



Exhibit A
Currently Approved PAD Narrative



Homestead
at
Rancho El Dorado

Applicant/Developer:

MMJ Development, Inc.
426 N. 44th Street, Suite 100
Phoenix, AZ 85008
(602) 955-2424

Dated 4/25/03
Revised 7/3/03

PURPOSE OF REQUEST

This application and supporting data is being submitted to Pinal County for approval for the development of approximately 1,500 acres as a Master Planned Community to be known as *Homestead at Rancho El Dorado*. (see *Aerial Site Map - Exhibit "A"*) Pinal County's Comprehensive Plan designates the site as a Rural Community (RC) – (see *Exhibit "B"*). The existing zoning is General Rural (GR) for approximately 1,420 acres and 80 acres of Industrial (CI-2) located in the West ½ of NW ¼ of Section 36 (see *Exhibit "C"*).

Planned Area Development (P.A.D.) zoning is being requested to allow for development of a variety of uses including residential, industrial, light industrial, commercial, schools, public facilities, worship sites and open space. The PAD will provide a planning and regulatory tool for Pinal County that will ensure orderly development and guide the necessary infrastructure and public service requirements.

Description of Proposal

Nature of the Property

Homestead at Rancho El Dorado is approximately 1,500 acres of agricultural land located in Sections 24, 25, 26, 35 and 36, Township 4 South, Range 3 East, Pinal County, Arizona. The property has historically been agricultural and the majority of the property (excluding the 100± acre desert parcel) currently remains under cultivation.

The property is generally located on the north side of the Maricopa-Casa Grande Highway (east of the Santa Rosa Wash and west of White & Parker Road). The northern parcel is all of Section 24 which has Smith-Enke Road as its northern boundary, Honeycutt Road as its southern boundary, Porter Road on the west and White & Parker on the east. The balance of the property has Honeycutt Road as its northern boundary. The property's western boundary is approximately ¼ mile east of the Santa Rosa Wash. Its

eastern boundary is irregular but is generally ¼ mile east of Porter Road alignment.

A small portion of the property (eastern edge of Section 24) is classified as Flood Zone A, and the western edge of Section 26 and the southern edge of the property is classified as Flood Zone B, with the balance of the Property in Flood Zone C (*see Exhibit "D"*). Special attention will be given in the engineering and design of the Flood Zone A & B property in order to eliminate any potential flooding risk; however, its impact of the development of the Property is minimal.

Proposed Land Uses

The proposed Land Use Plan for *Homestead at Rancho El Dorado* is shown in *Exhibit "E"*. The predominate land use, as proposed, is single-family residential which will encompass 1,003.0 acres. 22.5 acres have been designated for multi-family residential. Light industrial, including local and general business and a potential governmental sub-station is proposed for 111.1 acres, with these uses to be concentrated along the Maricopa-Casa Grande Highway. 76.6 acres in the southeast portion of the property will remain heavy industrial (as currently zoned). These areas of industrial, commercial and business will provide shopping and employment opportunities for the residents of *Homestead at Rancho El Dorado* and surrounding neighborhoods. In addition, these uses will provide a buffer (ranging from approximately 1,000 feet to over 2,700 feet) from the highway to shield the residential parcels from the sight and sounds of the highway and the railroad which runs parallel to the highway.

Two elementary schools sites are proposed (one in the south parcel and one in the north parcel) in addition to a public facility site for the future potential use of a fire and/or police substation. Open space will encompass at least 15% of the residential land area with 7 ½% designated as open space within each residential parcel and the balance for large useable open space in parks, trails and landscape tracts.

See Land Use Table "Exhibit "F-1"" for details.

Building Types and Densities

Single Family Residential

While specific building types or lot sizes have not yet been identified for this project, we envision lot sizes for the CR-3 Residential parcels to range from a minimum of 4,600 square feet to custom acre+ lots with an overall density for the CR-3 parcels not to exceed 3.5 units per acre. **At least Four (4) parcels** (two in the northern property and two in the southern property) will contain lots with a minimum lot size of 7,000 square feet.

Exhibits "G-1" through "G-8" - "Single Family Residential Zoning Requirements Comparison Table" provides a list of the requested variances to the CR-3 Base Zoning and *Exhibit "H"* provides the minimum lot layout demonstrating minimum setbacks and building envelope. While these lot sizes are not meant to be all inclusive, the minimum setback requirements will apply to all lots. The minimum lot size for the CR-3 parcels will be 4,600 square feet; however, the maximum lot size may be increased if market conditions dictate.

Multi-family

Parcel 48 (22.5 total acres) is designated for CR-5 use. This multi-family parcel is strategically located along convenient project collector roads with direct access to Maricopa-Casa Grande Highway and located adjacent to the potential future employment opportunities. This multi-family parcel will also provide a transition between the light industrial property and the adjacent single-family uses of Parcel 39. *Exhibit "I"* "Multi-family Residential Zoning Requirements Comparison Table" provides a list of the requested variances to the CR-5 Base Zoning.

As an alternate land use, the multi-family parcel will allow CR-3 P.A.D. single family residential as a permitted use in accordance with the requirements set for herein as CR-3 P.A.D. In the event the parcel is developed as CR-3 P.A.D., seven and one-half percent (7.5%) of the parcel area will be utilized for retention/open space/parks.

Light Industrial and Warehouse Zone

We feel that flexibility is key to the development of business uses within this master planned community. Light Industrial and Warehouse Zone (CI-1) provides the opportunity of incorporating multiple uses including Local Business Zone (CB-1), General Business Zone (CB-2). This "mixed use area" will be located along Maricopa-Casa Grande Highway with two additional parcels along Porter Road. We anticipate the mixed use area will be the future home to a variety of compatible uses including manufacturing, veterinary, distribution centers in addition to offices, warehouses and service industries. We would also see this mixed use area for potential trade schools and/or business college. All of the mixed use parcels will serve both *Homestead at Rancho El Dorado* and the surrounding community. Exhibit "J" provides a list of any requested variances to the Base Zoning of "Light Industry & Warehouse Zone".

Industrial Zone

Two parcels (parcels 55 & 56) are designated to remain C1-2, Industrial. These two parcels generally correspond to the configuration of the existing C1-2 Industrial zoning. Exhibit "K" provides a list of any requested variances to the Base Zoning of "Industrial Zone".

Development Standards

Changes to the size and boundary of planning areas and precise location of the collector roads may occur during final platting and engineering process. Adjustments are permitted as long as the total number of dwelling units does not exceed the maximum number of units allowed under the P.A.D. which is 4,716 units (if all residential parcels are developed as single family). The maximum number of units may increase by 272 units if the Parcel 48 is developed as multi-family (see Exhibit "F-2" for Density Table).

Model home complexes/sales offices/temporary construction trailers and necessary parking may be provided for the construction and display of various housing products to be offered by builders. The model homes will be constructed in accordance with applicable codes, setbacks, and

requirements. Real estate signs relating to the sale or lease or other disposition are permitted as temporary uses.

Conformance to Adopted Land Use Plans

Homestead at Rancho El Dorado P.A.D. provides a planning and regulatory tool for Pinal County for orderly development and is consistent with the goals, policies and programs of the Pinal County Comprehensive Plan.

