
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

PROPOSED NEW PARKING & STREET SECTIONS - C
(OPTIONAL)

0 4
2 8

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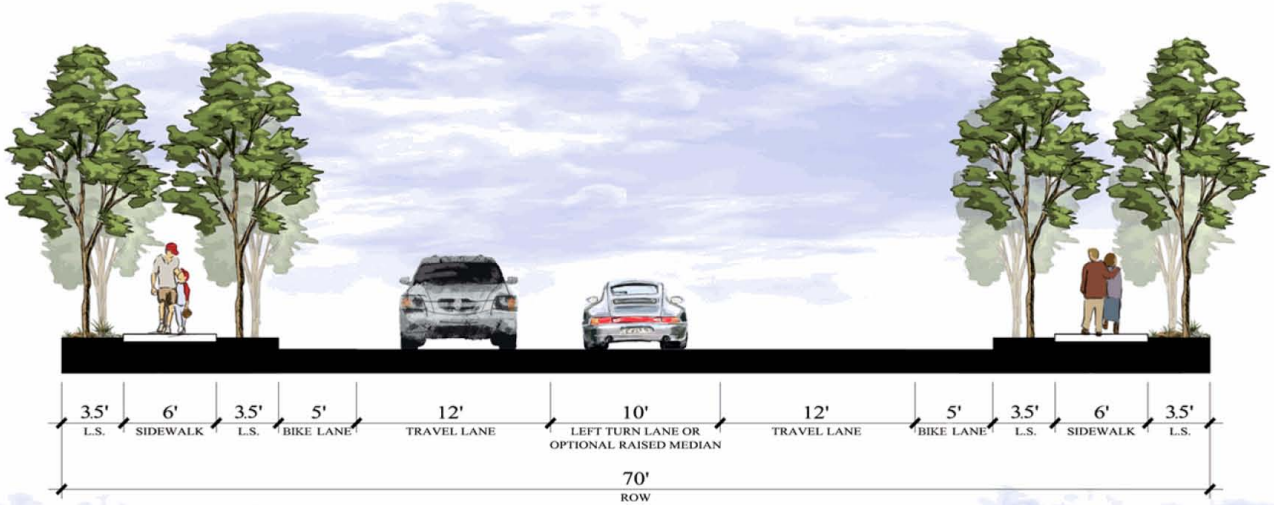
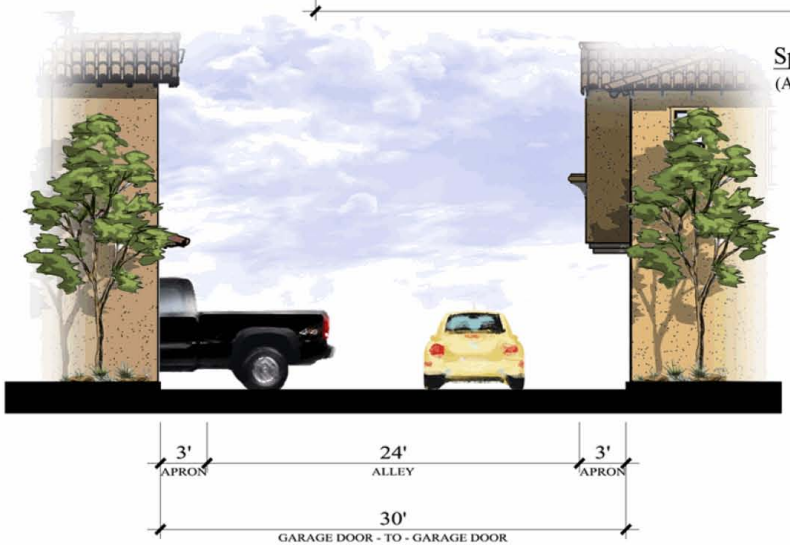
Exhibit 2 - D



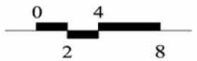
Spine - Minor Collector
(Applies to: MDR/MHDR/HDR)



Alley - A
(Applies to: MDR/MHDR/HDR)

Alley - B
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).



PROPOSED NEW PARKING & STREET SECTIONS - D
(OPTIONAL)

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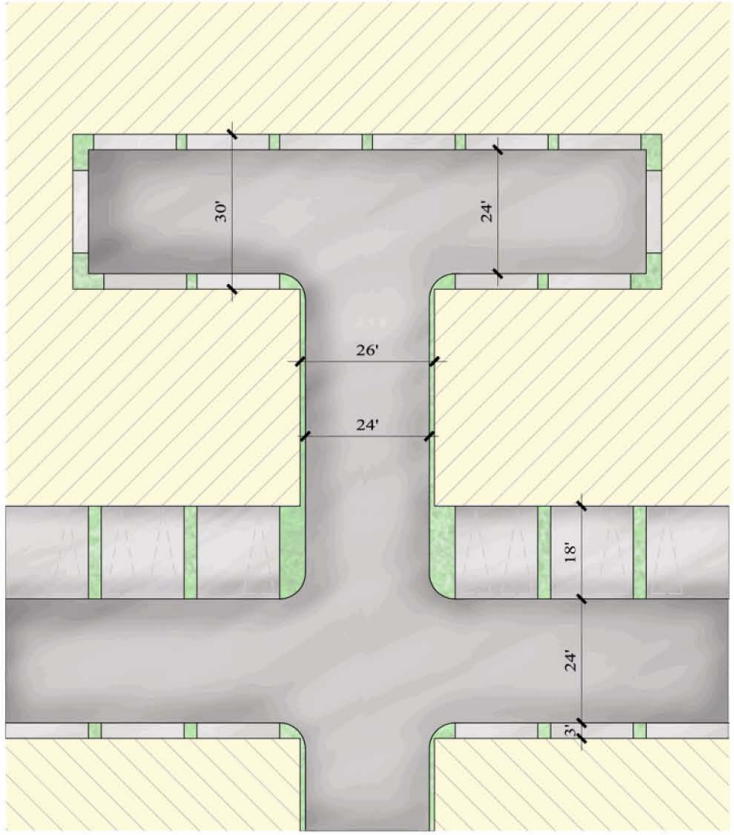
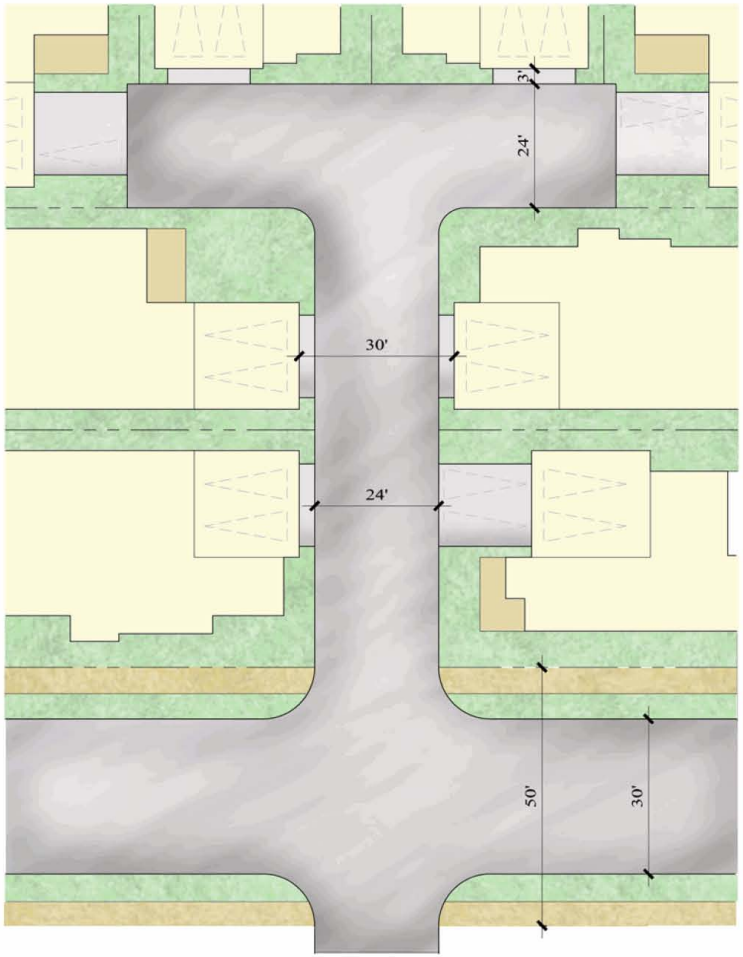
Exhibit 2 - E



Motorcourt - A
(Applies to: MHDR/HDR)



Motorcourt - B
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

PROPOSED NEW PARKING & STREET SECTIONS - E
(OPTIONAL)

0 10
5 20

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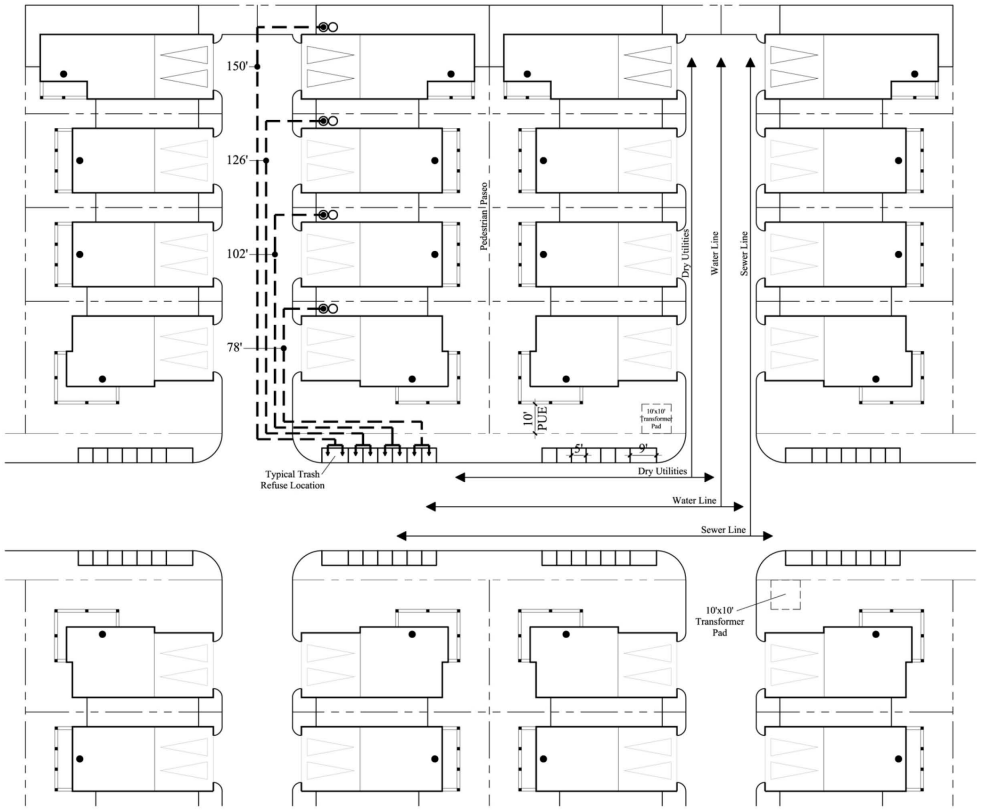
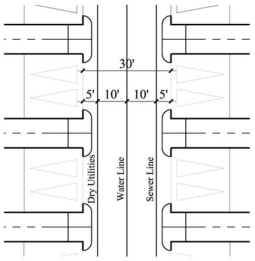
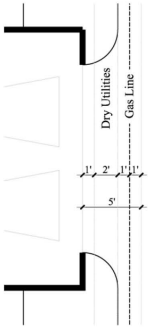
Exhibit 3 - A





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Greencourt Product)

0 20
10 40

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La Estancia de Tucson - Phase II

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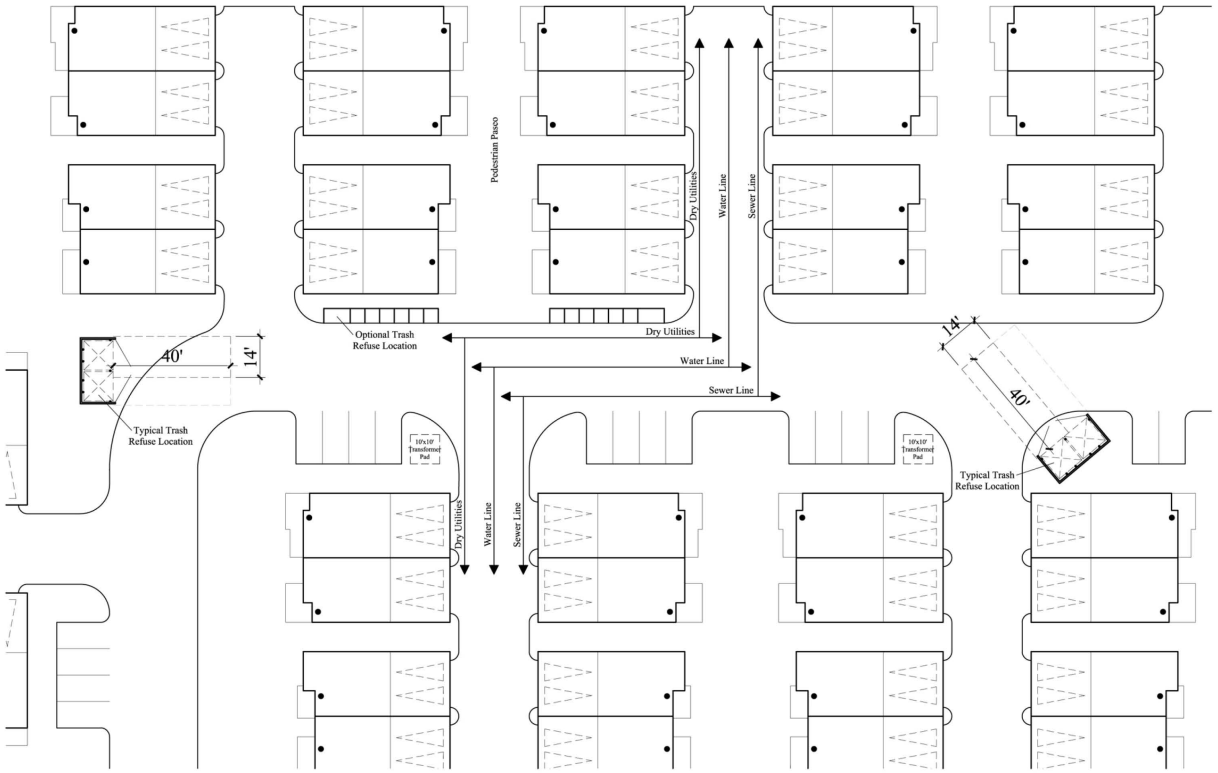
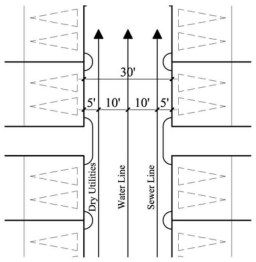
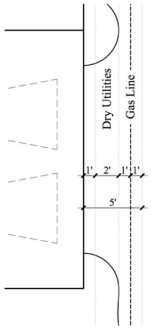
Exhibit 3 - B





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Duplex Product)

0 20
10 40

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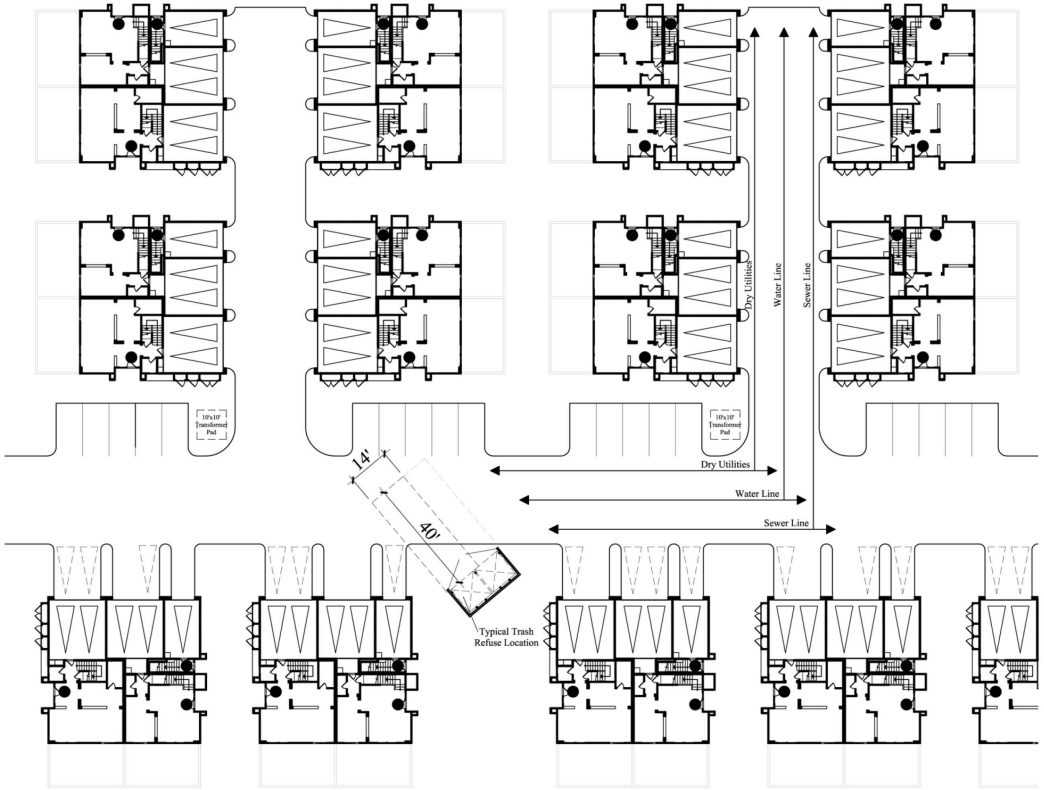
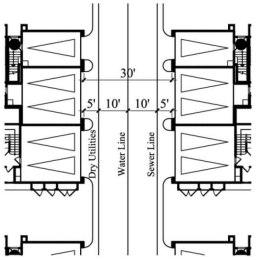
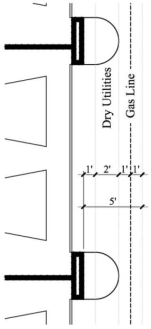
Exhibit 3 - C





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Triplex Product)

0 20
10 40

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L a E s t a n c i a d e T u c s o n - P h a s e I I

T u c s o n , A r i z o n a

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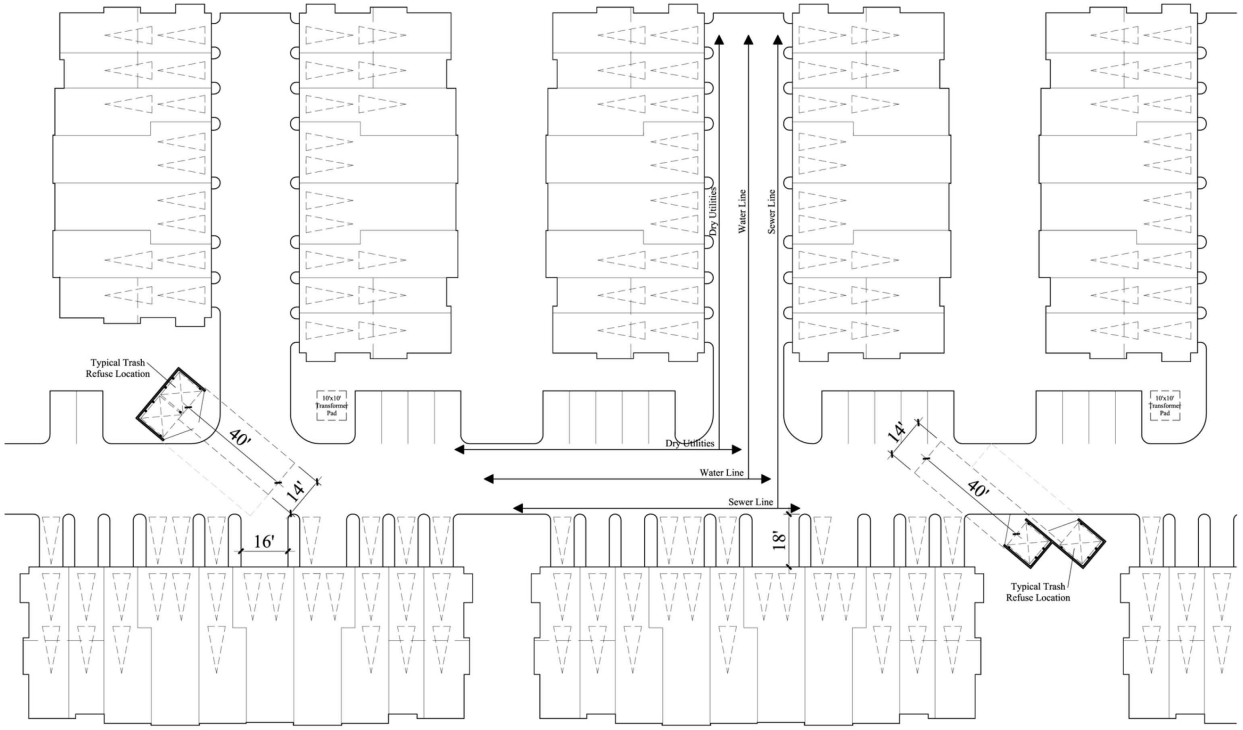
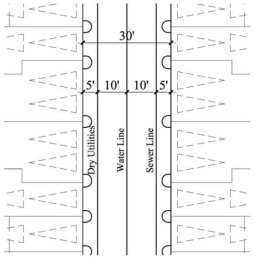
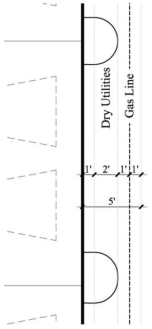
KTGY NO. 20060352

Exhibit 3 - D





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Townhome Product)

0 20
10 40

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L a E s t a n c i a d e T u c s o n - P h a s e I I

T u c s o n , A r i z o n a

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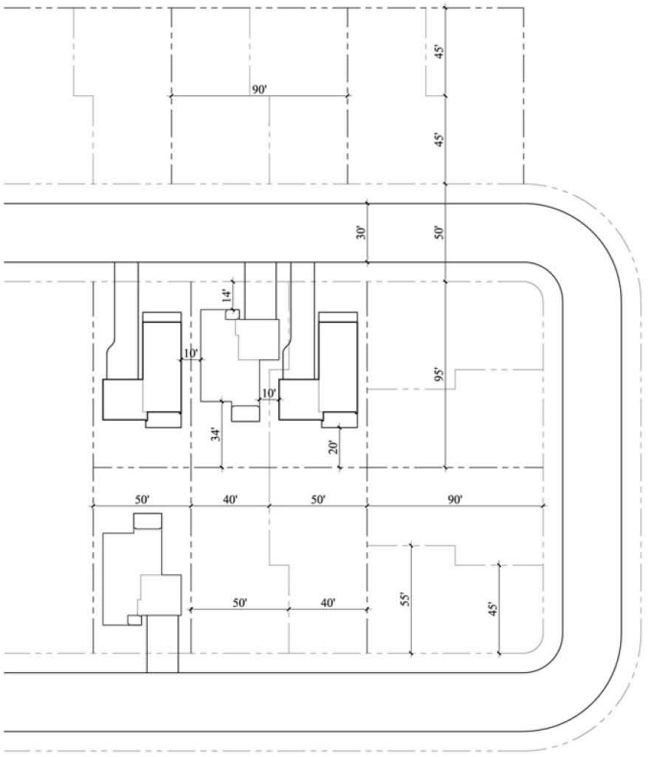
Exhibit 4 - A



Z-Lot
(5-6 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - A
(BUT NOT LIMITED TO)

0 30
15 60

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L a E s t a n c i a d e T u c s o n - P h a s e I I

T u c s o n , A r i z o n a

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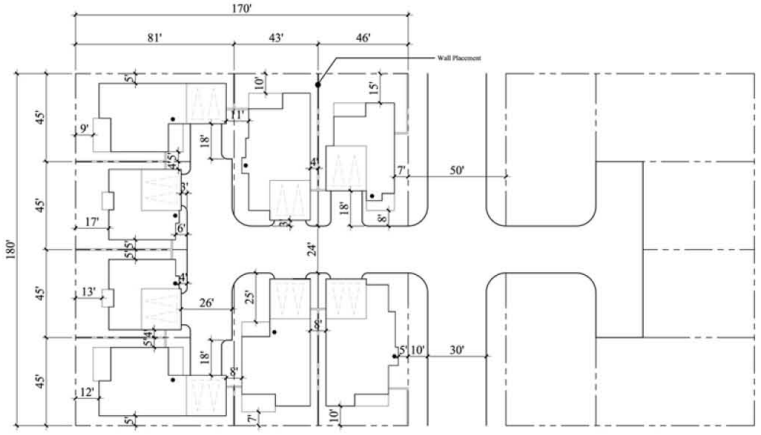
Exhibit 4 - B



Cluster
(5-6 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - B
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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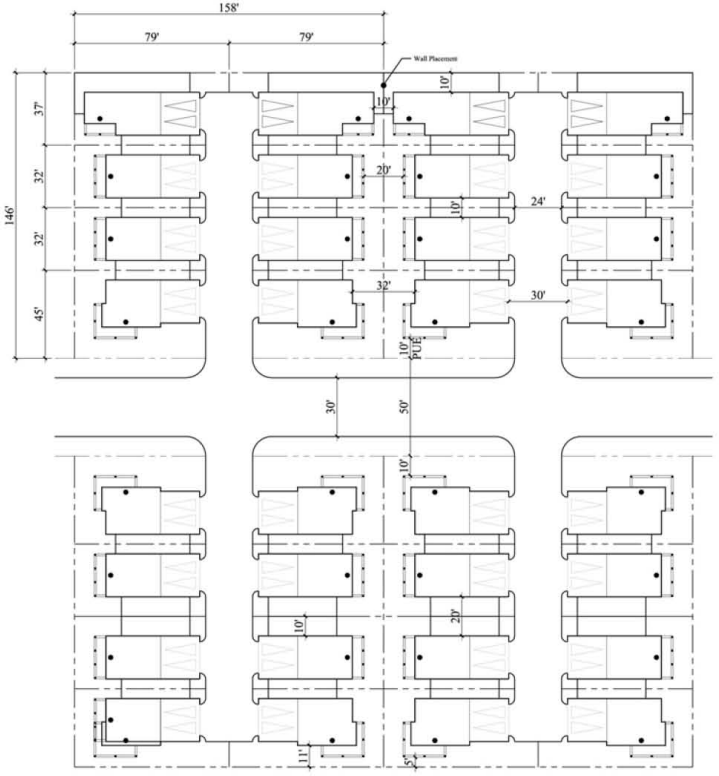
Exhibit 4 - C



Greencourt - A

(7-9 DU/Acre)

(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - C

(BUT NOT LIMITED TO)

0 30

15 60

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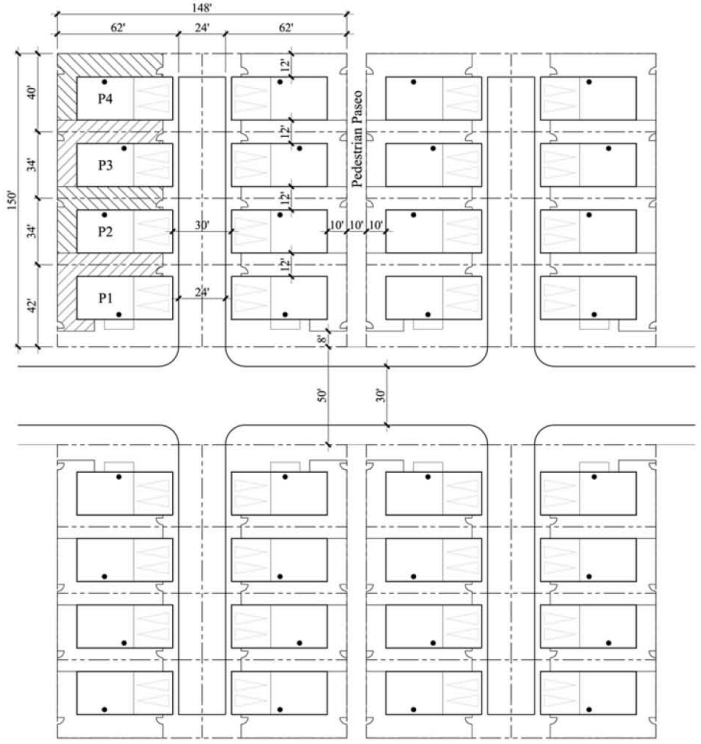
Exhibit 4 - D



