

2026025-17-1-1--
CrocferS

When recorded mail to:

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

ORDINANCE NO. 2026-1649

CONDITIONALLY REZONING APPROXIMATELY 35.053 GROSS ACRES OF PROPERTY,
LOCATED AT THE NORTHEAST CORNER OF MCDOWELL ROAD AND BULLARD AVENUE,
FROM PALM VALLEY PROMENADE 1ST AMENDED PLANNED AREA DEVELOPMENT
(PAD) TO PALM VALLEY PROMENADE 2ND AMENDED PAD AND AMENDING THE
ZONING MAP OF THE CITY OF GOODYEAR.

DO NOT REMOVE

This is part of the official document

ORDINANCE NO. 2026-1649

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 35.053 GROSS ACRES OF PROPERTY, LOCATED AT THE NORTHEAST CORNER OF MCDOWELL ROAD AND BULLARD AVENUE, FROM PALM VALLEY PROMENADE 1ST AMENDED PLANNED AREA DEVELOPMENT (PAD) TO PALM VALLEY PROMENADE 2ND AMENDED PAD AND AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR.

WHEREAS, on May 29, 2001, the City Council conditionally rezoned approximately 74 acres of property from PAD (Residential) to PAD (Neighborhood Commercial, Mixed Use Commercial and High Density Residential) with the adoption of Ordinance No. 01-0745;

WHEREAS, on June 27, 2005, the City Council conditionally rezoned approximately 45 acres of property from PAD (Palm Valley Phase 2) to PAD (Palm Valley Promenade) with the adoption of Ordinance No. 05-0949, which included the Palm Valley Promenade Development Guidelines dated May 12, 2005 and facilitated development of Lifetime Fitness;

WHEREAS, on June 26, 2009, the City Council conditionally rezoned approximately 10.42 acres of property located north of Lifetime Fitness with the adoption of Ordinance No. 09-1185, which represents the 1st amendment to the Palm Valley Promenade PAD and facilitated development of Amiya Apartments;

WHEREAS, the proposed amendment will remove the three (3) story building height limitation in the current PAD regulations for approximately 16.57 acres of undeveloped property on the west side of North 146th Avenue (the "West Parcel") and permit the maximum building height standard on the West Parcel to follow the C-2 (General Commercial) building height standards;

WHEREAS, in accordance with the city's Citizen Review Process, an alternative citizen review was mailed to property owners on April 9, 2026. Notice providing information on the request was mailed to surrounding property owners within five hundred feet (500') of the rezone area for which the maximum building height modifications have been proposed. There was no opposition to the request received;

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;

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

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on May 6, 2026, appeared in the Arizona Business Gazette - Republic Edition on April 17, 2026; postcards were mailed on April 17, 2026, to property owners within five hundred feet (500') of the rezone area for which the maximum building height modifications have been proposed; and three (3) signs visible from public right-of-way were posted on the property on April 14, 2026;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on May 6, 2026;

WHEREAS, at that meeting the Planning and Zoning Commission voted 7-0 to approve the rezoning request;

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing to be held before the City Council on May 18, 2026, appeared in the Arizona Business Gazette - Republic Edition on April 17, 2026; postcards were mailed on April 17, 2026, to property owners within five hundred feet (500') of the rezone area for which the maximum building height modifications have been proposed; and three (3) signs visible from public right-of-way were posted on the property on April 14, 2026;

WHEREAS, a public hearing was held before the City Council on May 18, 2026; and,

WHEREAS, 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 interest, health, comfort, convenience, safety and general welfare of the citizens of the City.

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

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 26-02", 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 for Palm Valley Promenade PAD", 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 "West Parcel Legal Description", a copy of which is attached hereto as Exhibit C, is hereby declared a public record and incorporated herein by this reference.

That certain document titled "Palm Valley Promenade 2nd Amended Development Guidelines" (dated February 2025), a copy of which is attached hereto as Exhibit D, 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 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2026-2522 applies to approximately 35.053 acres of property generally located at the northeast corner of Bullard Avenue and McDowell Road as legally described in that certain document titled "Legal Description for Palm Valley Promenade PAD", 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) (Palm Valley Promenade 1st Amended) District to PAD (Palm Valley Promenade 2nd Amended) District attached hereto as Exhibit D, which is declared a public record herein by Section 1 of this Ordinance.