Circulation and Recreation Systems

Circulation:

All public streets proposed within *Homestead at Rancho El Dorado* will conform to existing Pinal County standards. Primary ingress/egress will be provided off of Maricopa-Casa Grande Highway from the south and Smith-Enke Road from the north. The street circulation system is designed to discourage through traffic within residential neighborhoods and to encourage vehicles to use the collector roadways. To achieve this, the collector streets provide access points to and from residential neighborhoods and directs traffic southern traffic to the main entrance at Maricopa/Casa Grande Highway and northern traffic to Honeycutt and Smith-Enke Roads.

The collector streets within the project will consist of a minimum of 60' right of way with a 40' pavement section and a 5' meandering sidewalk on one side and a bike path on the other. See (Exhibit "L" and Exhibit "M" for street cross sections).

Recreation Systems:

Homestead at Rancho El Dorado will be created to provide recreational amenities to complement and augment the other Rancho El Dorado master planned communities. Whereas, Rancho El Dorado's main theme is golf and Rancho El Dorado South is designed with a community facility centered around swimming and water, we envision *Homestead at Rancho El Dorado* to provide various sports facilities for the residents

including baseball and softball fields, soccer, basketball etc. Several large, conveniently located parks are sited adjacent to the elementary school sites to provide opportunities for joint use. The parks will remain the property of the homeowner's association for use by the community's residents. Each park will be planned and designed to create an attractive environment. A residential corridor system will link the parks with the residential parcels and provide integrated open space throughout the entire master plan. An emphasis will be placed on outdoor open space areas and their linkage to the residential pedestrian greenbelts. Overall open space will represent a minimum of 15% of the residential parcel area.

Schools

Two (2) elementary school sites (12 to 13 acres each), one in Village 1 and one in Village 2 are located within the master plan situated in locations to provide easy access for the school age children within each separate residential parcel. Each school site is positioned adjacent to one of the main parks.

RELATIONSHIP TO SURROUNDING PROPERTIES

As illustrated on the Aerial Site Map (Refer back to Exhibit "A"), the following land uses surround this Property:

North & West:

Existing community of Rancho El Dorado and the new communities "Province" (age qualified) and "The Villages at Rancho El Dorado" (both currently under construction)

East:

Seven Ranches – one acre+ individually owned parcels

Recently approved master planned community of Smith Farms

Agriculture – Currently being farmed

South:

Maricopa-Casa Grande Highway

Approved master planned community of Dunn Ranch

LOCATION AND ACCESSIBILITY

Homestead at Rancho El Dorado is located along Maricopa-Casa Grande Highway with highway frontage from ¼ mile east of the Santa Rosa Wash to Porter Road. Maricopa-Casa Grande Highway is an improved two-lane highway from the community of Maricopa to Casa Grande.

Northern access will be provided via Smith-Enke Road which is currently under construction to ultimately be a four-lane road with a median. Access will also be provided from Honeycutt Road, also planned as a four-lane road.

TIMING OF DEVELOPMENT

Homestead at Rancho El Dorado is expected to be developed over a 5 to 10 year time frame depending upon market factors and economic conditions. The residential component of this project would be developed in multiple phases with the industrial/business uses and multi-family residential to develop in conjunction with the residential phasing or separately as the market and needs dictate. We anticipate that the residential development will begin in the north, due in part to access to utilities and also anticipated growth patterns in relation to Rancho El Dorado and the Villages at Rancho El Dorado.

PUBLIC UTILITIES AND SERVICES

All necessary utilities to serve the development are available. Following is a list of the various utility providers for the property:

Water:	Santa Cruz Water Company
Sewer:	Palo Verde Utility Company
Electrical Service:	Electrical District #3
Telephone:	QWest
Cable TV:	Orbitel Communications
Fire Protection:	Maricopa Fire Department
Police Protection:	Pinal County Sheriff

MAINTENANCE OF STREETS AND COMMON AREAS

Streets:

All streets within *Homestead at Rancho El Dorado* will be constructed with a cross section and right of way to meet Pinal County requirements and are currently planned to become publicly dedicated streets (In the event private streets are proposed within any subdivision, they would be maintained privately by a homeowners association or similar entity). Once constructed and accepted by Pinal County, Pinal County will maintain the streets.

Common Areas:

In order to ensure that the high quality envisioned for *Homestead at Rancho El Dorado* will be upheld for years to come, a homeowner's association will be formed for the upkeep and maintenance of all of the common areas and open space.

PROJECT BENEFITS TO PINAL COUNTY DENSITY REQUEST

Homestead at Rancho El Dorado will provide a quality master planned community that will offer a wide range of housing and employment opportunities for residents of Pinal County. The site provides excellent transportation corridors to numerous existing and future employment centers including Maricopa, Casa Grande and Phoenix. Design standards will be incorporated within the CCRs to ensure a high quality image for this development and Pinal County.

Homestead at Rancho El Dorado will provide a substantial commercial and business component, serving the master planned community and surrounding areas. The commercial component, in addition to the

overall development, will provide a positive impact on the tax base for the County.

Homestead at Rancho El Dorado due to its location adjacent to major existing transportation corridor will make efficient use of existing infrastructure.

The subject property is currently agriculture without the benefit of any natural washes or desert vegetation. All open space will require full landscape and recreational development. We are requesting an overall 3.5 units per acre density for the CR-3 parcels.

The future development of *Homestead at Rancho El Dorado* provides an excellent location for a large, quality master planned community and will bring Pinal County a wide range of products from multi-family housing to large lot single family homes with accompanying business, commercial and industrial growth, all adjacent to excellent transportation corridors.