Greencourt - B

(7-9 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - D
(BUT NOT LIMITED TO)

0 30
15 60

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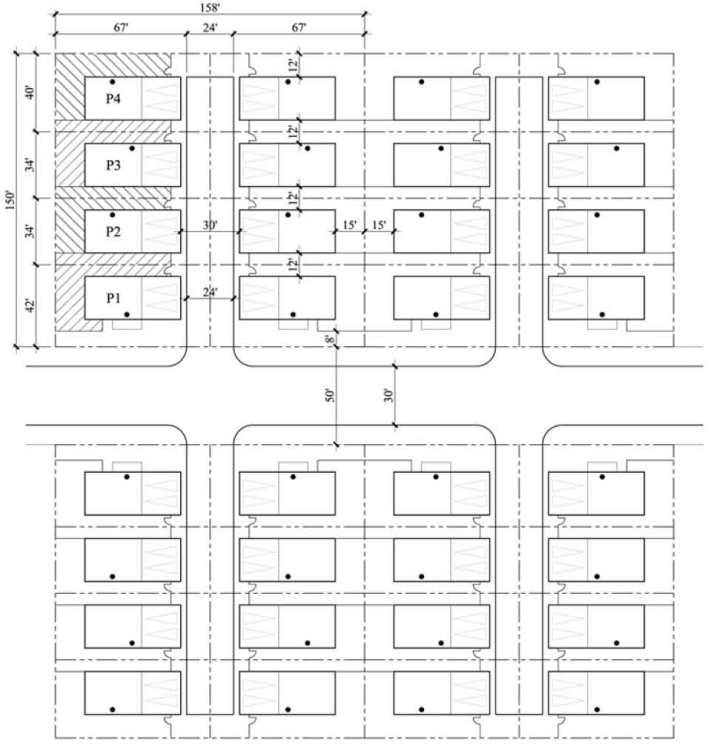
Exhibit 4 - E



Greencourt - C

(7-9 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - E
(BUT NOT LIMITED TO)

0 30
15 60

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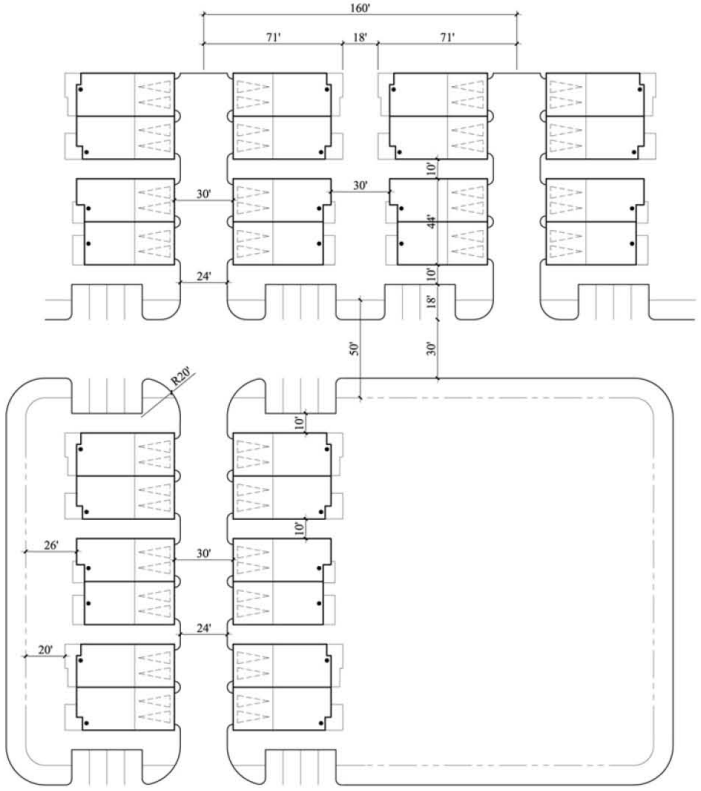
Exhibit 4 - F



Duplex
(9-11 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - F
(BUT NOT LIMITED TO)

0 30
15 60

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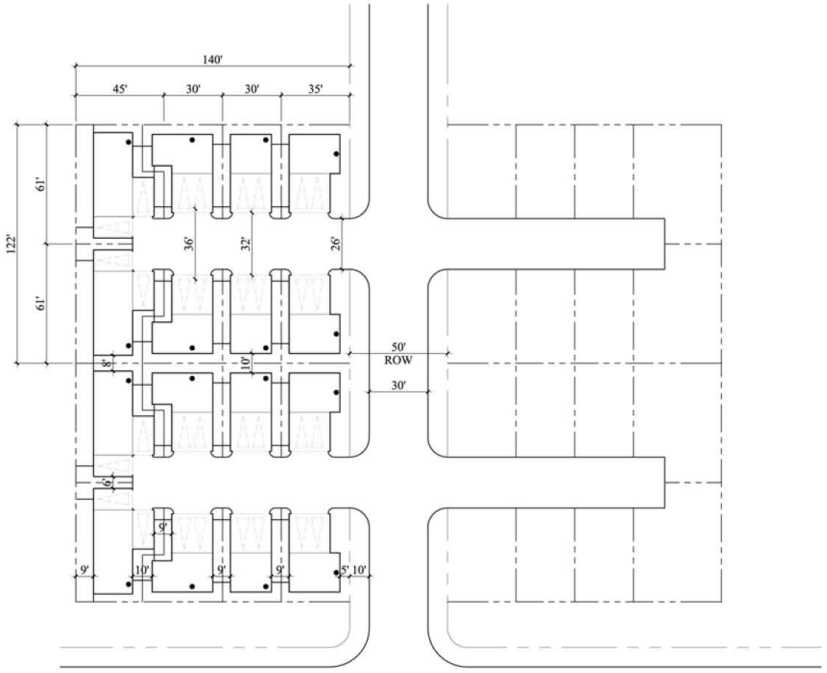
Exhibit 4 - G



Greencourt - D

(10-13 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - G
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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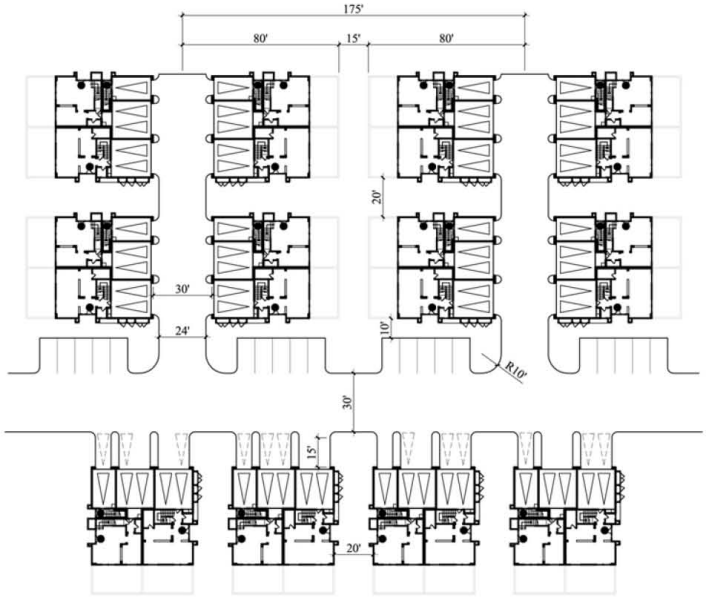
KTGY NO. 20060352

Exhibit 4 - H



Triplex
(11-13 DU/Acre)
(MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - H
(BUT NOT LIMITED TO)

0 30
15 60

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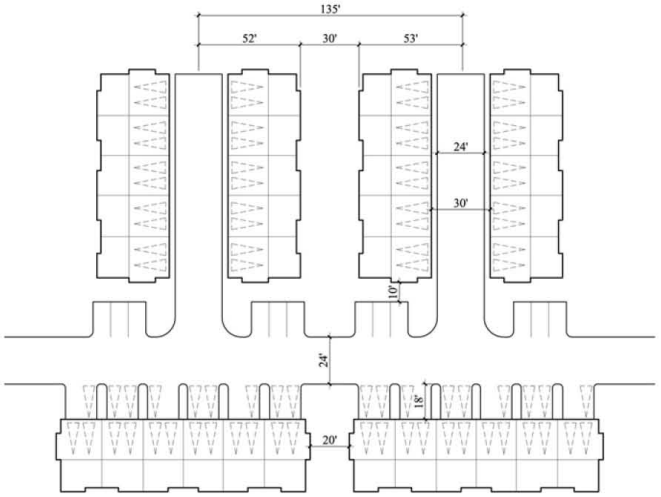
Exhibit 4 - I



Townhome (Traditional)

(16-18 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - I
(BUT NOT LIMITED TO)

0 30
15 60

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Las Vegas, Nevada 89128
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La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17592 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5156
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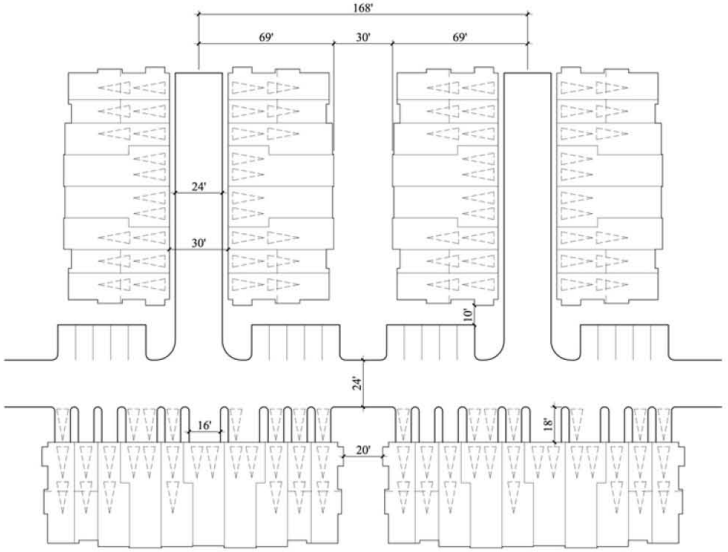
KTGY NO. 20060352

Exhibit 4 - J



Townhome (Tandem)

(18-20 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - J
(BUT NOT LIMITED TO)

0 30
15 60

LA ESTANCIA L.L.C.
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La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
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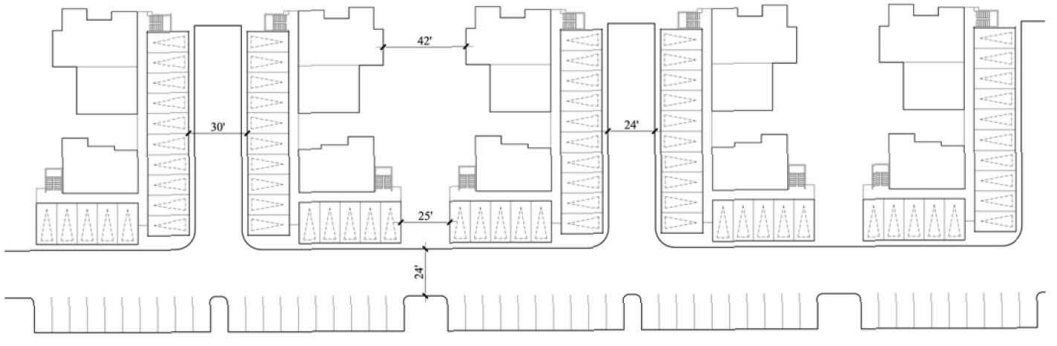
Exhibit 4 - K



Stacked Flats
(20-25 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - K
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

Tucson, Arizona

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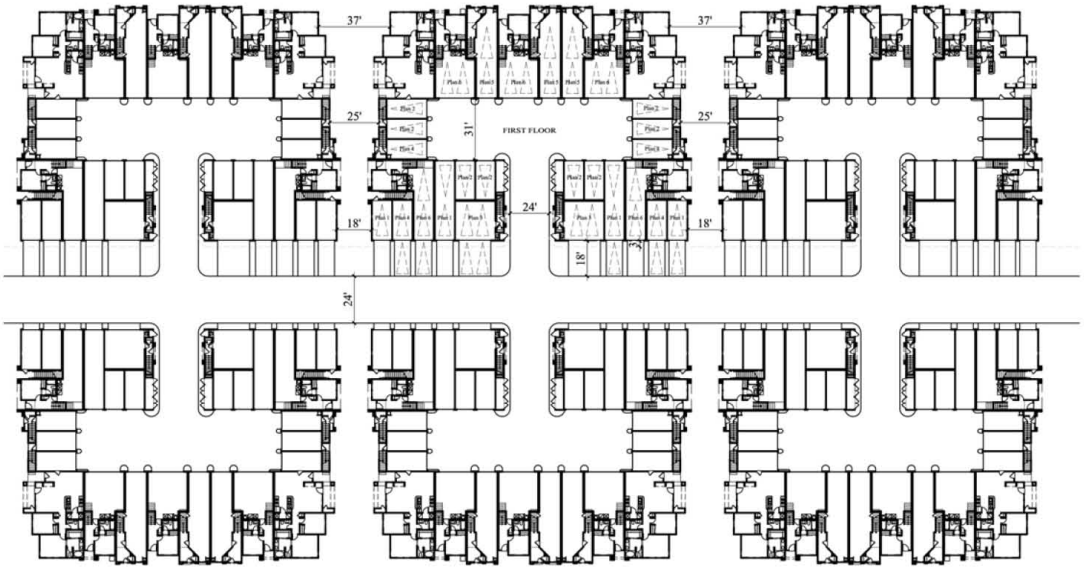
Exhibit 4 - L



Motorcourt
(20-22 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - L
(BUT NOT LIMITED TO)

0 30
15 60

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2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

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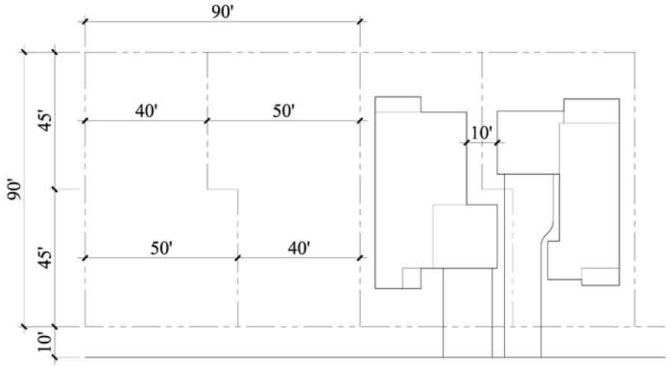
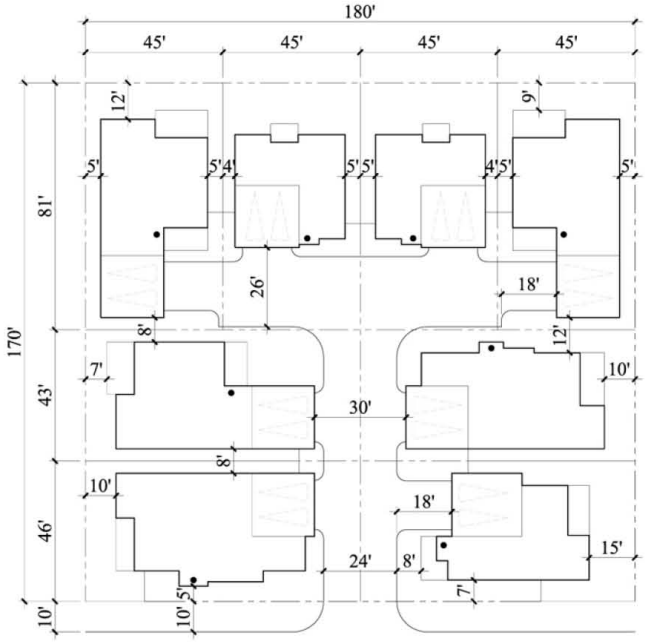
KTGY NO. 20060352

Exhibit 5 - A



Z-Lot
(5-6 DU/Acre)
(MDR / MHDR)



Cluster
(5-6 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - A
(BUT NOT LIMITED TO)

0 20
10 40

LA ESTANCIA L.L.C.
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Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

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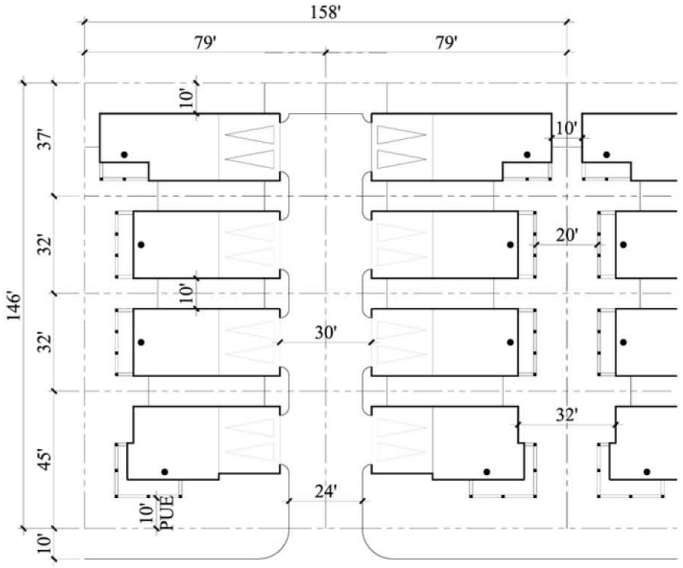
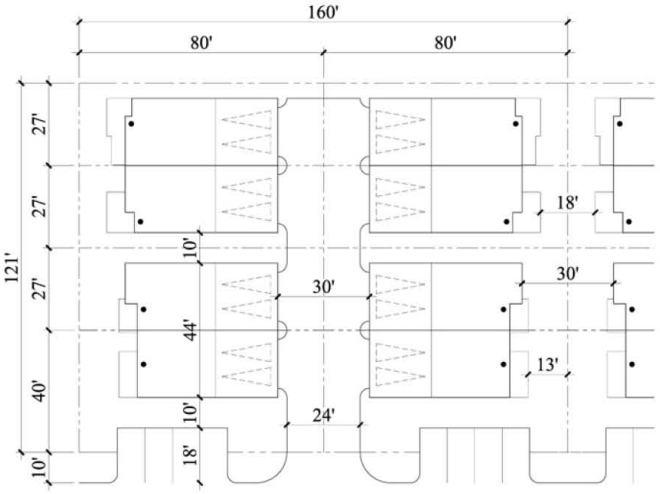
KTGY NO. 20070039

Exhibit 5 - B



Greencourt - A
(7-9 DU/Acre)
(MDR / MHDR)



Duplex
(9-11 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - B
(BUT NOT LIMITED TO)

0 20
10 40

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La Estancia de Tucson - Phase II

Tucson, Arizona

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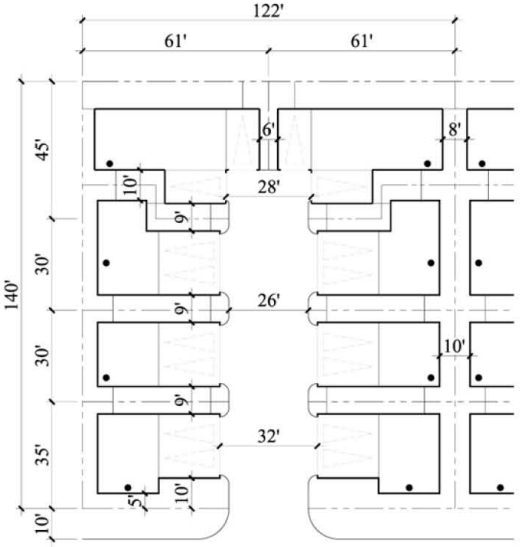
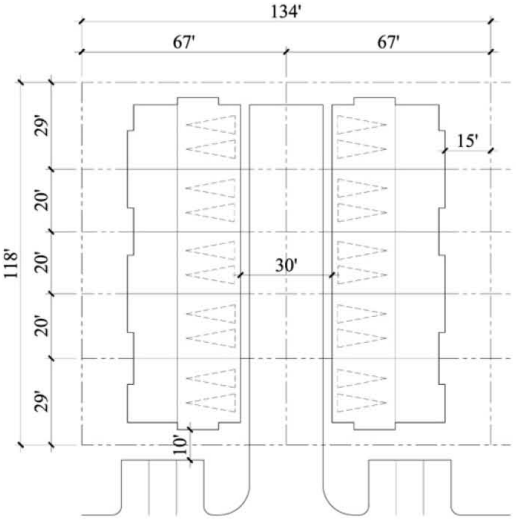
Exhibit 5 - C



Greencourt - D
(10-13 DU/Acre)
(MDR / MHDR)



Townhome (Traditional)
(16-18 DU/Acre)
(MHDR / HDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - C
(BUT NOT LIMITED TO)

0 20
10 40

LA ESTANCIA L.L.C.
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Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

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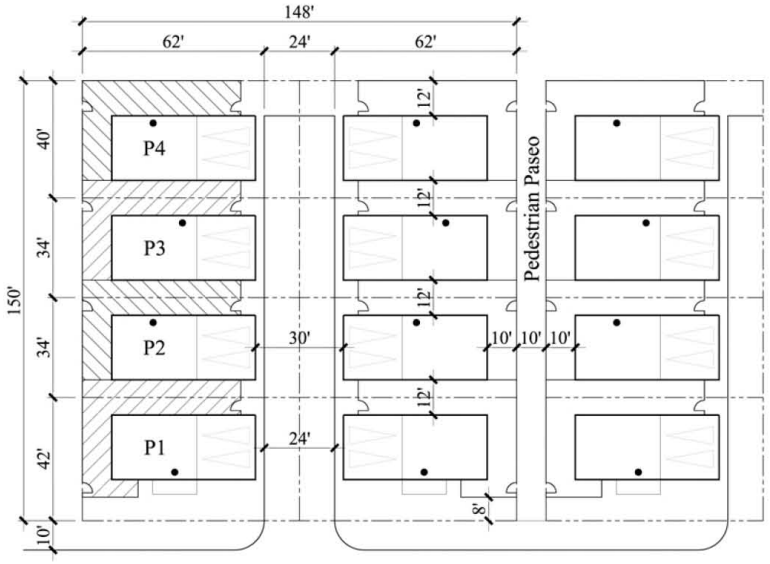
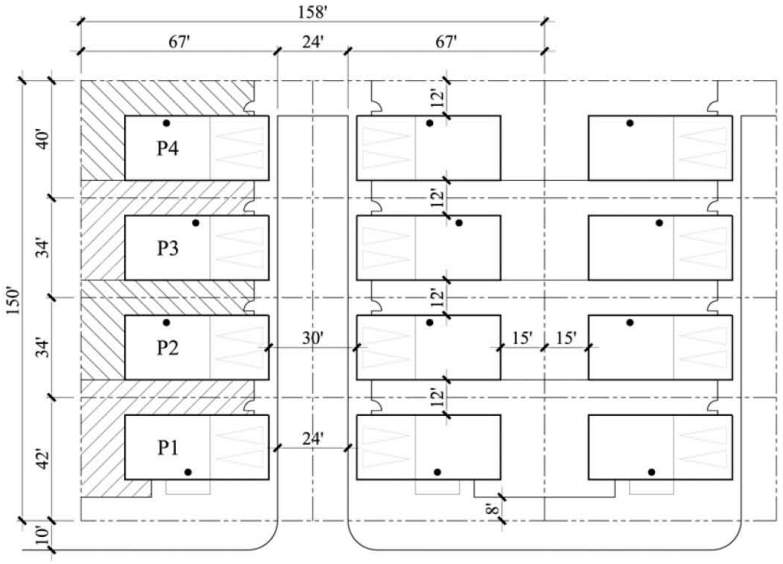
KTGY NO. 20070039

Exhibit 5 - D



Greencourt - B
(7-9 DU/Acre)
(MDR / MHDR)



Greencourt - C
(7-9 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - D
(BUT NOT LIMITED TO)

0 20
10 40

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La Estancia de Tucson - Phase II

Tucson, Arizona

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KTGY NO. 20070039

CITY OF TUCSON
PARKS & RECREATION DEPARTMENT

May 22, 2008

Mr. Brad Burns, CEO/President
Origin Properties
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128

Dear Mr. Burns:

Re: La Estancia de Tucson Planned Area Development (PAD)
Letter of Refinement (Letter) – Park Elements

Julian Wash Linear Park, Internal Community Park, Gas Line Park, and Neighborhood Pocket Parks

Thank you for meeting with City staff recently regarding specific park elements related to the La Estancia PAD. As discussed, we are requesting clarification of aspects of the parks element. La Estancia will include an interconnected open space/recreational system consisting of the Julian Wash Linear Park, the internal Community Park, and the Gas Line Park (see the attached Exhibit, which also identifies phasing). In addition, the owner/developer will provide pocket parks within each residential development. The purposes of this Letter are to clarify and refine when the park elements need to be completed, and identify associated tracking mechanisms. Information provided in this Letter is summarized in the attached Table. We acknowledge your desire to move forward with the platting and development of La Estancia, and believe that the clarification and refinements provided herein will facilitate the Parks Department's approval of this and future La Estancia plats.

1. Julian Wash Linear Park and Phase 1 of the Gas Line Park

Existing Agreements. When the PAD was adopted, it was envisioned that development would occur sequentially in phases. Phase 1 would be completed prior to initiating Phase 2, Phase 2 would be completed prior to initiating Phase 3, etc. Currently, the Julian Wash linear park needs to be completed by the owner/developer during Phase 1, and prior to the issuance of permits for dwelling units or commercial structures in any phase other than Phase 1. Portions of the Gas Line Park will also be completed during Phase 1.

Phasing. Based on a July 20, 2007 Letter of Refinement, Phase 1 includes most of the area north of Camino Boleadoras and south of the Julian Wash (see attached Exhibit). Phase 2 is generally that area south of Camino Boleadoras.

During your recent meeting with staff, you indicated that in response to market conditions, you anticipate beginning development of Phase 2 shortly after Phase 1 gets underway.

Clarification Sought. We would like greater specificity regarding when during Phase 1 the Julian Wash Linear Park and Phase 1 of the Gas Line Park need to be completed. We also seek to identify mechanisms to track when the parks need to be completed and accepted by the City of Tucson (City). To that end, we propose the following:

Proposed Refinements regarding the Julian Wash Linear Park, and Gas Line Park - Phase 1. The Julian Wash Linear Park and the Gas Line Park – Phase 1 will be completed, and accepted by the City, prior to the following:

- Issuance by the City of Tucson of a certificate of occupancy (C of O) for the first dwelling unit above and beyond a) 75% of the total dwelling units to be built in Phase 1, or b) the first 500 units in Phase 1, whichever comes first; or

- Issuance by the City of Tucson of a C of O for the first dwelling unit or commercial structure in a phase other than Phase 1.

2. Internal "Community Park" and Phase 2 of the Gas Line Park

The internal Community Park is located in the Phase 2 area. While Phase 1 is planned for single-family residential development, Phase 2 may include multi-family residential development.

Existing Agreements. Per a July 20, 2007 PAD Letter of Refinement, the approximately 7.6-acre internal Community Park is to be constructed by the owner/developer prior to the issuance of the 500th final inspection permit for a residential unit in Phase 1. Connectivity will be provided between the internal Community Park and the adjacent Vail School District site. Phase 2 of the Gas Line Park will be completed during development of Phase 2.

Proposed Refinement: Timing of Completion of the internal Community Park, and Gas Line Park – Phase 2. During your recent meeting, you proposed tying

the timing of construction of the internal Community Park to Phase 2 development. We propose that the internal Community Park and the Gas Line

Park – Phase 2 shall be completed by the owner/developer, and accepted by the City, prior to the following:

- Issuance by the City of Tucson of a C of O for the first dwelling unit above and beyond a) 20% of the total dwelling units to be built in Phase 2, or b) the first 250 units in Phase 2, whichever comes first.

Note: According to Development Services Department staff, one C of O is issued for a multi-family residential building, enabling multiple dwelling units to be occupied. For tracking purposes per this Letter, the number of dwelling units permitted based on the issuance of a certificate of occupancy for a multi-family residential building is the number to be used. For example, if one C of O is issued for an apartment building that consists of 20 residential units, it is considered as 20 C of Os.

3. Neighborhood Pocket Parks

Existing Agreements: Neighborhood pocket parks are to be constructed by the owner/developer within each residential subdivision. A minimum of 200 square feet of pocket park per each residential dwelling unit will be provided. The pocket park will be completed prior to the issuance of a C of O for the first residential unit above and beyond 50% of the total residential units to be constructed in the subdivision.

