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garciac

When recorded mail to:

City of Goodyear
City Clerk's Office
1900 N. Civic Square
Goodyear AZ 85395

ORDINANCE NO. 2025-1635

CONDITIONALLY REZONING APPROXIMATELY 25 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND PEBBLECREEK PARKWAY FROM PEBBLECREEK MARKETPLACE FINAL PLANNED AREA DEVELOPMENT (PAD) TO PEBBLECREEK MARKETPLACE 2ND AMENDED PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2025-1635

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 25 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF MCDOWELL ROAD AND PEBBLECREEK PARKWAY FROM PEBBLECREEK MARKETPLACE FINAL PLANNED AREA DEVELOPMENT (PAD) TO PEBBLECREEK MARKETPLACE 2ND AMENDED PLANNED AREA DEVELOPMENT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE.

WHEREAS, the development currently known as Pebble Creek Marketplace, which consists of approximately 25 acres generally located at the southwest corner of McDowell Road and PebbleCreek Parkway will be a regional commercial development; and

WHEREAS, on March 26, 2007, the City Council conditionally rezoned Pebble Creek Marketplace, (then known as Pebble Creek Village Marketplace) to the PebbleCreek Village Marketplace Final PAD with the adoption of Ordinance 2007-1061; which included a Comprehensive Sign Program dated February 22, 2007; and

WHEREAS, on November 17, 2014, the City Council conditionally rezoned Pebble Creek Marketplace to Pebble Creek Marketplace Final PAD with the adoption of Ordinance 14-1314; and

WHEREAS, pursuant to Ordinance 14-1314, Pebble Creek Marketplace was to be developed consistent with the Pebble Creek Marketplace Final PAD dated October 9, 2014, which included a Comprehensive Sign Program dated March 25, 2014; and

WHEREAS, the Comprehensive Sign Program dated March 25, 2014 included in the Pebble Creek Marketplace Final PAD dated October 9, 2014 allows for one freeway pylon up to sixty-three feet and four inches (63'4") tall and it allows for three free-standing multi-tenant monument signs, two of which were to be located adjacent to driveways into the property off of McDowell Road and one that was to be located adjacent to a drive way into the property off of Pebble Creek Parkway; and,

WHEREAS, the applicant requested to modify the PebbleCreek Marketplace Final PAD dated October 9, 2014 with the adoption of Ordinance No. 14-1314 to replace the Comprehensive Sign Program dated March 25, 2014 included within the PebbleCreek Marketplace Final PAD dated October 9, 2014 with the Comprehensive Sign Package for Pebblecreek Marketplace dated June 13, 2019; and,

WHEREAS, the Comprehensive Sign Package for PebbleCreek Marketplace dated June 13, 2019; reduced the height of the one freeway pylon sign allowed from sixty-three feet and four inches (63'4") to fifty-eight feet (58') and allowed one of the two free-standing multi-tenant monument signs that was to be located from driveways into the property off of McDowell Road to a driveway location into the property off of PebbleCreek Parkway, which resulted in one free-standing multi-tenant monument sign off of McDowell Road and two off of Pebble Creek Parkway; and,

WHEREAS, the PebbleCreek Marketplace has grown to the west to include an additional 30 acres to the west which was rezoned to a mixed-use PAD with the adoption of Ordinance No. 2018-1403, "the PebbleCreek Marketplace Mixed Use PAD"; and,

WHEREAS, the PebbleCreek Marketplace Comprehensive Sign Program is a part of the PebbleCreek Marketplace PAD; and,

WHEREAS, in order to add the PebbleCreek Marketplace Mixed Use PAD acreage to the PebbleCreek Marketplace Comprehensive Sign Program, a PAD Amendment is required; and,

WHEREAS, in order to prevent future PAD Amendments to modify the PebbleCreek Marketplace Comprehensive Sign Program, the Comprehensive Sign Program will be removed from the PebbleCreek Marketplace Final PAD and approved as a stand-alone Comprehensive Sign Package; and,

WHEREAS, in accordance with the city's Citizen Review Process, an alternative citizen review was sent to property owners on May 03, 2025. Notice providing information on the request and meeting details was mailed to surrounding property owners within five hundred feet (500') of the subject property. There was no opposition to the request received; and,

WHEREAS, a request to rezone property requires public review and approval by the Planning and Zoning Commission and the City Council through the public hearing process. The rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance; and,

WHEREAS, staff has determined that the proposed rezoning request is in conformance with the General Plan and will not adversely impact the surrounding area; and,

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on June 11, 2025 appeared in the Arizona Republic West Valley edition on May 23, 2025; post cards were mailed to the adjoining owners on May 16, 2025; and signs were updated on this site to advertise the public hearing on May 19, 2025; and,

WHEREAS, a public hearing was held before the Planning and Zoning Commission on June 11, 2025, to consider this rezoning, and the Commission voted (4-0) to recommend approval of the rezoning subject to the stipulations that have been presented; and,

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on June 23, 2025, appeared in the Arizona Republic West Valley Edition May 23, 2025; postcards were mailed to adjoining owners on May 16, 2025; and a sign was posted on the site on May 19, 2025; and,

WHEREAS, based on the foregoing Recitals and the other information presented, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this ordinance to be in the best interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. ADOPTION OF FINDINGS

The above recitals set forth above are true and correct and incorporated herein by this reference as if fully set forth herein.

SECTION 2. DECLARATION OF PUBLIC RECORDS

That certain document titled “Official Supplementary Zoning Map No. 25-108”, a copy of which is attached hereto as Exhibit A, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “Legal Description”, a copy of which is attached hereto as Exhibit B, is hereby declared a public record and incorporated herein by this reference.

That certain document titled “PebbleCreek Marketplace 2nd Amended Planned Area Development” (dated June 2025), a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

SECTION 3. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2025-1635 applies to approximately 25 acres generally located at the Southwest corner of McDowell Road and PebbleCreek Parkway as legally described in that certain document titled “Legal Description”, attached hereto as Exhibit B (the “Property”) which is declared a public record herein by Section 1 of this Ordinance.

SECTION 4. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) (PebbleCreek Marketplace) to PAD (PebbleCreek Marketplace 2nd Amended PAD), attached hereto as Exhibit C, which is declared a public record herein by Section 1 of this Ordinance.

SECTION 5. STIPULATIONS

The rezoning of this Property is subject to the following stipulations and conditions of approval:

1. Except as modified by the following stipulations and conditions of approval set forth herein, all development of the Property shall be in compliance with the PebbleCreek Marketplace 2nd Amended Planned

Area Development dated June 2025, (the "PebbleCreek Marketplace 2nd Amended PAD"); and,

2. Development of the subject property shall be in compliance with the stipulations in Ordinance No. 2007-1061, the ordinance that originally approved the Pebble Creek Village Marketplace Final PAD, except for Stipulation Nos. 2, 10 and 11 in said Ordinance which are no longer applicable, and except as modified by the PebbleCreek Marketplace 2nd Amended PAD, herein; and,
3. Any convenience use proposed on the subject property shall require review and approval of a Use Permit; and,
4. As indicated on the Phasing Plan included in the amended and renamed PebbleCreek Marketplace Final PAD dated June 2025, perimeter landscape improvements along McDowell Road and Pebblecreek Parkway, including the corner plaza feature at the street corner, shall be completed with Phase One; and,
5. If the owner fails to comply with any of the stipulations contained in this Ordinance or fails to comply with any other City codes and/or regulations in the development of PebbleCreek Marketplace, then the Development Services Director, or designee, may suspend issuance of building or construction permits within the Property until the owner cures the item in default; and,
6. The owner shall control dust as required by the State, City, and the County Bureau of Air Pollution on temporary access ways and the project site during construction with a dust proof surface; and,
7. The owner shall keep the property weed and debris free during construction; and,
8. The owner is responsible for a proportionate share (50%) of the costs for the traffic signal at McDowell Road and the main entry drive onto McDowell Road. The owner shall pay to the City the proportionate share of the costs to install this signal when warranted or as requested by the City Engineer or designee; and,
9. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport. The owner shall provide for a waiver agreement for an

initial subsequent purchaser to sign which shall run with the land and include the following statement: "The subject property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from Luke Air Force Base. The Purchaser does release and discharge the City of Goodyear, the owner, and developer from any liability from any claims for future damages and complaints of any kind to persons or property that may arise at any time in the future from the operation of such aircraft near or over the area"; and,

10. The water main along south property line and the internal looped water mains shall be City of Goodyear water lines. All additional water lines within the development shall remain private.

SECTION 6. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 4 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 25-108", attached hereto as Exhibit A, which is declared a public record herein by Section 1 of this Ordinance; and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the city of Goodyear.

SECTION 8. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 9. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 10. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 11. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the city of Goodyear Zoning Ordinance being amended by this Ordinance shall remain in full force and effect until the effective date of this Ordinance.

SECTION 12. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

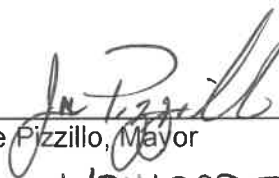
Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - 1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

SECTION 13. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 23rd day of June, 2025.



Joe Pizzillo, Mayor
Date: 6/24/2025

ATTEST:



Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

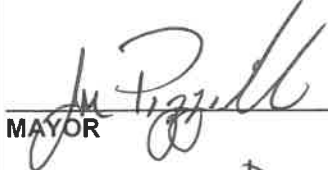


Roric Massey, City Attorney



OFFICIAL SUPPLEMENTARY ZONING MAP NO. 25-108

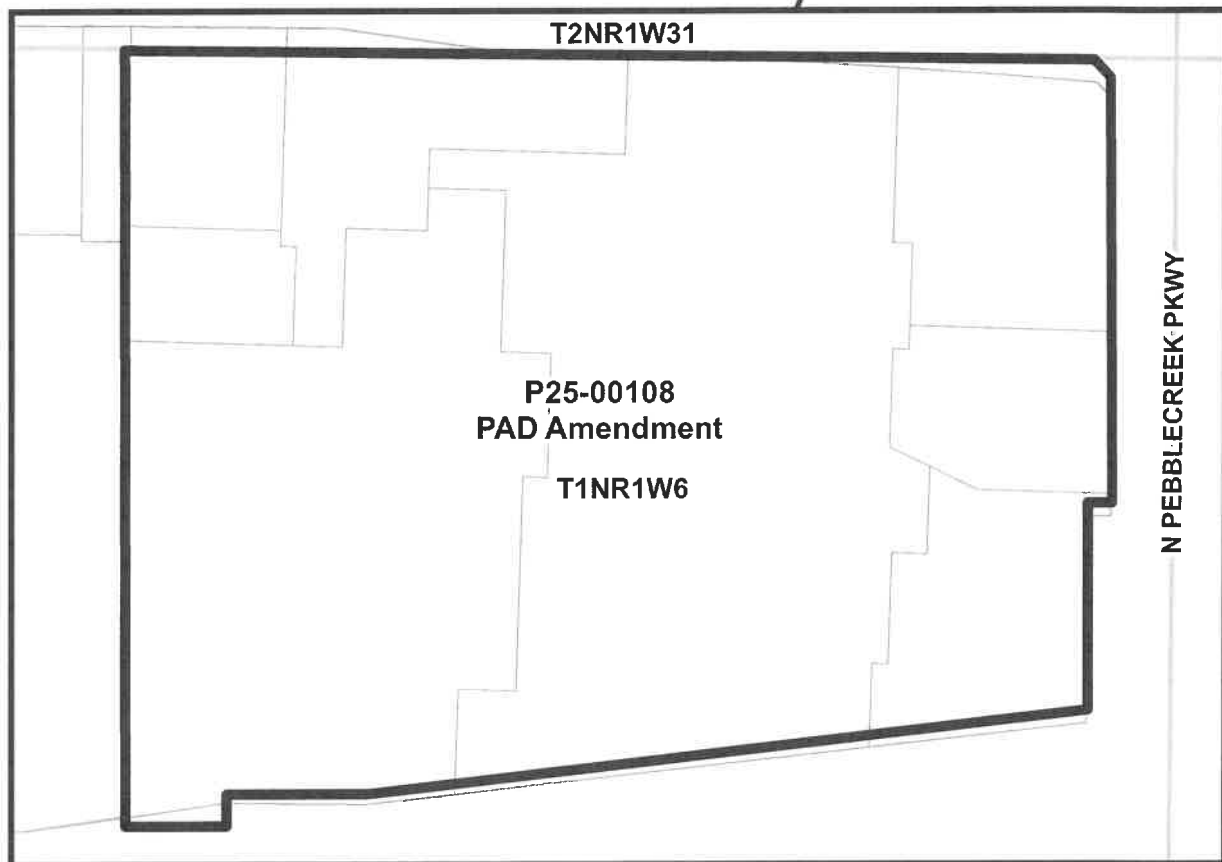
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF
THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. 2025-1635
PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA,
THIS 23rd DAY OF June, 2025.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