Homestead
at Rancho El Dorado

Exhibit Index

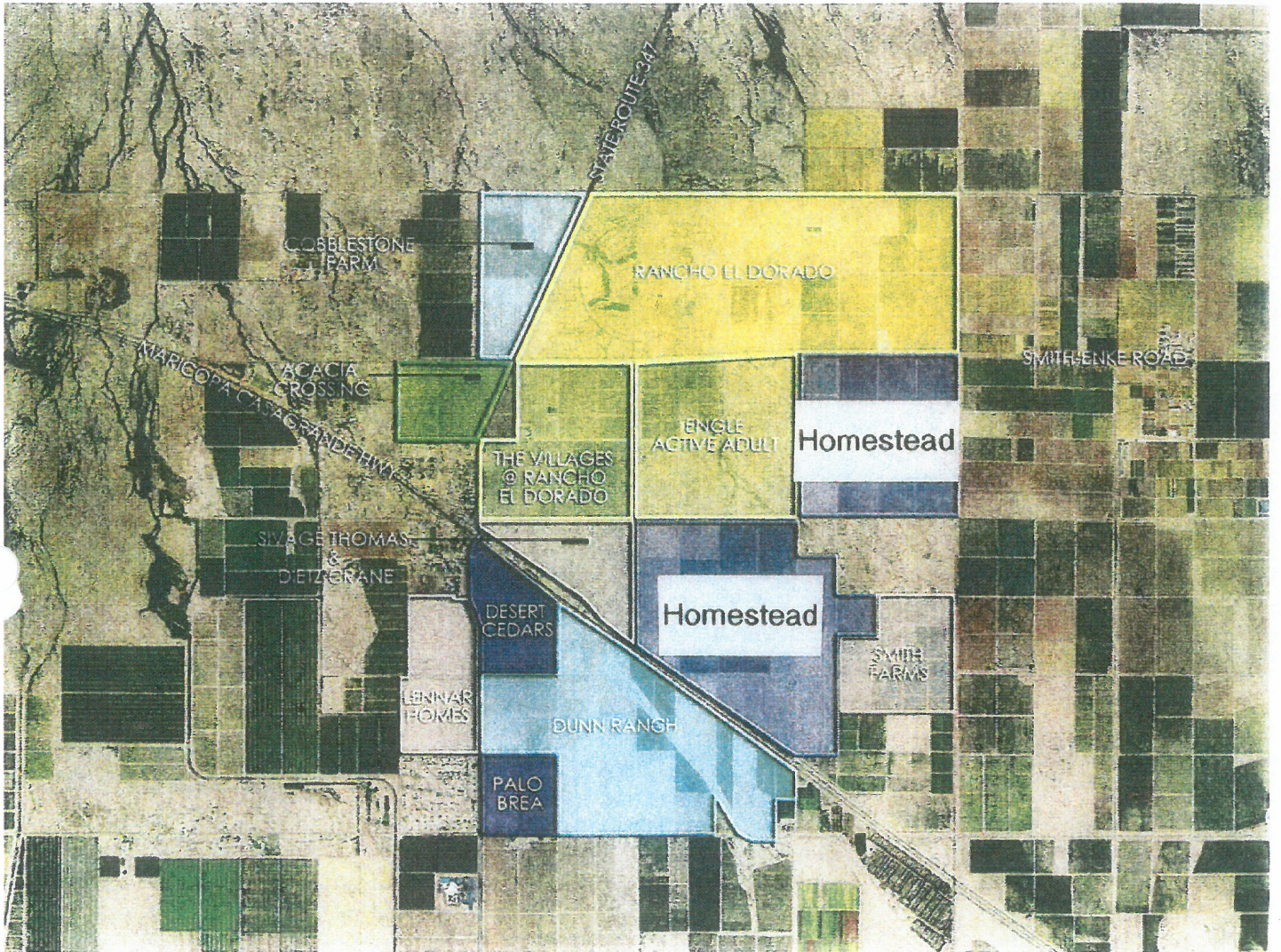
- A Aerial Site Map
- B Pinal County Comprehensive Plan
- C Existing Zoning Map
- D Flood Zone Map
- E Land Use Plan
- F Land Use Tables
 - F-1 Land Use and Open Space Summary
 - F-2 Density Table & Summary
- G (1-5) Single Family Residential Zoning Requirements Comparison Tables
- H Minimum Residential Lot Layout
- I Multi-family Residential Zoning Requirements Comparison Table
- J Light Industry & Warehouse Zoning Requirements Comparison Table
- K Industrial Zoning Requirements Comparison Table
- L Collector Road Street Section

M Local Street Section

Back

Insert Neighborhood Notice Area and Meeting

Exhibit "A"