Proposed Refinement: We propose that neighborhood pocket parks be constructed by the owner/developer within each residential subdivision or residential development (i.e., for residential development such as apartments that goes through the development plan review and not the subdivision platting process). The pocket park will be constructed prior to the issuance of a C of O for the first residential unit above and beyond 50% of the total residential units to be constructed in the subdivision or development.

4. Owner/Developer to Notify City of Tucson

During the recent meeting, you offered to notify the City when the time is approaching for the various park elements to be constructed. Staff proposes that the owner/developer notify the City of Tucson Building Official and the Director of the Parks and Recreation Department, in writing, as follows:

- When 75% of the trigger number of C of Os have been applied for, to give awareness of the approaching time when the parks need to be completed and accepted by the City; and

- When the trigger C of O has been applied for, such that the identified park or parks need to be completed and accepted by the City, prior to the issuance of any additional C of Os, as per this Letter.

5. Notes on Plats and Development Plans

To assist in implementing this agreement, relative to the Julian Wash Linear Park, internal Community Park, Gas Line Park, and the pocket parks, staff requests that notes addressing the following information be placed on all future La Estancia plats and development plans, in the General Notes section, under the subtitle "Park Requirements":

- which (if any) park facilities need to be constructed in conjunction with the plat or plan;
- if no park facilities need to be constructed;
- the entity responsible for the construction, ownership, and maintenance of the park facility;
- when the park facility needs to be constructed, completed and accepted, i.e., prior to the issuance of a certificate of occupancy for a specific number of dwelling units (or commercial structures), as set forth in this Letter;
- when the owner/developer needs to notify the City regarding the "trigger" Certificates of Occupancy, as per this Letter;
- calculations demonstrating how the square footage requirement is being met (for pocket parks); and
- any other clarification notes as needed.

6. Future Revisions

Because development of the La Estancia community will occur over a period of time, it is recognized that there may be subsequent refinements to the agreements set forth in this letter. Any refinements must be agreed to by the owner/developer and the City of Tucson.

We appreciate this opportunity to work together to refine the parks element of the PAD. The parks facilities as outlined herein will contribute to the success of the project, and will benefit future La Estancia residents as well as the Tucson community. Please indicate your acceptance of the refinements by signing below.

Sincerely,

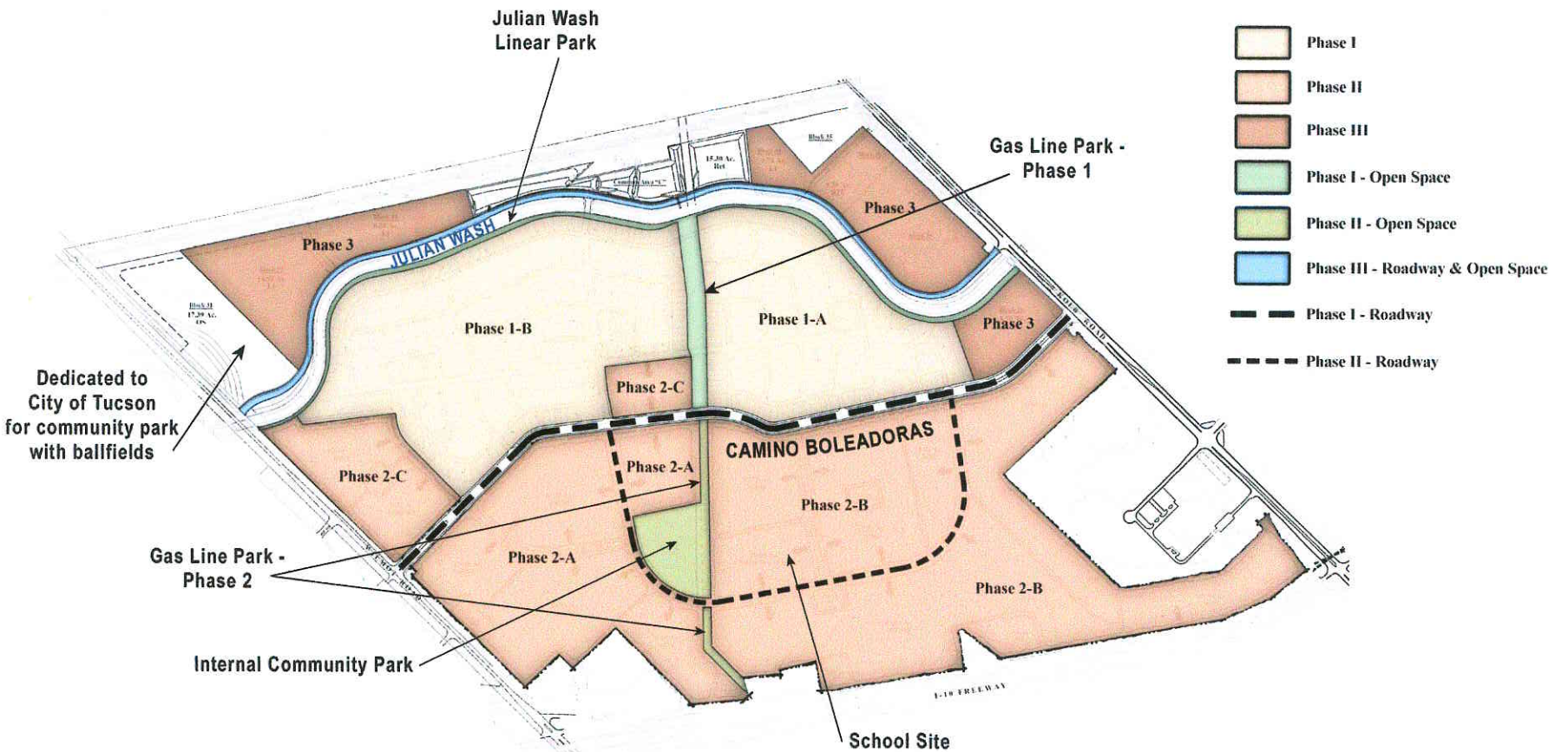
Fred Gray
Director
Parks and Recreation Department

FG:JD:JH:i/LAESTANCIALTR

Attachments: 1- Map
2 – Table

Approved By: LA ESTANCIA LLC

Brad Burns
Origin Properties its Manager



PARKS PLAN

La Estancia de Tucson

Tucson, Arizona

0 300
150 600

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
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Modified by COT
Urban Planning & Design
May 2008 JN

Note: Phasing shown on this map is per the July 20, 2007, PAD Letter of Refinement

TABLE – LA ESTANCIA PAD, PARKS
May 2008

PARK	RESPONSIBLE ENTITY	WHEN PARKS NEED TO BE COMPLETED AND ACCEPTED	OWNER/DEVELOPER TO NOTIFY CITY (two notifications)	AMOUNT OF PARK SPACE TO BE PROVIDED
Julian Wash Linear Park and Gas Line Park – Phase 1	Construction – owner/developer Ownership – City of Tucson (Julian Wash Linear Park only) Maintenance – City of Tucson	Prior to issuance of C of O* for first dwelling unit above and beyond a) 75% of the total to be built in Phase 1**, or b) 500 units, whichever comes first or Prior to issuance of C of O for first dwelling unit or commercial structure in a phase other than Phase 1.	When submitting application for C of O that is 75% of trigger; and When submitting application for trigger C of O.	N/A
Internal Community Park and Gas Line Park – Phase 2	Construction – owner/developer Ownership – City of Tucson (internal Community Park only) Maintenance – City of Tucson	Prior to issuance of C of O for first dwelling unit above and beyond a) 20% of the total units to be built in Phase 2, or b) 250 units, whichever comes first.	When submitting application for C of O that is 75% of trigger; and When submitting application for trigger C of O.	N/A
Neighbhorhood Pocket Parks Single-family residential ---------- Multi-family Residential	Construction – all pocket parks by owner/developer Ownership and maintenance – subdivision ---------- Ownership and maintenance - developer	Prior to issuance of C of O for first dwelling unit above and beyond 50% of the total units to be built in the subdivision or development.	When submitting application for C of O that is 75% of trigger; and When submitting application for trigger C of O.	200 square feet of pocket park per each residential dwelling unit; applies to single-family and multi-family residential units

* C of O is a Certificate of Occupancy
** Phases per PAD Letter of Refinement dated July 20, 2007

La Estancia de Tucson

Planned Area Development

Design Guidelines - Phase I

Adopted October 11, 1999
Ordinance No. 9298

Approved by
City of Tucson Development Services
July 20, 2015

LA ESTANCIA DE TUCSON

PLANNED AREA DEVELOPMENT
DESIGN GUIDELINES – PHASE I

Prepared for:
City of Tucson – Planning Department
201 North Stone Avenue
Tucson, Arizona 85701

Master Developer:
SUNBELT HOLDINGS
6720 North Scottsdale Road, Suite 250
Scottsdale, AZ 85253

Prepared by:
D33 Design and Planning Inc.
31866 Camino Capistrano
San Juan Capistrano, CA 92675
Phone: (949) 230-4537
Fax: (949) 544-0427
(Original Design Guidelines dated 09/04/07 prepared by David R. Maldonado)

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DEFINITIONS

COMMUNITY PERIMETER EDGE: Also known as Perimeter Edge; such as Camino Boleadoras, the Julian Wash, all common areas and parks.

COMMUNITY WALLS: Also known as Perimeter Walls; located along Camino Boleadoras, the Julian Wash, all common areas and parks.

PRODUCT VIEW WALLS: Also known as View Fences. View fences shall be constructed with 18 inches of wrought iron (or clear panels) with 54 inches of brown CMU, or 5 feet of solid wrought iron and/or clear panels. Product view walls are encouraged adjacent to community open spaces.

COLOR BLOCKING: Highlighted elevations (all four sides), with a color key specifying what and where each paint color will be applied. See the attached exhibit for an example.

ARCHITECTURAL STYLES: (Monterey, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, Southwest, and Contemporary Farmhouse). See pages 12 – 17 for defining characteristics, architectural requirements, and single family details.

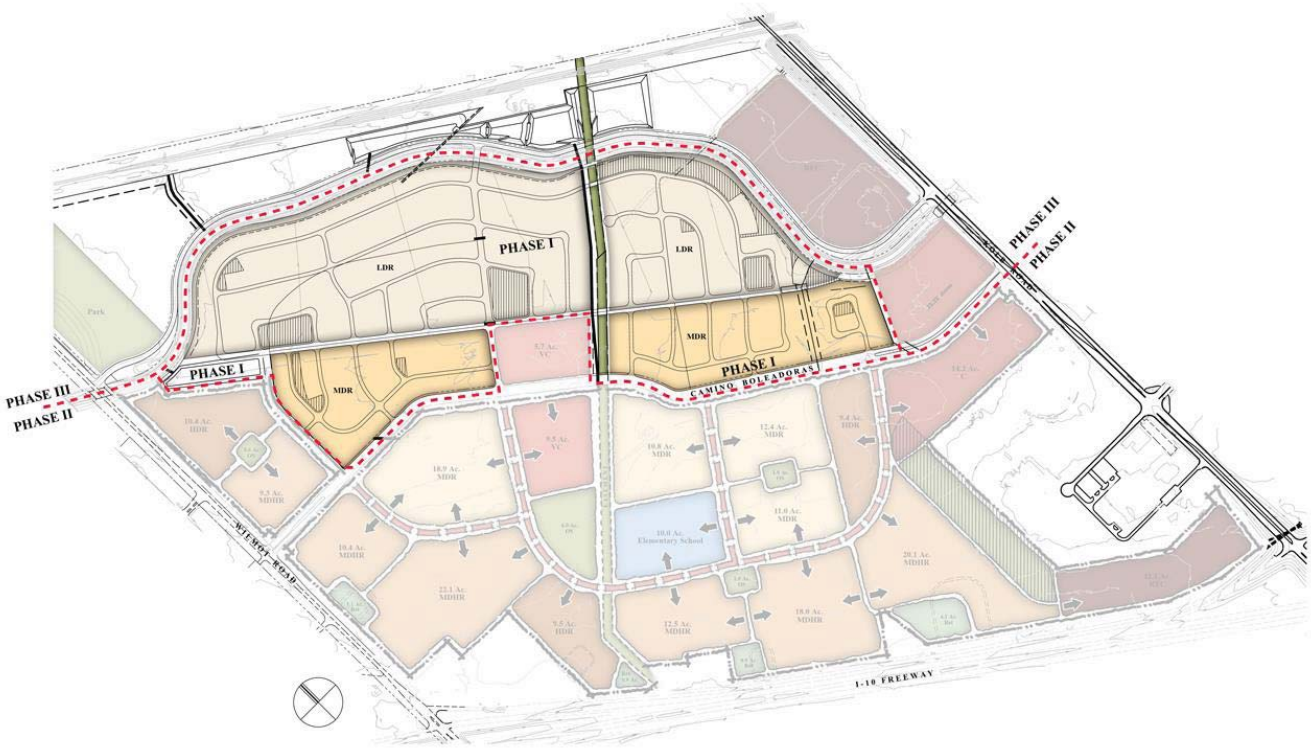
INTRODUCTION

PURPOSE AND INTENT

The purpose of the Design Guidelines is to establish the procedures and evaluation criteria for the neighborhoods within La Estancia de Tucson, a residential Planned Area Development located within the City of Tucson, Arizona. [*La Estancia de Tucson* will be referred to as *La Estancia* throughout this document]. The guidelines described herein establish general concepts and provide the direction for the expression of the built environment within La Estancia. They are intended to provide an overall framework for future development, in order to achieve a sense of community identity, character, scale and sensitivity in the development of La Estancia.

The Design Guidelines provide the vehicle to protect and maintain the long term quality and value invested in the community. Accordingly, the Design Guidelines apply to all construction within La Estancia, including but not limited to residential product including new construction, remodels and additions, landscape, signage, and neighborhood amenities.

The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing subtle flexibility in fulfilling the intended design goals and objectives.



COMMUNITY THEME

INTRODUCTION

The overall design theme for La Estancia is to create a community with a strong sense of place through an effective blend of architecture, landscape, and community design elements that embrace the natural features of the site and capitalize on the existing character of Tucson.

COMMUNITY ARCHITECTURAL THEME

Architecture within the residential neighborhoods shall be designed to reinforce the overall community character envisioned for La Estancia.

The architectural theme of the community shall be, but not limited to, the follow architectural styles: Monterey, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, Southwest, and Contemporary Farmhouse (refer to pages 12 - 17). These styles incorporate simple massing with traditional detailing that reflects the theme of this community.

CONCEPTUAL COMMUNITY DEVELOPMENT PLAN – PHASE I

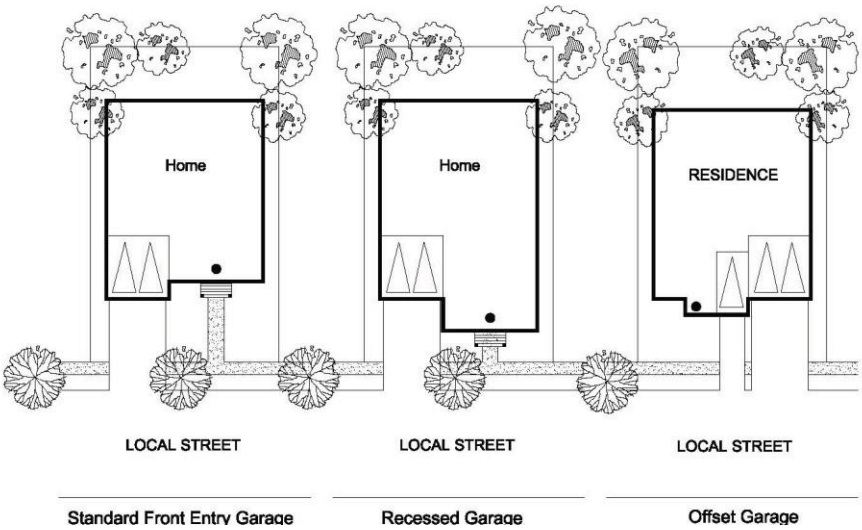
Overall planning for La Estancia entails an integrated neighborhood concept with a strong interaction of architecture with the interior street network and open space connections.

DE-EMPHASIS OF GARAGES

The character of a community is predominantly defined by the streetscene experience. De-emphasizing the visual impact of garages allows the active architecture and style to permeate the streetscene and reinforce the community identity.

Residential garages shall be positioned to de-emphasize their visual impact on the street. This will allow the active, visually interesting features of the house, to dominate the streetscape. Garages may be sited in several ways:

- Standard front entry garages
- Recessed garages
- Offset garages



The face of garage doors shall be offset a minimum of 6 inches from surrounding wall planes.

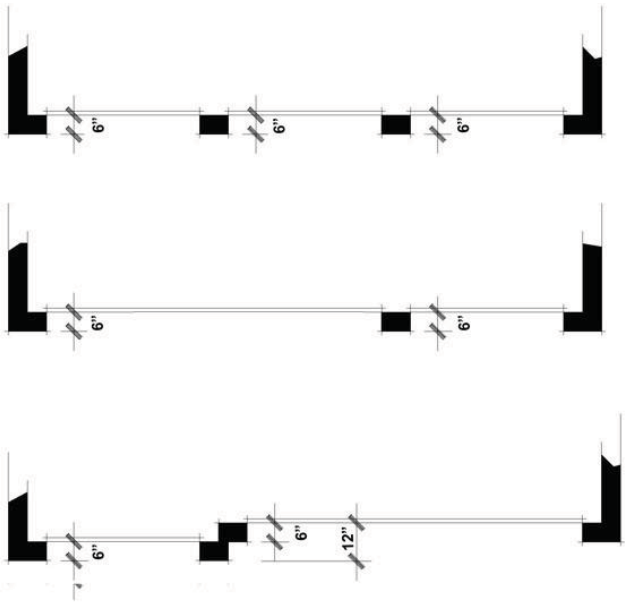
Enhancing and articulating the active architecture of a home can also diminish the garage impact. Bringing the living area and porch elements of the home closer to the front property line than the garage refocuses attention on active architecture. Porches, second story balconies, and architectural projections increase articulation and further deemphasize garage presence.

Garages that are setback further from the street than adjoining living areas are encouraged; where feasible. When garage doors are adjacent to one another, a minimum of a 18 inches offset is required.

No more than three front facing garage doors are permitted on any individual residence. Additional garage doors, if provided, must be in a turn-in configuration, deep-recessed with a long driveway or motor-court, or other configurations in which the garage door is not visible from the front. When multiple front facing garage spaces are utilized, a minimum 18 inch offset is required.

Front facing three car garages are permitted. Front-facing three-car garages shall be designed in one of the following ways:

- ❑ A 6-inch minimum recess of the garage doors with three single-entry garage elements in the same plane.
- ❑ When the single and double garage elements are in one plane, one of the two elements much be recessed at least 6 inches.
- ❑ A 6-inch minimum recess of the forward garage door and a 12-inch minimum offset of the garage planes between a single and double garage element.



In lieu of recessed garage doors or pop-out surrounds, a trellis element projecting a minimum of 18 inches forward of the garage door wall plane may be used.

Garage doors should be compatible with the architectural style of the residence. In order to avoid the impact of garage doors, it is encouraged that they be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.

Decorative window lights are encouraged on all garage door of throughout the subdivision. The style of window should be appropriate to the architecture of the residence.

CORNER LOTS

Homes on corner lots have a high degree of visibility and impact on the community image. Plotting of homes on corner lots shall be done sensitively, with corner side elevations design to have a similar level of detail and articulation as the front elevation. Enhancements may include elements such as:

- One story homes or significant single story elements
- Wrap-around porches or courtyards
- Principal window treatments
- Roof plane breaks
- Accent colors, materials and detailing.

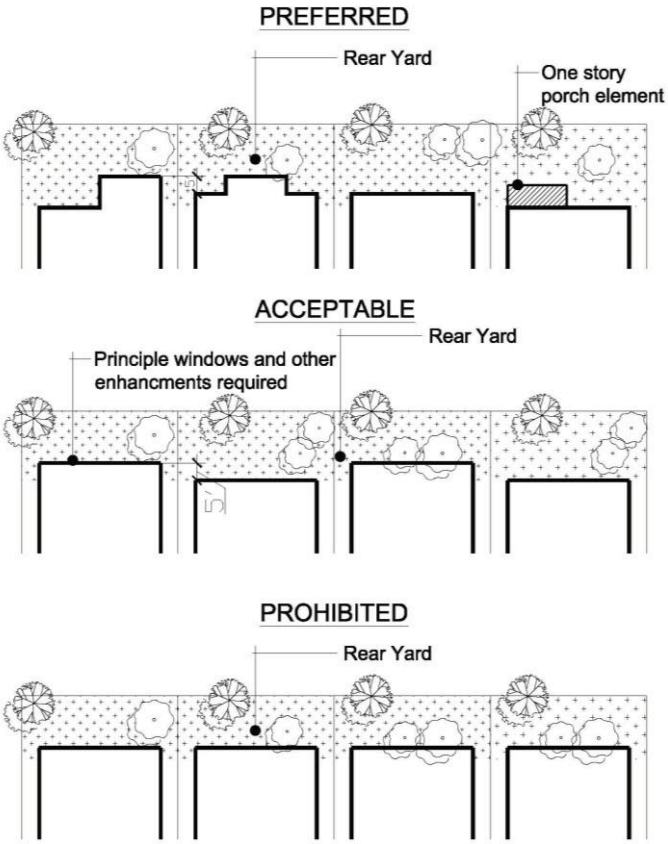
COMMUNITY PERIMETER EDGES

Neighborhood identity is closely tied to the communities' perceived interaction with neighboring developments, open space networks and edge conditions. Sensitive treatment of these edge conditions can define the community image and enhance the standard of living enjoyed by its residence.

Community perimeter edges are Camino Boleadoras, the Julian Wash, common areas and parks. Perimeter lots are those having a side or rear elevation exposed to a community perimeter edge.

The design and placement of single family detached homes on lots located on the perimeter edges of development parcels and visible from open space shall be designed to avoid a monotonous edge condition. Such dwellings shall incorporate the following elements:

- **Single Story Elements.** Single story homes, when part of the builder's product program, are encouraged to be plotted as often as feasible on visible perimeter conditions. When used, such single story dwellings should be plotted in pairs to accentuate their low mass effect on the street scene. On two-story dwellings, single story elements such as balconies or patio covers should be used to provide articulation and visual interest to the rear or side elevation exposed to the edge condition.



- **Varying Rear Setbacks**. No more than two adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 2 feet is required. Along Camino Boleadoras, rear elevations shall incorporate both single story elements and varying rear setbacks.

- **Variation of Roof Planes.** A variety of roof forms are encouraged using gable, cross-gable, hip, and shed elements as consistent with the architectural style. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. Ridgelines of adjacent residences should be in different directions to the extent feasible.

- **Architectural Enhancements.** Rear and/or side of elevations visible from community perimeter edge conditions shall be sufficiently articulated to provide visual interest, including:

  Required

  - Patio Covers and 2nd Story Decks (Required on 25% of perimeter lots)
  - Principal Window Treatments (Required on all perimeter lots)

  Select at least two of the following:

  - Offset wall planes (Minimum offset: 2 feet)
  - Roof Plane Breaks
  - Color Blocking (See attached exhibit)
  - Shutters on 2nd story windows when accompanied by corresponding pot shelf with minimum 12 inches projection
  - Introduction of accent building materials and colors
  - Introduction of accent elements such as clay vents, outlookers, and decorative grille work consistent with the front elevation
  - Other similar features that provide articulation to the visible side or rear elevation.

PRODUCT PLOTTING CRITERIA

The plotting of residences should be done in a manner that achieves diversity and visual interest to the neighborhood streetscene. Such diversity can be achieved through varying setbacks, articulated building massing, variable lot widths, de-emphasized garages, and enhanced elevations and/or single story elements on corner lots.

PLOTTING

No more than two dwelling units with the same floor plan shall be plotted adjacent to one another, and the floor plans shall be reversed with different elevations and color schemes to avoid a repetitious street scene.

VARYING SETBACKS

The front setbacks in the Development Standards matrices are minimum setbacks. No more than two contiguous lots may have the same setback; otherwise an additional offset of at least 2 feet is required.

ARTICULATED BUILDING MASSING

Boxy two-story building forms that overwhelm the street scene are prohibited. The building mass should be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene.

LOW DENSITY RESIDENTIAL (LDR) – DETACHED PRODUCT

Low Density Residential - Detached Product	
BUILDING SETBACKS (Measured from back of walk or back of Right-of-Way)	
Front - Living Area	12 feet (see note #1 below)
Front Entry Garage	0 feet if perpendicular to street, 18 feet min if parallel
Side - Interior	4 feet minimum
Side - Corner	6 feet minimum (see note #3 below)
Rear	0 feet at least 50% of building must be 12 feet min (see note #2 below)
MAXIMUM BUILDING HEIGHT	
Main Structure	25 feet per La Estancia de Tucson PAD *Measured from mid-point of roof pitch.
DESIGN VARIATION	
Floor Plans	3 required
Elevations	3 elevations per plan
Color Schemes	No home on either side or directly across the street from a dwelling shall have the same color scheme.
Distribution	No identical plan and elevation are permitted side by side. Opposite hand footprints with different elevations and color schemes are permitted on up to 2 adjacent dwellings with the same plan.
PARKING	
Minimum No. of Spaces Req'd.	2 spaces per unit

1. At least 50% of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

2. Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. A minimum setback of 18 feet is required from Right-of-Way to garage door face (per La Estancia de Tucson PAD); a 12 feet minimum setback to second floor.

3. Corner side yards can be 0 feet but at least 50% of building wall must be set back a minimum of 6 feet (sight visibility requirements override this requirement when applicable).

MEDIUM DENSITY RESIDENTIAL (MDR) - DETACHED PRODUCT

Medium Density Residential - Detached Product	
BUILDING SETBACKS (Measured from back of walk or back of Right-of-Way)	
Front - Living Area	12 feet (see note #1 below)
Front Entry Garage	0 feet if perpendicular to street, 18 feet if parallel
Side - Interior	4 feet minimum
Side - Corner	6 feet minimum (see note #3 below)
Rear	0 feet at least 50% of building must be 12 feet min (see note #2 below)
MAXIMUM BUILDING HEIGHT	
Main Structure	32 feet per La Estancia de Tucson PAD *Measured from mid-point of roof pitch. (see note #4 below)
DESIGN VARIATION	
Floor Plans	3 required
Elevations	3 elevations per plan
Color Schemes	No home on either side or directly across the street from a dwelling shall have the same color scheme.
Distribution	No identical plan and elevation are permitted side by side. Opposite hand footprints with different elevations and color schemes are permitted on up to 2 adjacent dwellings.
PARKING	
Minimum No. of Spaces Req'd.	2 spaces per unit

1. At least 50% of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

2. Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. A minimum setback of 18 feet is required from Right-of-Way to garage door face (per La Estancia de Tucson PAD); a 12 feet minimum setback to second floor.

3. Corner side yards can be 0 feet but at least 50% of building wall must be set back a minimum of 6 feet (sight visibility requirements override this requirement when applicable).

4. Maximum Building Height: No more than 50% of footprint may exceed 24 feet. (Refer to Zoning Code 3.2.7.2 – Measurement, for more detail)

ARCHITECTURAL STYLE

The Architectural Design Guidelines for La Estancia de Tucson are intended to facilitate the creation of varied and interesting streetscapes, while creating a cohesive sense of place in keeping with the overall community design concept. The architectural styles permitted within the community (but not limited to) are Monterey, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, Southwest, and Contemporary Farmhouse. Architectural diversity shall be created by manipulating massing, scale, building materials, color and textures with the addition of appropriate and enhancing architectural features. Image boards and style characteristics are provided on the following pages to serve as the design "inspiration" for the development of residential architecture within the community. The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design.

Checklists and architectural images representing characteristics of each style are presented on the following pages. Elevations shall meet requirements applicable to elevation style, and are encouraged to include as many detail elements as necessary to identifiably portray the style. Images portray elements and composition of the style and are for illustrative purposes only; default to checklist requirements.

In order to maintain a cohesive sense of community and place within La Estancia de Tucson after development is completed, a Home Owners Association will govern any and all additions and/or modifications to the property. Moreover, any additions and/or modifications to the front of one's residence/facade and property/front yard hardscape are prohibited (including driveway additions).