**A portion of the Northwest Quarter Section 32, Township 1 North,
Range 1 West of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona.**



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT
A

REZONE FROM PAD TO PAD AMENDMENT P25-00108

DATE:
May 2025

EXHIBIT B – LEGAL DESCRIPTION

That portion of Lot 1, Section 6, Township 1 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 6;

THENCE North 89 degrees 54 minutes 55 seconds West along the North line of said Section 6, a distance of 1309.08 feet to the Northwest corner of said Lot 1;

THENCE South 01 degrees 14 minutes 03 seconds East along the West line of said Lot 1, a distance of 33.00 feet to a point on the South right of way line of McDowell Road, described in Document No. 2003-1673883 and the TRUE POINT OF BEGINNING;

THENCE-South 89 degrees 54 minutes 55 seconds East along the South right of way line of McDowell Road, a distance of 1213.49 feet;

THENCE South 43 degrees 51 minutes 22 seconds East, a distance of 30.53 feet to a point on the West right of way line of Pebble Creek Parkway, described in Document No. 2003-1673883;

THENCE South 01 degrees 21 minutes 35 seconds East along the West right of way line of Pebble Creek Parkway, a distance of 520.90 feet to a point on the North right of way of Interstate 10, described in Docket 13160, page 99;

THENCE South 88 degrees 51 minutes 59 seconds West along the North right of way line of Interstate 10, a distance of 30.48 feet;

THENCE South 01 degrees 08 minutes 02 seconds East along the North right of way line of Interstate 10, a distance of 260.00 feet;

THENCE South 81 degrees 52 minutes 58 seconds West along the North right of way line of Interstate 10, a distance of 907.04 feet;

THENCE South 88 degrees 47 minutes 37 seconds West along the North right of way line of Interstate 10, a distance of 175.07 feet;

THENCE South 01 degrees 09 minutes 49 seconds East along the North right of way line of Interstate 10, a distance of 40.03 feet;

THENCE South 88 degrees 56 minutes 30 seconds West along the North right of way line of Interstate 10, a distance of 128.42 feet to a point on the West line of said Lot 1;

THENCE North 01 degrees 14 minutes 03 seconds West along the West line of said Lot 1, a distance of 979.50 feet to the TRUE POINT OF BEGINNING.

Replacement Page

Exhibit 'C'

“PebbleCreek Marketplace 2nd Amended Planned Area Development”
(date June 2025)

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On File at the Goodyear City Clerk's Office
1900 N. Civic Square.
Goodyear, AZ 85395
623-882-7830

PEBBLE CREEK MARKETPLACE
2nd Amended
PLANNED AREA DEVELOPMENT (PAD)

June 2025

PEBBLE CREEK



MARKETPLACE

DEVELOPMENT GUIDELINES SHEET INDEX:

Cover Sheet

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- IV. Architectural Design Standards
- V. Landscape Standards

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- Site Aerial Map
- Master Site Plan Concept
- Master Parking Plan
- Phasing Site Plan
- Corner Feature Rendering
- Usable Pedestrian Open Space Plan
- Fire Lane Plan

Landscape Concept Exhibits:

- Master Landscape Plan
- Compliance with City Center Gateway Overlay District

Site Features Exhibit:

- Screen wall

Elevations and Color Palette Exhibits:

- Anchor Tenant Elevations
- Secondary Anchor Tenant Elevations
- PAD Conceptual Elevations
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Preface

Introduction

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- F. Setbacks
- G. Parking Guidelines
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Introduction

In 2006 a PAD was submitted and approved for the Pebble Creek Marketplace but never came to fruition. Pebble Creek Marketplace proposes an amendment to the previously approved PAD to develop approximately 25 +/- acres of currently undeveloped land on the southwest corner of Pebble Creek Parkway and W. McDowell Road located in Goodyear, Arizona (Maricopa Co.). Pebble Creek Marketplace will consist of two major anchors and six smaller pads to wrap the perimeter of the development. Special attention has been given to the interior vehicular and pedestrian circulation, providing ease of access from Pebble Creek Parkway and McDowell Road while buffering pedestrian circulation within landscape areas per the site plan exhibit attached within this booklet.

The proposed Pebble Creek Marketplace development is consistent with the nearby existing developments in the city center gateway overlay district. Developments surrounding the property consist of residential/commercial to the north, "Goodyear Centerpointe" retail development to the east and Papago (Interstate 10) freeway to the south and currently undeveloped land to the west. The underlying zoning district for the Pebble Creek Marketplace PAD is General Commercial (C-2).

Pebble Creek Marketplace's team has taken special consideration to design the plans according to the city of Goodyear's design standards. Through the use of common architecture, landscaping palette and common signage, Pebble Creek Marketplace will create unity without eliminating the individual styles of retailers. With the use of a common landscape palette, the development will transition nicely with the adjacent "Goodyear Centerpointe" development to the east and Walgreens to the north.

The proposed building materials for Pebble Creek Marketplace will be a combination of concrete tilt-up, block, brick, stone and stucco. An earth tone color palette will be utilized as an accent to enhance building features. Parapet walls shall have varying heights so as to soften the massing of each building and at the same time offer an interesting variety of design elements. Decorative hardscape areas have been designed to enhance the pedestrian experience. All of the design features mentioned above work together to produce a design that addresses the Design Guidelines of the city of Goodyear. The end result in providing a uniform design standard will create unity throughout the site without limiting the individual tenant styles.

The Declaration and the Guidelines of Pebble Creek Marketplace are to protect each Pebble Creek Marketplace parcel owner and/or tenant against undesirable or improper uses and incompatible or substandard design. It will be assumed that Owner/Occupants will be motivated to preserve the positive qualities of Marketplace through mutual cooperation and by observing both the intent and the spirit of the Guidelines.

Design Review and Approval Procedures

Each owner/Tenant shall provide the following to WM Grace Development for review and approval, prior to any formal submittals to the City of Goodyear:

A. Submittal Requirements: (2 Sets)

Conceptual Site Plan (24x36)

Conceptual Elevations (24x36)

2D Rendered Elevations (8 1/2x11)
Color Materials Board (8 1/2x11)
Conceptual Landscape Plan (24x36)
Proposed Signage Plan (8 1/2x 11)

Applicant shall allow (2) weeks for review and approval and/or comments.

B. Submittal to City of Goodyear:

Pre-Application meeting with City of Goodyear Staff.

Approval Letter from committee/ developer prior to submitting for design review/ site plan review with the City of Goodyear.

Site Development Standards

A. Site uses

Pebble Creek Marketplace has been master designed as a mixed use project for office, retail and retail-related businesses. The land uses within Marketplace have been carefully planned to relate to each other as well as adjacent land uses, while providing maximum flexibility to a variety of tenants/ occupants.

All improvements on individual sites within Marketplace must comply with the Planned Area Development (PAD) approval stipulations as set forth by the City of Goodyear, City Center Gateway Overlay District Article 9-2, of the city of Goodyear's Engineering Design Standards for public works construction, City of Goodyear Design Guidelines, the Declaration, Guidelines, Project Manual and the soils report prepared for Pebble Creek Marketplace project. The underlying zoning district for the "Pebble Creek Marketplace" PAD is "General Commercial" (C-2).

All business facilities with proposed drive-through, including banks, and all convenience uses will be required to attain a separate use permit and site plan application submittal

B. Site Grading and Drainage

Improvements must include site grading and drainage in accordance with the City of Goodyear's Engineering Design Standards and the Marketplace master-planned drainage system and all site development specifications.

C. Landscaping

The plant palette has been established to create unity within the Marketplace landscaping. The plant palette was directly derived from the City Center Gateway Overlay District Guidelines Article 9-2 Section E.4.n. Landscaped areas in all improvements must comply with the Planned Area Development (PAD) Approval Stipulations as set forth by City of Goodyear, the City of Goodyear's Engineering Design Standards for public works construction, City Center Gateway Overlay District Article 9-2, the Declaration, Guidelines, Project Manual and the soils report prepared for the Pebble Creek Marketplace Project.

At the northwest corner of the property along McDowell Road where the existing RID canal is located, the following guidelines must be strictly followed. Provide a 16 foot wide drive aisle and an overall canal easement (40 feet to the north and 50 feet to the south of the canal) which cannot incorporate any site improvements inclusive but not limited to, landscape, pavement, sidewalks, screen walls, buildings, etc. and cannot be deviated, however, this area at a minimum will be severed by two inches of decomposed granite.

D. Driveways

All driveways shown on the Master Conceptual Site Plan are existing and have been approved by the developer and the City of Goodyear. Any deviations to said locations must be pre-approved by the Developer and the City of Goodyear.

E. Building Form and Design

The intention of these Guidelines is to create and achieve unity of design and un-matched identity character for Pebble Creek Marketplace by the utilization of a playful/vibrant color and material palette as well as similar massing elements. The Guidelines intent is to provide a framework while providing flexibility to future tenants/occupants utilization of design intent to be consistent and similar to the overall image/design integrity of the anchor and major tenant design theme as depicted in these guidelines. In addition, it is required that all four sides of a building shall receive consistent architectural treatment consists within the city of Goodyear Design Guidelines.

For each planned improvement, the Developer must approve architectural materials and color palette prior to any formal or informal submittal to the City of Goodyear.

1. The Master-Designed Conceptual Elevations.

Building masses are to be similar in form and of similar geometry as depicted in the attached exhibits.

2. Building Rear and Side Elevations

Special attention should be given to the rear and side building elevations that have reverse frontage to McDowell, Pebble Creek and the Interstate. Four-sided "Architecture" shall be implemented consistent with the City of Goodyear Design Guidelines.

3. Facades

Long building walls need to be broken with various massing, parapet stepping, fenestration or similar design elements. Steel awnings or canopies are encouraged to complement overall design theme, providing pedestrian shade amenities as well as providing human scale to buildings.

4. Roofs and Drainage Equipment

All flat roofs must be below parapets and no roof may drain over a wall. Gutters, downspouts and vents should be utilized and painted to match the adjacent surfaces so as not to pronounce their appearance. If gutters, downspouts and vents are utilized as a small design element, their color is to be consistent with the Market Place color palette.