Homestead

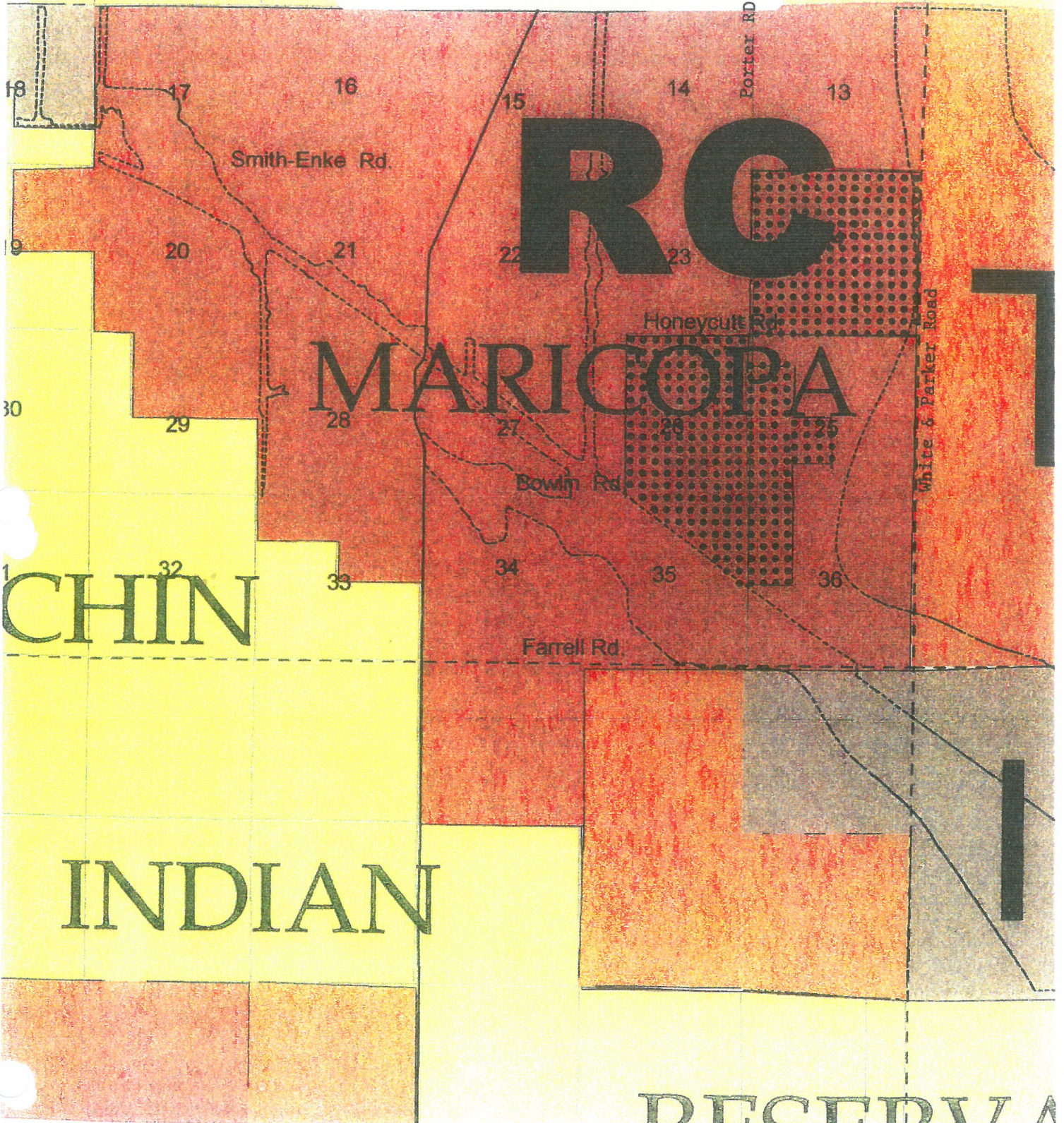
AERIAL SITE
MAP



2-20-03

7 8 9 10 11 12

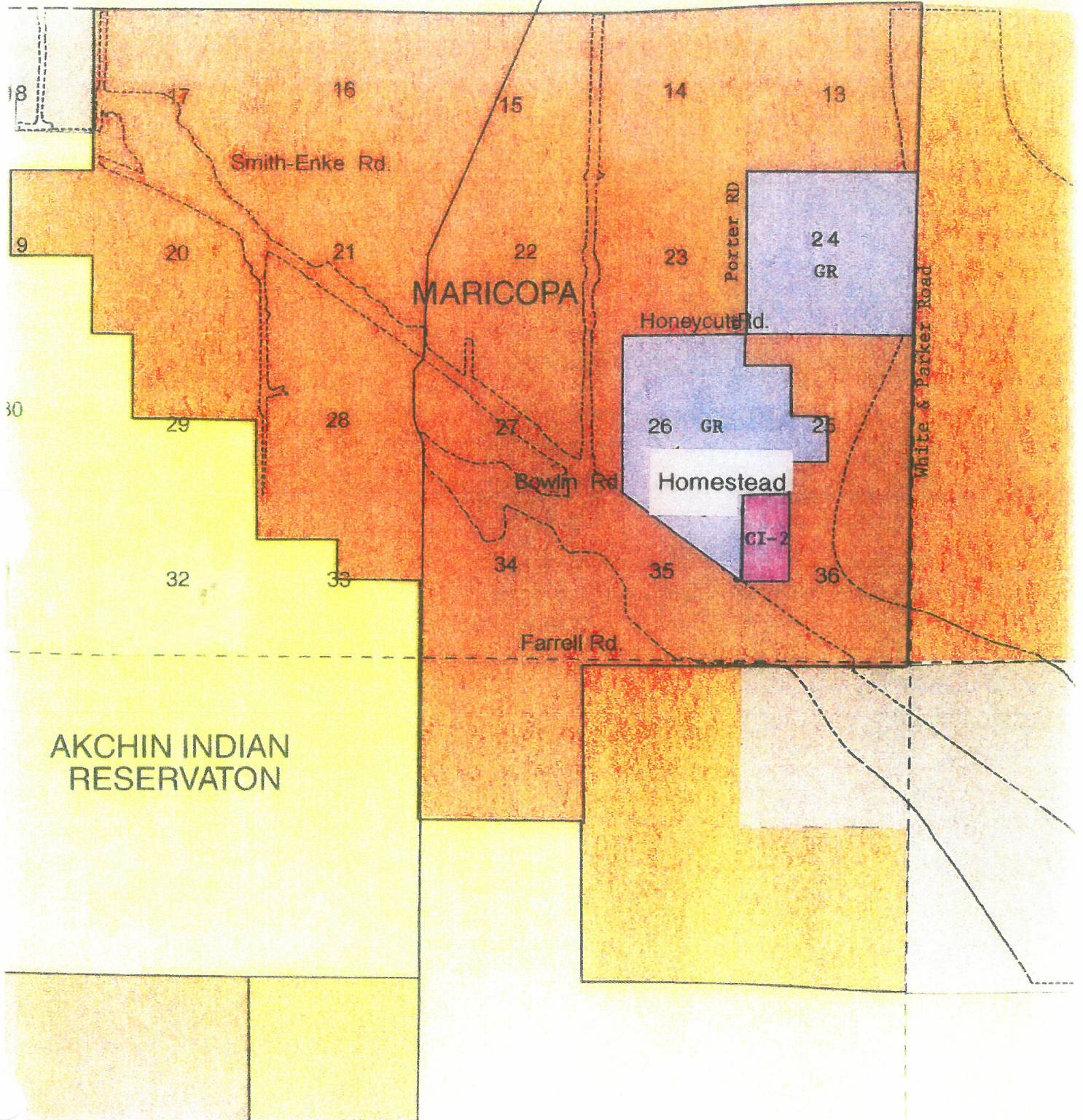
Exhibit "B"



Pinal County
Comprehensive Plan Map

Homestead

Exhibit "C"

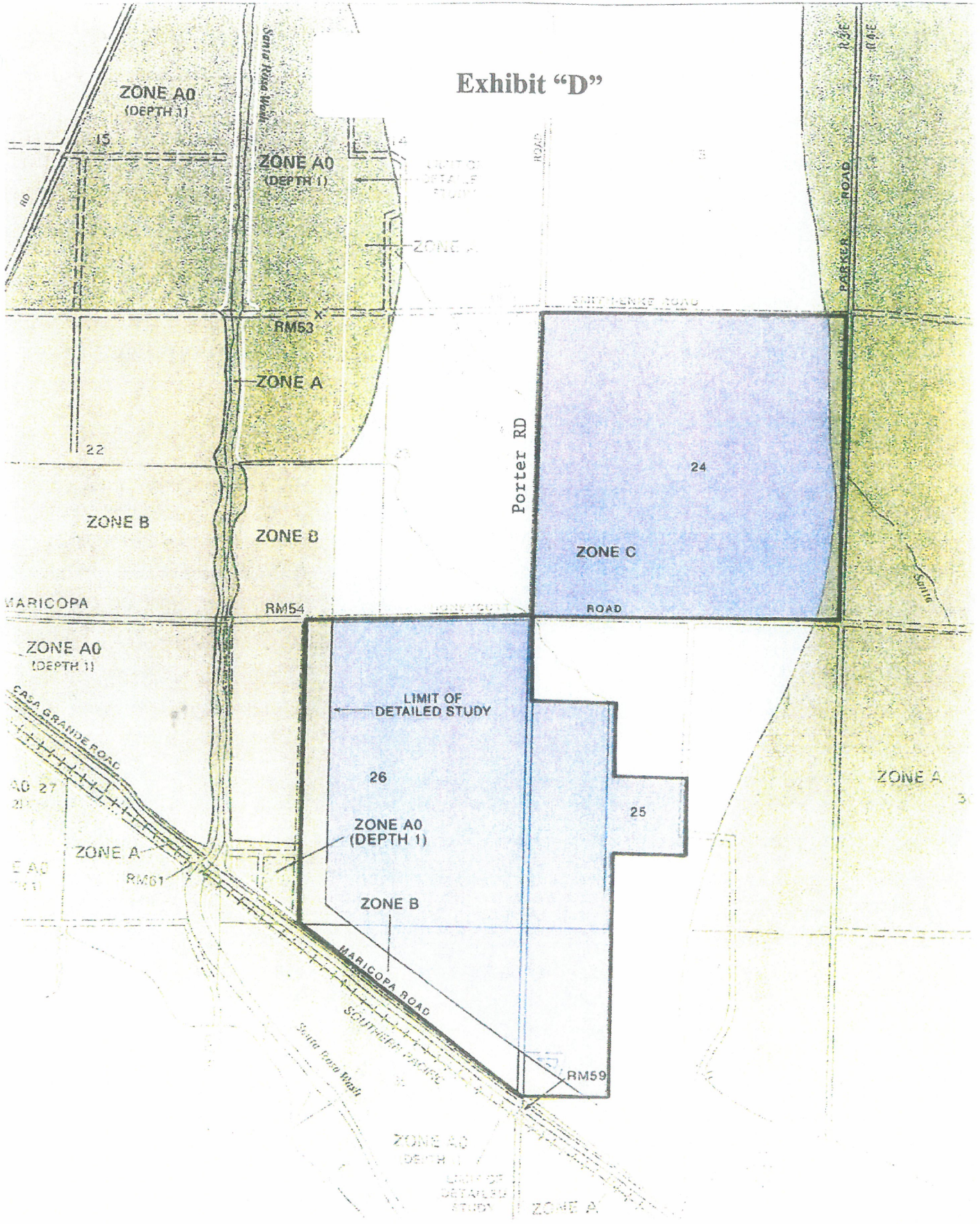


Homestead

Pinal County Zoning Map



Exhibit "D"