MONTEREY

DEFINING CHARACTERISTICS

- Rectilinear 2-story building forms
- Cantilevered Balconies on front
- Low pitched gable roof with either 'S'-tile or Barrel roof tiles
- Building materials of brick, stucco, and siding
- Colonial details such as window and door pediments

SUGGESTED SINGLE FAMILY DETAILS

BUILDING FORM
- Rectilinear 2-story building forms

ROOFS
- Roof Form: Primarily front to back gable.
- Flat concrete tile
- Concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 5:12
- 6 inches minimum rake
- 18 inches minimum eaves

WALLS
- Front elevations may consist of stucco, brick, or cementuous siding. Any one material shall not make up more than 80% of a wall plane.

STUCCO SUGGESTIONS
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

- Shutters of plank or panel designs, at least 2 pair
- At least one cantilevered balcony. Contrasting materials between first and second floors with siding on the second floor
- 2 inches minimum recess on all front elevation windows and doors
- Exposed rafter tails
- Decorative beams or added braces under cantilevered balcony
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2 feet vertical or horizontal

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Spanish Colonial

Defining Characteristics

- Informal organization of massing around a central courtyard
- Low pitched gable roof with 'S'-tile or Barrel roof tiles
- Building materials of stucco
- Colonial details such as window and door pediments

Suggested

Building Form
- Asymmetrical 1 and 2-story massing

Roofs
- Roof Form: Predominately gable and shed roofs
- May use conical roof at circular tower element
- Concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 5:12
- tight rake
- 18 inches minimum eaves

Walls
- Front elevations may consist of stucco

Stucco Suggestions
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

Single Family Details

- Shutters of plank design, at least 2 pair
- 2 inches minimum recess on all front elevation windows and doors
- Exposed rafter tails
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2 feet vertical or horizontal
- Decorative gable end vents
- Decorative wrought iron details
- Full around/elliptical arched arcade

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Ranch Territorial

Defining Characteristics

- 1-story and 2-story rectilinear building forms
- Covered front porch is a dominant feature
- Low pitched gable roof with 'S'-tile or flat tile, as well as metal roof as accents
- Building materials of stone and stucco
- Beam/Header trim at windows and doors

Suggested

Building Form

- 1-story and 2-story building forms

Roofs

- Roof Form: Primarily front to back gable.
- Flat concrete tile
- Clay or concrete 'S'-tile or Flat roof tile
- Accent metal roof
- Roof Slope: 4:12 – 6:12
- 6 inches minimum rake
- 18 inches minimum eaves

Walls

- Front elevations may consist of stucco or stone

Stucco Suggestions

- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

Single Family Details

- Shutters of panel designs, at least 2 pair
- 2 inches minimum recess on all front elevation windows and doors
- Exposed rafter tails
- Decorative beams and posts at covered porch
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2 feet vertical or horizontal
- Stone feature to be 1-1½ story in height

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SPANISH MISSION REVIVAL

DEFINING CHARACTERISTICS

- Rectilinear 1-story 2-story building forms
- Arched Colonnade or Veranda
- Low pitched gable roof with 'S'-tile or Barrel roof tiles
- Building materials of brick and stucco
- Pre-casts details such as window and door surrounds
- Scuplted parapet walls, towers and/or turrets define this style

SUGGESTED SINGLE FAMILY DETAILS

BUILDING FORM
- Asymmetrical 1 and 2-story building forms

ROOFS
- Roof Form: Primarily intersecting gables with shed roof verandas.
- Concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 4:12
- 0 inches minimum rake
- 18 inches minimum eaves

WALLS
- Front elevations may consist of stucco, brick. Any one material shall not make up more than 80% of a wall plane.

STUCCO SUGGESTIONS
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

- Shutters of plank designs, at least 2 pair
- Secondary hip roofs
- 12 inches deep recess on all front elevation windows and doors
- Exposed rafter tails
- Decorative beams or added braces under cantilevered balcony or eave soffit
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2 feet vertical or horizontal
- Decorative wrought iron detailing
- Pre-cast detailing accents
- Grouping of arched half-round windows

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Suggested

Building Form
- Large wall planes w/ varied massing forms

Roofs
- Roof Form: Flat roof w/ rounded parapets and no overhangs
- Low roof slope
- Concrete or clay 'S'-tile or accent metal roofs
- 18" minimum eaves at pitched roofs

Walls
- Front elevations shall consist of wall planes made of stucco with trellis accents

Stucco Suggestions
- Primary Walls: Sand or Smoother; Light lace or smoother trim, Stucco eaves, etc.:

Southwest

Defining Characteristics

- Flat roof, no overhangs, w/ rounded parapets
- Low pitched shed roofs
- Deep recessed window features
- Use of trellis elements
- Asymmetrical massing
- Simplified details

Single Family Details

- Plank shutters used sparingly
- 12" or deeper recesses on all feature windows
- Exposed rafter tails at pitched roof
- Decorative trellis elements
- Roof and wall colors are to be of warm tones

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Contemporary Farmhouse

Defining Characteristics

- Informal massing of varying heights
- Asymmetrical elevations
- Simplified trim details
- ·Varying roof overhangs

Suggested

Building Form

- Asymmetrical: 1 and 2-story building forms

Roofs

- Roof Form: Intersecting gables and accent shed roofs
- Standing seam metal roofs, composite shingle material and flat concrete tile
- 0-6" Rake
- 12"-24" eaves

Walls

- Front elevations may consist of stucco, board and batten, and lap siding

Stucco/ Board and Batten/ Lap Siding Suggestions

- Primary Walls: Sand or Smoother
- Board and Batten: Vertical batts
- Lap Siding: Horizontal v-groove ship lap

Single Family Details

- Simple window forms w/ minimal detailing
- Playful exterior color selections and applicant
- Full front porches w/ shed roof
- Simplified sun shading devices: window awning or shade structures

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SINGLE FAMILY DETACHED ARCHITECTURAL CRITERIA

The architecture of a house is comprised of three basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of the La Estancia community.

BUILDING FACADES

BUILDING FORM

Variety in building forms is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing residential structures:

- Articulation of wall planes
- Projections and recesses to provide shadow and depth
- Simple bold forms
- Combinations of one and two story forms.

Building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

Residential design should provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.

The use of second story balconies along the front elevation is encouraged to provide visual interest to the street scene.

BUILDING MATERIALS AND COLORS

The design of residences should use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style.

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.

Material changes should occur at inside corners. Materials applied to any elevation shall turn the outside corner of the building a minimum of 2 feet before terminating.

A range of color tones, consistent with the architectural style of the residence, should be used throughout the neighborhoods of La Estancia. The extensive use of bright vibrant colors is not permitted. Contrasting colors (either lighter or darker than the main body color of the residence) are encouraged for trim and accent elements such as fascias, eaves, doors, shutters, window trim, porch railings, garage doors, etc.

Three or more color schemes per Architectural style, per neighborhood, are required.

ROOFS

ROOF FORM AND SLOPE

Roof treatments should be consistent with the architectural style of the dwelling.

Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout La Estancia, including the use of gable, cross-gable, hip, or a combination of these roof forms.

Likewise, variety in roof lines is required to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences are required to vary ridge heights, roof forms, and direction of gables.

Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel.

Minimum overhangs shall be as identified on the architectural checklist for each style.

Roof slopes shall be consistent with the architectural style of the residence as indicated on the architectural checklist for each style.

Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

Gambrel and mansard roof forms are prohibited.

ROOF MATERIALS

A variety of roof materials are encouraged throughout the neighborhoods of La Estancia in order to avoid a monotonous roofscape appearance. Roof materials may include "S" tiles, barrel shaped concrete tiles, flat concrete tiles and shake.

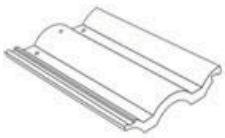
Roof materials should be compatible with the architectural style of the residence as indicated on the architectural checklist for each style.

Permitted Materials:

- Concrete Barrel & "S" Tiles
- Concrete Flat Tiles
- Concrete Shake
- Rolled roofing material (when appropriate to architectural style)

Prohibited Materials:

- Low Profile "S" Tiles
- Wood Shake
- Fiberglass Shingles
- Simulated Tile including fiberglass or metal



Roof materials should have a matte finish to minimize glare.

Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the Master Developer.

Fascias may be either stucco, wood-like, or tile.

Skylights are permitted, but should be designed as an integral part of the roof. White "bubble" skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof.

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

ARCHITECTURAL FEATURES AND ACCENTS

ENTRIES

The entry of residential dwellings should be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, porticos, recesses or projections, window or other architectural features.

COURTYARDS

Courtyards are encouraged providing a transition from the public space of the street to the entrance of the dwelling. Courtyard walls shall be finished to match the house and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.

PORCHES

Porches and balconies, when provided, should be designed as an integral component of the building's architecture.

Porches should have railings and be fully covered in one of the following ways:

- Roof element and tile matching the residence
- Trellis structure
- Second floor balcony or overhang

Second story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

COLUMNS AND ARCHWAYS

The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

TRELLIS AND ARBORS
Trellises and arbors, when used, must be designed to maintain their appearance considering the climatic conditions of the area.

PATIO COVERS AND BALCONIES
The use of rear patio covers and second story balconies provide an excellent opportunity for the articulation of rear facades, particularly along visible perimeter edges and is encouraged. Such elements should be used on approximately 25% of the dwellings that are visible from perimeter areas.

Such patio covers and balconies should be designed as an integral component of the architecture. Columns used in conjunction with the patio covers and balconies should convey a sense of strength and support.

WINDOW OPENINGS
At least one principal window is required on front elevations. Principal windows are defined as one of the following:

- A prominent window recessed a minimum of 4 inches or having a minimum 4 inches pop-out surround.
- A bay window with a minimum 4 inches projection and detailing appropriate to the architectural style of the residence.
- A minimum 6 inches deep pot-shelf with corresponding roof element and corbels.
- An overhead trellis element projecting a minimum of 4 inches.
- Decorative iron window grille projecting forward of the wall plane a minimum of 4 inches.

Rear elevations that are visible from perimeter conditions require the use of at least one principal window as defined above. The use of shutters is an acceptable principal window treatment on visible rear elevations when used in conjunction with a minimum 6” deep pot-shelf or other form of articulation. Side elevations that are visible from perimeter edges are required to have a principal window treatment as well as wrapped architectural enhancements.

All other windows on the front elevations and visible side and rear elevations shall feature trim surrounds, headers or sills.

The style of windows should be compatible with the architectural style of the residence with the following recommendations:

Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors.

Glazing may be either clear or tinted. Reflective glass is not permitted.

DETAIL ELEMENTS
Detail elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/or other similar features should be used to provide visual interest to the residential architecture consistent with the architectural style.

CHIMNEYS

Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

The design of chimneys shall be compatible with the architecture of the building.

The following features are appropriate:

- Tile caps, brick or tile banding
- Elaborate chimney tops/shroud shall be appropriate to the Architectural style used.
- Decorative metal tops/shroud shall match trim colors.

The following features are prohibited:

- Exposed flues
- Extravagant metal fireplace caps

DRIVEWAY CRITERIA:

MINIMUM LENGTH OF DRIVEWAYS

The minimum driveway length required is 18 feet from the back of right-of-way (behind sidewalk) to garage doors parallel to the street (Refer to pages 9 & 10).

MAXIMUM WIDTH OF DRIVEWAYS

Front entry driveways that exceed 18 feet in width along the street must be enhanced. Enhancement options include exposed aggregate, integral color, contrasting textures, decorative scoring, paving blocks, bands or other similar treatments to break up expansive areas of pavement. Front entry driveways that are 16 feet in width or less do not require enhancement.

SATELLITE DISHES

Satellite dishes one meter in diameter or smaller shall be sited so they are not visible from all streets and/or roads or community open space. Satellite dishes over one meter in diameter are prohibited.

GUTTERS AND DOWNSPOUTS

Exposed gutters and downspouts, when used, shall be colored to either match or complement the surface to which they are attached.

STORAGE BUILDINGS

The maximum height of any residential storage building must be lower than the perimeter residential wall, or must the same level of architectural detailing as the residential building.

WALLS

The community walls planned throughout La Estancia have been designed to reinforce the overall community image of the development. The walls will be complemented by a hierarchy of landscaped parkways adjacent to master planned roadways.

COMMUNITY WALLS (PERIMETER WALLS)

GENERAL

All walls, including community walls, will be designed and constructed by the member's/builder's Master HOA and approved by the Master Developer.

DESIGN

Community walls consist of either solid walls or view fences. Walls and fences must step, not slope, to accommodate grade changes.

- Community pilasters are required at wall angle points only.
- Community walls are to be constructed with outside face on the property line.
- The community perimeter wall be Spanish Brown Slump Block.
- All Community or Perimeter Walls will be built of 6" CMU.

MAINTENANCE

The Master HOA will maintain the outside face and top of community walls along roadways and community open space. Individual lot owners or project homeowners associations are responsible for maintaining the inside of the Community Walls as well as other walls within a project.

PRODUCT WALLS

GENERAL

Product walls are all walls interior to a project that are not community walls and are built by the parcel developer.

PRODUCT WALLS

Product walls that are visible from adjacent parcels, streets or community open space. Side yard wall returns, side yard privacy walls along corner lots, and rear yard privacy walls along neighborhood streets are all product walls. Product walls (interior side yards and/or rear yards) will be constructed of smooth brown CMU. All other product walls shall be constructed of smooth brown CMU.

- Product/Residential Walls will allow 4" CMU for internal house or yard walls

PRODUCT VIEW WALLS

View fences or view walls along community open spaces are encouraged. These shall be constructed by the parcel developer to conform to the community standard. The view fence may be constructed to not less than 5 feet high; with 18 inches of wrought iron on 54 inches of brown CMU, or 5 feet of solid wrought iron or clear panels. A view wall is required along the Julian and El Paso Gas Linear Parks and common areas.

HEIGHT

The product wall height shall not exceed a 6 feet high screen wall and a maximum 3 feet retaining wall (if necessary); for an overall height not to exceed 9 feet.

PRODUCT WALL TO COMMUNITY WALL CONNECTIONS

Where a product wall meets a community wall, the product wall must meet the elevation of the community wall at the point of connection or be lower than the community wall. Taller product walls shall be held for at least 8 feet down from the community wall before stepping down to the community wall.

PRODUCT WALL TO PRODUCT WALL CONNECTIONS

Where two product side walls meet at adjoining parcels, exteriors of connecting walls shall match in color, finish, and location.

WALLS AND FENCES

Walls and fences that are visible from streets, open space, or other public areas shall in accordance with Master Developer specifications.

ACCEPTABLE MATERIALS

All walls shall be finished in one of the following ways:

- Colored concrete block (brown) (5 feet minimum)
- Stone or manufactured stone face
- Mortar washed brown split face concrete block (5 feet minimum)

PROHIBITED MATERIALS

Gray concrete block, treated wood, and any woven fences (chain link, field fence and/or chicken wire) are not permitted within the community. CMU walls may not be less than 5 feet tall (above grade).

SELF CERTIFICATION (DESIGN REVIEW) PROCESS

INTRODUCTION

The Master Developer shall administer all project submittals and approvals for development within La Estancia with regard to the implementation of the Design Guidelines. The procedure described below shall be used to administer the implementation process.

As an expression of the Master Developer's vision for La Estancia, the Design Guidelines are intended to provide builders, architects, civil engineers, and others an overall direction in the design process. The criteria contained within the Design Guidelines provides examples of ways in which the vision can be achieved, however, the Master Developer strongly encourages creativity, innovation, and variety throughout La Estancia. Builders may propose other design solutions to project development, as long as the overall intent of the community vision and Design Guidelines are achieved.

All project submittals, whether designed in strict accordance with the design criteria contained herein or with other design solutions not specifically addressed in the Design Guidelines, will be reviewed by the Master Developer to ensure that all projects achieve the goals and objectives of the Master Developer's vision as expressed throughout the Design Guidelines.

IMPROVEMENTS REQUIRING REVIEW

All parcel improvements by the builder will require review and approval by the Master Developer. Improvements requiring review include but are not limited to residential product including new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures.

DESIGN REVIEW COMMITTEE

La Estancia
Residential Design Review Submittal Requirements

Please Submit to:
Bob Bambauer
6720 N. Scottsdale Road, Suite 250
Scottsdale, AZ 85253

The La Estancia Residential Design Review Committee meets on the 1st Thursday of every month. Complete submittal packages are required to be delivered a minimum of two weeks prior to the scheduled Design Review Committee meeting.

Please submit the following for **Architectural Design Review and Approval**:

- Architectural Floor Plans (11 inches x 17 inches)
- Color 4-sided Elevations (set for each model/elevation)
    - One 11 inches x 17 inches Reduction
- Paint Colors (Include complete color package matrix)
- Stucco Samples (digital photos may be submitted – identify location of home in photo)
- Roof Tiles (digital photos may be submitted – Indicate manufacturer/model)
- Faux Stone/Brick (as required) (digital photos may be submitted – Indicate manufacturer/model)

Any stucco, roof tile, and/or faux stone/brick samples will be returned to Builder along with the Design Review Approval letter.

Please submit the following for **Model Home/Front Yard Landscape Review and Approval**:

- Model Home Park Site Plan
- Model Home Park Landscape Plan
- Model Home Signage Package
- Typical Front Yard Landscape Plans/Details

EXHIBIT #1 - Typical Plot

KEY:

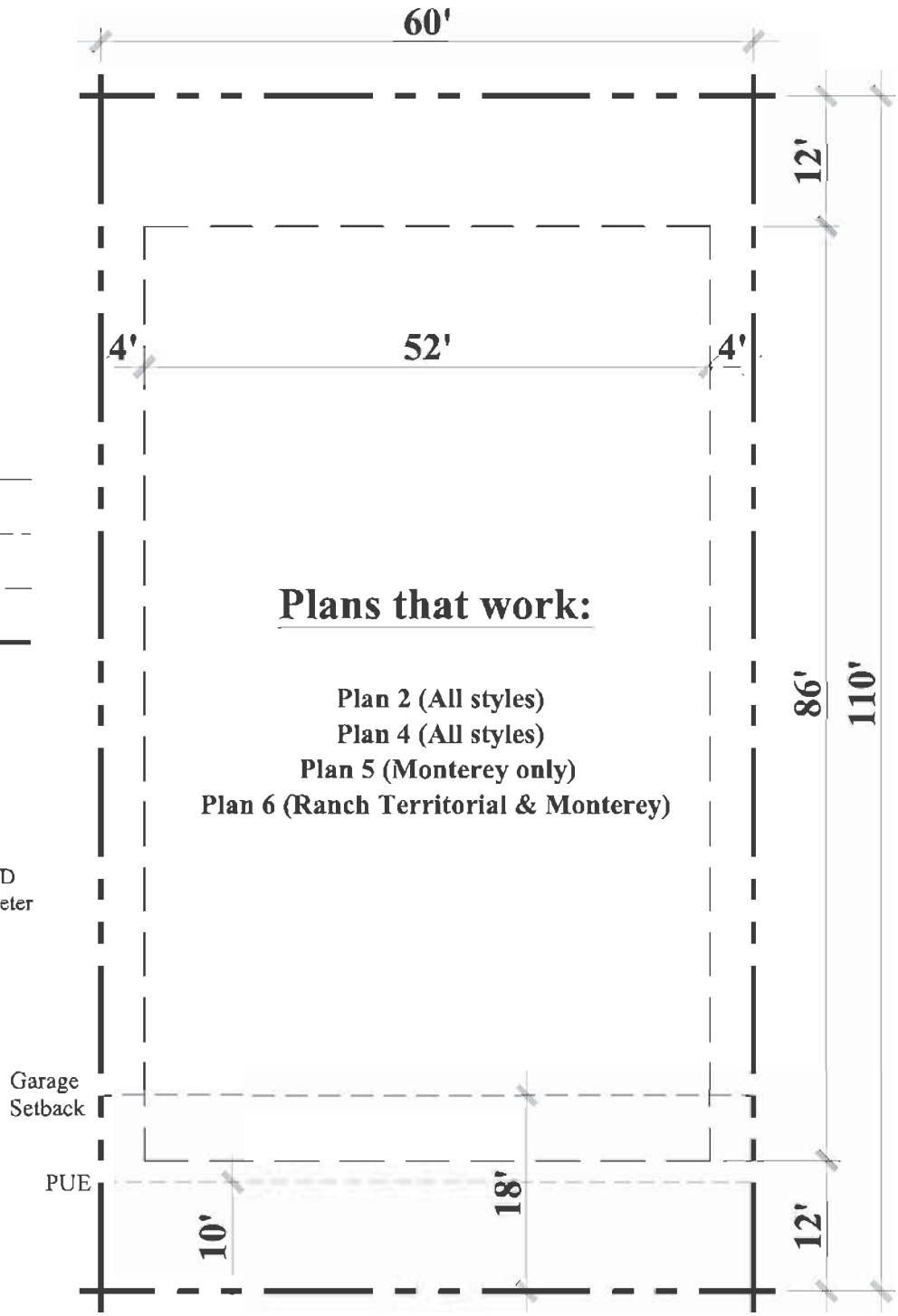
Bldg Setback

PUE Line

Garage Setback

Property Line

***Note:**
For more detailed info refer to the PAD III. Development Regulations - Perimeter Yard Requirements (page 34)



La Estancia de Tucson

Tucson, Arizona

SCALE : 1/16"

SUNBELT HOLDINGS
6720 North Scottsdale Road, Suite 250
Scottsdale, AZ 85253

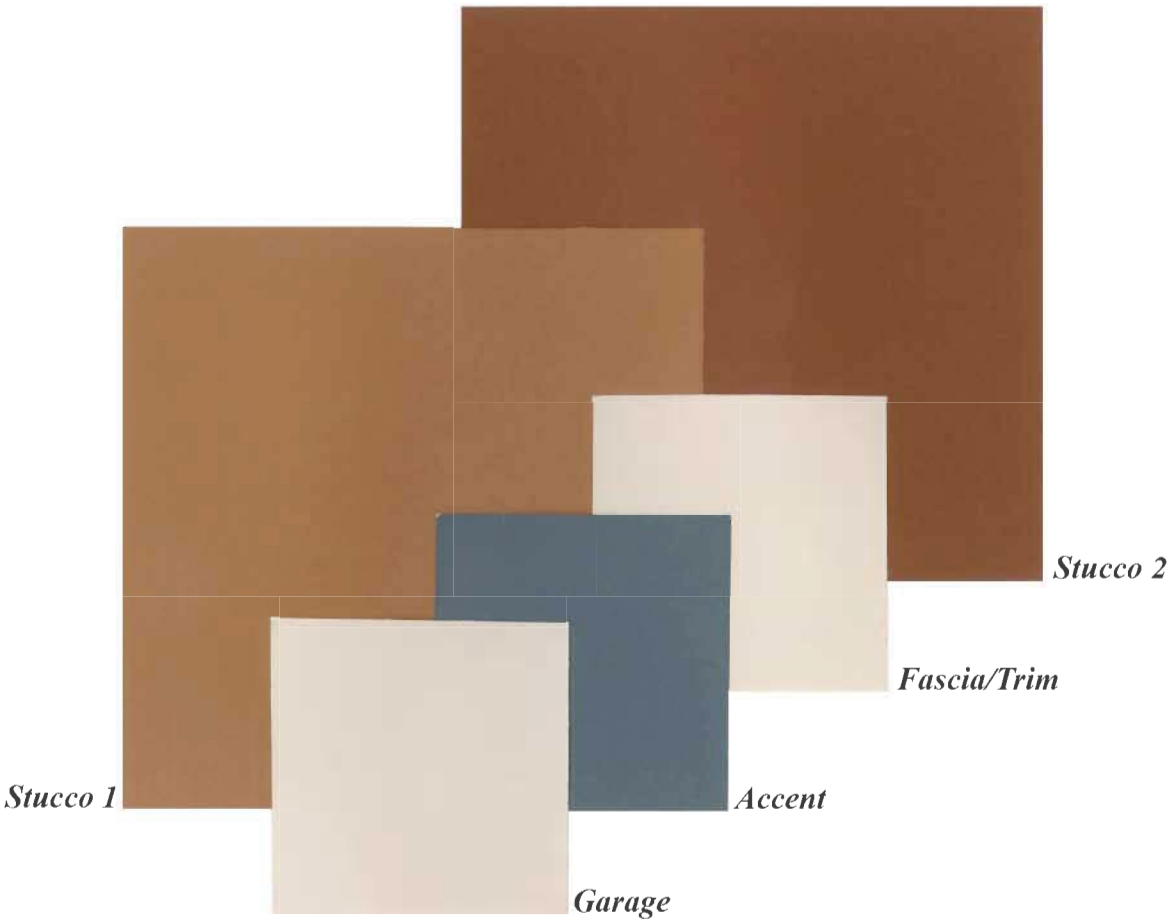
Design & Planning

XX/XX/20XX

EXHIBIT #2 - Material and Color Board

La Estancia

Tuscan - 3



Roof

Stone

Design & ID331 Planning

EXHIBIT #3 - Material and Color Board Matrix

La Estancia - Builder X *Date*

Color Scheme	Stucco 1	Stucco 2	Fascia/Trim	Accent	Garage Door	Stone	Roof Tile
Spanish - 1	DEW326 Birch White	DE 6143 Almond Latte	DEC755 Cocoa	DEA149 Spiced Berry	DEC755 Cocoa	-	1BCCS6169 Casa Grande Blend
Spanish - 2	DE6157 Bisque Tan	DE6159 Bread Pudding	DE6145 Rocky Ridge	DE6063 Black Walnut	DE6145 Rocky Ridge	-	1BCCS7970 Red Castle
Spanish - 3	DE6177 Thatched Roof	DE6180 New Cork	DE6125 Carved Wood	DE6231 Shaker Gray	DE6125 Carved Wood	-	1BCCS3940 Cliffside
Tuscan - 1	DE6215 Wooden Peg	DE6216 Barrel Stove	DEW351 Antique White	DE6231 Shaker Gray	DEW351 Antique White	CSV-2022 Fox Valley Weather Edge Ledgestone	1BCCS4960 Gulfstream
Tuscan - 2	DEC729 Medallion	DEC730 Alluring Umber	DEA161 Wild Mustang	DE6069 Bannister Brown	DEA161 Wild Mustang	CSV-2091 Wisconsin Weather Edge Ledgestone	1BCCS7970 Red Castle
Tuscan - 3	DEC713 Roman Brick	DE6105 Weathered Leather	DE6205 Stucco Tan	DE6334 Long Lake	DE6205 Stucco Tan	CSV-2091 Wisconsin Weather Edge Ledgestone	1BCCS0141 Buckskin

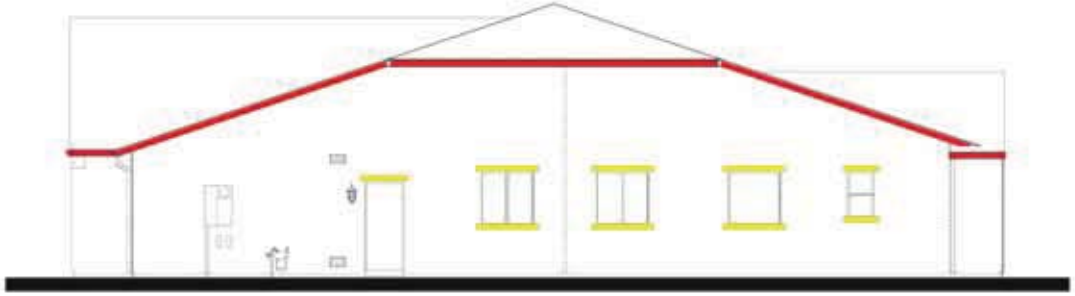
* **PAINT MANUFACTURE**: Dunn Edwards

* **STONE MANUFACTURE**: Cultured Stone

* **ROOF TILE MANUFACTURE**: Monier Lifetile

EXHIBIT #4 - Color Blocking

FRONT ELEVATION 'A'



RIGHT ELEVATION 'A'

REAR ELEVATION 'A'

LEFT ELEVATION 'A'

Color Blocking Key

- Stucco
- Fascia
- Trim
- Accent
- Garage Door

Plan X

(Color Shceme X)

La Estancia

La Estancia de Tucson
Planned Area Development

Design Guidelines - Phase II

Adopted October 11, 1999
Ordinance No. 9298

City of Tucson

12/18/2007

LA ESTANCIA DE TUCSON

PLANNED AREA DEVELOPMENT
DESIGN GUIDELINES – PHASE II

Prepared for:
City of Tucson – Planning Department
345 East Toole Avenue
Tucson, Arizona 85726

Master Developer:
La Estancia, LLC
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128

Prepared by:
KTGY Group, Inc.
17992 Mitchell South
Irvine, California 92614
Phone: (949) 851-2133
Fax: (949) 797-8305

In Association with:
RBF Consulting
8335 West Flamingo Road
Las Vegas, Nevada 89147
Phone: (702) 364-0180
Fax: (702) 364-0189

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DEFINITIONS

Below are definitions of words/phrases that are within the document to help you.