5. Roof-Mounted Equipment

All Roof mounted equipment must be fully screened by parapet walls.

F. Setbacks

Building Setback as depicted on Master Conceptual Site Plan intent is to ensure an attractive streetscape, building and parking areas as depicted per Section E.4.n. of the City Center Gateway Overlay District 9-2. Building setback must comply those shown on the Master Site Plan in this the Planned Area Development (PAD) in conformance with the C-2 General Commercial District and City Center Gateway Overlay District 9-2.

G. Parking Guidelines

1. General Parking Requirements

Each Owner/Tenant shall provide off-street parking that satisfies current City of Goodyear PAD parking standards and guidelines (Section 6 of Goodyear's Zoning Ordinance).

Wherever possible, parking should be designed to minimize direct access from the master shopping center's main internal access circulation paths and driveways.

2. Location of Parking Areas

Parking areas shall not be located in one consolidated area of a parcel without utilizing landscape islands. Landscaped areas must comply with City Center Gateway Overlay District 9-2 Section E.1.f.

3. Size and Construction Standards of Parking Spaces

All parking spaces must be a minimum of nine feet wide by twenty feet deep (9'x20').

Driveway parking area landscape islands and other improvements in parking areas must conform to the Property's Declaration and Guidelines as well as the City Center Gateway Overlay District 9-2. All driveways and parking areas must be paved with concrete or asphalt. Except for the edges of walls, and paving adjacent to walls, vertical concrete curbs must be constructed at the edges of all paving.

H. Loading Areas

All loading and unloading in Pebble Creek Marketplace shall be in compliance with Article 6-4 "Off street Loading" section of the Zoning Ordinance. Loading areas are to be designed as integral parts of the facility and maintained in a neat and clean manner so as not to detract from the appearance of the Property. Loading areas to be located in the least visible area of the building. Rear building loading and unloaded is preferred; however, side building loading may be allowed, provided the area is adequately screened with landscape. Rear loading areas shall be screened by a 10' high masonry wall as depicted in this PAD's screen wall exhibit.

I. Refuse Collection Areas

All refuse from any parcel is to be maintained in an approved "dumpster" or "compactor", provided for such parcel by the city of Goodyear or a licensed refuse collection company. All refuse collection areas in Pebble Creek Marketplace must be located where the dumpsters are least visible from the street. All exterior refuse collection areas must be screened by either building walls or a six foot high masonry wall. All dumpster enclosures must be in compliance with Detail G-3162 of the City of Goodyear Engineering Design Guidelines. Said locations of refuse enclosures must allow adequate space for safe ingress and egress of collection trucks.

J. Site Lighting

It is Pebble Creek Marketplace's Guideline to permit light fixtures in a quantity and of types that will provide adequate lighting. As permitted by the regulation of the City of Goodyear. Freestanding light fixtures shall be a maximum height of twenty-five (25') feet.

K. Screen Walls

Screen walls are to be a maximum of three feet six inches (3'-6") in height and shall be utilized to screen parking areas in compliance with the City of Goodyear Design Guidelines. Said screen walls shall be masonry construction and of a color matching the center's approved color palette.

L. Construction Phase

1. Protecting Underground Utilities

The Owner/Tenant is responsible for determining the location of existing underground utilities and for their protection during construction. The Owner/Tenant must contact Blue Stake prior to excavation.

2. Maintaining an orderly appearance at the construction site

Areas under construction are to be fenced and must be maintained in a neat and orderly condition. All trash must be kept in enclosed containers and removed frequently.

3. Protecting existing hardscape, landscape, and other existing features

Construction access to the Marketplace shall be approved by the Developer. Special care must be taken to protect existing pavement and landscaping from damage. The Owner/Occupant is liable for repair of damage to paving, sidewalks, landscaping, utilities, irrigation lines and common areas cause by the Owner/Occupant or its representatives.

4. Street Cleaning

The Owner/Tenant is responsible for controlling dust and air pollution on its construction site in accordance with the terms and conditions of the Dust Control permits as submitted to Maricopa County Environmental Services Department.

5. Phasing. Dependent on the nature of a project.

Phasing may be appropriate as determined by the Owner/Tenant and shall be approved by the Developer and City of Goodyear.

6. Hardscape

Hardscape design and pedestrian pathways are an integral component part of Pebble Creek Marketplaces. The Movement of pedestrian circulation throughout the project should be safe and comfortable for said pedestrian. The property will provide hardscape designs with decorative concrete patters interconnected with landscaping and benches.

Architectural Design Standards

It is the intent of W.M. Grace to create a high-quality architectural standard for Pebble Creek Marketplace. With a Contemporary architectural style with the various uses of massing, forms, earth toned color palette and materials, Marketplace will undoubtedly fit within the surrounding developments.

Exterior walls will consist of poured in place concrete tilt up walls, CMU block and Stucco and will offer a variety of textures and variations to the massing. The earth toned color palette will be utilized to accent and enhance the building features. Parapet walls shall have varying heights so as to soften the massing of each building and at the same time offer an interesting variety of design elements. Partially covered

colonnades and arcades will be utilized in addition to a variety of shade elements, such as steel awnings and standing seam metal mansards. Decorative hardscape finishes such as textured concrete, integral colored concrete and some slate stone accents are encouraged to enhance the pedestrian experience.

Pebble Creek Marketplace has been designed to allow the greatest possible flexibility in materials, color palettes as well as massing. Conceptual Elevations have been developed to offer an architectural design guide. We understand that as Owner/Tenants are solidified that building or space configuration will undoubtedly revise the different forms and massing, however as long as the design intent is clearly attained; this will not be detrimental to the final product.

Landscaping must comply with Section 4.n of Goodyear's City Center Overlay District guidelines both in approved palette which are intended to be drought tolerant. Flowering shrubs and ground cover should be used throughout the center to add color and variety. Landscape lighting is also encouraged.

A. Approved Materials

- 1. Painted Poured-in-place, tile-up or pre-cast concrete with a variety of textures such as smooth, split face CMU and Brick.** Other panel textures will need approval by the developer and the City. Concrete walls should have relief through the use of a variety of reveals integrated within panels.
- 2. Integrally or painted smooth and split face CMU.** Painted standard CMU must be integral to the design theme. Approval from the developer and City will be required.
- 3. 3-Coat Stucco System/Acrylic stucco type systems**
- 4. Decorative Steel Elements**
- 5. Standing Seam Metal Roofs**
- 6. Painted Surfaces that match center color palettes**
- 7. Steel Trellises and Awnings**
- 8. Faux Stone Veneer**
- 9. Limestone**

B. Prohibited Materials

- 1. Asphalt Shingles, wood shakes or shingles**
- 2. Metal Panels**
- 3. Metal Link Fencing**
- 4. Concrete/Clay tile roofing** – Must obtain approval from developer and City.

The approval of building exterior materials utilized within Pebble Creek Marketplace inclusive but not limited to color, texture, durability and any alternate being proposed shall be solely at the discretion of W.M. Grace, and subject to approval by the City.

C. Colors

- 1. An overall color theme has been set in the PAD and should be followed.** Variation of said color palette by building should adhere to the overall center theme depicted in color palettes A, B, C, D and E contained herein.
- 2. Use complimentary colors that will unify the buildings.**
- 3. Distracting colors not currently found in the palette need approval from the developer**

and City.

4. Avoid high-contrast reveal patterns on facades.

Landscape Standards

All Pebble Creek Marketplace Owner/Tenants shall comply with the Property's established landscaping standards as described in Section B. All landscaping shall comply with Goodyear's City Center Gateway Overlay District – Article 9-2, Section 4.n guidelines.

A. Entrance Landscaping

The entrances to Marketplace off of Pebble Creek and McDowell roads will be clearly defined by the use of theme trees, groundcover and entry features designed to match the center theme.

B. Perimeter Landscaping

Perimeter landscaping shall consist of specimen tree, drought tolerant flowering shrubs and groundcover randomly on both sides of the walk.

C. Parking Lot Landscaping

The parking lot areas are to be separated into smaller areas by the utilization of landscaping along driveways, sidewalks and building frontages.

D. Plant Selection Guide

It is the intent of the guidelines to establish consistency in the landscape materials and them throughout the marketplace and shall comply with the plant list from the Goodyear City Center Gateway Streetscape Plan, Appendix B..

The following list contains pre-approved plant materials per Article 9-2

E. Decomposed Granite

All decomposed granite must be "Aqualapie Red" ½ sized, spread 2" deep or equal.