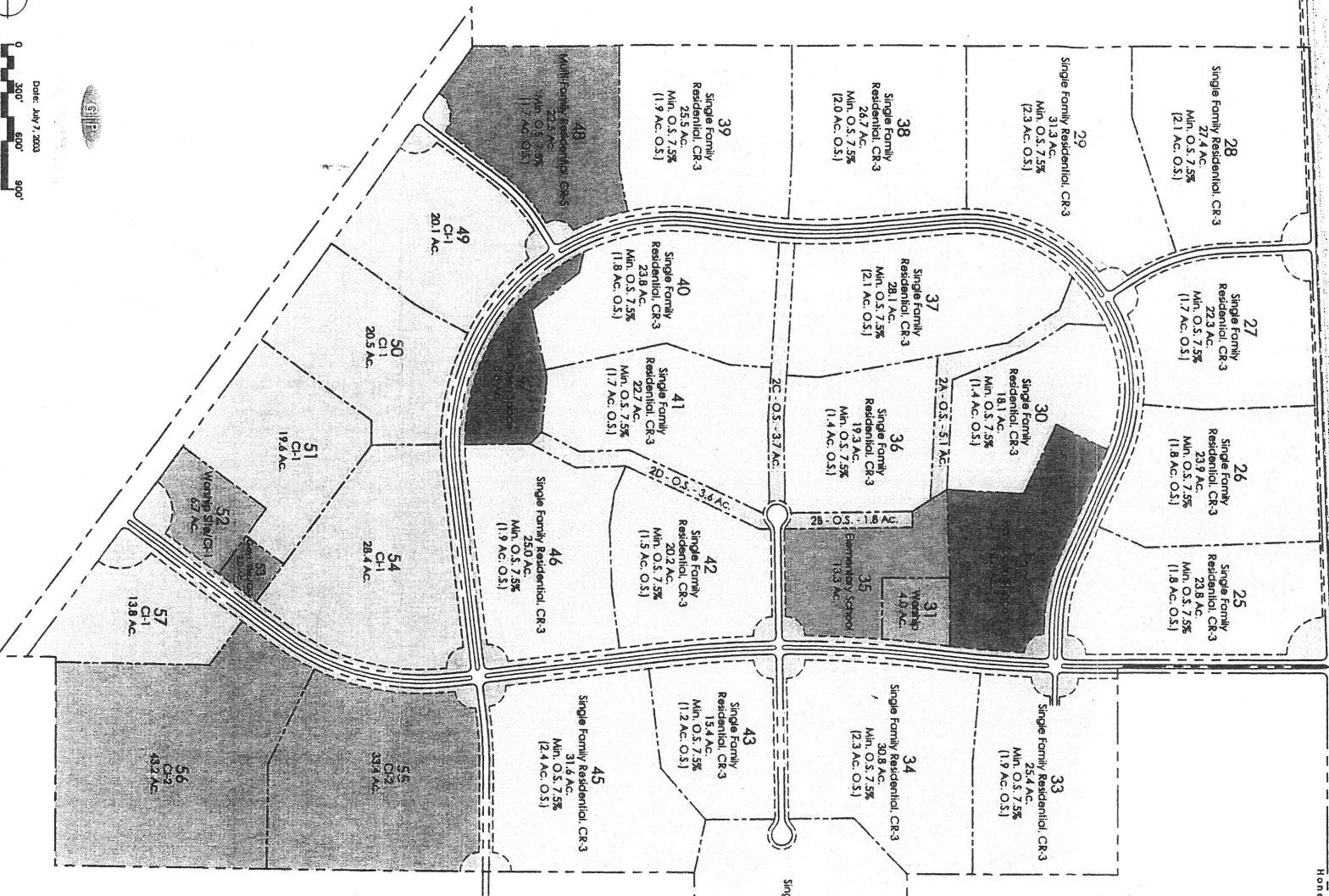
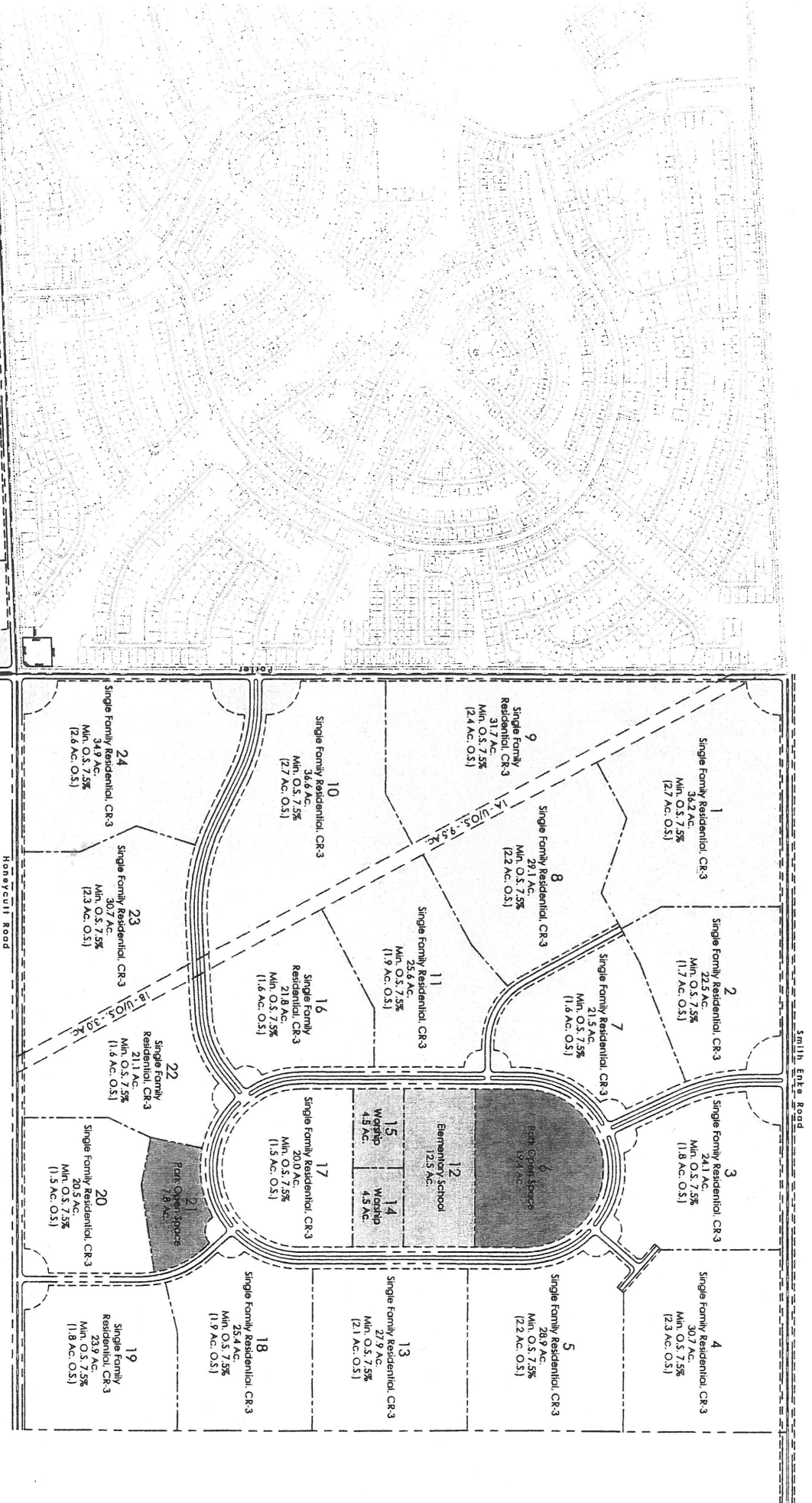


Homestead

FLOOD ZONE



2/20/03



- Notes:
1. A minimum of 15% of the gross project area, excluding the industrial acreages, will be open space.
 2. Minimum lot size for all parcels will be 4,600 sq.ft.
 3. Each Village will contain two (2) parcels that will have a min. lot size of 7,000 sq.ft.