COMMUNITY PERIMETER EDGE: Also known as Perimeter Edge; such as Camino Boleadoras, Wilmot Road, Kolb Road, the I-10 Freeway, and all common areas and parks.

COMMUNITY WALLS: Also known as Perimeter Walls; located along Camino Boleadoras, Wilmot Road, Kolb Road, the I-10 Freeway, and all common areas and parks.

PRODUCT VIEW WALLS: Also known as View Fences. View fences shall be constructed to not less than 5' high; with 2 feet of wrought iron (or clear panels) on 3 feet of brown CMU, or 5 feet of solid wrought iron or clear panels. Product view walls are encouraged adjacent to community open spaces.

COLOR BLOCKING: Highlighted elevations (all four sides), with a color key specifying what and where each paint color will be applied. See the attached exhibit for an example.

ARCHITECTURAL STYLES: (Monterey, Southwest, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, and Contemporary Farmhouse). See pages 11 - 16 for defining characteristics, architectural requirements, and single family details.

INTRODUCTION

PURPOSE AND INTENT

The purpose of the Design Guidelines is to establish the procedures and evaluation criteria for the neighborhoods within La Estancia de Tucson, a residential Planned Area Development located within the City of Tucson, Arizona. [*La Estancia de Tucson* will be referred to as *La Estancia* throughout this document]. The guidelines described herein establish general concepts and provide the direction for the expression of the built environment within La Estancia. They are intended to provide an overall framework for future development, in order to achieve a sense of community identity, character, scale and sensitivity in the development of La Estancia.

The Design Guidelines provide the vehicle to protect and maintain the long term quality and value invested in the community. Accordingly, the Design Guidelines apply to all construction within La Estancia, including but not limited to residential product including new construction, remodels and additions, landscape, signage, and neighborhood amenities.

The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the Design Guidelines express "intent" rather than "absolute", thereby allowing subtle flexibility in fulfilling the intended design goals and objectives.

COMMUNITY THEME

INTRODUCTION

The overall design theme for La Estancia is to create a community with a strong sense of place through an effective blend of architecture, landscape, and community design elements that embrace the natural features of the site and capitalize on the existing character of Tucson.

Sketches and graphic representations contained herein are for conceptual purposes only and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design. In an effort to encourage creativity and innovation, the guidelines express "intent" rather than "absolute", thereby allowing certain flexibility in fulfilling the intended design goals and objectives.

For any technical information such as parking requirements, height requirements, accessible requirements, site visibility triangle, etc.; please refer to the City of Tucson's current Land Use Code, Development Standards, local adopted Building Code, ADA standards, and/or ANSI standards.

COMMUNITY ARCHITECTURAL THEME

Architecture within the residential neighborhoods shall be designed to reinforce the overall community character envisioned for La Estancia.

The architectural theme of the community shall be, but not limited to, the follow architectural styles: Monterey, Southwest, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, and Contemporary Farmhouse (refer to pages 11 - 16). These styles incorporate simple massing with traditional detailing that reflects the theme of this community.

CONCEPTUAL COMMUNITY DEVELOPMENT PLAN – PHASE II

Overall planning for La Estancia entails an integrated neighborhood concept with a strong interaction of architecture with the interior street network and open space connections.

DE-EMPHASIS OF GARAGES

The character of a community is predominantly defined by the streetscene experience. De-emphasizing the visual impact of garages allows the active architecture and style to permeate the streetscene and reinforce the community identity. Architectural enhancements, such as relief to the garage doors to minimize the impact are recommended. Projections, pop-outs, cantilevers, and corbels are just a few examples. In lieu of recessed garage doors or pop-out surrounds, a trellis element projecting a minimum of 18" forward of the garage door wall plane may be used.

Residential garages shall be positioned to de-emphasize their visual impact on the street. This will allow the active, visually interesting features of the building, to dominate the streetscape.

Garages that are setback further from the street than adjoining living areas are encouraged; where feasible. When garage doors are adjacent to one another, a minimum of a 2' offset is required.

Garage doors should be compatible with the architectural style of the residence. In order to avoid the impact of garage doors, it is encouraged that they be appropriately treated with decorative relief cuts, panels, small decorative windows, etc.

CORNER LOTS

Homes and/or buildings on street corners have a high degree of visibility and impact on the community image. Plotting of homes and/or buildings on street corners shall be done sensitively, with side elevations designed to have a similar level of detail and articulation as the front elevation. Enhancements may include elements such as:

- Single story elements
- Wrap-around porches or courtyards
- Enhanced window treatments
- Roof plane breaks
- Accent colors, materials and detailing.

COMMUNITY PERIMETER EDGES

Neighborhood identity is closely tied to the communities' perceived interaction with neighboring developments, open space networks and edge conditions. Sensitive treatment of these edge conditions can define the community image and enhance the standard of living enjoyed by its residents.

Community perimeter edges are Camino Boleadoras, Wilmot Road, Kolb Road, the I-10 Freeway, common areas and parks. Perimeter lots are those having a side or rear elevation exposed to a community perimeter edge.

The design and placement of buildings and/or homes on lots located on the perimeter edges of development parcels and visible from open space shall be designed to avoid a monotonous edge condition. Such dwellings shall incorporate the following elements:

- **Single Story Elements.** On two and three story dwellings, single story elements such as porches, covered patios, and garage enhancements should be used to provide articulation and visual interest to the rear or side elevation exposed to the edge condition.

- **Varying Rear Setbacks**. No more than three adjacent dwellings may have the same rear setback; otherwise an additional offset of at least 4' is required. Along Camino Boleadoras, rear elevations shall incorporate both single story elements and varying rear setbacks.

- **Variation of Roof Planes.** A variety of roof forms are encouraged using gable, cross-gable, hip, and shed elements as consistent with the architectural style. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel. Ridgelines of adjacent residences should be in different directions to the extent feasible.

- **Architectural Enhancements.** Rear and/or side of elevations visible from community perimeter edge conditions shall be sufficiently articulated to provide visual interest, including:

  <u>Required</u>

  - Enhanced Window Treatments (Required on all perimeter units)

  <u>Select at least two of the following:</u>

  - Offset wall planes (Minimum offset: 2')
  - Roof Plane Breaks
  - Color Blocking (See attached exhibit)
  - Shutters on 2nd story windows when accompanied by corresponding pot shelf with minimum 12" projection
  - Introduction of accent building materials and colors
  - Introduction of accent elements such as clay vents, outlookers, and decorative grille work consistent with the front elevation
  - Other similar features that provide articulation to the visible side or rear elevation.

Exception:
Above requirements apply on case by case basis upon review for multifamily product.

PRODUCT PLOTTING CRITERIA / BUILDING ORIENTATION

The plotting of all residential units must be submitted to the Design Review Committee for review and approval to ensure compliance with the design intent of the site planning guidelines, including product plotting criteria and/or the building orientation. The submittal must include Plan numbers, elevations, and rear elevation options for products such as Z-Lot or green court and building composites, elevations, and rear elevation options for all other higher density products.

The plotting of residences or buildings should be done in a manner that achieves diversity and visual interest to the neighborhood streetscene. Such diversity can be achieved through varying setbacks, articulated building massing, de-emphasized garages, and enhanced elevations and/or single story elements on street corners. Buildings may vary for plotting purposes.

PLOTTING

When plotting the Z-Lot or green court product, no more than two dwelling units with the same floor plan shall be plotted adjacent to one another, and the floor plans shall be reversed with different elevations and color schemes to avoid a repetitious street scene.

ARTICULATED BUILDING MASSING

Boxy two and three story building forms that overwhelm the street scene are prohibited. The building mass should be broken down into smaller elements, where feasible, to provide visual interest and articulation to the neighborhood street scene.

FIRE SERVICE STANDARDS PER THE CITY OF TUCSON

There are two basic criteria are used to determine fire service provision for buildings. Both criteria below must be met for residential development.

1. Fire service can be provided to buildings that are no more than 150 feet away as measured from the edge of the nearest fire travel lane to the farthest point of the unit from the fire travel lane. Building locations that exceed this measurement must be sprinkled with systems acceptable to the Fire Department.

2. Fire service can be provided to residential units that are no more than 400 feet away from a fire hydrant to the farthest point of the unit as measured along an accessible fire lane. Unit locations that exceed this measurement must be sprinkled with systems acceptable to the Fire Department.

Criteria one above and the following criteria must be met for commercial service.

1. Fire service can be provided to commercial structures that are no more than 300 feet away from a fire hydrant to the farthest point of the structure as measured along an accessible fire lane. A structure location that exceeds this measurement must be sprinkled with systems acceptable to the Fire Department.

MEDIUM DENSITY RESIDENTIAL (MDR)

(5 TO 10 DWELLING UNITS/ACRE)

Medium Density Residential	
BUILDING SETBACKS (Measured from back of walk/Right-of-Way)	
Front - Living Area	12' (see note #1 below)
Front Entry Garage	0' if perpendicular to street, 18' if parallel
Side - Interior	4' minimum
Side - Corner	6' minimum (see note #3 below)
Rear	0' at least 50% of building must be 12' min (see note #2 below)
MAXIMUM BUILDING HEIGHT	
Main Structure	32' per La Estancia de Tucson PAD *Measured from finished grade to mid-point of roof pitch (when applicable). See note #4 below
DESIGN VARIATION	
Floor Plans	3 required (varying square footages)
Elevations	3 architectural styles per floor plan
Color Schemes	No home on either side or directly across the street from a dwelling shall have the same color scheme.
Distribution	No identical plan *and* elevation are permitted side by side. Opposite hand footprints with different elevations and color schemes are permitted on up to 2 adjacent dwellings.
PARKING	
Minimum No. of Spaces Req'd.	2 spaces per unit; plus an additional 0.25 spaces for Guest Parking (Refer to the current ADA and/or ANSI standards for accessible requirements).

1. At least 50% of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.

2. Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. A minimum setback of 18 feet is required from Right-of-Way to garage door face (per La Estancia de Tucson PAD); a 12' minimum setback to second floor.

3. Corner side yards can be 0 feet but at least 50% of building wall must be set back a minimum of 6 feet (sight visibility requirements override this requirement when applicable).

4. Maximum Building Height: No more than 50% of footprint may exceed 24 feet. (Refer to Zoning Code 3.2.7.2 – Measurement, for more detail).

5. The minimum/maximum allowable overhang setbacks are per Code utilized by the City of Tucson.

6. 2.5 spaces per unit are required for all Single Family development with 6 DU/Acre or less.

7. Tandem parking (parking on the 18' driveway in front of the garage door) within all Multi-Family developments will not be counted as guest parking.

MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)

(6 TO 22 DWELLING UNITS/ACRE)

Medium High Density Residential	
BUILDING SETBACKS (DETACHED PRODUCT) (Measured from back of walk/Right-of-Way)	
Front - Living Area	12'
Front Entry Garage	18' minimum (from back of walk)
Alley Loaded Garage	3' minimum apron
Side - Interior	5' minimum
Side - Corner	10' minimum
Rear	15' minimum at first floor (see note #1 below)
BUILDING SETBACKS (MULTIFAMILY PRODUCT) (Measured from back of walk/Right-of-Way)	
Structure to Structure - Front	25' minimum
- Side	20' minimum
- Rear (Drive Aisle)	30' minimum
Perimeter - Front	15' minimum
- Side	15' minimum
- Rear	35' minimum at first floor (see note #2 below)
MAXIMUM BUILDING HEIGHT	
Main Structure	40' per La Estancia de Tucson PAD *Measured from finished grade to mid-point of roof pitch (when applicable).
DESIGN VARIATION	
Floor Plans	3 required (varying square footages)
Elevations	3 architectural styles per floor plan
Color Schemes	No home on either side or directly across the street from a dwelling shall have the same color scheme.
Distribution	No identical plan *and* elevation are permitted side by side. Opposite hand footprints with different elevations and color schemes are permitted on up to 2 adjacent dwellings.
PARKING	
Minimum No. of Spaces Req'd.	2 spaces per unit; plus an additional 0.25 spaces for Guest Parking (Refer to the current ADA and/or ANSI standards for accessible requirements).

1. Architectural enhancement or offsets at second floor.
2. Must have a minimum of 8 feet landscape setback at perimeter/boundary property line.
3. The minimum/maximum allowable overhang setbacks are per Code utilized by the City of Tucson.
4. 2.5 spaces per unit are required for all Single Family development with 6 DU/Acre or less.
5. Tandem parking (parking on the 18' driveway in front of the garage door) within all Multi-Family developments will not be counted as guest parking.

HIGH DENSITY RESIDENTIAL (HDR)

(15 TO 25 DWELLING UNITS/ACRE)

High Density Residential	
BUILDING SETBACKS (Measured from back of walk/Right-of-Way)	
Structure to Structure - Front	25' minimum
- Side	20' minimum
- Rear (Drive Aisle)	30' minimum
Perimeter - Front	15' minimum
- Side	15' minimum
- Rear	35' minimum (see note #1 below)
MAXIMUM BUILDING HEIGHT	
Main Structure	40' per La Estancia de Tucson PAD *Measured from finished grade to mid-point of roof pitch (when applicable).
DESIGN VARIATION	
Floor Plans	3 required (varying square footages)
Elevations	3 architectural styles per floor plan
Color Schemes	No home on either side or directly across the street from a dwelling shall have the same color scheme.
Distribution	No identical plan *and* elevation are permitted side by side. Opposite hand footprints with different elevations and color schemes are permitted on up to 2 adjacent dwellings.
PARKING	
Minimum No. of Spaces Req'd.	2 spaces per unit; plus an additional 0.25 spaces for Guest Parking (Refer to the current ADA and/or ANSI standards for accessible requirements).

1. Must have a minimum of 8 feet landscape setback at perimeter/boundary property line.
2. The minimum/maximum allowable overhang setbacks are per Code utilized by the City of Tucson.
3. Tandem parking (parking on the 18' driveway in front of the garage door) within all Multi-Family developments will not be counted as guest parking.

ARCHITECTURAL STYLE

The Architectural Design Guidelines for La Estancia de Tucson are intended to facilitate the creation of varied and interesting streetscapes, while creating a cohesive sense of place in keeping with the overall community design concept. The architectural styles permitted, but not limited to, within the community are Monterey, Southwest, Spanish Colonial, Ranch Territorial, Spanish Mission Revival, and Contemporary Farmhouse. Architectural diversity shall be created by manipulating massing, scale, building materials, color and textures with the addition of appropriate and enhancing architectural features. Image boards and style characteristics are provided on the following pages to serve as the design "inspiration" for the development of residential architecture within the community. The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design.

Requirements and architectural images representing characteristics of each style are presented on the following pages. Elevations shall meet requirements applicable to elevation style, and are encouraged to include as many detail elements as necessary to identifiably portray the style. Images portray elements and composition of the style and are for illustrative purposes only; default to checklist requirements.

MONTEREY

DEFINING CHARACTERISTICS

- Rectilinear building forms
- Cantilevered balconies on front
- Low pitched gable roof with shed roof and covered balconies
- Building materials of brick, stucco, and siding
- Colonial details such as window and door pediments

REQUIREMENTS

BUILDING FORM
- Rectilinear 2 and 3-story building forms

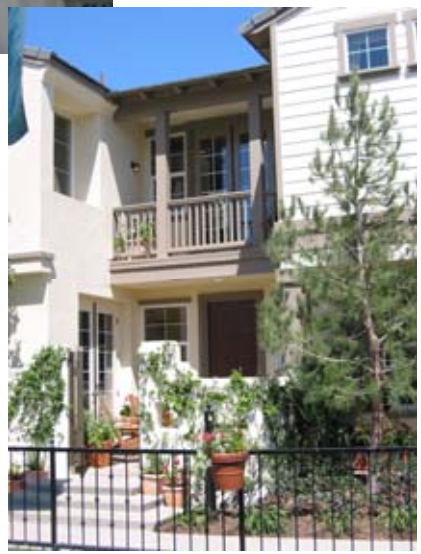
ROOFS
- Roof Form: Primarily front to back gable with shed roofs at balconies where applicable
- Flat concrete tile of concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 5:12
- 6" minimum rake
- 18" minimum eaves

WALLS
- Front elevations may consist of stucco, brick, or cementuous siding. Any one material shall not make up more than 90% of a wall plane.

STUCCO REQUIREMENTS
- Primary Walls: Light lace or smoother trim, stucco eaves, etc.: sand or smoother

ARCHITECTURAL DETAILS

- Shutters of plank or panel designs, at least 2 pair per unit, per building
- At least one cantilevered balcony. Contrasting materials between first and second floors with siding accent at upper elements
- 2" minimum recess on all front elevation windows and doors
- Exposed rafter tails
- Decorative beams or added braces under cantilevered balcony
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2' vertical or horizontal



* The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design.

SOUTHWEST

DEFINING CHARACTERISTICS

- Flat Roof, no overhangs, w/ rounded parapet walls
- Low pitched shed roofs at porches
- Recessed window features
- Use of trellis elements for shading purposes
- Assymentrical massing
- Simplified details

REQUIREMENTS

BUILDING FORM
- Large wall planes w/ varied massing forms

ROOFS
- Roof Form: Flat roof w/ rounded parapets and no overhangs
- Low roof slope at porches
- Concrete or clay 'S'-tile or accent metal roofs
- 0" minimum rake
- 18" minimum eaves at pitched roofs

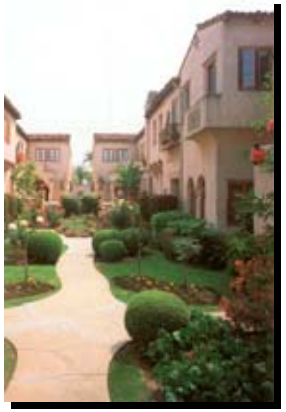
WALLS
- Front elevations shall consist of wall planes made of stucco with trellis accents

STUCCO REQUIREMENTS
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

ARCHITECTURAL DETAILS

- Plank shutters used sparingly
- 12" or deeper recesses on all feature windows
- Exposed rafter tails at pitched roof
- Decorative trellis elements
- Roof and wall colors are to be of warm tones
- Exposed 'viga' beams implying wood beams roofs
- Heavy timber style headers at doors and windows

* The sketches and graphic representations contained herein are for conceptual purposes only, and are to be used as general visual aids in understanding the basic intent of the guidelines. They are not meant to depict any actual lot or building design.



SPANISH COLONIAL

DEFINING CHARACTERISTICS

- Informal organization of massing around a central courtyard where possible
- Low pitched gable roof with 'S'-tile or Barrel roof tiles
- Building materials of stucco
- Colonial details such as window and door pediments

REQUIREMENTS

BUILDING FORM
- Asymmetrical 2 and 3-story massing

ROOFS
- Roof Form: Predominately gable and shed roofs with hip roofs used to minimize the overall mass
- May use conical roof at circular tower element
- Concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 5:12
- tight rake
- 18" minimum eaves

WALLS
- Front elevations may consist of stucco

STUCCO REQUIREMENTS
- Primary Walls: Light lace or smoother trim, stucco eaves, etc.: sand or smoother

ARCHITECTURAL DETAILS

- Shutters of plank design, at least 2 pair per unit, per building
- 2" minimum recess on all front elevation windows and doors
- Exposed rafter tails
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2' vertical or horizontal
- Decorative gable end vents
- Decorative wrought iron details
- Full round/elliptical arched arcade
- Decorative wing wall accents

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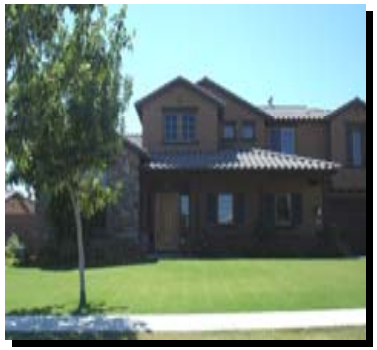

RANCH TERRITORIAL

DEFINING CHARACTERISTICS

- Rectilinear building forms of equal proportion between horizontal and vertical nature
- Covered front porches are a dominant feature to this style
- Low pitched gable roof with 'S'-tile or flat tile, as well as metal roof accents
- Building materials of stone and stucco

REQUIREMENTS

BUILDING FORM
- 2 and 3-story building forms

ROOFS
- Roof Form: Primarily gables with hips used sparingly to minimize the overall mass
- Flat concrete tile of clay or concrete 'S'-tile or Flat roof tile
- Accent metal roof
- Roof Slope: 4:12 – 6:12
- 6" minimum rake
- 18" minimum eaves

WALLS
- Front elevations may consist of stucco or stone

STUCCO REQUIREMENTS
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother

ARCHITECTURAL DETAILS

- Shutters of panel designs, at least 2 pair per unit, per building
- 2" minimum recess on all front elevation windows and doors
- Exposed rafter tails at impact areas
- Decorative beams and posts at covered porches
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2' vertical or horizontal
- Stone feature to be 1-1½ story in height

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SPANISH MISSION REVIVAL

DEFINING CHARACTERISTICS

- Rectilinear building forms
- Arched Colonnade or Veranda
- Building materials of brick and stucco
- Low pitched gable roof with 'S'-tile or Barrel roof tiles
- Pre-casts details such as window and door surrounds
- Scuplted courtyard walls, towers and/or turrets define this style

REQUIREMENTS

BUILDING FORM
- Asymmetrical 2 and 3-story building forms

ROOFS
- Roof Form: Primarily intersecting gables with shed roof verandas
- Hip roofs also used as secondary elements
- Concrete or clay 'S'-tile or Barrel roof tile
- Roof Slope: 3:12 – 4:12
- 0" minimum rake
- 18" minimum eaves

WALLS
- Front elevations may consist of stucco or brick
- Any one material shall not make up more than 90% of a wall plane.

STUCCO REQUIREMENTS
- Primary Walls: Light lace or smoother trim, Stucco eaves, etc.: sand or smoother.

ARCHITECTURAL DETAILS

- Bell tower element incorporated per unit, per building
- Shutters of plank designs, at least 2 pair
- 12" deep recess on all front elevation windows and doors
- Exposed rafter tails
- Decorative beams or added braces under cantilevered balcony or eave soffit
- Window grids should be true to the architectural style: full grids
- Wall plane offset of at least 2' vertical or horizontal
- Decorative wrought iron detailing
- Pre-cast detailing accents
- Grouping of arched/ half-round windows. Clerestory windows also used in volume spaces.

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CONTEMPORARY FARMHOUSE

DEFINING CHARACTERISTICS

- Informal massing of varying heights
- Asymmetrical elevations
- Simplified trim details
- Varying roof overhangs and roof pitches on a per building basis

REQUIREMENTS

BUILDING FORM
- Asymmetrical 2 and 3-story building forms

ROOFS
- Roof Form: Intersecting gables and accent shed roofs
- Standing seam metal roofs, composite shingle material and flat concrete tile
- 0-6" rake
- 12-24"eaves

WALLS
- Front elevations may consist of stucco, board and batten, and lap siding

STUCCO/BOARD AND BATTEN/ LAP SIDING REQUIREMENTS
- Primary Walls: Sand or Smoother
- Board and Batten: Vertical batts
- Lap Siding: Horizontal, v-groove, ship lap

MULTI-FAMILY DETAILS

- Simple window forms x/ minimal detailing
- Playful exterior color selections and application
- Full front porches w/ shed roof
- Simplified sun shading devices: window awning or shade structures
- Window grids can be minimal in application when used
- The use of alternate materials would be encouraged to aid in this style

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ARCHITECTURAL CRITERIA

The architecture of a house or building is comprised of three basic components regardless of its architectural style. These architectural components consist of Building Facades, Roofs, and Detail Elements. Together, when these components are designed appropriately, a cohesive yet diverse residential neighborhood environment will be realized, consistent with the goals and objectives of the La Estancia community.

BUILDING FACADES

BUILDING FORM

Variety in building forms is encouraged to provide diversity and visual interest to the neighborhood street scene. The following recommendations are encouraged when designing residential structures:

- Articulation of wall planes
- Projections and recesses to provide shadow and depth
- Simple bold forms
- Combinations of one, two, and three story forms.

Building wall planes, particularly on the front elevation, should be staggered to create interest along the street scene, to provide a desirable human scale, and to avoid visual monotony.

Residential design should provide articulation and detail to the rear and side of the dwelling when visible from public spaces within the community.

The use of second (and/or third) story balconies along the front elevation is encouraged to provide visual interest to the street scene.

BUILDING MATERIALS AND COLORS

The design of residences should use building materials that are consistent with the architectural styles as identified on the architectural checklist for each style.

All surface treatments or materials should be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety.

Material changes should occur at inside corners. Materials applied to any elevation shall turn the outside corner of the building a minimum of 2' before terminating.

A range of color tones, consistent with the architectural style of the residence, should be used throughout the neighborhoods of La Estancia. The extensive use of bright vibrant colors is not permitted. Contrasting colors (either lighter or darker than the main body color of the residence) are encouraged for trim and accent elements such as fascias, eaves, doors, shutters, window trim, porch railings, garage doors, etc.

A minimum of three color schemes per Architectural style, for single family product, are required. A minimum of two color schemes per Architectural style for multifamily product are required.

ROOFS

ROOF FORM AND SLOPE

Roof treatments should be consistent with the architectural style of the dwelling.

Variety of roof design and treatment is encouraged to provide visual interest to the neighborhood roofscape throughout La Estancia, including the use of gable, cross-gable, hip, or a combination of these roof forms.

Likewise, variety in roof lines is required to avoid a common roof line along neighborhood streets. Rooflines of adjoining residences are required to vary ridge heights, roof forms, and direction of gables.

Repetitious gable ends framed side to side on rear elevations are not permitted along perimeter edges of residential neighborhoods. No more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel.

Minimum overhangs shall be as identified on the architectural sheets (pages 11 - 16) for each style.

Roof slopes shall be consistent with the architectural style of the residence as indicated on the architectural checklist for each style.

Broken roof pitches extending over porches, patios or other similar features are encouraged where appropriate to the architectural style.

Gambrel and mansard roof forms are prohibited.

ROOF MATERIALS

A variety of roof materials are encouraged throughout the neighborhoods of La Estancia in order to avoid a monotonous roofscape appearance. Roof materials may include "S" tiles, barrel shaped concrete tiles, flat concrete tiles and shake.

Roof materials should be compatible with the architectural style of the residence as indicated on the architectural sheet for each style.

Permitted Materials:

- Concrete Barrel & "S" Tiles
- Concrete Flat Tiles
- Concrete Shake
- Rolled roofing material (when appropriate to architectural style)

Prohibited Materials:

- Low Profile "S" Tiles
- Wood Shake
- Fiberglass Shingles
- Simulated Tile including fiberglass or metal

Roof materials should have a matte finish to minimize glare.

Standing seam metal roofs are permitted as an architectural accent element, but its use is subject to the sole discretion and approval of the Master Developer.

Fascias may be either stucco, wood-like, or tile.

Skylights are permitted, but should be designed as an integral part of the roof. White "bubble" skylights are not permitted. Skylight framing material should be bronze anodized or colored to match the adjacent roof.

Solar panels are to be integrated into the roof design, flush with the roof slope. Frames must be colored to complement the roof. Mill finish aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

ARCHITECTURAL FEATURES AND ACCENTS

ENTRIES

The entry of residential dwellings should be articulated as a focal point of the building's front elevation through the appropriate use of roof elements, columns, porticos, recesses or projections, window or other architectural features.

COURTYARDS

Courtyards are encouraged providing a transition from the public space of the street to the entrance of the dwelling. Courtyard walls shall be finished to match the house and may be embellished with stone, ceramic tiles, steps, recesses, cut-outs, or wrought iron accents appropriate to the architectural style of the residence.

PORCHES

Porches and balconies, when provided, should be designed as an integral component of the building's architecture.

Porches should have railings and be fully covered in one of the following ways:

- Roof element and tile matching the residence
- Trellis structure
- Second floor balcony or overhang

Second and third story balconies are encouraged to provide further visual interest to the street scene, and to increase the perceived front setback of the second story.

COLUMNS AND ARCHWAYS

The use of columns and archways adds articulation to the character of the residence and is encouraged where appropriate to the architectural style. Columns and archways should be scaled appropriately to provide a sense of strength and support that is compatible with the architectural style of the dwelling.

TRELLIS AND ARBORS

Trellises and arbors, when used, must be designed to maintain their appearance considering the climatic conditions of the area.