SECTION 5. CONDITIONS OF REZONING

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 Palm Valley Promenade 2nd Amended Development Guidelines (dated February 2025) attached hereto as Exhibit D, which is declared a public record herein by Section 1 of this Ordinance; and,
2. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with all other federal, state and local laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and,
3. The Traffic Impact Study (TIS) submitted with the application is not approved. An updated TIS that complies with all requirements applicable to the development of the Property shall be resubmitted prior to site plan review. The TIS shall identify all infrastructure and roadway and intersection improvements needed in relation to the development of any portion of the Property, which may include improvements at the intersections of Goodyear Way/Palm Lane at Bullard Avenue and 145th Avenue at McDowell Road or other locations deemed appropriate in order to receive site plan approval; and,
4. The Property Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements that are: (i) needed for the construction of infrastructure improvements required for the city to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the city of Goodyear subdivision regulations, Building Codes

and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for constructing or for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the city regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein; and (vi) required for public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the city of Goodyear's Engineering Design Standards and Policies; and,

5. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the city of Goodyear's Engineering Design Standards and Policies, except as modified by the City Engineer, the Maricopa County Association of Governments standards for public works construction, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and,
6. All required easements to serve the Property shall be recorded prior to permit issuance. If the City is a party to any required easements, it is the Applicants responsibility to identify those easements and submit all required easement documents to the City for review and approval.

SECTION 6. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property with the adoption of the document titled "Palm Valley Promenade 2nd Amended Development Guidelines", dated February 2025, referred to herein by the adoption of Supplementary Zoning Map No. 26-02, a copy of which is attached hereto as Exhibit A which is declared a public record herein by Section 1 of this Ordinance, and such amendment shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. RECORDATION

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

SECTION 8. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgment 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

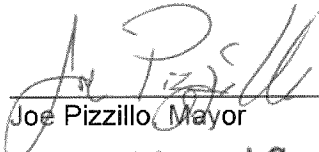
- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary 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:

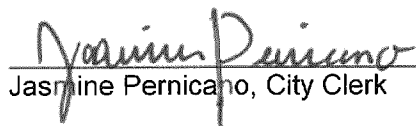
1. Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or

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.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a 7-0 vote, this 18th day of May, 2026.


 Joe Pizzillo, Mayor
 Date: May 18, 2026

ATTEST:


 Jasmine Pernicano, City Clerk

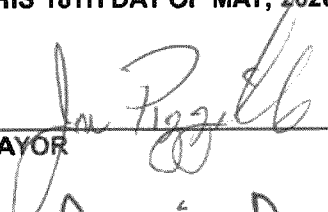
APPROVED AS TO FORM:

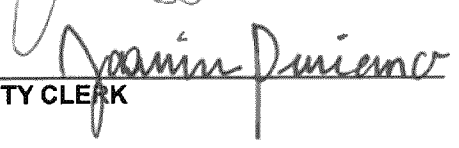

 Roric Massey, City Attorney



OFFICIAL SUPPLEMENTARY ZONING MAP NO. 26-02

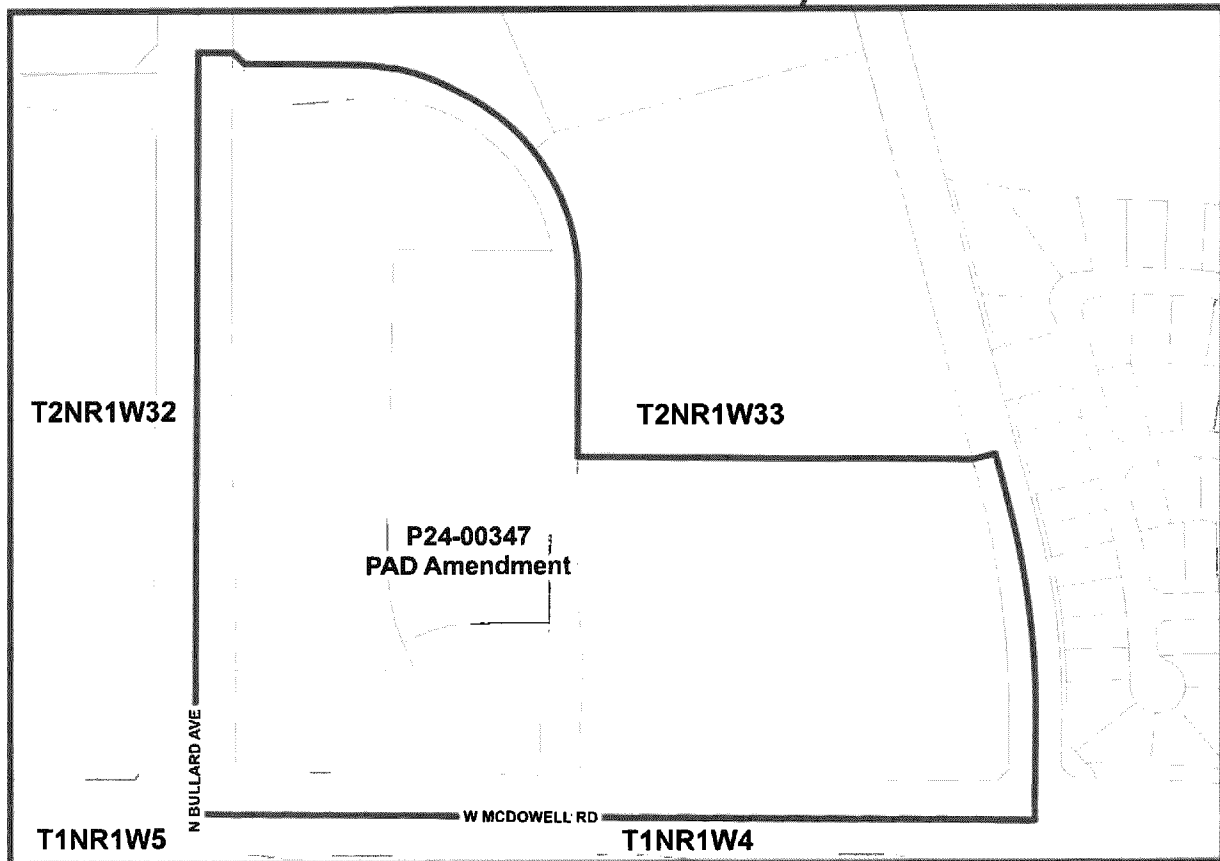
AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO.2026-1649, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS 18TH DAY OF MAY, 2026.


MAYOR


CITY CLERK

SUBJECT PROPERTY:

**A Portion Of Section 33 Township 2 North Range
1 West Of The Gila And Salt River 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 P24-00347

DATE:
APRIL 2026

EXHIBIT B**DESCRIPTION FOR PALM VALLEY PROMENADE PAD**

A portion of the Southwest quarter of Section 33, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 33, being marked with a City of Goodyear brass cap in a handhole, said point also being South 00 degrees 14 minutes 06 seconds West 2639.15 feet from the West quarter corner of said Section 33, being marked with a City of Goodyear brass cap in a handhole;

Thence, along the West line of the Southwest quarter of said Section 33, North 00 degrees 14 minutes 06 seconds East 1425.25 feet;

Thence South 89 degrees 45 minutes 54 seconds East 65.00 feet to a point on the Northerly line of a private road;

Thence, along said Northerly line, South 44 degrees 51 minutes 28 seconds East 29.94 feet;

Thence, continuing along said Northerly line, South 89 degrees 23 minutes 06 seconds East 201.53 feet to a point of curvature;

Thence, continuing along said Northerly line, along a tangent curve to the right, having a radius of 405.48 feet, through a central angle of 28 degrees 23 minutes 46 seconds, an arc length of 200.96 feet to a point of compound curvature;

Thence, continuing along said Northerly line, along a compound curve to the right, the radius point of which bears South 24 degrees 19 minutes 20 seconds West 388.94 feet, through a central angle of 65 degrees 55 minutes 13 seconds, an arc length of 447.48 feet to a point on the East line of said private road;