Site Plan Concept Exhibits

Aerial Map

Master Site Plan Concept

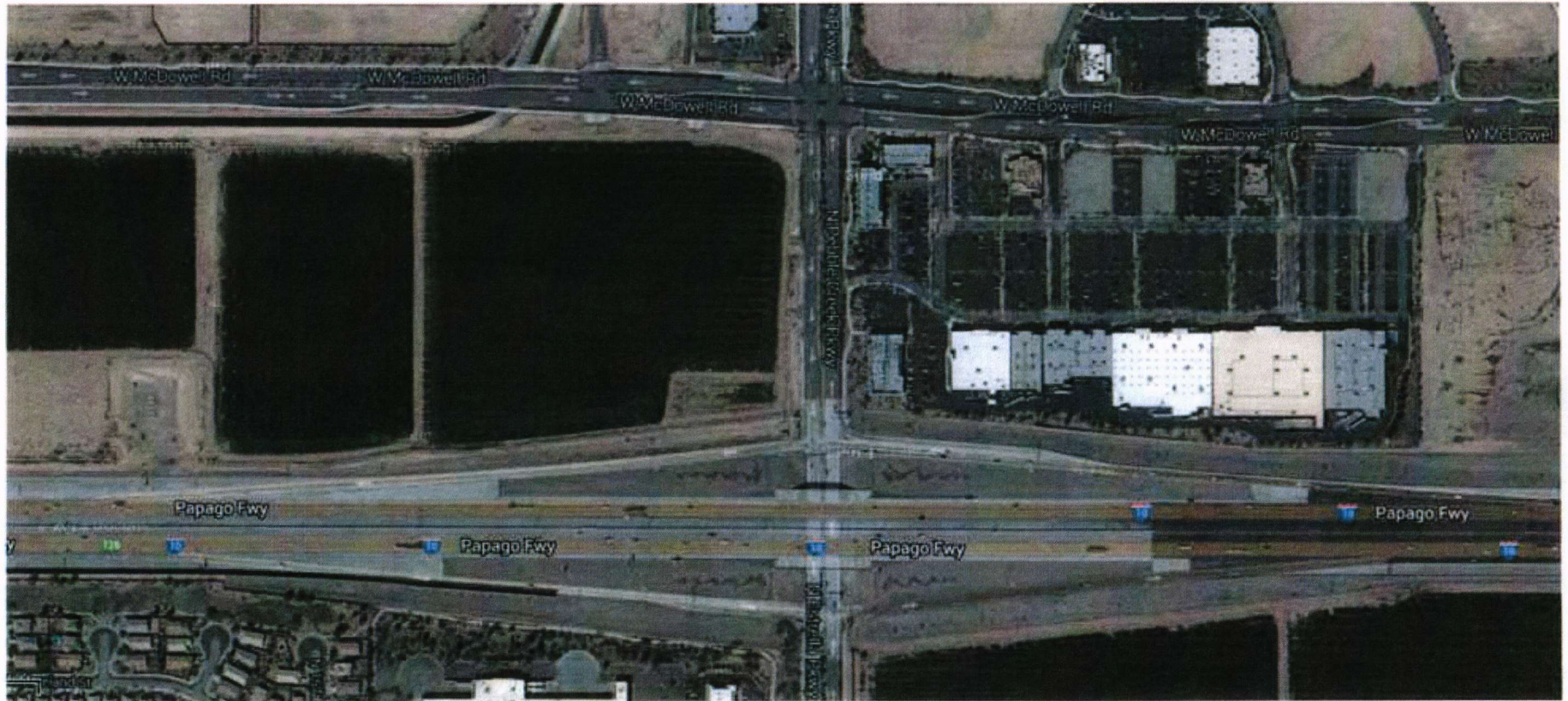
Master Parking Plan

Phasing Site Plan

Corner Feature Rendering

Open Space Site Plan

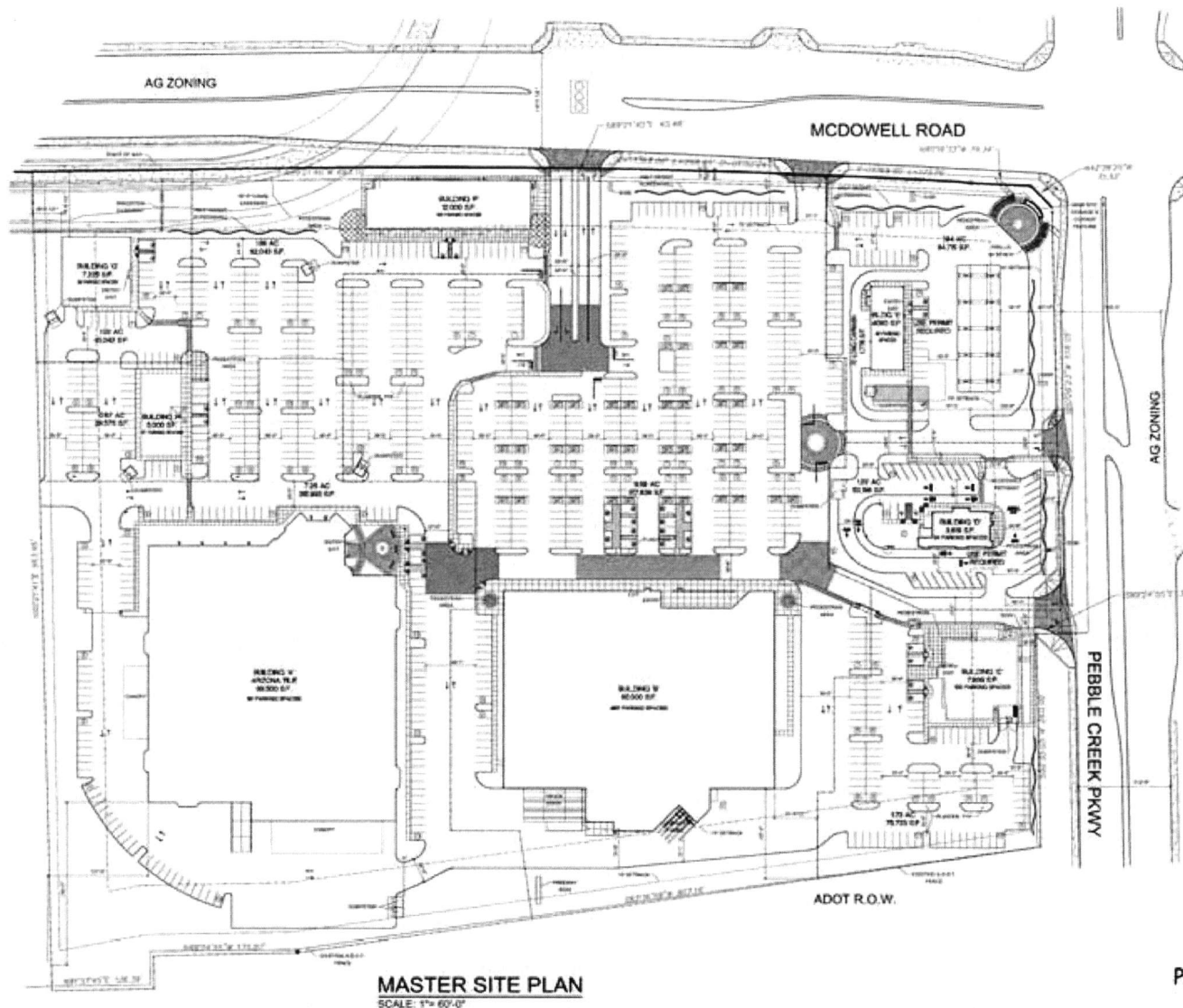
Fire Lane Access Plan



PEBBLE CREEK
VILLAGE
AERIAL PLAN

PEBBLE CREEK VILLAGE MARKETPLACE

MARKETPLACE



PEBBLE CREEK MARKETPLACE

MASTER SITE PLAN

PEBBLE CREEK
MARKETPLACE

AG ZONING

MCDOWELL ROAD

AG ZONING

PEBBLE CREEK PKWY

ADOT R.O.W.

PEBBLE CREEK

PARKING COUNT PLAN

PARKING STALL SIZE: 9' x 20'
TOTAL PARKING: 1,014 STALLS
TOTAL BUILDING SIZE: 224,360 S.F.
TOTAL PARKING RATIO: 4.52/1,000

BUILDING A

161 STALLS
BUILDING SIZE: 99,500 S.F.
PARKING RATIO: 1.61/1,000

BUILDING B

480 STALLS
BUILDING SIZE: 85,000 S.F.
PARKING RATIO: 5.64/1,000

BUILDING C

100 STALLS
BUILDING SIZE: 7,939 S.F.
PARKING RATIO: 12.59/1,000

BUILDING D

34 STALLS
BUILDING SIZE: 3,616 S.F.
PARKING RATIO: 9.40/1,000

BUILDING E

45 STALLS
BUILDING SIZE: 4,080 S.F.
PARKING RATIO: 11.02/1,000

BUILDING F

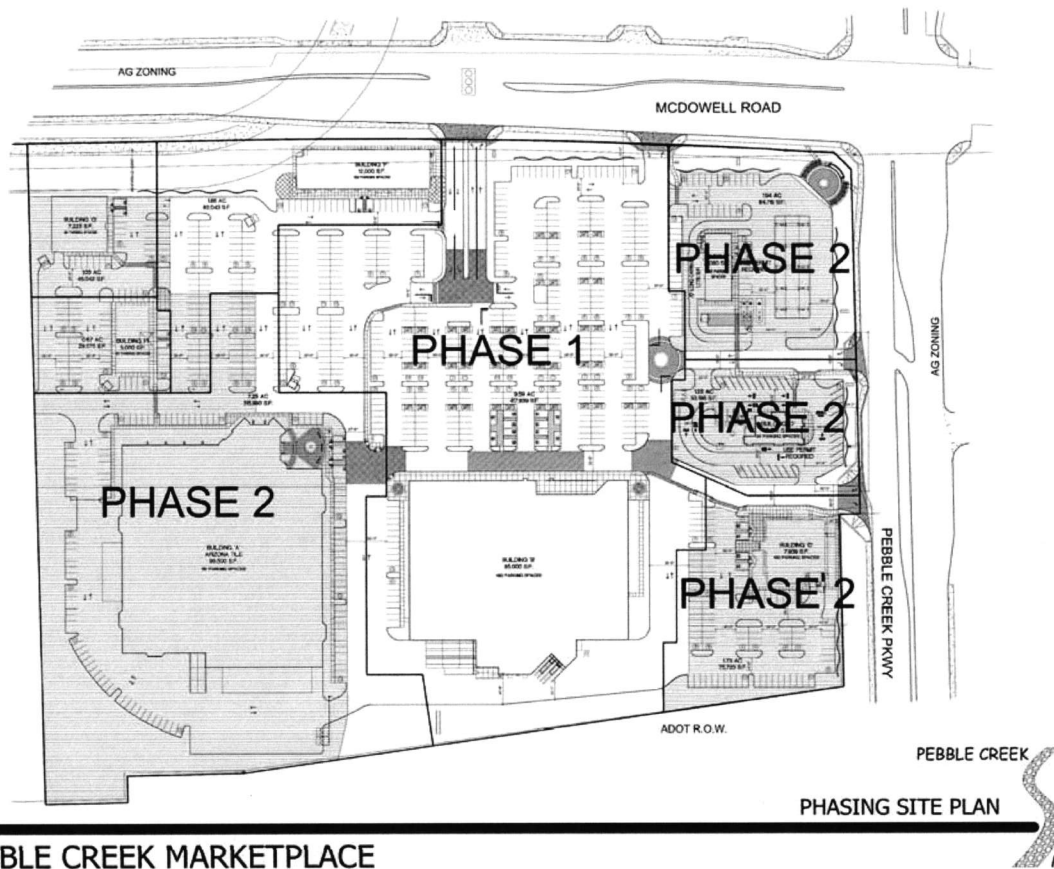
107 STALLS
BUILDING SIZE: 12,000 S.F.
PARKING RATIO: 8.50/1,000