PATIO COVERS AND BALCONIES

The use of rear patio covers and second and third story balconies provide an excellent opportunity for the articulation of rear facades, particularly along visible perimeter edges and is encouraged. Such elements should be used on approximately 25% of the dwellings that are visible from perimeter areas.

Such patio covers and balconies should be designed as an integral component of the architecture. Columns used in conjunction with the patio covers and balconies should convey a sense of strength and support.

WINDOW OPENINGS

At least one principal window is required on front elevations. Principal windows are defined as one of the following:

- A prominent window recessed a minimum of 12" or having a minimum 12" pop-out surround.
- A bay window with a minimum 12" projection and detailing appropriate to the architectural style of the residence.
- A minimum 12" deep pot-shelf with corresponding roof element and corbels.
- An overhead trellis element projecting a minimum of 12"
- Decorative iron window grille projecting forward of the wall plane a minimum of 12"

Rear elevations that are visible from perimeter conditions require the use of at least one principal window as defined above. The use of shutters is an acceptable principal window treatment on visible rear elevations when used in conjunction with a minimum 12" deep pot-shelf or other form of articulation. Side elevations that are visible from perimeter edges are required to have a principal window treatment as well as wrapped architectural enhancements.

All other windows on the front elevations and visible side and rear elevations shall feature trim surrounds, headers or sills.

The style of windows should be compatible with the architectural style of the residence with the following recommendations:

Aluminum or vinyl extruded frame windows shall be appropriately colored to match or complement the house or trim colors.

Glazing may be either clear or tinted. Reflective glass is not permitted.

DETAIL ELEMENTS

Detail elements such as shutters, exposed rafter ends or cross beams, decorative grille work, decorative stucco or clay pipe vents, decorative ceramic tile and/or other similar features should be used to provide visual interest to the residential architecture consistent with the architectural style.

CHIMNEYS
Chimneys, particularly chimney caps, should be simple in design, so as not to distract from the building.

The design of chimneys shall be compatible with the architecture of the building.

The following features are appropriate:

- Tile caps, brick or tile banding
- Elaborate chimney tops/shroud shall be appropriate to the Architectural style used.
- Decorative metal tops/shroud shall match trim colors.

The following features are prohibited:

- Exposed flues
- Extravagant metal fireplace caps

DRIVEWAY CRITERIA:
MINIMUM LENGTH OF DRIVEWAYS
The minimum driveway length for Z-Lot product required is 18' from the back of right-of-way (behind sidewalk) to garage doors parallel to the street. All other product types shall have a minimum 3' apron.

MAXIMUM WIDTH OF DRIVEWAYS
Front entry driveways that exceed 16' in width along the street must be enhanced. Enhancement options include exposed aggregate, integral color, contrasting textures, decorative scoring, paving blocks, bands or other similar treatments to break up expansive areas of pavement. Front entry driveways that are 16' in width or less do not require enhancement.

SATELLITE DISHES
Satellite dishes one meter in diameter or smaller shall be sited so they are not visible from all streets and/or roads or community open space. Satellite dishes over one meter in diameter are prohibited.

GUTTERS AND DOWNSPOUTS
Exposed gutters and downspouts, when used, shall be colored to either match or complement the surface to which they are attached.

STORAGE BUILDINGS
Storage buildings must be single story in height and may not exceed 12 feet. If any storage building is higher than the perimeter residential wall it must have the same level of Architectural detail as the current or proposed residential building.

SOLAR PANELS
Panels shall be mounted directly to a sloped roof plane and be integral to the roof design. Roof mounted solar panel equipment shall be similar to the roof in color and appearance and have a reflectivity value of 20% or less. Non-camouflaged solar panel equipment shall be located behind parapet walls of equal height to the equipment, which shall not shade equipment for maximum use.

METERS

Natural gas meters shall be grouped and screened behind walls. Electrical meters shall be ganged and located behind doors. Builders shall contact the appropriate companies for minimum clearances. Screen walls and electrical enclosures shall be designed integral to the project's architecture.

MECHANICAL EQUIPMENT

No mechanical equipment (air conditioning/heating units, etc.) shall be mounted on, or attached to, any sloped roof. Mechanical equipment, when mounted on flat roofs, must be completely screened by parapet walls at least as tall as the equipment. Ground mounted air conditioning units must be screened by walls at least 6" higher than the unit(s) and located away from pedestrian paths and project amenities. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof surfaces.

TRASH ENCLOSURES

Trash enclosures shall be constructed of concrete masonry units finished similar to buildings in the development. All trash enclosures shall have opaque metal gates that are designed consistent with the development. Each trash enclosure shall have a lighted access that meets federal accessibility standards.

CARPORTS

Freestanding covered parking structures shall have the same roof design and treatment as the main buildings within the project. Ends of structures shall have walls or other screening devices with architectural detailing similar to the residential buildings. This requirement is waived when the structure abuts a landscaped island. The length of covered parking structures shall be a maximum of 10 parking spaces.

DETACHED GARAGES

Detached garages, when provided, must use a similar roof treatment and building material as the residential buildings they serve. Six-car detached garage structures are preferred as a maximum. Detached garage structures with more than six parking spaces shall have a minimum 2' garage door offset within the length of the structure.

MAILBOXES

Grouped or ganged mailboxes shall be located in enclosures that provide shade and weather protection. The mailbox enclosure shall integrate lighting and a trash receptacle into its design and continue the architectural character of the project. Enclosures shall be located convenient to short term parking and meet federal accessibility standards.

CLUBHOUSE AND RECREATION BUILDINGS

Clubhouses, recreation buildings, and other support buildings shall match the architectural style and detailing of the residential buildings.

WALLS

The community walls planned throughout La Estancia have been designed to reinforce the overall community image of the development. The walls will be complemented by a hierarchy of landscaped parkways adjacent to master planned roadways.

COMMUNITY WALLS (PERIMETER WALLS)

GENERAL

All community walls will be designed, constructed (except where responsibility is designated to a parcel developer) and approved by the Master Developer.

DESIGN

Community walls consist of either solid walls or view fences. Walls and fences must step, not slope, to accommodate grade changes.

- Community pilasters are required at wall angle points only.
- Top course "notch-outs" are required every 100' – 150' with varied spacing.
- Community walls are to be constructed with outside face on the property line.
- The community perimeter wall along Camino Boleadoras shall be brown split face CMU.

MAINTENANCE

The Master HOA will maintain the outside face and top of community walls along roadways and community open space. Individual lot owners or project homeowners associations are responsible for maintaining the inside of the Community Walls as well as other walls within a project.

PRODUCT WALLS

GENERAL

Product walls are all walls interior to a project that are not community walls and are built by the parcel developer.

PRODUCT WALLS

Product walls that are visible from adjacent parcels, streets or community open space. Side yard wall returns, side yard privacy walls along corner lots, and rear yard privacy walls along neighborhood streets are all product walls. Product walls (interior side yards and/or rear yards) can either be constructed of smooth brown CMU or colored (white, tan, or like color) vinyl fencing. All other product walls shall be constructed of smooth brown CMU.

PRODUCT VIEW WALLS

View fences or view walls along community open spaces are encouraged. These shall be constructed by the parcel developer to conform to the community standard. The view fence may be constructed to not less than 5' high; with 2 feet of wrought iron on 3 feet of brown CMU, or 5 feet of solid wrought iron or clear panels. A view wall is required along the Julian and El Paso Gas Linear Parks and common areas.

Swimming pools are permitted; however, if the rear yard wall is facing community open space, the wall must be either solid CMU, wrought iron, or clear panels. Multiple materials may be used within the same wall plane, but not combined in a vertical application (stacking). The responsibility for complying with swimming pool wall regulations lies with the parcel developer or homeowner and not the Master Developer.

HEIGHT

The product wall height shall not exceed a 6' high screen wall and a maximum 3' retaining wall (if necessary); for an overall height not to exceed 9 feet.

PRODUCT WALL TO COMMUNITY WALL CONNECTIONS

Where a product wall meets a community wall, the product wall must meet the elevation of the community wall at the point of connection or be lower than the community wall. Taller product walls shall be held for at least 8 feet back from the community wall before stepping down to the community.

PRODUCT WALL TO PRODUCT WALL CONNECTIONS

Where two product side walls meet at adjoining parcels, exteriors of connecting walls shall match in color, finish, and location.

WALLS AND FENCES

Walls and fences that are visible from streets, open space, or other public areas shall in accordance with Master Developer specifications.

ACCEPTABLE MATERIALS

All walls shall be finished in one of the following ways:

- Colored concrete block (brown) (5' minimum)
- Stone or manufactured stone face
- Mortar washed brown split face concrete block (5' minimum)
- White vinyl fence (see photo for interior side and rear walls)

PROHIBITED MATERIALS

Gray concrete block, all 4 inch CMU, treated wood, and any woven fences (chain link, field fence and/or chicken wire) are not permitted within the community. CMU walls may not be less than 5' tall (above grade), unless used for screening AC units, etc.

REFINEMENT TO THE LA ESTANCIA PAD (ADOPTED: OCTOBER 11, 1999)

To ensure compliance with the PAD and the first refinement letter, there are several minor adjustments that we have addressed and clarified in the following exhibits. Specific design elements and standards have been established which have been identified for proper submittal and processing of La Estancia de Tucson - Phase II. The purpose and intent of these refinement exhibits are to provide an understanding between the City of Tucson and La Estancia, L.L.C. regarding the unique design elements necessary to accomplish the innovative design concepts that have been created through our extensive planning. In particular the requirements for lot area, width, depth, and setbacks; parking and street classifications; trash and recycling collections; utility locations; and density ranges are presented in the enclosed exhibits; which are meant to (i) supersede the original PAD and the first refinement letter where a conflict may arise, (ii) supplement the same where no conflicts exist and (iii) set forth the design criteria for Phase II. We feel we have created an integrated design approach to achieve densities through innovative urban Land Use concepts. By creating a mix of housing types, we can create community diversity with an atmosphere the City of Tucson and its future residents can be proud of and enjoy for many years. All of the following exhibits have been approved by the City of Tucson's Planning Director as of July 31, 2007.

Exhibit 1 – A is a Land Use map and summary for your reference.

Exhibit 1 – B shows the Phasing Plan for the entire development of La Estancia de Tucson.

Exhibit 1 – C shows the Block layout for Phase II and is followed by a Block Summary matrix.

Exhibit 1 – D illustrates a conceptual layout for the proposed Park and adjacent School.

Exhibit 2 (A – E) shows the new parking & street sections that have been developed for the planning and development of Phase II. The required parking calculations, for residents as well as visitors, are per Code per the City of Tucson.

Exhibit 3 (A – D) demonstrates the various trash and utility locations for the various types of product types being proposed (but not limited to). Please note that a pod should not exceed 8 units.

Exhibit 4 (A – L) illustrates the different urban concepts (typical layouts) that have been proposed for the development of Phase II. Please note that a pod should not exceed 8 units.

Exhibit 5 (A – D) explains the multiple urban concepts (typical lots) when plotting fee simple units. Please note that a pod should not exceed 8 units.

Following the clarification exhibits mentioned above is the section on the Self Certification (Design Review) Process and examples of that for your reference; see page 56.

Exhibit 1 - A

Land Use Summary - Phase II

Land Use	Density Range	Acres	Units (Low)	Units (High)
MDR	5-10 DU/Acres	55.41 Acres	277 Units	554 Units
MHDR	6-22 DU/Acres	92.04 Acres	552 Units	2,025 Units
* HDR	15-25 DU/Acres	30.16 Acres	452 Units	754 Units
School	Elementary School	10.00 Acres	N/A	N/A
VC	Village Commercial	16.38 Acres	N/A	N/A
C	Commercial	26.15 Acres	N/A	N/A
RFC	Regional Freeway Commercial	15.94 Acres	N/A	N/A
OS	Parks	10.20 Acres	N/A	N/A
Ret	Retention	7.01 Acres	N/A	N/A
TOTAL		263.29 Acres	1,281 Units	3,333 Units

*NOTE: HDR: In order to satisfy diverse residential housing types, the density range shall be shifted from 22 DU/Acre to 25 DU/Acre.

Spine - Minor Collector (Road)

0 300
150 600

LAND USE MAP - PHASE II

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17992 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-5184

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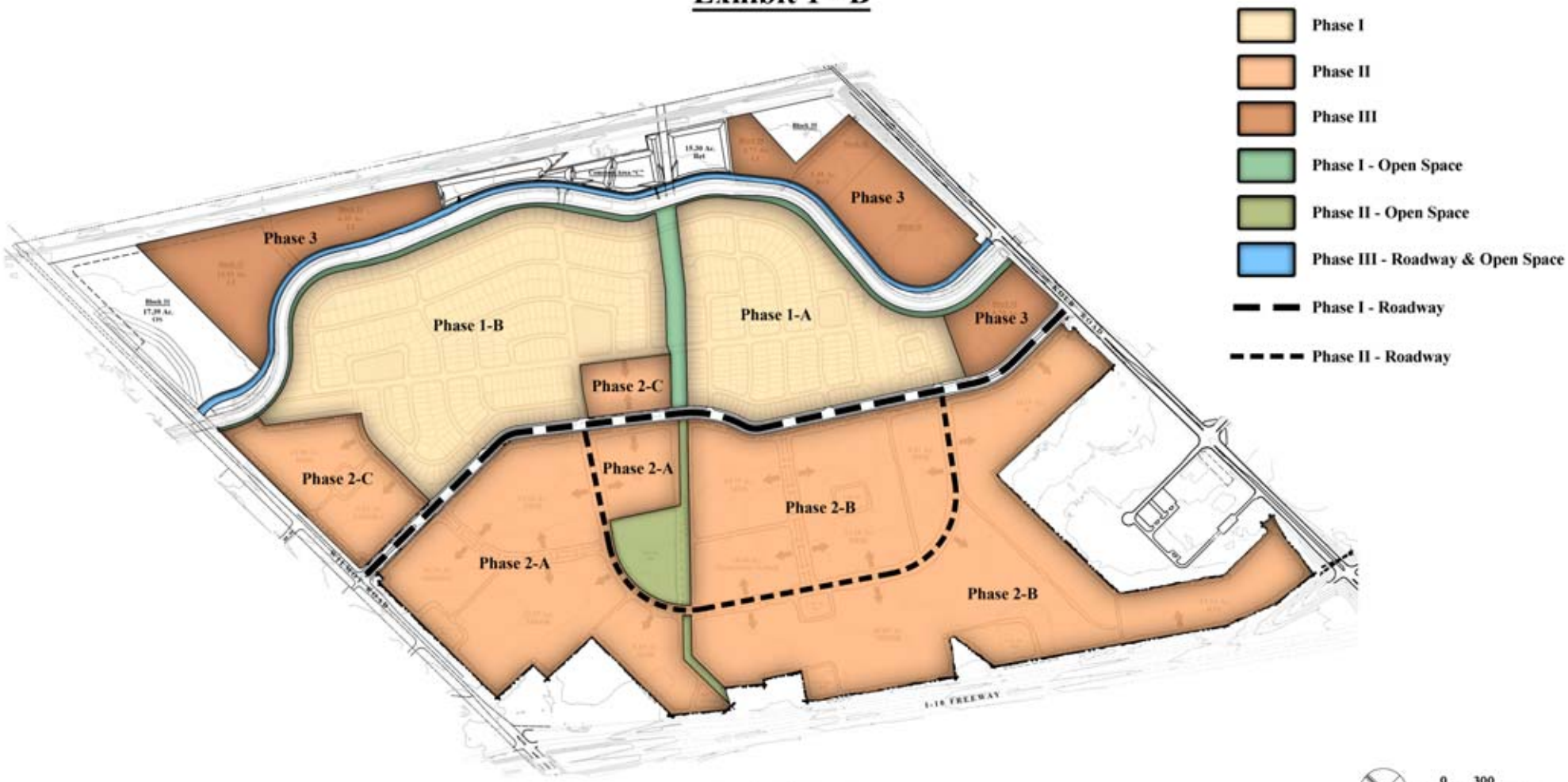
KTGY NO. 20060352

Exhibit 1 - B



PHASING PLAN

0 300
150 600

LA ESTANCIA L.L.C.
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson

Tucson, Arizona

KTGY GROUP, INC.
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KTGY NO. 20060352

Exhibit 1 - C

wing matrix

PHASE II - BLOCK MAP

0 300
150 600

LA ESTANCIA L.L.C.
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Las Vegas, Nevada 89128
Tel: (702) 355-1400 Fax: (702) 395-7600

La Estancia de Tucson - Phase II

Tucson, Arizona

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La Estancia de Tucson - Phase II
Block Summary

Block #	Category	Description	Approx. Acres	Density Range
A1	VC	Village Commercial	11.38 Acres	N/A
A2	MDR	Medium Density Residential	19.38 Acres	5-10 DU/Acre
A3	MHDR/C	Medium High Density Residential/Commercial	10.36 Acres	6-22 DU/Acre
A4	MHDR	Medium High Density Residential	22.57 Acres	6-22 DU/Acre
A5	HDR	High Density Residential	9.85 Acres	15-25 DU/Acre
A6	OS	Open Space/Community Park	6.03 Acres	N/A
B1	MDR	Medium Density Residential	13.75 Acres	5-10 DU/Acre
B2	PF	Public Facility	10.00 Acres	N/A
B3	MHDR	Medium High Density Residential	16.62 Acres	6-22 DU/Acre
B4	MHDR	Medium High Density Residential	16.65 Acres	6-22 DU/Acre
B5	MHDR	Medium High Density Residential	16.62 Acres	6-22 DU/Acre
B6	RFC	Regional Freeway Commercial	15.94 Acres	N/A
B7	C	Commercial	26.15 Acres	N/A
B8	HDR	High Density Residential	9.41 Acres	15-25 DU/Acre
B9	MDR	Medium Density Residential	11.14 Acres	5-10 DU/Acre
B10	MDR	Medium Density Residential	11.14 Acres	5-10 DU/Acre
D1	VC	Village Commercial	6.57 Acres	N/A
E1	HDR	High Density Residential	10.90 Acres	15-25 DU/Acre
E2	MHDR/C	Medium High Density Residential/Commercial	9.22 Acres	6-22 DU/Acre
		Sub-Parks	2.60 Acres	N/A
		Common Area/Retention	7.01 Acres	N/A
		SUB-TOTAL	**263.29 Acres**	**3,333 Units**
				(Projected Units)

(*Please refer to Exhibit 1 - C)

Phase 1				
Phase 1	40' x 110'	Lot #s: 523 - 664	32.43 Acres	142 Units
Phase 1	45' x 110'	Lot #s: 117 - 330	56.45 Acres	214 Units
Phase 1	50' x 110'	Lot #s: 331 - 522	50.23 Acres	192 Units
Phase 1	65' x 110'	Lot #s: 1 - 116	22.83 Acres	116 Units
		SUB-TOTAL	**161.94 Acres**	**664 Units**
Phase 3	N/A	**SUB-TOTAL**	**97.07 Acres**	**N/A**
Wash	Julian	**SUB-TOTAL**	**26.94 Acres**	**N/A**
		GRAND TOTAL	**549.24 Acres**	**3,997 Units**

6/28/2007

Exhibit 1 - D

Park Amenities:

- Soccer Field
- Ball Fields
- Community Center
- Ramadas
- Grills/Picnic Tables
- Full Court Basketball
- Tennis Court

CONCEPTUAL PARK & SCHOOL LAYOUT

0 50
25 100

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Las Vegas, Nevada 89128
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La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
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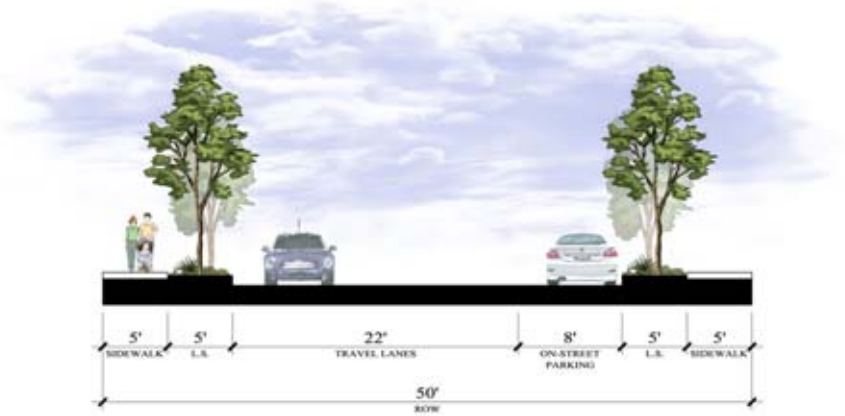
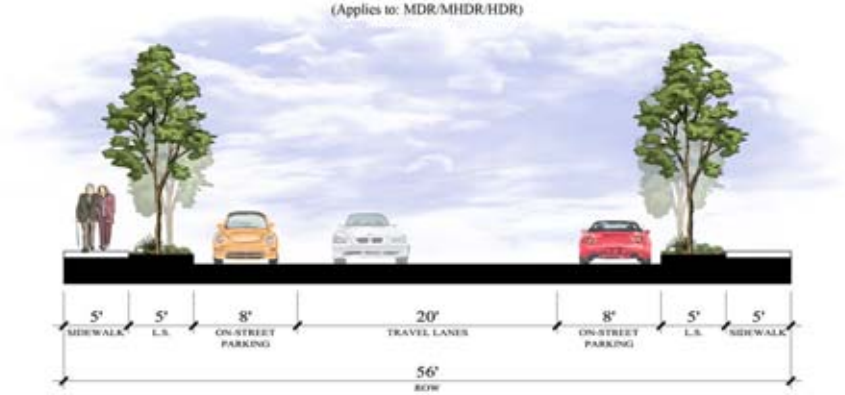
KTGY NO. 20060352

Exhibit 2 - A



Residential Loop Road - A

(Applies to: MDR/MHDR/HDR)



Residential Loop Road - B

(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

PROPOSED NEW PARKING & STREET SECTIONS - A
(OPTIONAL)

0 4
2 8

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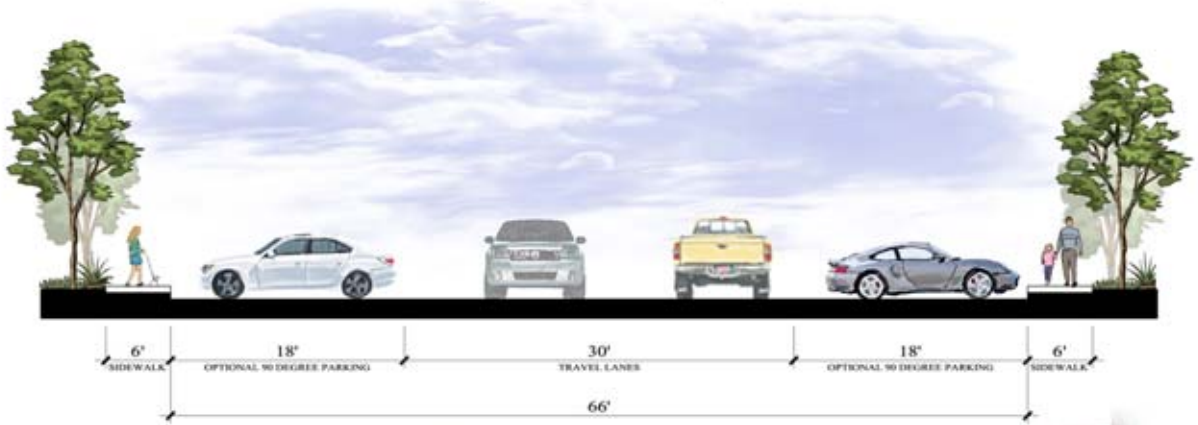
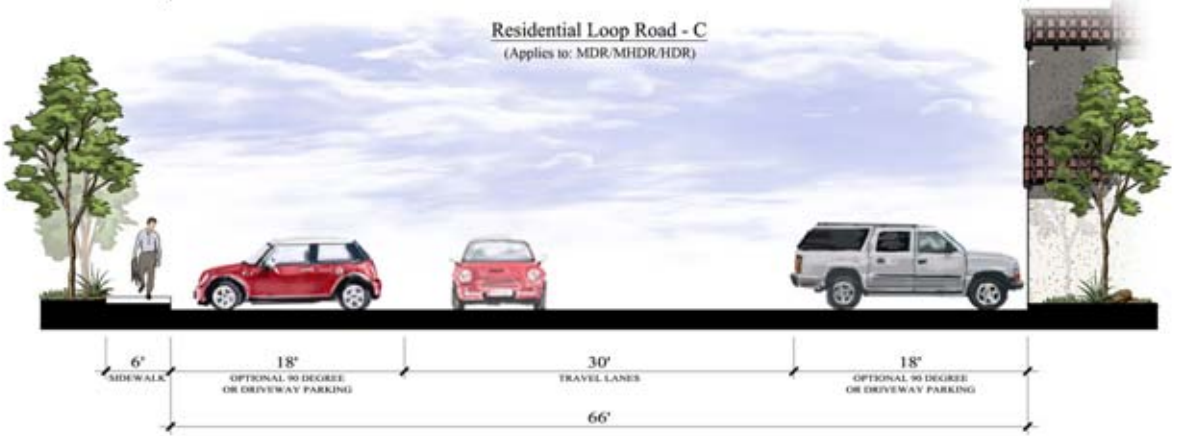
Exhibit 2 - B



Residential Loop Road - C
(Applies to: MDR/MHDR/HDR)



Residential Loop Road - D
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

- Private Streets: all alleys and any street that turn-in parking occurs.

PROPOSED NEW PARKING & STREET SECTIONS - B
(OPTIONAL)

0 4
2 8

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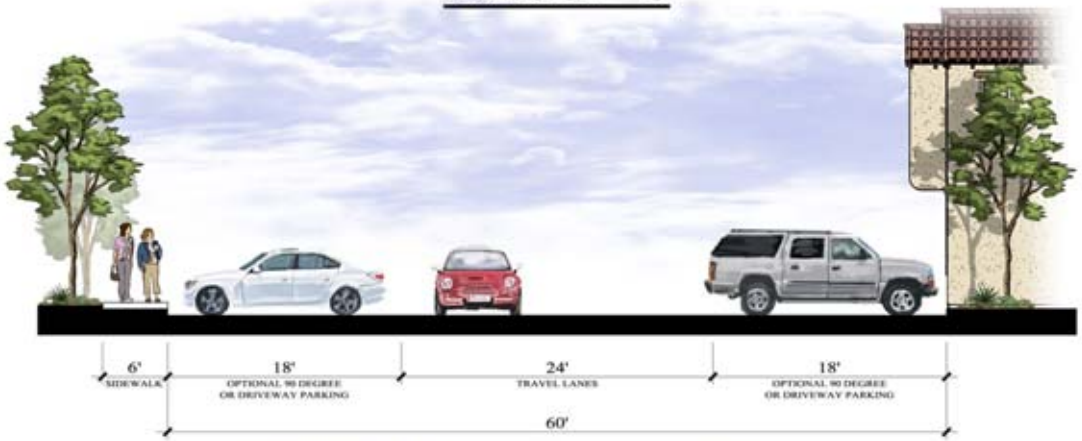
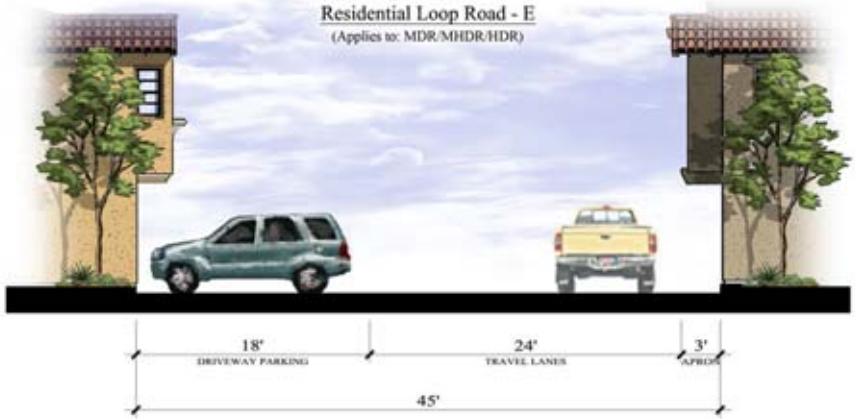
Exhibit 2 - C



Residential Loop Road - E
(Applies to: MDR/MHDR/HDR)



Residential Loop Road - F
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

- When turn-in parking occurs, the road will be classified as a Private Street.