Land Use Summary

Use	Village 1	Village 2	Total	Percentage out of
SR	513.1 Ac.	489.9 Ac.	1,003.0 Ac.	1,506.7
EMPH	0.0 Ac.	22.5 Ac.	22.5 Ac.	64.0%
Elementary School	12.5 Ac.	13.3 Ac.	25.8 Ac.	1.2%
Community Open Space	39.7 Ac.	41.9 Ac.	81.6 Ac.	5.5%
**SR/Open Space	9.0 Ac.	10.7 Ac.	19.7 Ac.	1.3%
Light Industrial (CL-1)	0.0 Ac.	102.4 Ac.	102.4 Ac.	6.8%
Heavy Industrial (CL-2)	0.0 Ac.	76.6 Ac.	76.6 Ac.	5.1%
CL-1/Gen'l Sub Station	0.0 Ac.	2.0 Ac.	2.0 Ac.	0.1%
Misc./ROW	74.3 Ac.	98.8 Ac.	173.1 Ac.	11.5%
Total	513.1 Ac.	489.9 Ac.	1,003.0 Ac.	100.0%

Open Space Summary

Use	Village 1	Village 2	Total	***Percentage out of
**SR	38.5 Ac.	38.4 Ac.	76.9 Ac.	1,319.0
Comm. O.S.	39.7 Ac.	41.9 Ac.	81.6 Ac.	6.5%
Landscaping/Pool	37.2 Ac.	42.0 Ac.	79.2 Ac.	6.0%
Total	115.4 Ac.	122.3 Ac.	237.7 Ac.	18.0%
Percentage	17.8%	18.1%		

* A minimum of 7.5% of the residential neighborhood area will contain designated open space.
 ** 6.7 Ac. Of Village 2 Workshop Site is zoned CH-1.
 *** Gross Project area excluding industrial acreages.

The Homestead

an El Dorado Holdings Community

LAND USE/OPEN SPACE

Parcel	Zoning	Land Use	Gross/Net Acreage	Net/Net Acreage	Min. Open Space
1	CR-3 PAD	SFR	36.2	33.0	2.7
2	CR-3 PAD	SFR	22.5	20.3	1.7
3	CR-3 PAD	SFR	24.1	21.8	1.8
4	CR-3 PAD	SFR	30.7	27.9	2.1
5	CR-3 PAD	SFR	28.9	26.2	2.2
6	CR-3 PAD	Park Open Space	19.4	19.4	N/A
7	CR-3 PAD	SFR	21.5	19.4	1.6
8	CR-3 PAD	SFR	29.1	26.4	2.2
9	CR-3 PAD	SFR	31.7	28.9	2.4
10	CR-3 PAD	SFR	36.6	33.4	2.7
11	CR-3 PAD	SFR	25.6	23.1	1.9
12	CR-3 PAD	SFR/Elem. School	12.5	11.6	N/A
13	CR-3 PAD	SFR	27.9	25.3	2.1
14	CR-3 PAD	SFR/Worship Site	4.5	4.2	N/A
15	CR-3 PAD	SFR/Worship Site	4.5	4.2	N/A
16	CR-3 PAD	SFR	21.8	19.7	1.5
17	CR-3 PAD	SFR	20.0	18.0	1.5
18	CR-3 PAD	SFR	25.4	23.0	1.9
19	CR-3 PAD	SFR	23.9	21.6	1.8
20	CR-3 PAD	SFR	20.5	18.5	1.5
21	CR-3 PAD	Park Open Space	7.8	7.6	N/A
22	CR-3 PAD	SFR	21.1	19.0	1.6
23	CR-3 PAD	SFR	30.7	27.9	2.3
24	CR-3 PAD	SFR	34.9	31.8	2.6
25	CR-3 PAD	SFR	23.8	21.4	1.8
26	CR-3 PAD	SFR	23.9	21.6	1.8
27	CR-3 PAD	SFR	22.3	20.1	1.7
28	CR-3 PAD	SFR	27.4	24.8	2.1
29	CR-3 PAD	SFR	31.3	28.5	2.3
30	CR-3 PAD	SFR	18.1	16.2	1.4
31	CR-3 PAD	SFR/Worship Site	4.0	3.7	N/A
32	CR-3 PAD	Park Open Space	18.9	17.5	N/A
33	CR-3 PAD	SFR	25.4	23.0	1.9
34	CR-3 PAD	SFR	30.8	28.0	2.3
35	CR-3 PAD	SFR/Elem. School	13.3	12.3	N/A
36	CR-3 PAD	SFR	19.3	17.4	1.4
37	CR-3 PAD	SFR	28.1	25.5	2.1
38	CR-3 PAD	SFR	26.7	24.1	2.0
39	CR-3 PAD	SFR	25.5	23.1	1.9
40	CR-3 PAD	SFR	23.8	21.5	1.8
41	CR-3 PAD	SFR	22.7	20.5	1.7
42	CR-3 PAD	SFR	20.2	18.2	1.5
43	CR-3 PAD	SFR	15.4	13.7	1.2
44	CR-3 PAD	SFR	48.6	44.4	3.6
45	CR-3 PAD	SFR	31.6	28.6	2.4
46	CR-3 PAD	SFR	25.0	22.5	1.9
47	CR-3 PAD	Park Open Space	8.8	8.8	N/A
48	CR-5 PAD	MFR	22.5	22.5	1.7
49	CI-1 PAD	Light Industrial (CI-1)	20.1	20.1	N/A
50	CI-1 PAD	Light Industrial (CI-1)	20.5	20.5	N/A
51	CI-1 PAD	Light Industrial (CI-1)	19.6	19.6	N/A
52	CI-1 PAD	CI-1/Worship Site	6.7	6.2	N/A
54	CI-1 PAD	Light Industrial (CI-1)	28.4	28.4	N/A
55	CI-2 PAD	Heavy Industrial (CI-2)	33.4	33.4	N/A
56	CI-2 PAD	Heavy Industrial (CI-2)	43.2	43.2	N/A
57	CI-1 PAD	Light Industrial (CI-1)	13.8	13.8	N/A
Subtotal			1,306.9	1,207.5	76.9
		Add'l Community Open Space	26.7 Ac.		
		Misc./ROW	173.1 Ac.		
		TOTAL ACREAGE	1,506.7 Ac.		

OPEN SPACE SUMMARY

	Required	Provided
Gross project area	1,506.7 Ac.	
Less: Industrial	187.7 Ac.	
	1,319. Ac.	15%
Neighborhood Open Space		197.85 Ac.
Community Open Space (parks & major trails)		76.9 Ac.
Landscape Tracts		81.6 Ac.
		79.2 Ac.
TOTAL	18%	237.7 Ac.