BUILDING G

28 STALLS
BUILDING SIZE: 7,225 S.F.
PARKING RATIO: 3.87/1,000

BUILDING H

57 STALLS
BUILDING SIZE: 5,000 S.F.
PARKING RATIO: 11.40/1,000



PEBBLE CREEK MARKETPLACE



PEBBLE CREEK VILLAGE MARKETPLACE



PEBBLE CREEK
VILLAGE

MARKETPLACE
A4.0 CORNER FEATURE ELEVATION

EXHIBIT

AG ZONING

MCDOWELL ROAD

AG ZONING

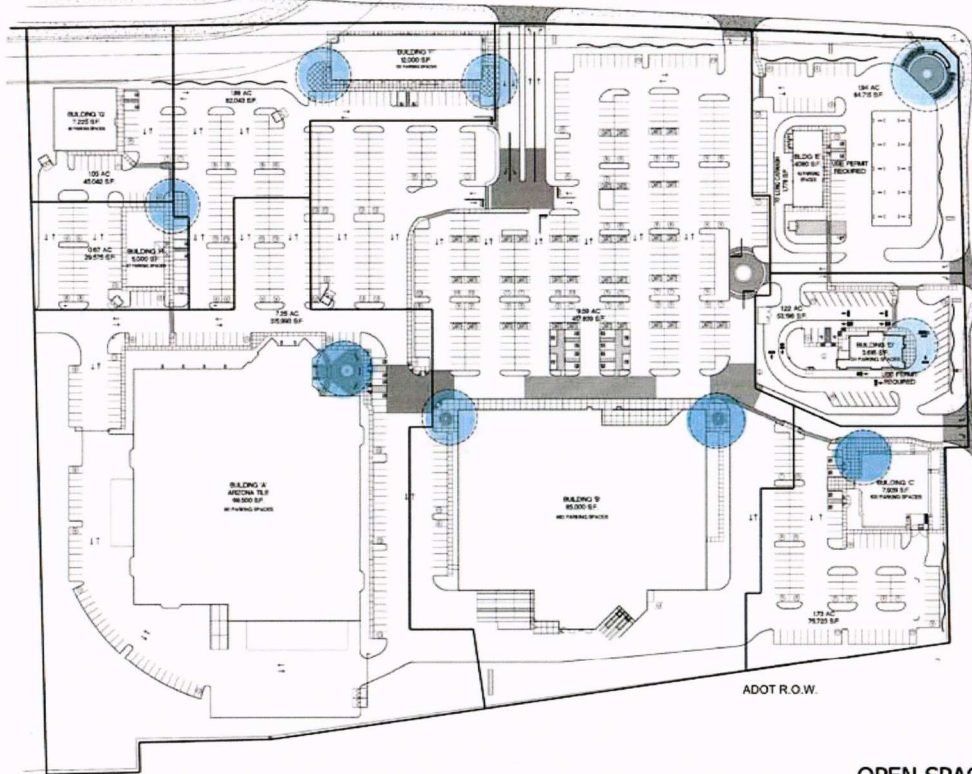
PEBBLE CREEK PKWY

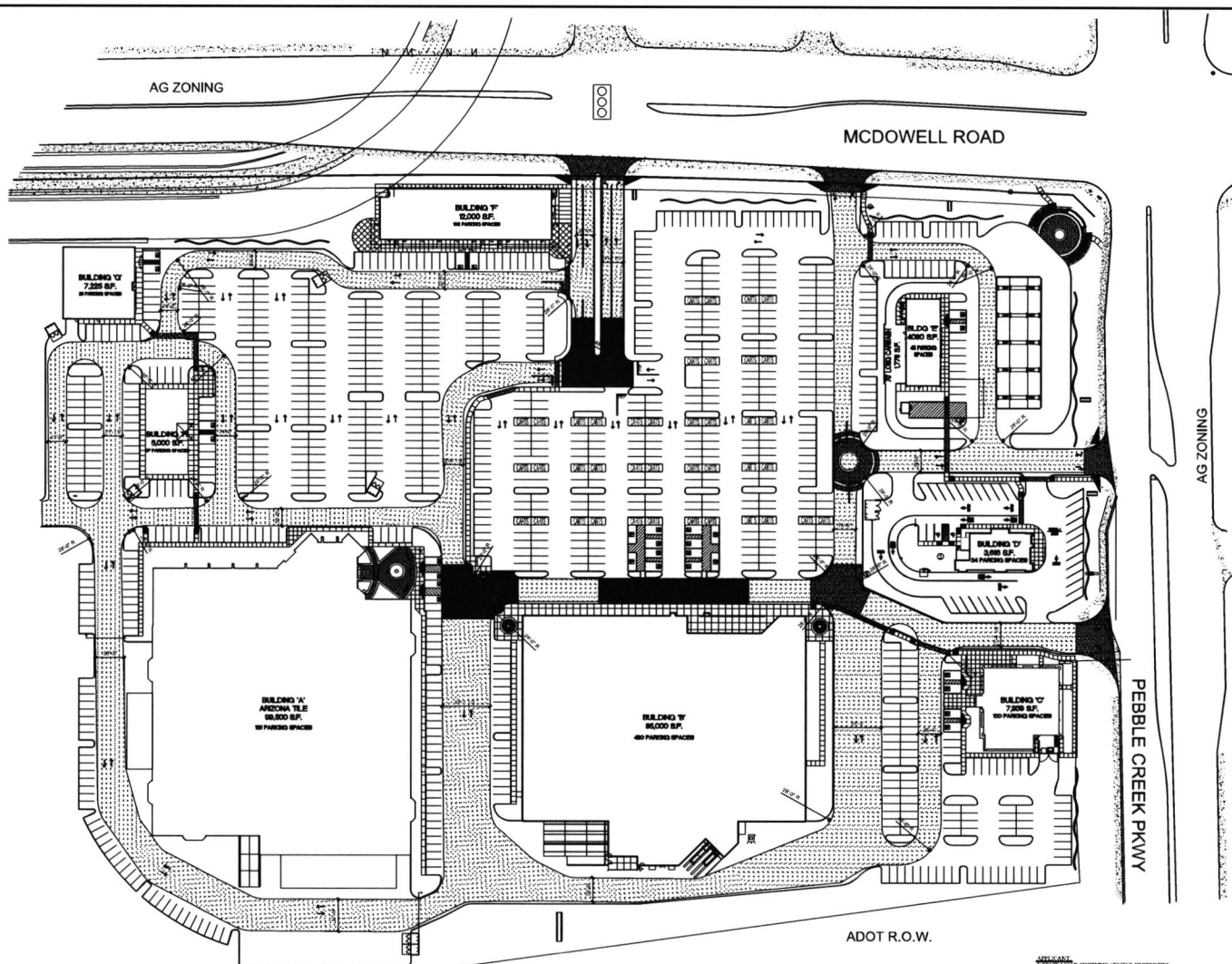
ADOT R.O.W.

PEBBLE CREEK

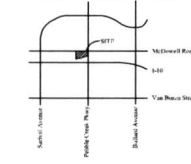
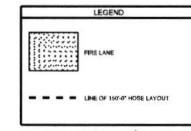
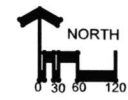
OPEN SPACE SITE PLAN

TOTAL SITE SIZE: 7,104,126 S.F.
TOTAL OPEN SPACE REQUIRED: 14,11,041 S.F.
TOTAL OPEN SPACE PROVIDED: 18,11,249 S.F.





FIRE LANE ACCESS PLAN
SCALE: 1"= 60'-0"



PREPARED BY:
KORWAR & SHOPPING CENTER PROPERTIES
210 EAST LAMAR AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
PHONE: 602-965-2072
FAX: 602-965-2073
CONTACT: GORDON KESS
E-MAIL: gkess@korwarproperties.com

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CONTACT: GORDON KESS
E-MAIL: gkess@korwarproperties.com

DATE 8/12/14	PEBBLE CREEK MARKETPLACE MCDOWELL RD & PEBBLE CREEK PKWY GOODYEAR, AZ	SHEET TITLE FIRE LANE ACCESS PLAN	SHEET C-2
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LANDSCAPE CONCEPT EXHIBITS

Master Landscape Plan Concept

Compliance with City Center Gateway Overlay District

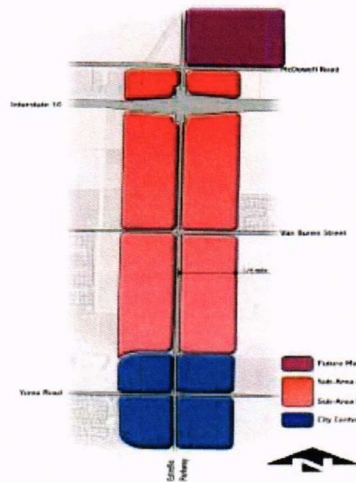
City Center Gateway Streetscape Plan/Planting Palette

9-2-1 Purpose

The City Center Gateway Overlay District connects the Planned Regional Center north of McDowell Road to the planned City Center development at the intersection of Estrella Parkway and Yuma Road. Furthermore, due to its centralized location within the community, and its location as the major linkage between Interstate-10 and Estrella Mountain Ranch to the south, this area will serve as the primary gateway into the central part of the City of Goodyear.

Due to these geographic and surrounding land use factors, the City has established this Overlay District to enhance the image of the community, protect and enhance surrounding and adjacent land uses, maximize the impact of public and private investment in the area, promote the value of properties within the District, promote compatible land uses, provide flexibility in the design and approval process to allow for the orderly development of this area, and allow for the use of incentives to promote quality design and development.

This Overlay District, extending along the east and west sides of Estrella Parkway from McDowell Road on the north to Goodyear Boulevard on the south, will create a unique main street and identity for the community. High quality development design will increase and sustain property values in the district and surrounding areas and will maximize the impact of public and private investment.



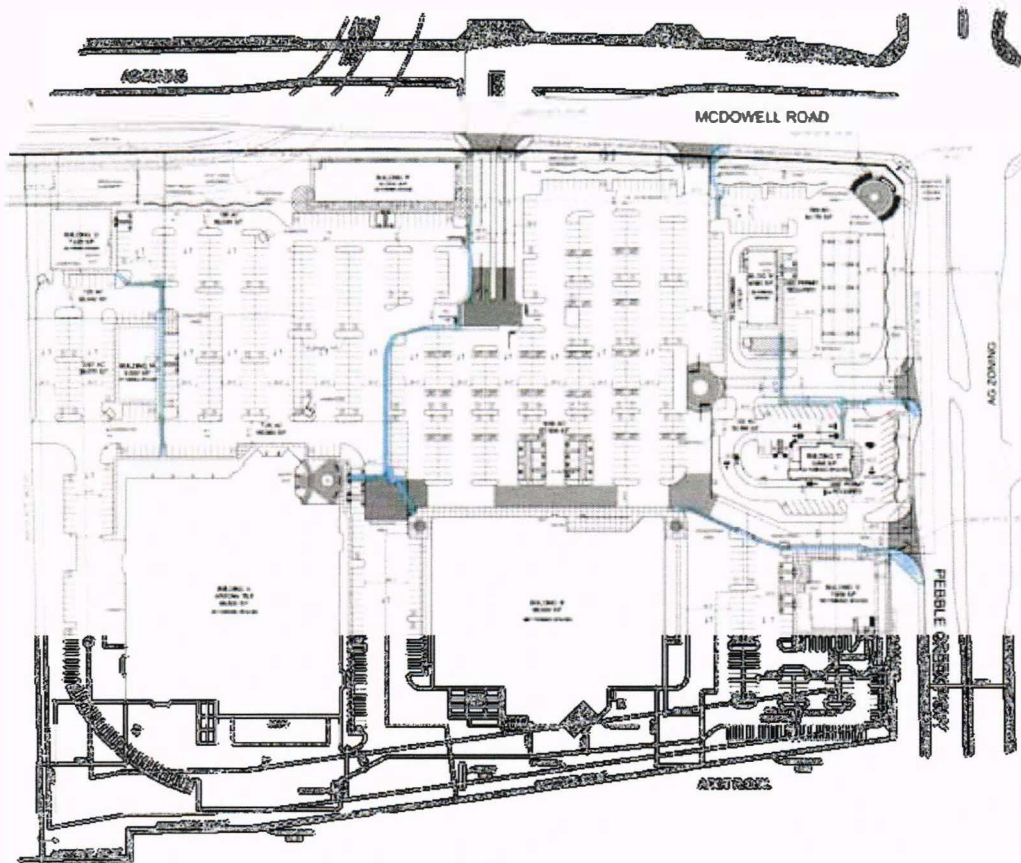
By establishing this Overlay District, it is the intent of the City to ensure that future development within the District is high quality, well planned, and creates a distinct character for this area of the City.

APPLICATION

PARKING

1. We have provided flexibility in our parking calculations for future specific uses as retail establishments as well as restaurants providing the city with a guide as future tenant improvements are submitted for review and approval.

2. We have established a reciprocal parking agreement as part of the center's CC&R's.
3. All parking dimensions, drive aisles meet the minimum standard set by the Zoning Ordinance as well the Gateway Overlay District. All major drive aisles are clearly delineated within the overall parking fields that facilitate access to said parking pods.
4. All parking fields have been divided into smaller "Pods" that limit the maximum spaces to 150 per Pod. These parking areas are divided by raised landscape islands that are at least (10) feet in width and at least (500) square feet in total area with raised landscape islands a minimum of (8) feet and (160) square feet in area at the end of parking fields as shown in the attached Parking Count Plan. We have also incorporated pedestrian sidewalk connections within said raised landscape islands. We have also incorporated an (8) foot wide (minimum) raised landscape island at every (12) parking spaces as recommended in the Gateway Overlay District guidelines in an effort to further break up expansive parking areas as well as provide additional areas with trees that provide shade to pedestrians aside from the requirement of (1) tree every (5) parking space.
5. All parking lots have been separated from buildings by a (6) minimum walkway.
6. All off-site improvements inclusive of entry drives, decel-lanes, right-turn lanes will require review and approval by the City Engineering department.