PROPOSED NEW PARKING & STREET SECTIONS - C
(OPTIONAL)

0 4
2 8

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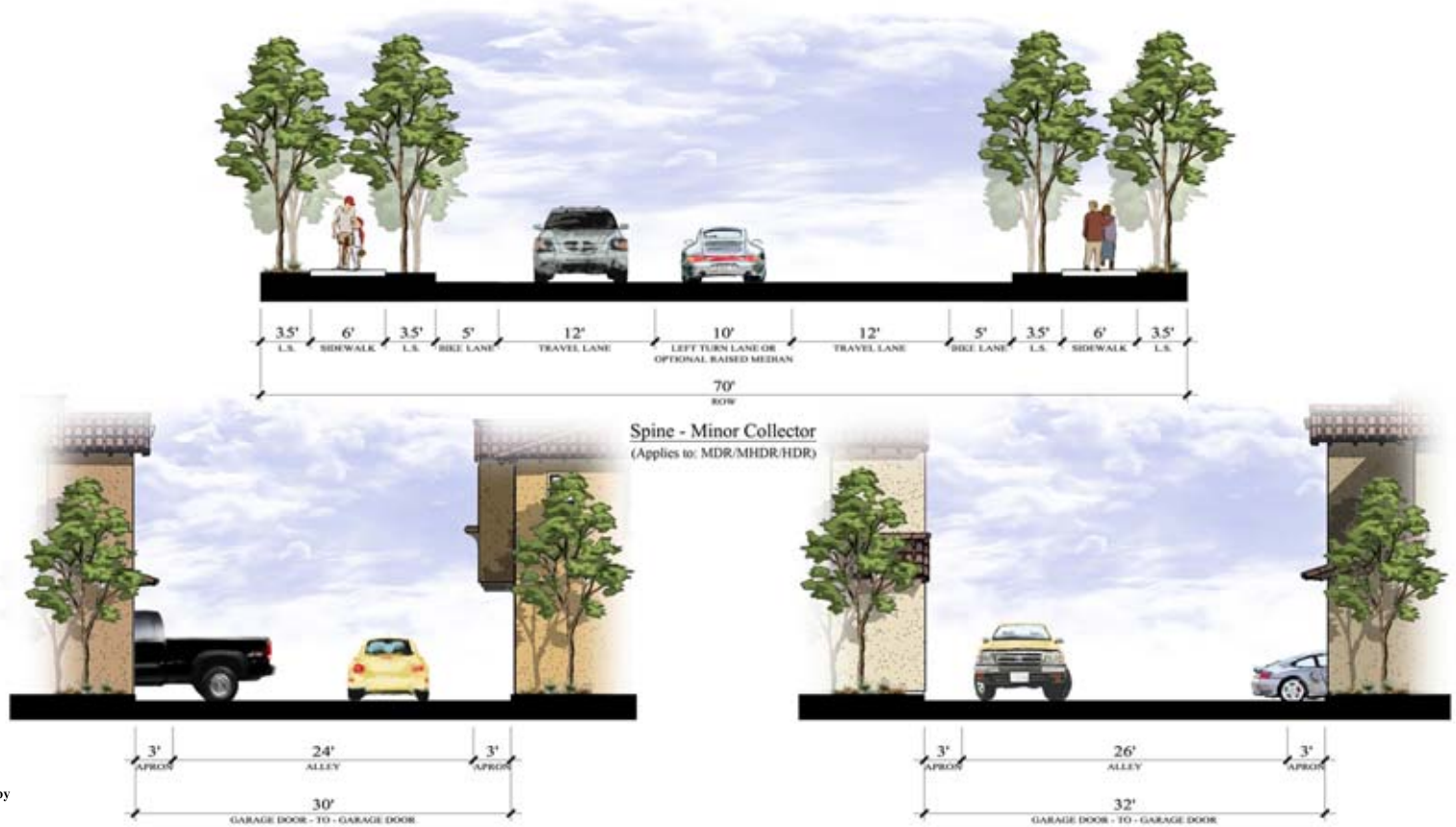
Exhibit 2 - D



* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

- Private Streets: all alleys and any street that turn-in parking occurs.

- Please refer to the current Fire Code for all alley length requirements.

PROPOSED NEW PARKING & STREET SECTIONS - D
(OPTIONAL)

0 4
2 8

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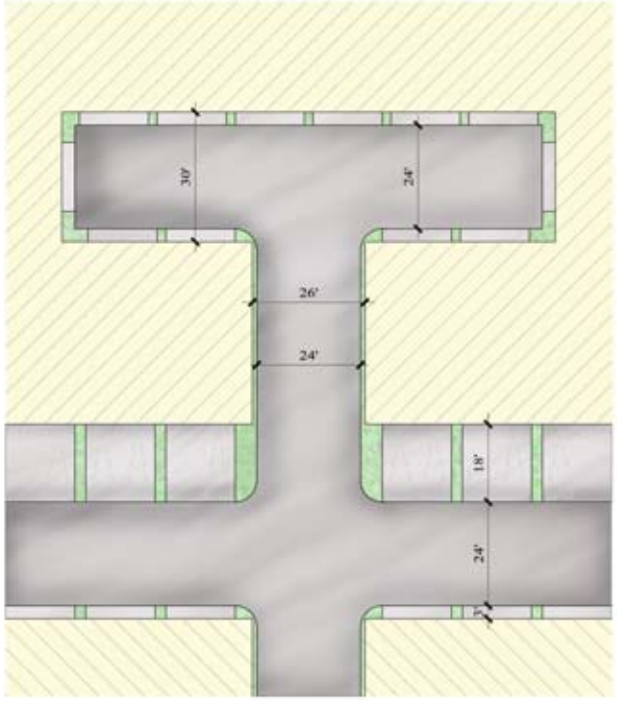
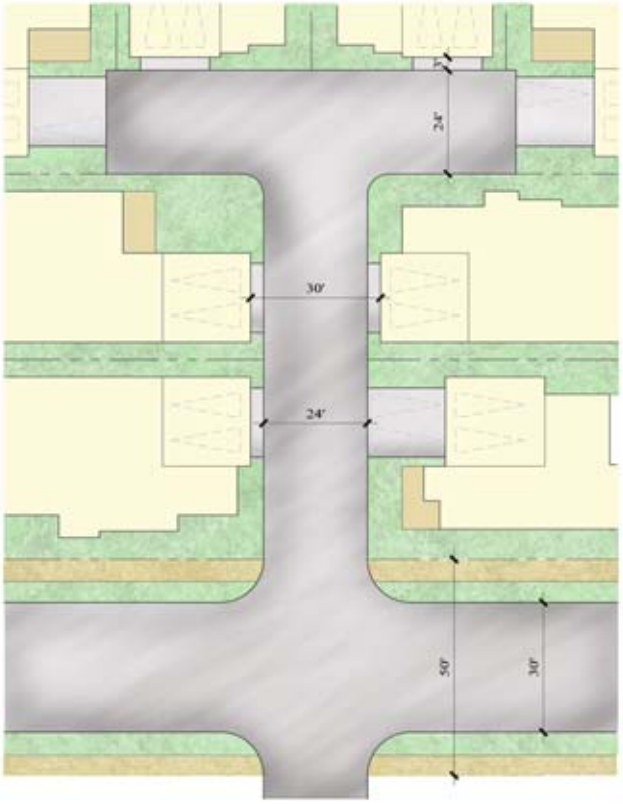
Exhibit 2 - E



Motorcourt - A
(Applies to: MHDR/HDR)



Motorcourt - B
(Applies to: MDR/MHDR/HDR)

* Note: Supersedes La Estancia PAD (adopted: October 11, 1999 by Ordinance No. 9298).

- Private Streets: all alleys and any street that turn-in parking occurs.

- Please refer to the current Fire Code for all alley length requirements.

PROPOSED NEW PARKING & STREET SECTIONS - E
(OPTIONAL)

0 4
2 8

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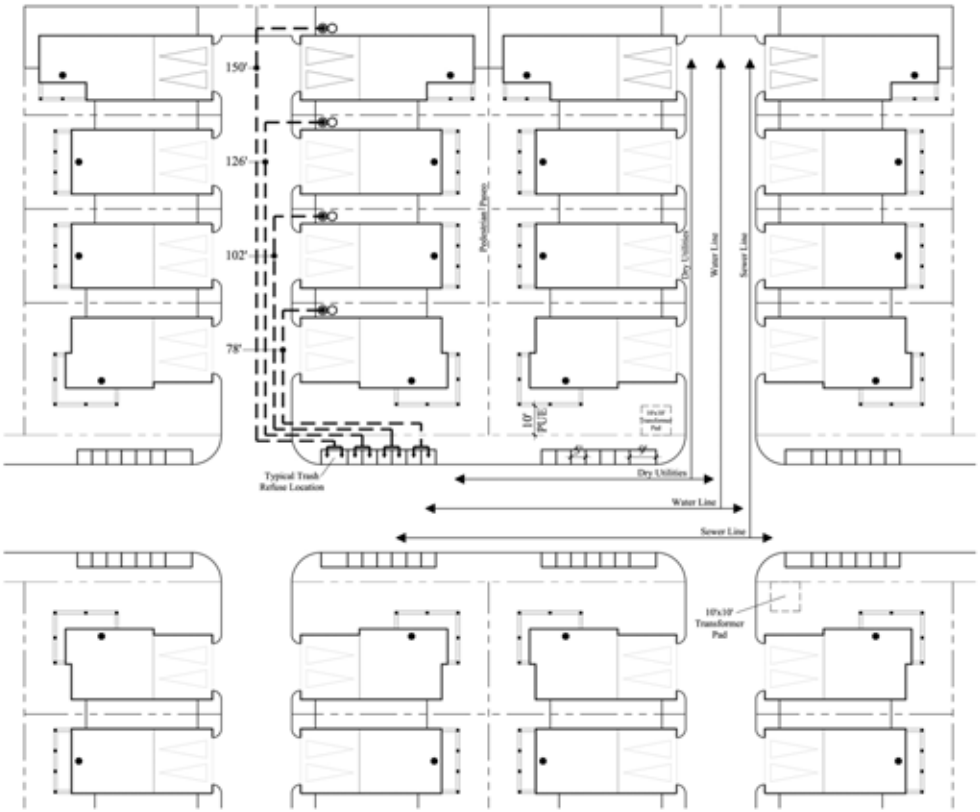
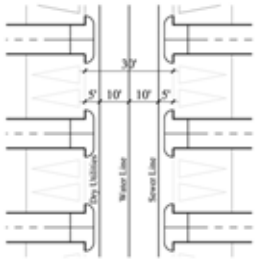
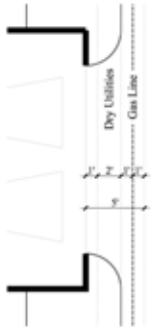
Exhibit 3 - A





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Greencourt Product)

0 20
10 40

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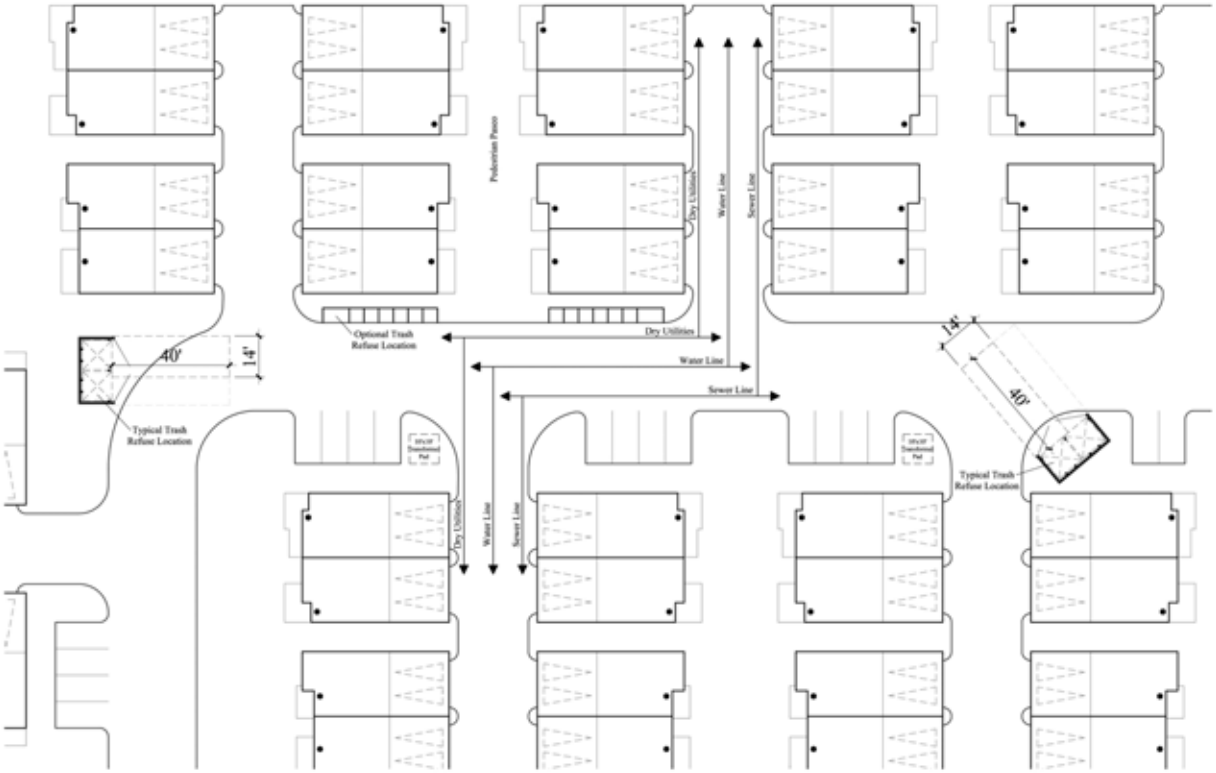
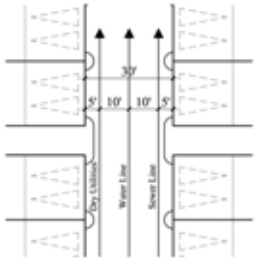
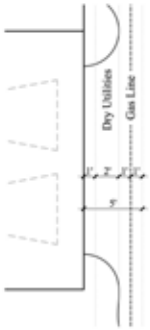
Exhibit 3 - B





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Duplex Product)

0 20 10 40

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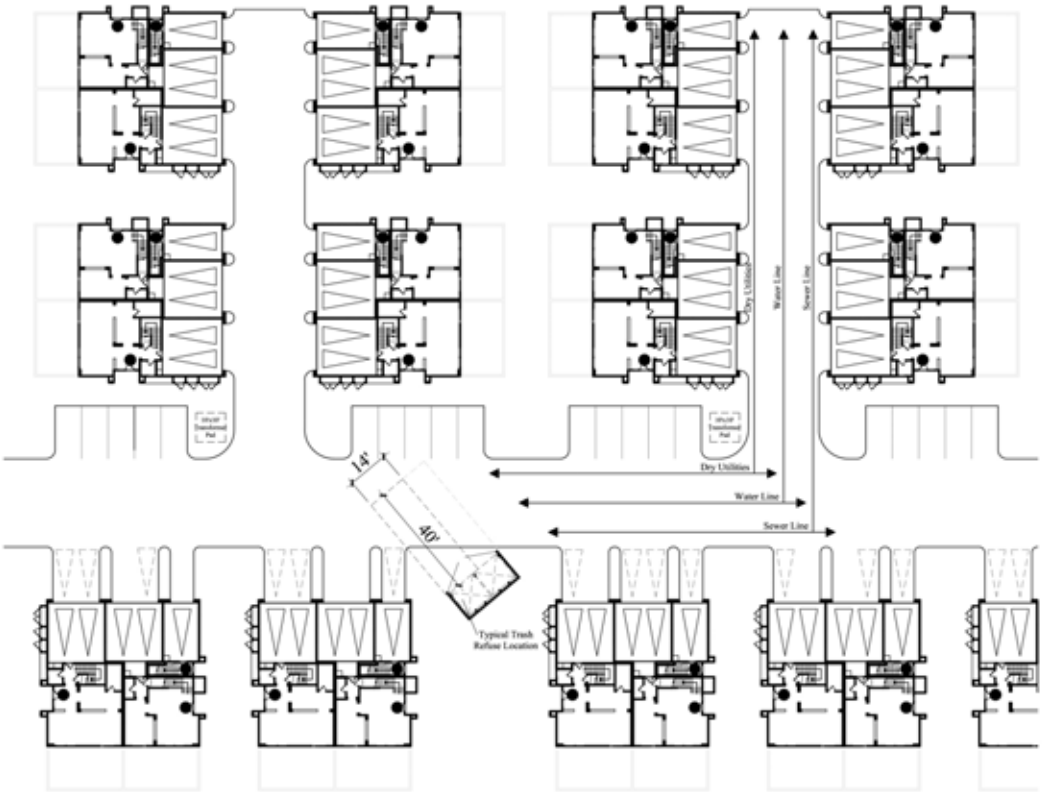
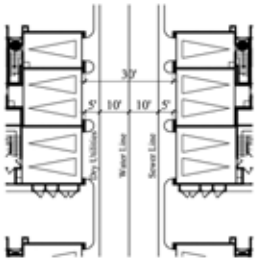
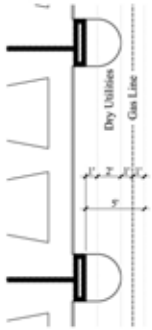
Exhibit 3 - C





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Triplex Product)

0 20
10 40

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La Estancia de Tucson - Phase II

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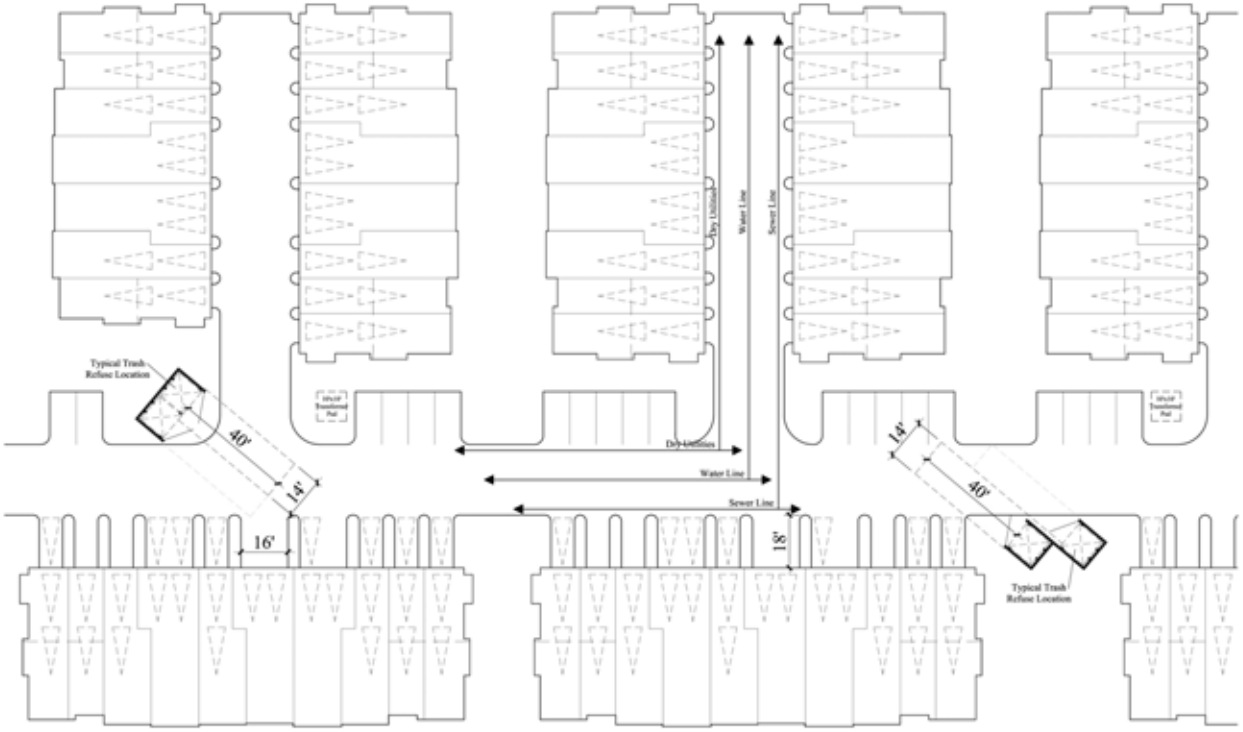
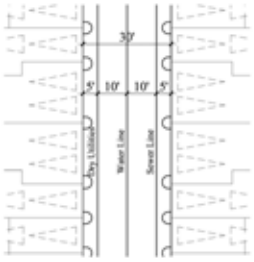
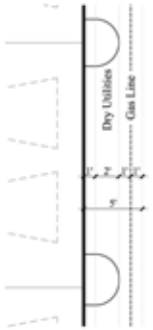
Exhibit 3 - D





Utility Locations



Dry Utilities - 5' Detail

PROPOSED TRASH & UTILITY LOCATIONS

(Townhome Product)

0 20
10 40

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La Estancia de Tucson - Phase II

Tucson, Arizona

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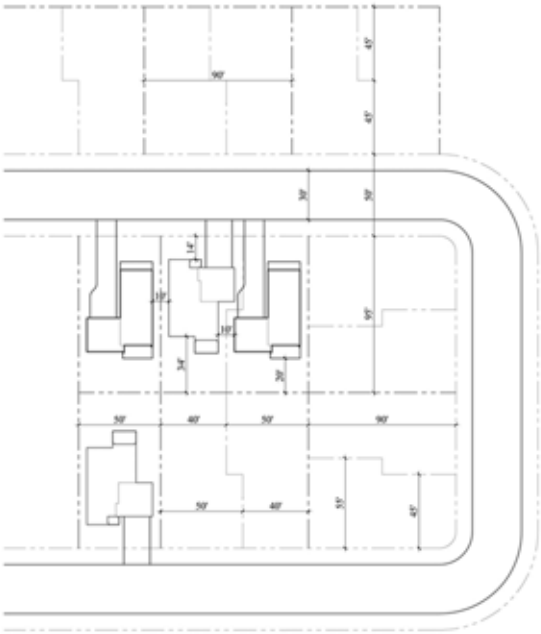
Exhibit 4 - A



Z-Lot
(5-6 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - A
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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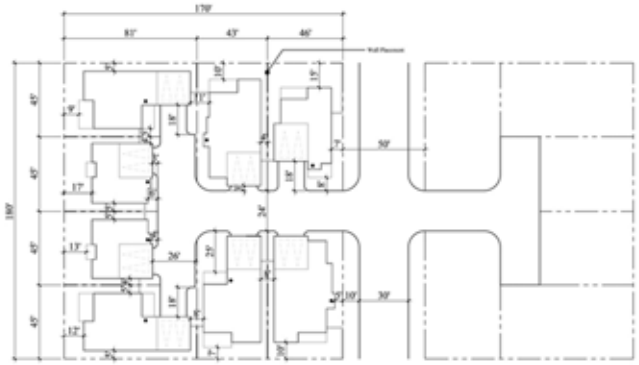
Exhibit 4 - B



Cluster
(5-6 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - B
(BUT NOT LIMITED TO)

0 30
15 60

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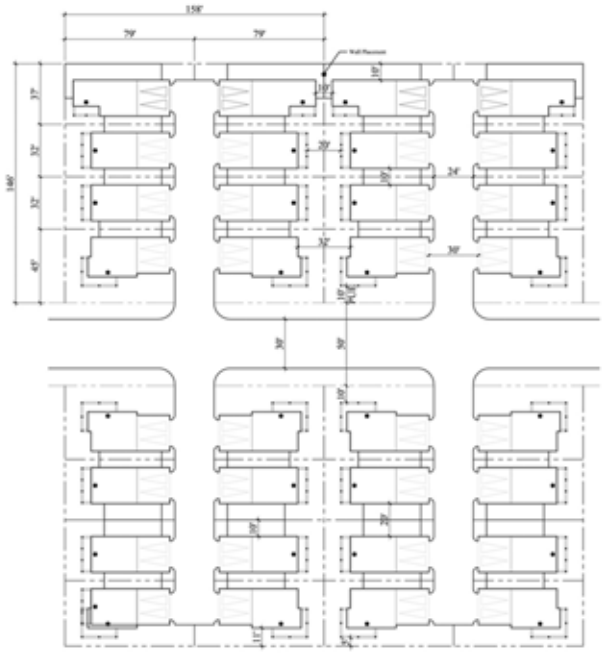
Exhibit 4 - C



Greencourt - A
(7-9 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - C
(BUT NOT LIMITED TO)

0 30
15 60

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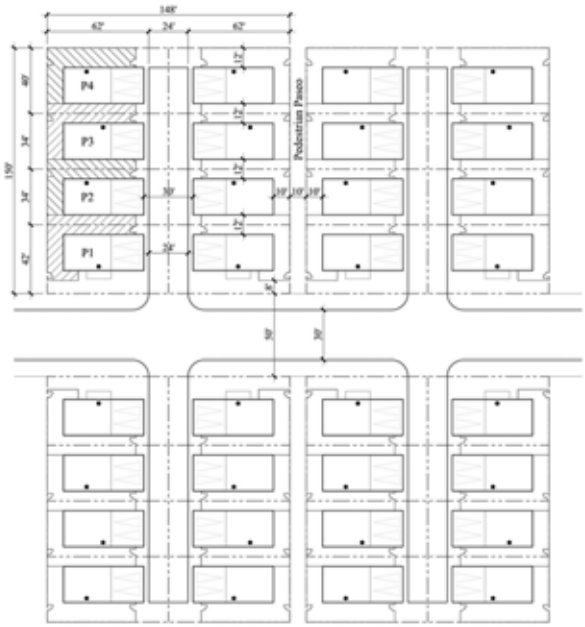
Exhibit 4 - D



Greencourt - B

(7-9 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - D
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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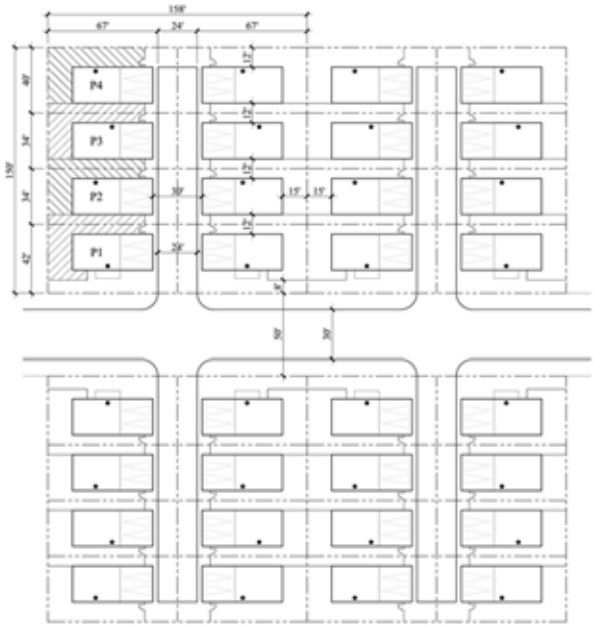
Exhibit 4 - E



Greencourt - C
(7-9 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - E
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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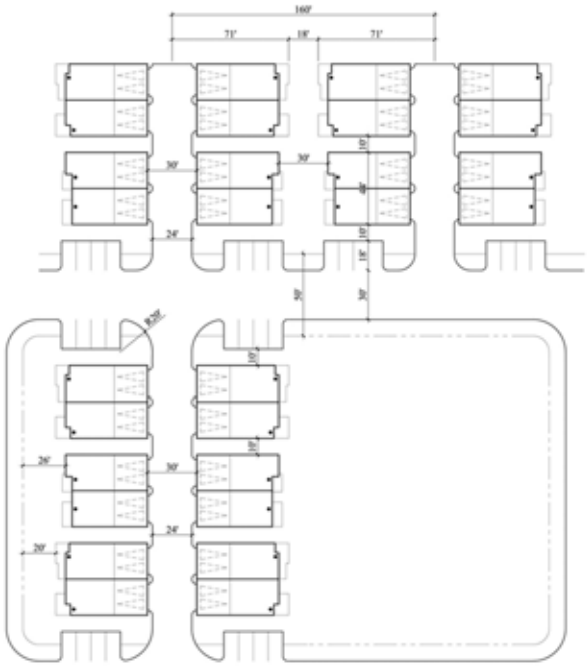
Exhibit 4 - F



Duplex
(9-11 DU/Acre)
(MDR / MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - F
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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Exhibit 4 - G