Homestead

at Rancho El Dorado

Density Table

Parcel	Zoning	Land Use	Acreage
1	CR-3 PAD	SFR	36.2
2	CR-3 PAD	SFR	22.5
3	CR-3 PAD	SFR	24.1
4	CR-3 PAD	SFR	30.7
5	CR-3 PAD	SFR	28.9
6	CR-3 PAD	Park Open Space	19.4
7	CR-3 PAD	SFR	21.5
8	CR-3 PAD	SFR	29.1
9	CR-3 PAD	SFR	31.7
10	CR-3 PAD	SFR	36.6
11	CR-3 PAD	SFR	25.6
12	CR-3 PAD	SFR/Elem. School	12.5
13	CR-3 PAD	SFR	27.9
14	CR-3 PAD	SFR/Worship Site	4.5
15	CR-3 PAD	SFR/Worship Site	4.5
16	CR-3 PAD	SFR	21.8
17	CR-3 PAD	SFR	20.0
18	CR-3 PAD	SFR	25.4
19	CR-3 PAD	SFR	23.9
20	CR-3 PAD	SFR	20.5
21	CR-3 PAD	Park Open Space	7.8
22	CR-3 PAD	SFR	21.1
23	CR-3 PAD	SFR	30.7
24	CR-3 PAD	SFR	34.9
25	CR-3 PAD	SFR	23.8
26	CR-3 PAD	SFR	23.9
27	CR-3 PAD	SFR	22.3
28	CR-3 PAD	SFR	27.4
29	CR-3 PAD	SFR	31.3
30	CR-3 PAD	SFR	18.1
31	CR-3 PAD	SFR/Worship Site	4.0
32	CR-5 PAD	Park Open Space	16.9
33	CR-3 PAD	SFR	25.4
34	CR-3 PAD	SFR	30.8
35	CR-3 PAD	SFR/Elem. School	13.3
36	CR-3 PAD	SFR	19.3
37	CR-3 PAD	SFR	28.1
38	CR-3 PAD	SFR	26.7
39	CR-3 PAD	SFR	25.5
40	CR-3 PAD	SFR	23.8
41	CR-3 PAD	SFR	22.7
42	CR-3 PAD	SFR	20.2
43	CR-3 PAD	SFR	15.4
44	CR-3 PAD	SFR	48.6
45	CR-3 PAD	SFR	31.6
46	CR-3 PAD	SFR	25.0
47	CR-3 PAD	Park Open Space	8.8
48	CR-5 PAD	MFR	22.5
49	CI-1 PAD	Light Industrial (CI-1)	20.1
50	CI-1 PAD	Light Industrial (CI-1)	20.5
51	CI-1 PAD	Light Industrial (CI-1)	19.6
52	CI-1 PAD	CI-1/Worship Site	6.7
54	CI-1 PAD	Light Industrial (CI-1)	28.4
55	CI-2 PAD	Heavy Industrial (CI-2)	33.4
56	CI-2 PAD	Heavy Industrial (CI-2)	43.2
57	CI-1 PAD	Light Industrial (CI-1)	13.8
Addtl. Community Open Space			176.1 Ac.
TOTAL ACRESAGE			1,506.7 Ac.

DENSITY CALCULATIONS

#1

Land Description	Acreage	Allowable Density	Allowable Units
Gross Land Acreage	1,506.7 Ac.		
Less: Industrial acreage	-187.7 Ac.		
	1,319.0 Ac.	3.5/DUA	4,617
TOTAL MAXIMUM DWELLING UNITS			
Assumes density with CR-5 developed as Single Family (CR-3)			

#2

Land Description	Acreage	Allowable Density	Allowable Units
Gross Land Acreage	1,506.7 Ac.		
Less: Industrial acreage	-187.7 Ac.		
Less: Multi-Family acreage (CR-5)	-22.5 Ac.		
Multi-Family acreage (CR-5)	1,296.5 Ac.	3.5/DUA	4,538
	22.5 Ac.	20/DUA	450
TOTAL MAXIMUM DWELLING UNITS			
Assumes density with CR-5 developed as multi-family			

Homestead
at Rancho El Dorado

Exhibit "G-1"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	4,600	2,400
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'/5'***	3'
		or	
		10' /0'	
Rear	25'	10' (one story)	15'
		15' (two story)	10'
Minimum Lot Width	60'	40'	20'
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

*** Rear setback is to "covered structure"

Exhibit "G-2"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	4,800	2,200
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'/5'***	3'
		or	
		10' /0'	
Rear	25'	10' (one story)	15'
		15' (two story)	10'
Minimum Lot Width	60'	40'	20'
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

*** Rear setback is to "covered structure"

Exhibit "G-3"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	5,500	1,500
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'/5'***	3'
		or	
		10' /0'	
Rear	25'	10' (one story)	15'
		15' (two story)	10'
Minimum Lot Width	60'	50'	10'
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

*** Rear setback is to "covered structure"

Exhibit "G-4"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning - CR3	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	6,050	950 sq.ft.
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'5'***	3'
		or	
		10' /0'	
Rear	25'	10' (one story)	15'
		15' (two story)	10'
Minimum Lot Width	60'	55'	5'
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

*** Rear setback is to "covered structure"

Exhibit "G-5"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning - CR3	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	6600 sq.ft.	400 sq.ft.
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'/5'*** or 10' /0'	3'
Rear	25'	10' (one story) 15' (two story)	15' 10'
Minimum Lot Width	60'	60'	None
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

*** Rear setback is to "covered structure"

Exhibit "G-6"

Homestead at Rancho El Dorado

Single Family Residential Zoning Requirements Comparison Table

Description	Base Zoning - CR3	Requested	Variation
Zoning	CR-3	CR-3 PAD	
Minimum Lot Area	7,000 sq.ft.	7,150 sq.ft.	None
Setbacks			
Front	20'	18' from back of Sidewalk*	
Side	8'	5'5'*** or 10' /0'	3'
Rear	25'	10' (one story) 15' (two story)	15' 10'
Minimum Lot Width	60'	60'	None
Maximum Building Height	30'	30'	None
Parking Requirements	1 per unit	1 per unit	None
Additional Permitted Uses		Pedestrian/Bike Paths Model Homes/Sales Offices Church/Synagogue/School	

* Front setback may be reduced to 10' for side entry garages and/or living space.