PEDESTRIAN AMENITIES

1. We have incorporated on-site pedestrian sidewalks with connection to the off-site public sidewalks with decorative colored concrete (color to match proposed building color palette) at all points that cross a drive aisle which promote pedestrian safety.

BUILDING SETBACKS AND SITING

1. Pebble Creek Parkway and McDowell – we have a total of 15.3% of buildings located at the (15) foot front setback line and a total of 26.8% of buildings located within (75) feet of the front setback line.
2. The proposed building at the corner of Pebble Creek and McDowell has been located in a way which promotes a very strong tie to said corner. Furthermore, we have incorporated a strong pedestrian amenity consisting of curved screen wall with center identity, steel trellis with bougainvillea, pedestrian bench seating, large stamped concrete area with expansive landscape area with a variety of plant palette. The pedestrian amenity offers (2) points of connection from the public sidewalk. The pedestrian path consisting of colored concrete leads directly to the proposed building on the corner.
3. Buildings have been located in a manner as to provide smooth flow throughout the site with varied building placement and pedestrian friendly environments.

LANDSCAPING

1. The landscaping Palette utilized has been chosen exclusively from the City Center Gateway approved palette.
2. The raised landscape islands meet the Gateway Overlay requirements.

PLAZAS AND COURTYARDS

1. We have incorporated (1.0%) net site areas as usable pedestrian oriented “open space”, inclusive of patios, open plazas and outdoor seating areas.
2. We have incorporated seating areas within each open plaza.
3. All Plazas, courtyards and patios have been clearly designated and are visible from all areas of the site. We have provided adequate lighting along with landscaping to provide required shade at all outdoor plazas.
4. As indicated before, we have incorporated an open plaza/courtyard with a steel trellis, bench seating, landscape and stamped concrete as our entry feature at the corner of Pebble Creek and McDowell.

ARCHITECTURE

1. Special attention to the architectural design theme has been incorporated with an extensive earth toned color palette that provides flexibility to future pads while maintaining strict guidelines that need to be followed. Varied parapet heights, parapet cornices, steel awnings

and mansards, and varied design elements all combine to create a “village” atmosphere which provides visual interests no matter where you find yourself on the site.

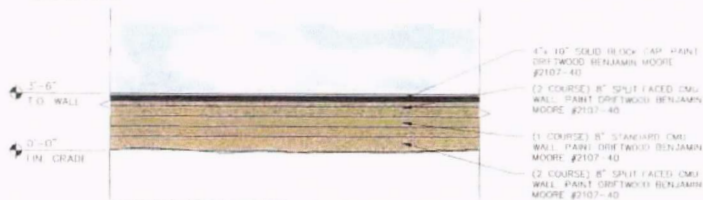
2. Special attention has been given to building mass and height avoiding long blank unarticulated wall facades.
3. All roof ladders will be internalized.
4. All exterior lighting design and color have been carefully selected to provide an architectural element throughout the entire retail development aside from providing the required lighting levels.

SITE FEATURES EXHIBIT

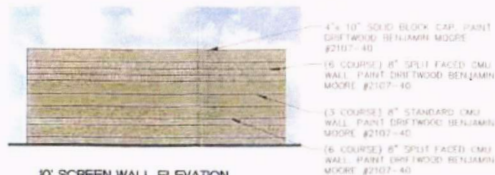
Screen Wall



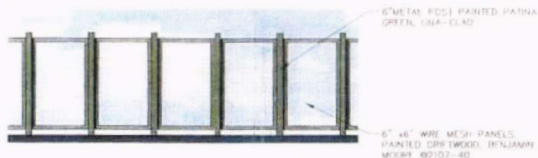
SCREEN WALL PLAN
SCALE: 1/8" = 1'-0"



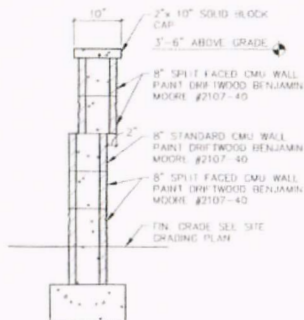
SCREEN WALL FRONT (STREET SIDE) ELEVATION



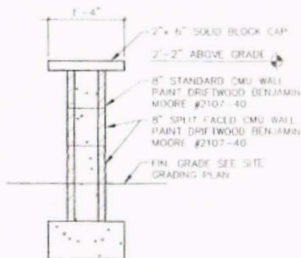
10' SCREEN WALL ELEVATION



TRELLIS SCREEN WALL



SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



SITE BENCH SECTION
SCALE: 3/4" = 1'-0"



MARKETPLACE
C20 SCREEN WALL CONCEPT

ELEVATIONS AND COLOR PALETTE EXHIBITS

Anchor Tenant Elevations

Secondary Anchor Tenant Elevations

PAD Conceptual Elevations

Shops Conceptual Elevations

Anchor Tenant Color Palette

Secondary Anchor Tenant Color Palette

Color Palette 'A'

Color Palette 'B'

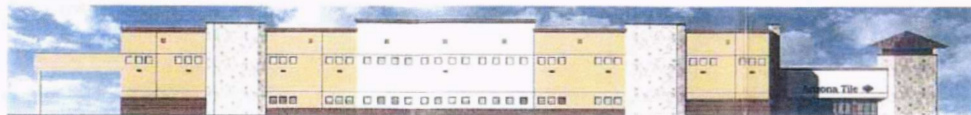
Color Palette 'C'

Color Palette 'D'

Color Palette 'E'



FRONT ELEVATION (NORTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (SOUTH)



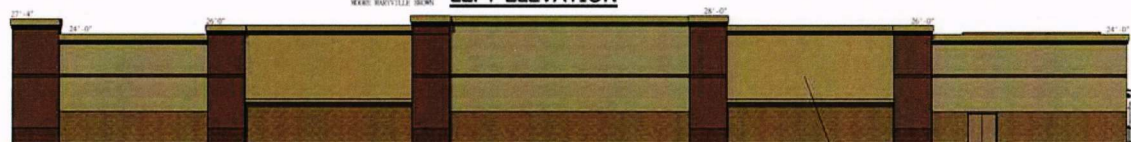
SIDE ELEVATION (WEST)



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



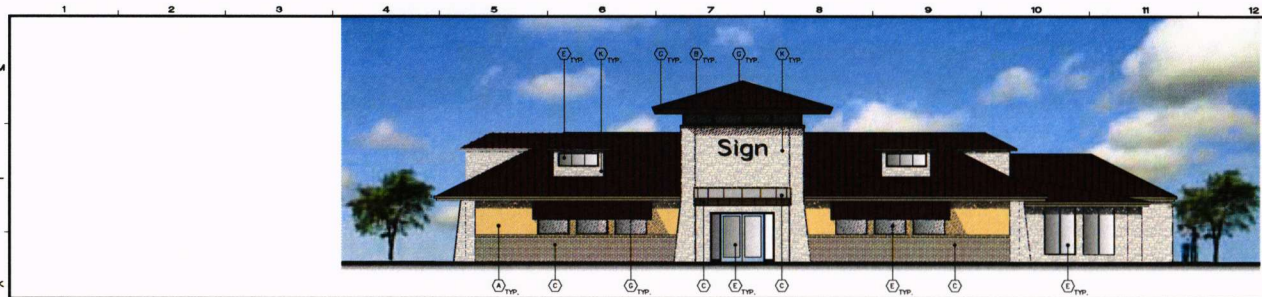
REAR ELEVATION

PEBBLE CREEK

WINCO FOODS ELEVATIONS

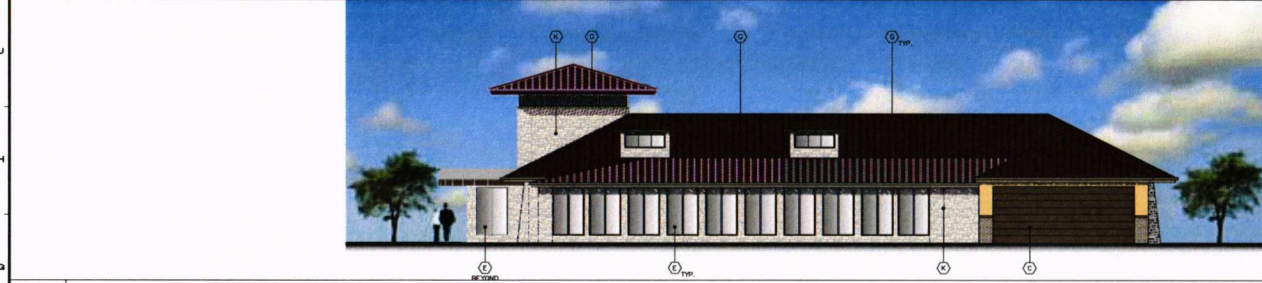
PEBBLE CREEK MARKETPLACE

MARKETPLACE



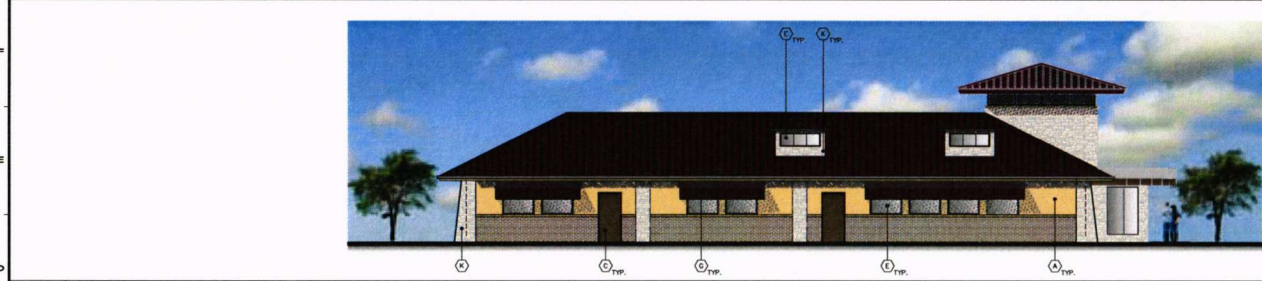
K1 FRONT ELEVATION

1/8" = 1'-0"



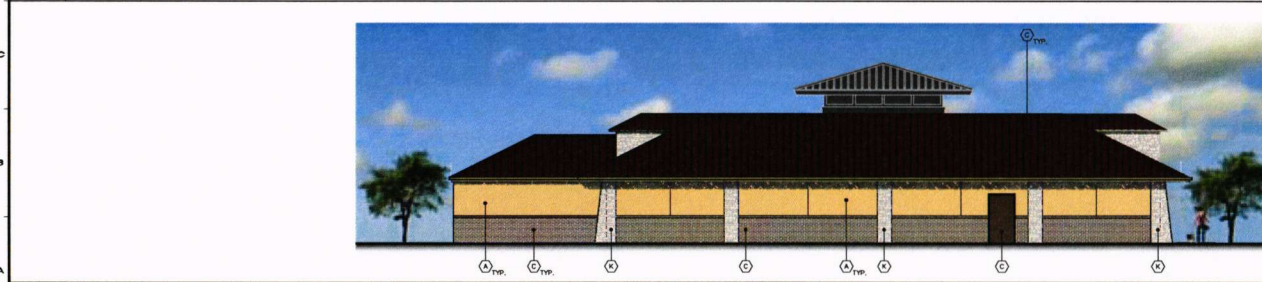
G1 RIGHT ELEVATION

1/8" = 1'-0"



D1 LEFT ELEVATION

1/8" = 1'-0"



A1 REAR ELEVATION

1/8" = 1'-0"