(CONTINUED ON PAGE 2)



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 1 OF 4



ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616

contactus@azals.com

DESCRIPTION FOR PALM VALLEY PROMENADE PAD

(CONTINUED FROM PAGE 1)

Thence, along said East line, South 00 degrees 14 minutes 30 seconds West 327.80 feet to the Northwest corner of the parcel of land described in that certain Special Warranty Deed recorded in the Office of the Recorder of Maricopa County, Arizona as Document Number 2015-0421852;

Thence, along the North line of said parcel of land, South 89 degrees 23 minutes 32 seconds East 735.57 feet to the Northeast corner of said parcel of land;

Thence North 75 degrees 13 minutes 00 seconds East 42.42 feet to a point on the centerline of 145th Avenue;

Thence, along said centerline, South 14 degrees 47 minutes 00 seconds East 104.41 feet to a point of curvature;

Thence, continuing along said centerline, along a tangent curve to the right, having a radius of 1500.00 feet, through a central angle of 15 degrees 23 minutes 50 seconds, an arc length of 403.10 feet to the end of said curve;

Thence, continuing along said centerline, South 00 degrees 35 minutes 59 seconds West 186.83 feet to a point on the South line of the Southwest quarter of said Section 33;

Thence, along said South line, North 89 degrees 23 minutes 20 seconds West 1564.03 feet to the POINT OF BEGINNING.

Comprising 35.053 acres or 1,526,927 square feet, subject to all easements of record.