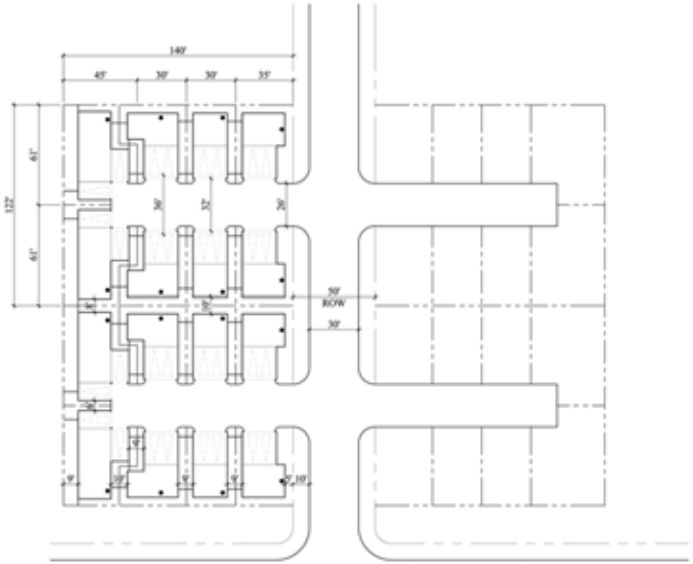
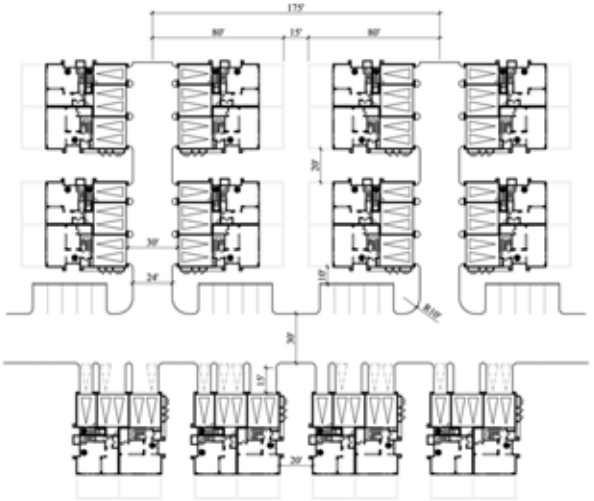

140'
45'
30'
30'
35'
122'
61'
61'
36'
32'
26'
50'
ROW
30'
64'
26'
10'
10'
10

Exhibit 4 - H



Triplex
(11-13 DU/Acre)
(MHDR)

URBAN CONCEPT - TYPICAL LAYOUTS - H
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

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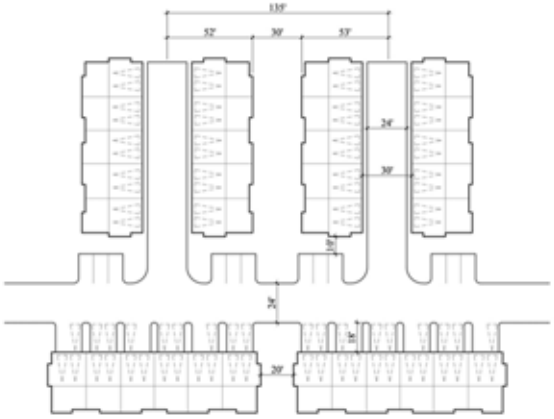
KTGY NO. 20060352

Exhibit 4 - I



Townhome (Traditional)

(16-18 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - I
(BUT NOT LIMITED TO)

0 30
15 60

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La Estancia de Tucson - Phase II

Tucson, Arizona

KTGY GROUP, INC.
ARCHITECTURE PLANNING
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IRVINE, CALIFORNIA 92614
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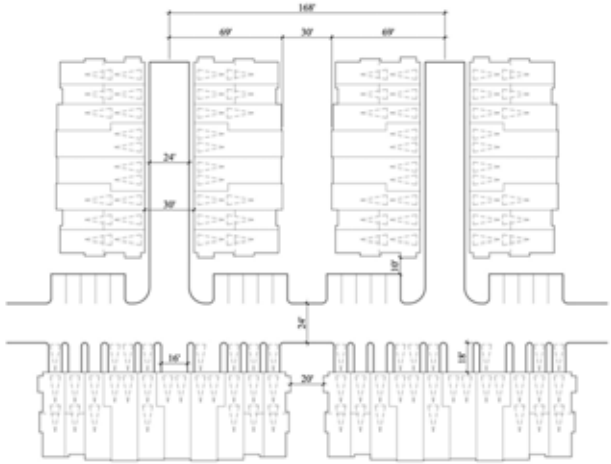
Exhibit 4 - J



Townhome (Tandem)

(18-20 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - J
(BUT NOT LIMITED TO)

0 30
15 60

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L a E s t a n c i a d e T u c s o n - P h a s e I I

T u c s o n , A r i z o n a

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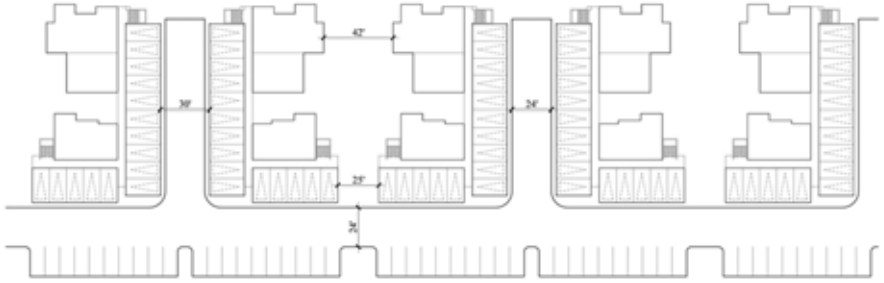
Exhibit 4 - K



Stacked Flats
(20-25 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - K
(BUT NOT LIMITED TO)

0 30
15 60

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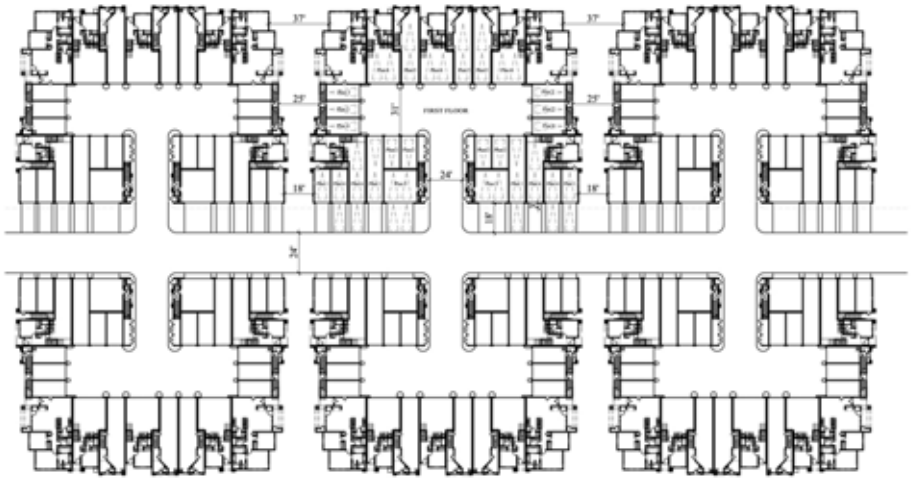
Exhibit 4 - L



Motorcourt
(20-22 DU/Acre)
(MHDR / HDR)

URBAN CONCEPT - TYPICAL LAYOUTS - L
(BUT NOT LIMITED TO)

0 30
15 60

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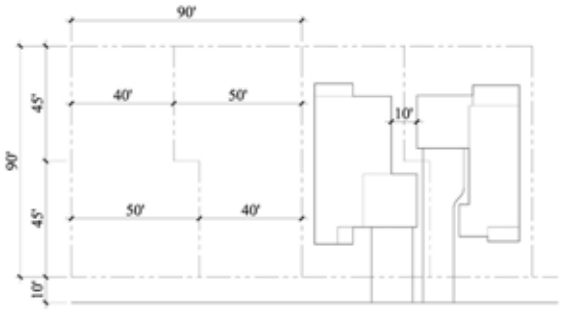
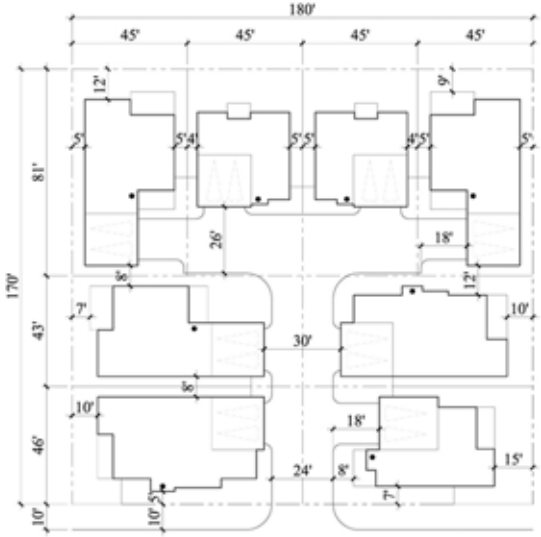
Exhibit 5 - A



Z-Lot
(5-6 DU/Acre)
(MDR / MHDR)



Cluster
(5-6 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - A
(BUT NOT LIMITED TO)

0 20
10 40

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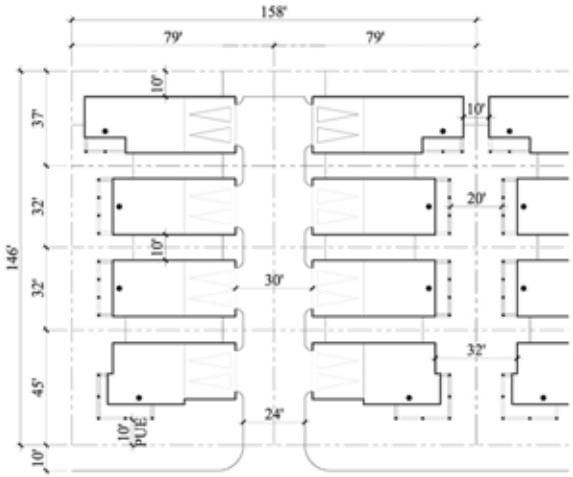
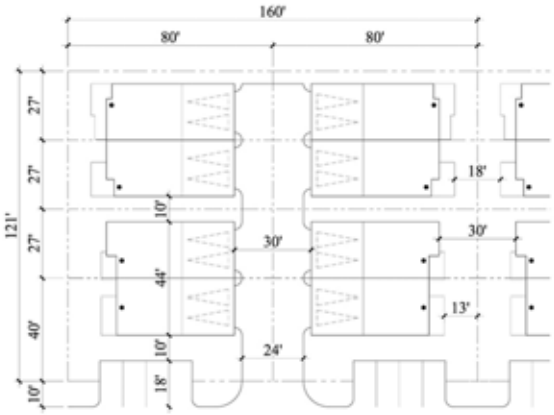
Exhibit 5 - B



Greencourt - A
(7-9 DU/Acre)
(MDR / MHDR)



Duplex
(9-11 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - B
(BUT NOT LIMITED TO)

0 20
10 40

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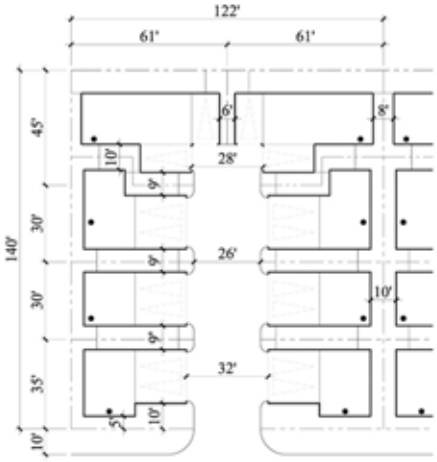
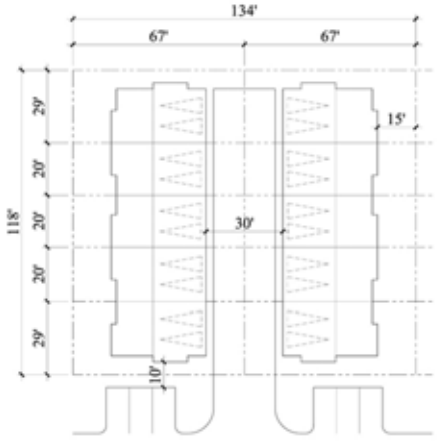
Exhibit 5 - C



Greencourt - D
(10-13 DU/Acre)
(MDR / MHDR)



Townhome (Traditional)
(16-18 DU/Acre)
(MHDR / HDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - C
(BUT NOT LIMITED TO)

0 20
10 40

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La Estancia de Tucson - Phase II

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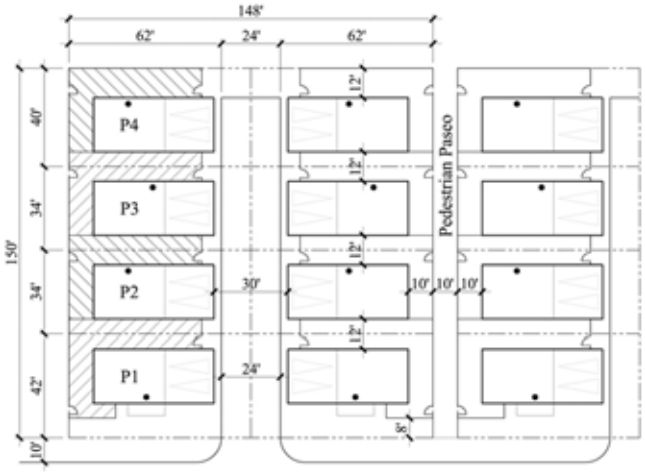
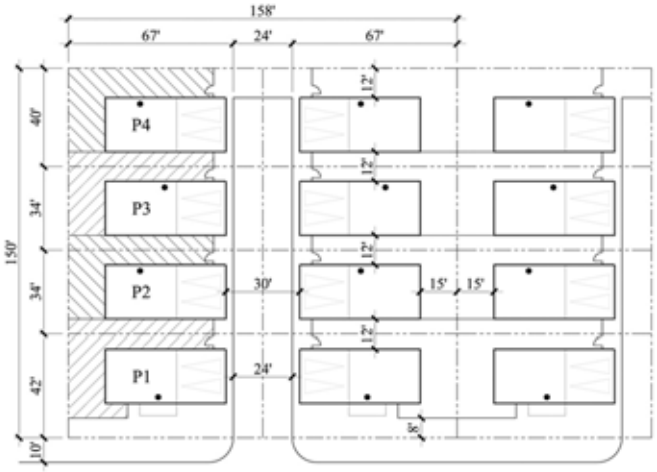
Exhibit 5 - D



Greencourt - B
(7-9 DU/Acre)
(MDR / MHDR)



Greencourt - C
(7-9 DU/Acre)
(MDR / MHDR)

*See Land Use Map - Phase II (Exhibit 1-A)

URBAN CONCEPT - TYPICAL LOTS - D
(BUT NOT LIMITED TO)

0 20
10 40

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Tucson, Arizona

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KTGY NO. 20060352

SELF CERTIFICATION (DESIGN REVIEW) PROCESS

INTRODUCTION

The Master Developer shall administer all project submittals and approvals for development within La Estancia with regard to the implementation of the Design Guidelines. The procedure described below shall be used to administer the implementation process.

As an expression of the Master Developer's vision for La Estancia, the Design Guidelines are intended to provide builders, architects, civil engineers, and others an overall direction in the design process. The criteria contained within the Design Guidelines provides examples of ways in which the vision can be achieved, however, the Master Developer strongly encourages creativity, innovation, and variety throughout La Estancia. Builders may propose other design solutions to project development, as long as the overall intent of the community vision and Design Guidelines are achieved.

All project submittals, whether designed in strict accordance with the design criteria contained herein or with other design solutions not specifically addressed in the Design Guidelines, will be reviewed by the Master Developer to ensure that all projects achieve the goals and objectives of the Master Developer's vision as expressed throughout the Design Guidelines.

IMPROVEMENTS REQUIRING REVIEW

All parcel improvements by the builder will require review and approval by the Master Developer. Improvements requiring review include but are not limited to residential product including new construction, landscape, signage, and amenities such as parks, open play areas or community facilities and ancillary structures. Once build-out is complete, the Home Owners Association will be responsible for review and approval. The City of Tucson will require a letter of approval from the HOA as part of the building permit submittal.

DESIGN REVIEW COMMITTEE

The Master Developer shall establish a Design Review Committee (DRC) to review each project submittal. The DRC shall consist of representatives from KTGY Group, or as assigned by the Master Developer. In addition, the DRC may consult with other professional advisors as deemed appropriate. Projects for design review shall be submitted to the Design Review Committee at the address listed below. Complete submissions are required in order for the DRC to make an expeditious review.

DESIGN REVIEW COMMITTEE
La Estancia, LLC
2670 Crimson Canyon Drive, Suite 110
Las Vegas, Nevada 89128

SUBMITTAL REQUIREMENTS

Two sets of the following items are required for submittal to the Design Review Committee prior to submittal to the City of Tucson. A Submittal Application and Checklist for Design Review must be submitted to the Design Review Committee and may be found at the end of this document along with sample exhibits of the Submittal Package. After DRC approval, we will request 4 sets of the approved package to forward to the City of Tucson for review.

DETAILED PLOT PLAN (Per Production Phase; Scale: 1" = 50', 11"x17" maximum)

- Proposed street locations and dimensions
- Proposed lot lines, dimensions, setbacks, PUE and/or SRP if applicable
- Pre-plotting of units for entire Production Phase – when applicable
- Building footprints (Model and elevation must be specified)
- Driveway placement
- Wall and Fence locations and heights – when applicable
- Adjacent street(s), road(s), and open space
- Highlight the specified lot you are submitting Architectural plans for

TYPICAL PLOT PLAN (PER LOT) (8½"x11") (See attached exhibit) – When applicable

- Proposed lot lines, dimensions, setbacks, PUE and/or SRP if applicable
- Building footprint (Model and elevation must be specified for ALL plans that "fit")
- Driveway placement

STREET SCENE

- Representative of neighboring homes - 4 elevations minimum (colored)

ARCHITECTURAL PLANS

- Floor plans, with dimensions, including all options (1/8" = 1'- 0" or 1/4" = 1'- 0")
- Colored elevations for all four sides with dimensions (1/8" = 1'- 0" or 1/4" = 1'- 0"). Material call-outs and depth of recesses or pop-outs should be identified
- Floor area calculations including 1st floor living area, 2nd floor living area, and garage square footage
- Typical lot for each floor plan indicating building footprint, setback requirements, driveway locations, and sidewalk locations – when applicable

MATERIAL AND COLOR BOARDS (Maximum Size of Board(s): 11"x17") (See attached exhibit)

- Primary stucco color(s) (Actual paint chip)
- Secondary stucco color(s) (Actual paint chip)
- Fascia, Trim, Accent(s) and Garage Door colors (Actual paint chips)
- Accent material samples (Stone, Brick, etc.) (Manufacturer's printed picture)
- Roof tile (Color sample - Manufacturer's printed picture)

MATERIAL AND COLOR BOARD MATRIX (8½"x11") (See attached exhibit)

- Call out manufacture of Paint, Stone, and Roofing material
- Specify sample number and location of color (paint)

COLOR BLOCKING OF ELEVATIONS (See attached exhibit)

EXHIBIT #1 - Typical Plot

KEY:

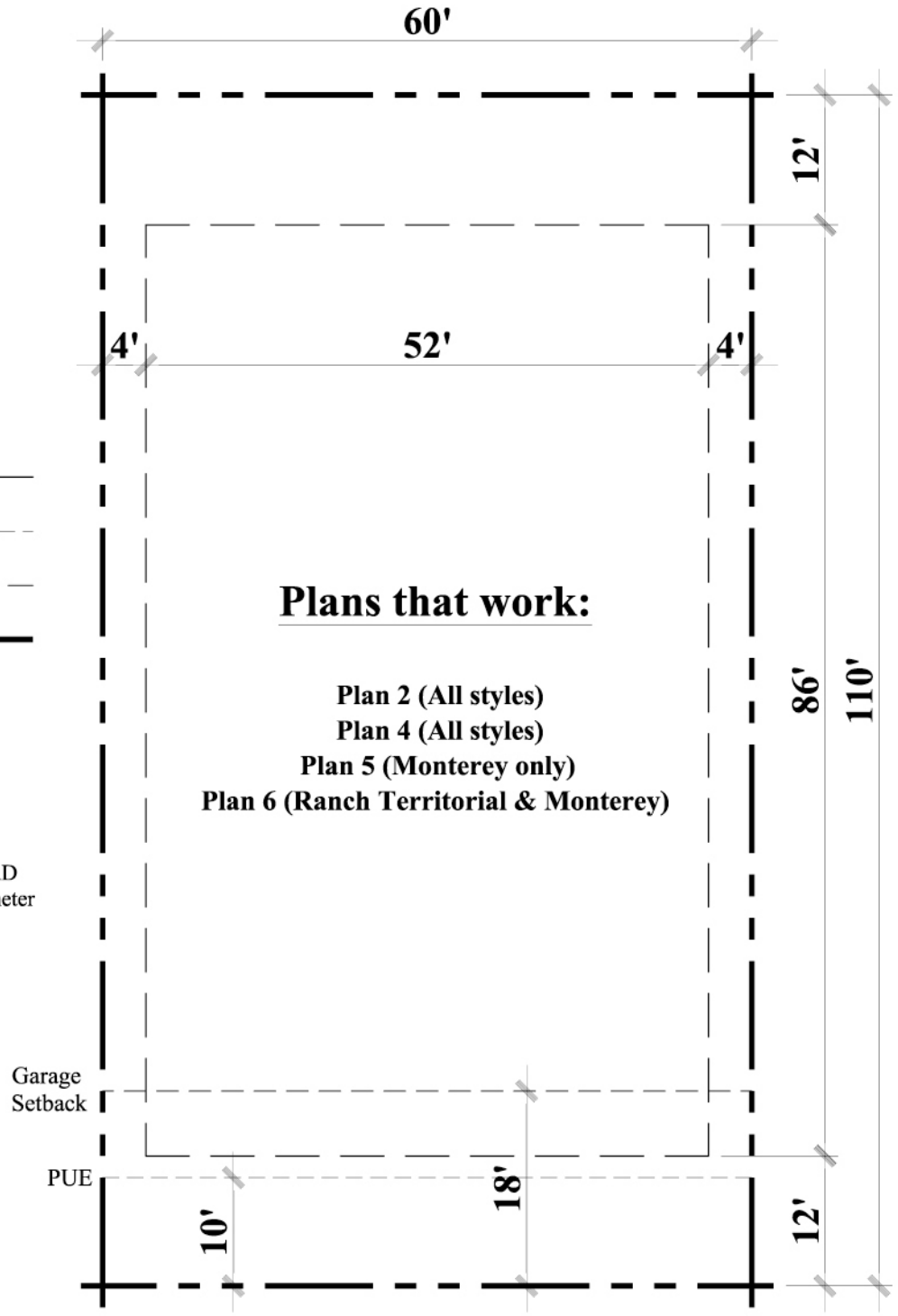
Bldg Setback

PUE Line

Garage Setback

Property Line

***Note:**
For more detailed info refer to the PAD III. Development Regulations - Perimeter Yard Requirements (page 34)



La Estancia de Tucson

Tucson, Arizona

SCALE : 1/16"

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KTGY NO. 20060XXX

XX/XX/20XX

EXHIBIT #2 - Material and Color Board

La Estancia

Tuscan - 3

Roof

Stone

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EXHIBIT #3 - Material and Color Board Matrix

La Estancia - Builder X ***Date***

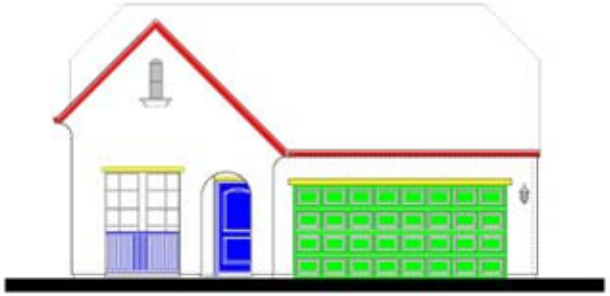
Color Scheme	Stucco 1	Stucco 2	Fascia/Trim	Accent	Garage Door	Stone	Roof Tile
Spanish - 1	DEW326 Birch White	DE 6143 Almond Latte	DEC755 Cocoa	DEA149 Spiced Berry	DEC755 Cocoa	-	1BCCS6169 Casa Grande Blend
Spanish - 2	DE6157 Bisque Tan	DE6159 Bread Pudding	DE6145 Rocky Ridge	DE6063 Black Walnut	DE6145 Rocky Ridge	-	1BCCS7970 Red Castle
Spanish - 3	DE6177 Thatched Roof	DE6180 New Cork	DE6125 Carved Wood	DE6231 Shaker Gray	DE6125 Carved Wood	-	1BCCS3940 Cliffside
Tuscan - 1	DE6215 Wooden Peg	DE6216 Barrel Stove	DEW351 Antique White	DE6231 Shaker Gray	DEW351 Antique White	CSV-2022 Fox Valley Weather Edge Ledgestone	1BCCS4960 Gulfstream
Tuscan - 2	DEC729 Medallion	DEC730 Alluring Umber	DEA161 Wild Mustang	DE6069 Bannister Brown	DEA161 Wild Mustang	CSV-2091 Wisconsin Weather Edge Ledgestone	1BCCS7970 Red Castle
Tuscan - 3	DEC713 Roman Brick	DE6105 Weathered Leather	DE6205 Stucco Tan	DE6334 Long Lake	DE6205 Stucco Tan	CSV-2091 Wisconsin Weather Edge Ledgestone	1BCCS0141 Buckskin

*** PAINT MANUFACTURE: Dunn Edwards**

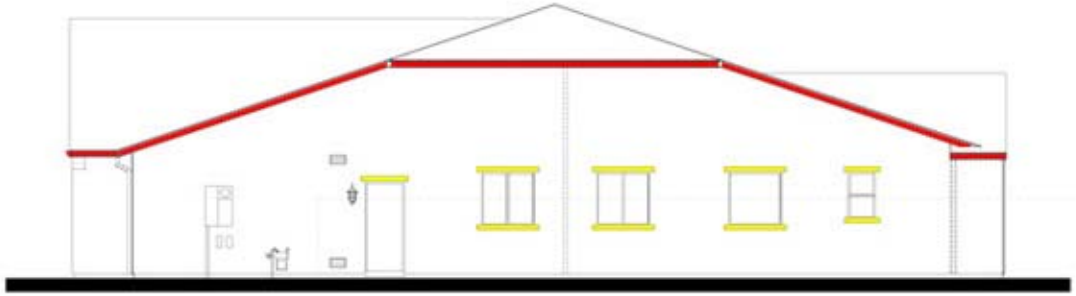
*** STONE MANUFACTURE: Cultured Stone**

*** ROOF TILE MANUFACTURE: Monier Lifetile**

EXHIBIT #4 - Color Blocking

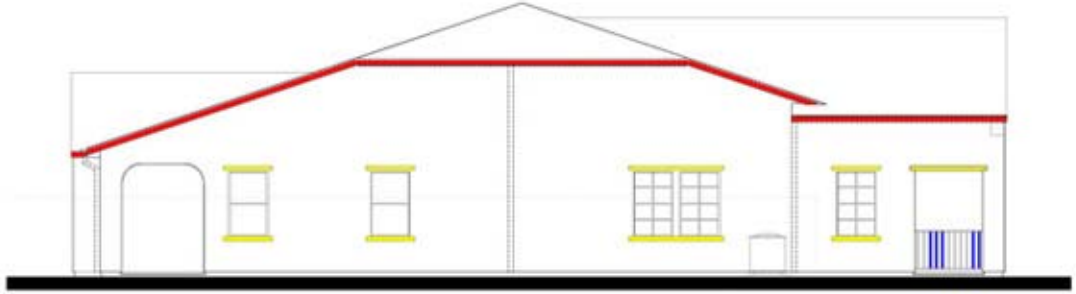


FRONT ELEVATION 'A'



RIGHT ELEVATION 'A'

REAR ELEVATION 'A'



LEFT ELEVATION 'A'

Color Blocking Key

- Stucco
- Fascia
- Trim
- Accent
- Garage Door

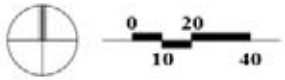
Plan X

(Color Shceme X)

La Estancia

EXHIBIT #5 - Detailed Plot Plan

Phase 7 (Lots XX - XX)



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La Estancia de Tucson

Tucson, Arizona

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(949) 851-2133 FAX (949) 851-2180

KTGY NO. 20060XXX

XX/XX/2006