MATERIALS/COLOR LEGEND

- (A) BENJAMIN MOORE #2160-40 "ROASTED SESAME SEED"
- (B) BENJAMIN MOORE #2107-40 "DRIFTWOOD"
- (C) BENJAMIN MOORE #2096-30 "GRANDFATHER CLOCK BROWN"
- (D) BENJAMIN MOORE HC-62 "SOMMERVILLE RED"
- (E) BENJAMIN MOORE #2130-30 "ALMOST BLACK"
- (F) SLATE TILE ARIZONA TILE "SLATE"
- (G) UNA-CLAD "BRANDYWINE" METAL AWNING/STANDING SEAM METAL ROOF
- (H) BENJAMIN MOORE #2143-20 "ALLIGATOR GREEN"
- (I) STOREFRONT WINDOW SYSTEM
- (J) BENJAMIN MOORE #2094-30 "GIANT SEQUOIA"
- (K) LIMESTONE

DATE	REVISIONS/MILESTONES	MOPT

PEBBLE CREEK MARKETPLACE BUILDING C
 SOUTH WEST CORNER OF
 McDOWELL RD. AND PEBBLE CREEK PKWY
 GOODYEAR, ARIZONA

WM GRACE DEVELOPMENT COMPANY
 7975 NORTH 16TH STREET, SUITE 1
 PHOENIX, ARIZONA

1425 N. First Street, Suite 100, Phoenix, AZ 85004
 P: 602-457-5757 F: 602-457-5755

PMI group Architects
 ROY PEDRO, ARCHITECT JESSE MACIAS, VICE PRESIDENT

DO NOT USE FOR CONSTRUCTION
 UNLESS INITIALED AND DATED

PHL JOB NUMBER: RTL20001
 DRAWING CREATED: 9-23-2013

Ax

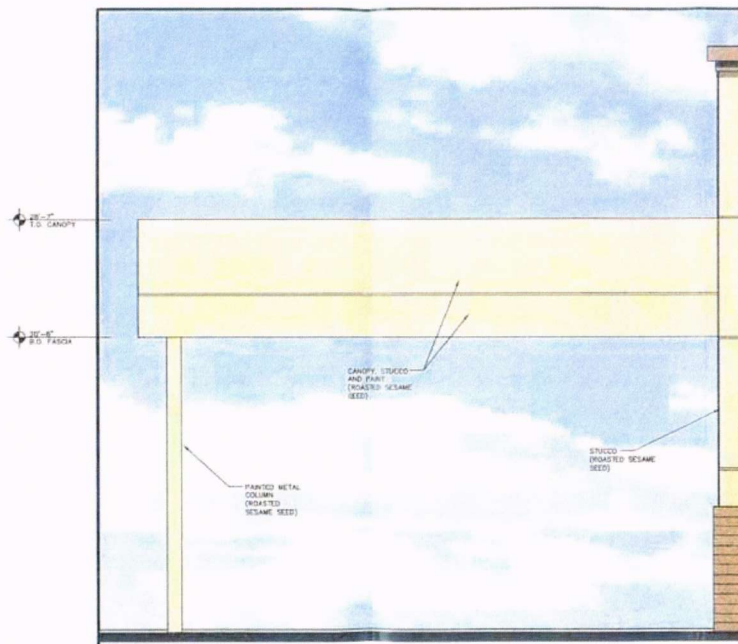


	DATE	REVISIONS/MISCELLANEOUS	MOOR
PEBBLE CREEK MARKETPLACE BUILDING D			
SOUTH WEST CORNER OF MCDOWELL RD. AND PEBBLE CREEK PKWY GOODYEAR, ARIZONA			
WM GRACE DEVELOPMENT COMPANY			
7875 NORTH 16TH STREET, SUITE 1 PHOENIX, ARIZONA			
		1425 N. First Street, Suite 100, Phoenix, AZ 85004 P: 602-457-5757 F: 602-457-5755 ROY PEDRO, ARCHITECT JESSE MACIAS, VICE PRESIDENT	
DO NOT USE FOR CONSTRUCTION UNTILS INVAILED AND DATED			MOOR <u> N/A </u> DATE <u> N/A </u>
P&L JOB NUMBER FTL120011			
DRAWING CREATED 9-23-2003			
			Ax









PEBBLE CREEK
VILLAGE



MARKETPLACE

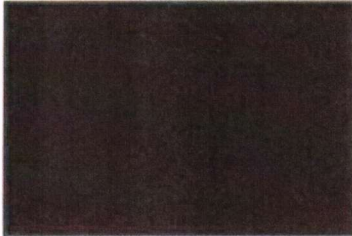
C6.0 ARIZONA TILE CONCEPTUAL CANOPY DETAIL

PEBBLE CREEK VILLAGE MARKETPLACE

EXHIBIT
83

EXTERIOR FINISH SCHEME

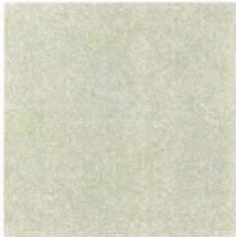
ANCHOR TENANT (ARIZONA TILE)
PEBBLE CREEK VILLAGE MARKETPLACE
GOODYEAR, ARIZONA



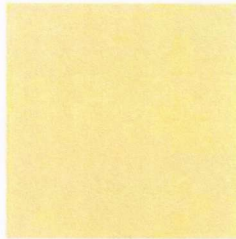
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "BRANDYWINE"



SLATE PER ARIZONA TILE STANDARDS



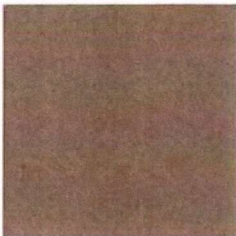
SHERWIN WILLIAMS
#SW2065
"WINDSOR GRIEGE"



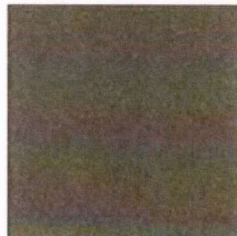
BENJAMIN MOORE
#2160-40
"ROASTED SESAME SEED"



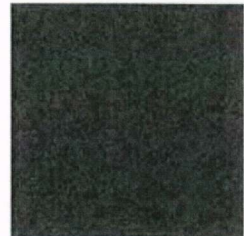
BENJAMIN MOORE
#2107-40
"DRIFTWOOD"



BENJAMIN MOORE
#2094-30
"GIANT SEQUOIA"

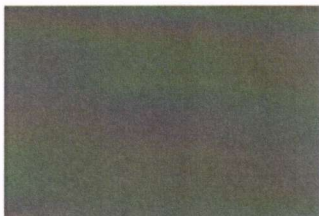


BENJAMIN MOORE
#2096-30
"GRANDFATHER CLOCK BROWN"

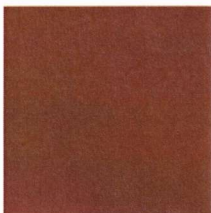


BENJAMIN MOORE
#2130-30
"ALMOST BLACK"

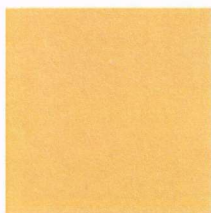
EXTERIOR FINISH SCHEME
SECONDARY ANCHOR TENANT (WINCO FOODS)
PEBBLE CREEK MARKETPLACE
GOODYEAR, ARIZONA



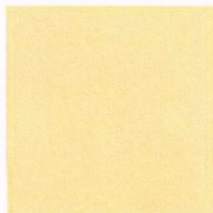
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "SLATE GRAY"



BENJAMIN MOORE
#2094-30
"GIANT SEQUOIA"



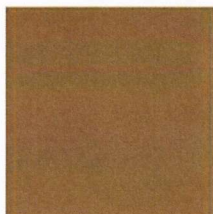
BENJAMIN MOORE
#2160-40
"ROASTED SESAME SEED"



BENJAMIN MOORE
#2160-50
"OKLAHOMA WHEAT"



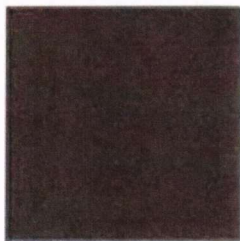
BENJAMIN MOORE
#2130-30
"ALMOST BLACK"



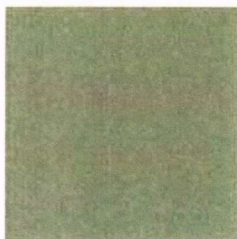
BENJAMIN MOORE
#HC-75
"MARYVILLE BROWN"

EXTERIOR FINISH SCHEME

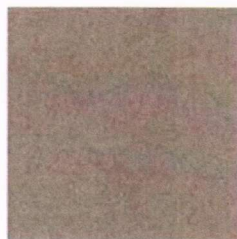
COLOR PALETTE 'A' PEBBLE CREEK VILLAGE MARKETPLACE GOODYEAR, ARIZONA



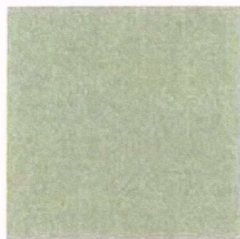
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "BRANDYWINE"



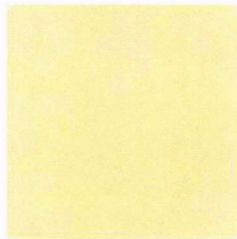
BENJAMIN MOORE
#2143-20
"ALLIGATOR GREEN"



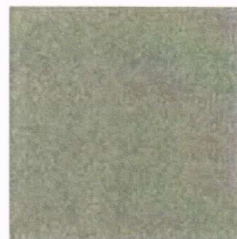
BENJAMIN MOORE
#HC-62
"SOMERVILLE RED"



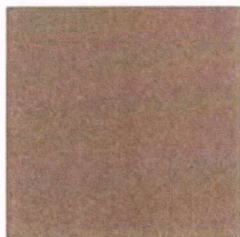
SHERWIN WILLIAMS
#HC-98
"PROVIDENCE OLIVE"



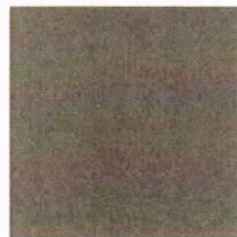
BENJAMIN MOORE
#2160-40
"ROASTED SESAME SEED"



BENJAMIN MOORE
#2107-40
"DRIFTWOOD"



BENJAMIN MOORE
#2094-30
"GIANT SEQUOIA"



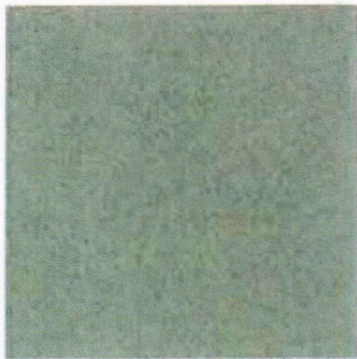
BENJAMIN MOORE
#2096-30
"GRANDFATHER CLOCK BROWN"



BENJAMIN MOORE
#2130-30
"ALMOST BLACK"

EXTERIOR FINISH SCHEME

COLOR PALETTE 'B'
PEBBLE CREEK VILLAGE MARKETPLACE
GOODYEAR, ARIZONA



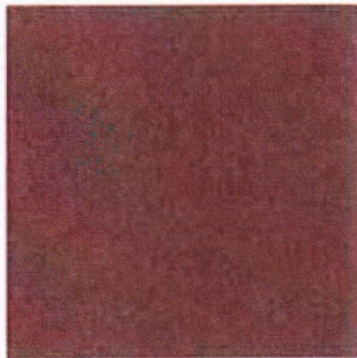
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "PATINA GREEN"