** Side yard setback 10' on corner lots.

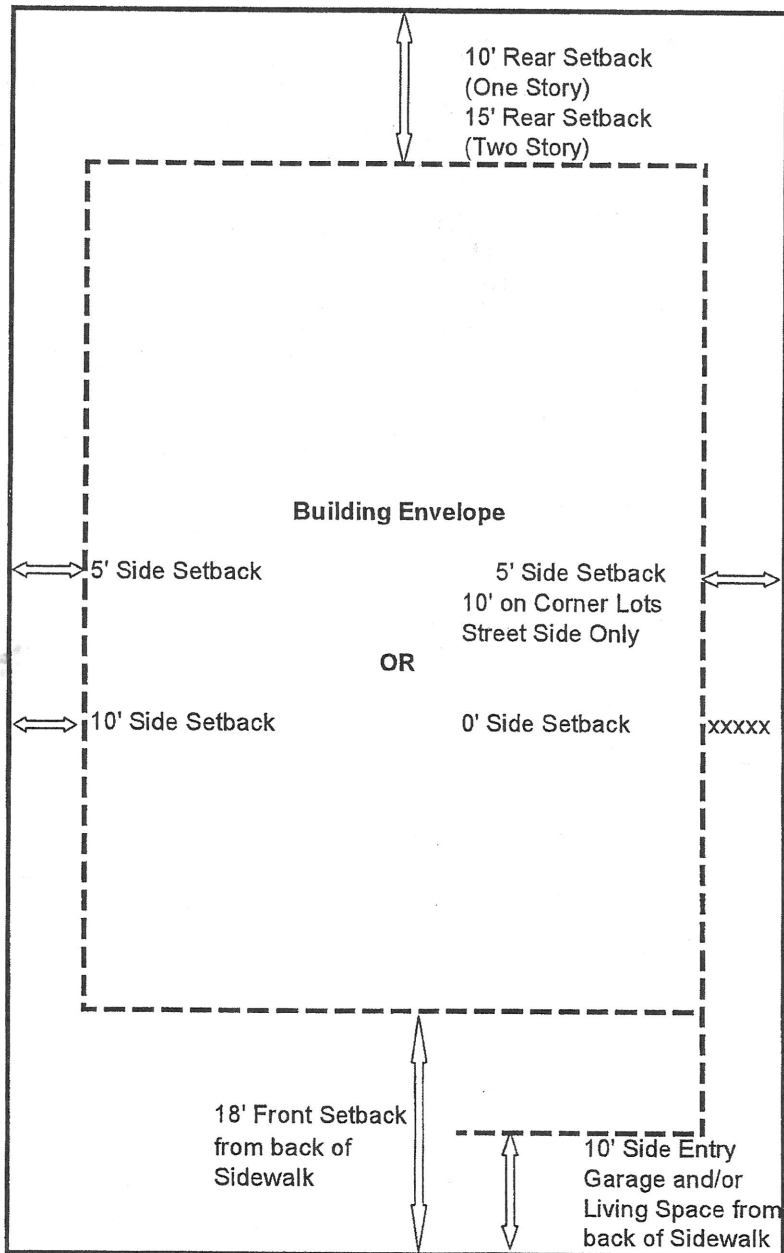
*** Rear setback is to "covered structure"

EXHIBIT "H"

Homestead at Rancho El Dorado

Minimum Lot Layout

CR-3



NOT TO SCALE

EXHIBIT "I"

Homestead at Rancho El Dorado

Multi-Family Residential Zoning Requirements Comparison Table

Description	Base Zoning - CR5	Requested	Variation
Zoning	CR-5	CR-5 PAD	
Minimum Lot Area	25 du/ac	20 du/ac	-5 du/ac
Setbacks			
Front	25'	10'	15'
Side	7'	10'	-3'
Rear	25'	10'	15'
Minimum Lot Width at Building Setback	60'	60'	None
Maximum Building Height	30'	35'	5'
Parking Requirements	1 per unit	1 per unit	None
Detached Accessory Bldgs. Minimum Distance to:			
Front Lot Line	60'	10'	50'
Side & Rear Lot Line	4'	4'	None
Additional Permitted Uses	Pedestrian/Bike Paths/Open Space/Retention Model Homes/Sales Offices Church/Synagogue/School Any CR-3 PAD Zone Use		

EXHIBIT "J"

Homestead at Rancho El Dorado

Light Industry and Warehouse Zoning Requirements Comparison Table

Description	Base Zoning	Requested	Variation
Zoning	CI-1	CI-1 PAD	
Minimum Lot Area	None	None	None
Setbacks			
Front	15' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	10'	5'
Side	None (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	10'	-10'
Rear	10' (except as provided in Pinal Cty. Zoning Ordinance Section	10'	None
Minimum Lot Width	None	None	None
Maximum Building Height	35'	35'	0'
Detached Accessory Bldgs.			
Minimum Distance to:			
Front Lot Line	15' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	15'	None
Side & Rear Lot Line	None (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	None	None
Rear Lot Line	4' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	4'	None
Additional Permitted Uses	Pedestrian/Bike Paths/Open Space/Retention Church/Synagogue/School Any CB-1 or CB-2 Zone Use		

EXHIBIT "K"

Homestead at Rancho El Dorado

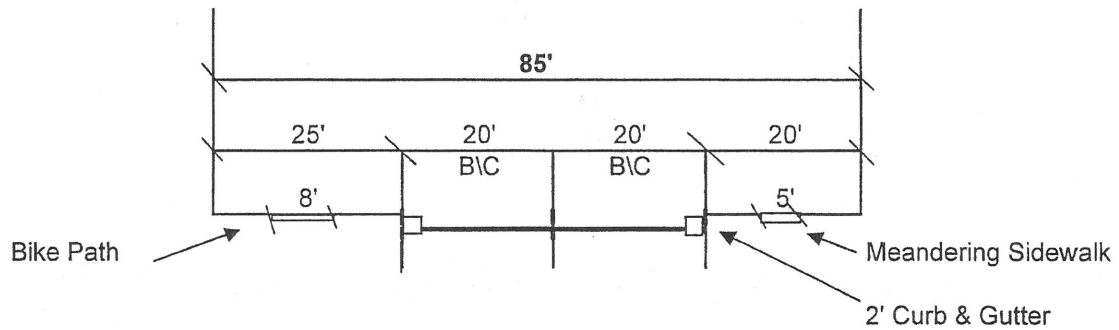
Industrial Zoning Requirements Comparison Table

Description	Base Zoning	Requested	Variation
Zoning	CI-2	CI-2 PAD	
Minimum Lot Area	None	None	None
Setbacks			
Front	15' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	10'	5'
Side	None (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	10'	-10'
Rear	10' (except as provided in Pinal Cty. Zoning Ordinance Section	10'	None
Minimum Lot Width	None	None	None
Maximum Building Height	35'	35'	None
Detached Accessory Bldgs.			
Minimum Distance to:			
Front Lot Line	15' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	15'	None
Side & Rear Lot Line	None (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	None	None
Rear Lot Line	4' (except as provided in Pinal Cty. Zoning Ordinance Section 1709)	4'	None
Additional Permitted Uses	Pedestrian/Bike Paths/Open Space/Retention Church/Synagogue/School Any CI-1, CB-1 or CB-2 Zone Use		

Exhibit "L"

Homestead at Rancho El Dorado

**COLLECTOR ROAD
STREET SECTION**



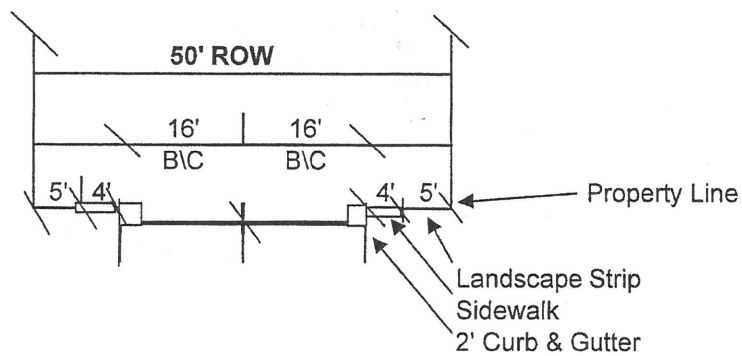
NOTE:

1. The above section is for public streets, if private streets occur, they may vary from what is shown here.
2. The above dimensions are minimums and may be increased at the discretion of the developer.
3. Public Right-of-Way shall be 40 feet in width from back of curb to back of curb on Collector Streets. The Homeowner's Association shall own and maintain between back of curb and Property Line.

EXHIBIT "M"

Homestead at Rancho El Dorado

LOCAL STREET STREET SECTION



NOTE:

1. The above section is for public streets, if private streets occur, they may vary from what is shown here.
2. The above dimensions are minimums and may be increased at the discretion of the developer.
3. Public Right-of-Way shall be 50 feet in width from Property Line to Property line for residential streets