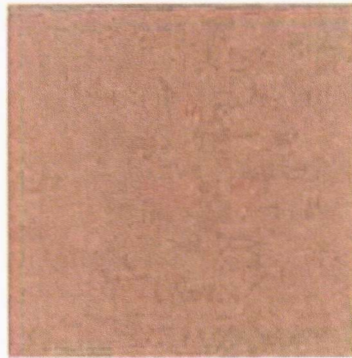
BENJAMIN MOORE
#2143-20
"ALLIGATOR GREEN"



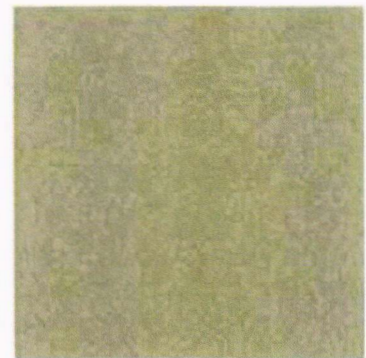
BENJAMIN MOORE
#HC-75
"MARYVILLE BROWN"



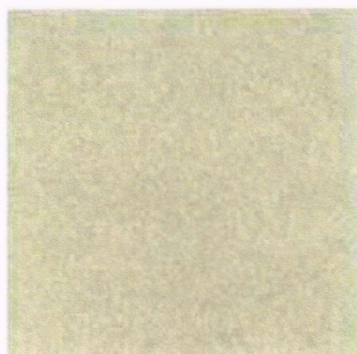
BENJAMIN MOORE
#2082-20
"PLUM RAISIN"



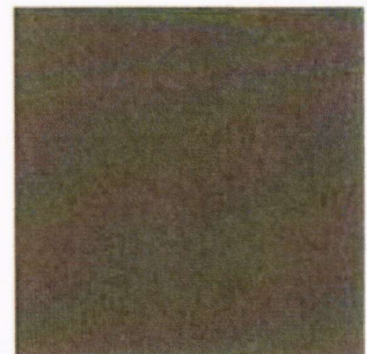
BENJAMIN MOORE
#HC-51
"AUDOBON RUSSET"



BENJAMIN MOORE
#HC-46
"JACKSON TAN"



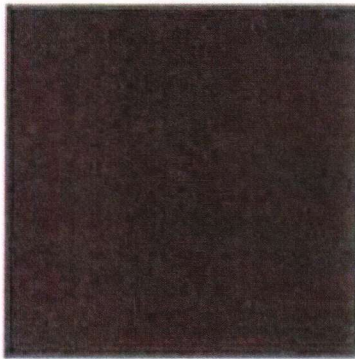
BENJAMIN MOORE
#HC-47
"BROOKLINE BEIGE"



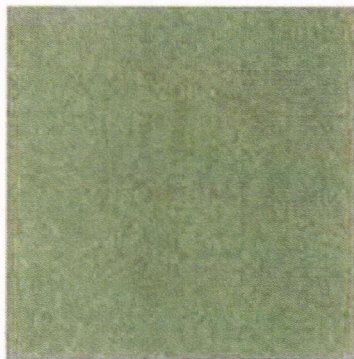
BENJAMIN MOORE
#2096-20
"CHOCOLATE TRUFFLE"

EXTERIOR FINISH SCHEME

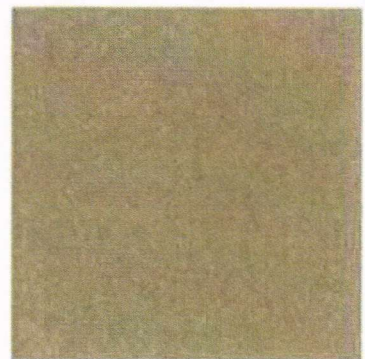
COLOR PALETTE 'C'
PEBBLE CREEK VILLAGE MARKETPLACE
GOODYEAR, ARIZONA



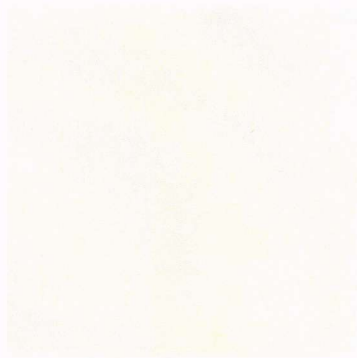
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "BRANDYWINE"



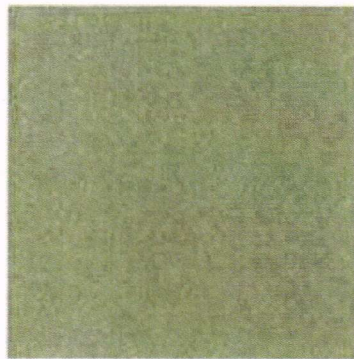
BENJAMIN MOORE
#2143-20
"ALLIGATOR GREEN"



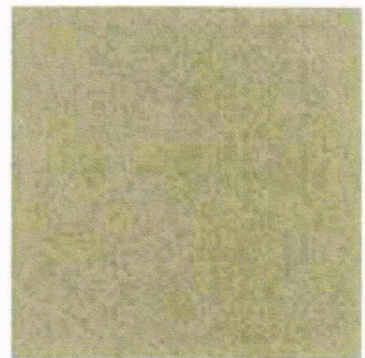
BENJAMIN MOORE
#HC-75
"MARYVILLE BROWN"



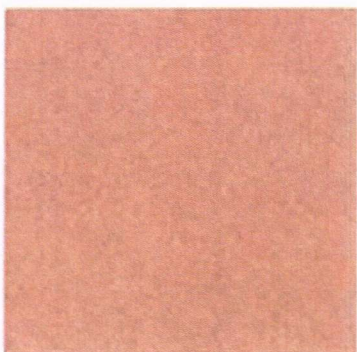
BENJAMIN MOORE
#2160-50
"OKLAHOMA WHEAT"



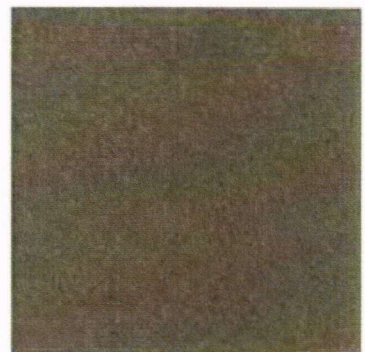
BENJAMIN MOORE
#HC-19
"NORWICH BROWN"



BENJAMIN MOORE
#HC-46
"JACKSON TAN"



BENJAMIN MOORE
#2089-30
"PINK MIX"



BENJAMIN MOORE
#2096-20
"CHOCOLATE TRUFFLE"

EXTERIOR FINISH SCHEME

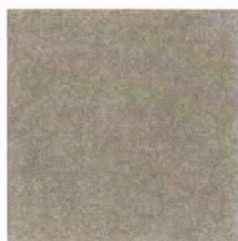
COLOR PALETTE 'D'
PEBBLE CREEK VILLAGE MARKETPLACE
GOODYEAR, ARIZONA



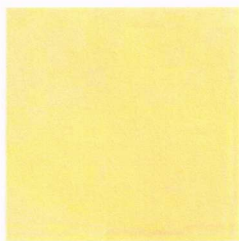
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "HEMLOCK GREEN"



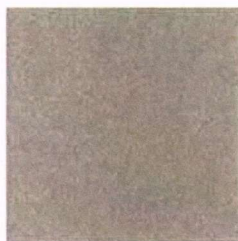
BENJAMIN MOORE
#2143-20
"ALLIGATOR GREEN"



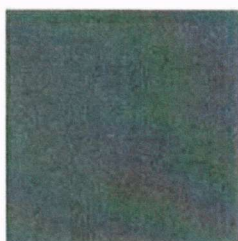
BENJAMIN MOORE
#2097-40
"SANTA FE TAN"



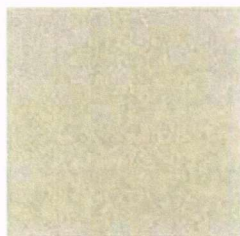
BENJAMIN MOORE
#2156-40
"AUGUST MORNING"



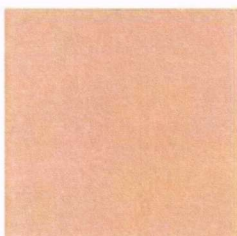
BENJAMIN MOORE
#2099-40
"AUTUMN BROWN"



BENJAMIN MOORE
#HC-160
"KNOXVILLE GRAY"



BENJAMIN MOORE
#HC-47
"BROOKLINE BEIGE"



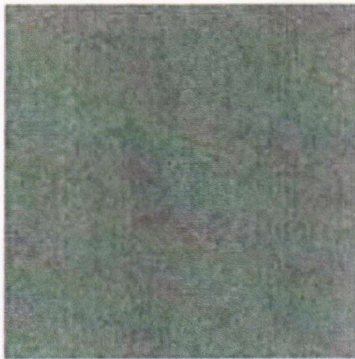
BENJAMIN MOORE
#2175-40
"ADOBE DUST"



BENJAMIN MOORE
#2096-20
"CHOCOLATE TRUFFLE"

EXTERIOR FINISH SCHEME

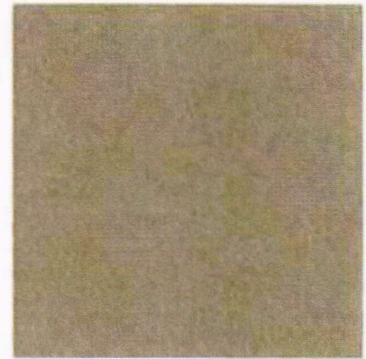
COLOR PALETTE 'E'
PEBBLE CREEK VILLAGE MARKETPLACE
GOODYEAR, ARIZONA



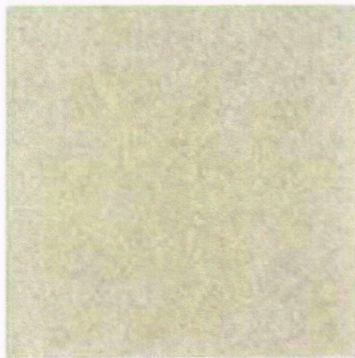
METAL AWNING / STANDING SEAM
METAL ROOF
UNA-CLAD "SLATE GRAY"



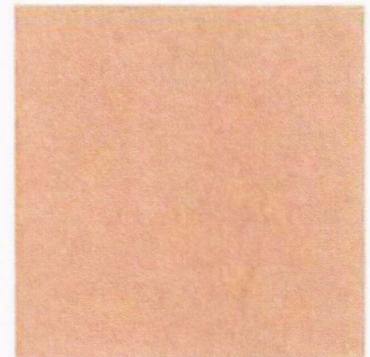
BENJAMIN MOORE
#2143-20
"ALLIGATOR GREEN"



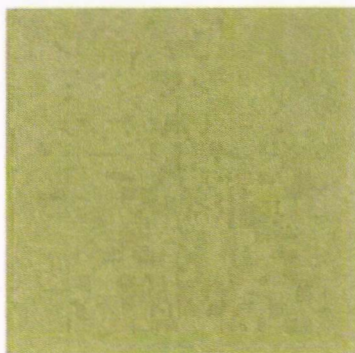
BENJAMIN MOORE
#HC-75
"MARYVILLE BROWN"



BENJAMIN MOORE
#HC-47
"BROOKLINE BEIGE"



BENJAMIN MOORE
#2175-40
"ADOBE DUST"



BENJAMIN MOORE
#HC-16
"LIVINGSTON GOLD"



BENJAMIN MOORE
#2113-40
"CINNAMON SLATE"