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 2 OF 4

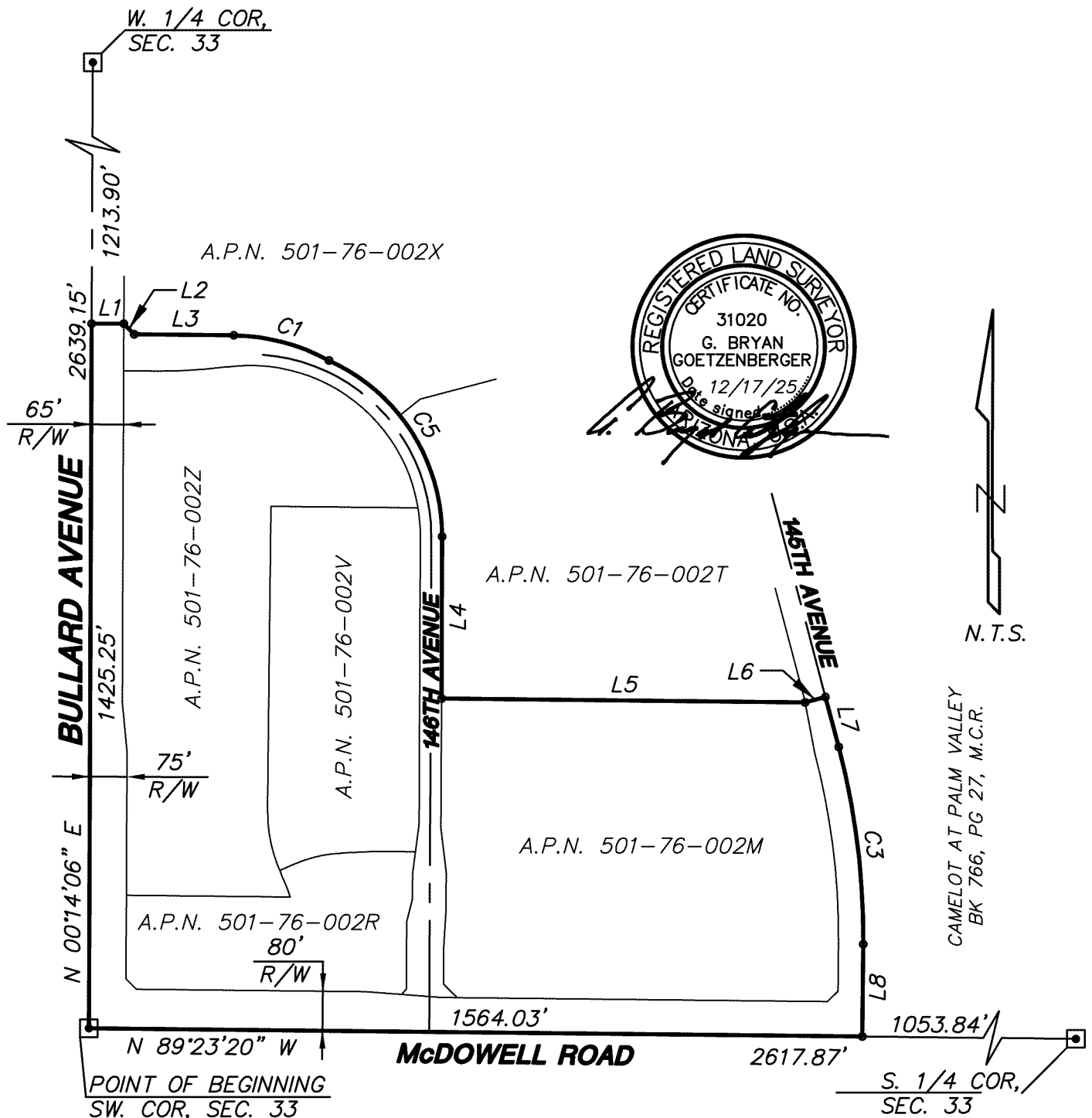


ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

EXHIBIT FOR PALM VALLEY PROMENADE PAD



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 3 OF 4



ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

TABLES FOR PALM VALLEY PROMENADE PAD

LINE	BEARING	DISTANCE
L1	S 89°45'54" E	65.00'
L2	S 44°51'28" E	29.94'
L3	S 89°23'06" E	201.53'
L4	S 00°14'30" W	327.80'
L5	S 89°23'32" E	735.57'
L6	N 75°13'00" E	42.42'
L7	S 14°47'00" E	104.41'
L8	S 00°35'59" W	186.83'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	405.48'	200.96'	28°23'46"	N 75°11'31" W	198.91'
C2	388.50'	447.47'	65°59'33"	N 32°44'04" W	423.14'
C3	1500.00'	403.10'	15°23'50"	N 07°05'05" W	401.89'



JOB NO.: 211127
 SECTION: 33
 TOWNSHIP: 2 NORTH
 RANGE: 1 WEST
 DATE: DECEMBER 17, 2025
 SHEET 4 OF 4



ALLIANCE
 LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
 SUITE 104
 GLENDALE, AZ 85303
 TEL (623) 972-2200
 FAX (623) 972-1616

contactus@azals.com

EXHIBIT C

PALM VALLEY PROMENADE PAD WEST PARCEL LEGAL DESCRIPTION

A portion of the Southwest quarter of Section 33, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 33, being marked with a City of Goodyear brass cap in a handhole, said point also being South 00 degrees 14 minutes 06 seconds West 2639.15 feet from the West quarter corner of said Section 33, being marked with a City of Goodyear brass cap in a handhole;

Thence, along the West line of the Southwest quarter of said Section 33, North 00 degrees 14 minutes 06 seconds East 100.51 feet;

Thence South 89 degrees 45 minutes 54 seconds East 75.00 feet to a point on a line 75.00 feet East of, and parallel with, the West line the Southwest quarter of said Section 33, said point being the POINT OF BEGINNING;

Thence, along said parallel line, North 00 degrees 14 minutes 06 seconds East 459.49 feet;

Thence North 05 degrees 28 minutes 32 seconds West 100.50 feet to a point on a line 65.00 feet East of, and parallel with, the West line of the Southwest quarter of said Section 33;

Thence, along said parallel line, North 00 degrees 14 minutes 06 seconds East 669.80 feet to a point on the South line of a private road;

Thence, along said South line, South 89 degrees 45 minutes 54 seconds East 73.28 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the left, the radius point of which bears North 00 degrees 15 minutes 35 seconds East 1005.50 feet, through a central angle of 07 degrees 49 minutes 31 seconds, an arc length of 137.33 feet to a point of reverse curvature;

Thence along a curve to the right, having a radius of 344.50 feet, through a central angle of 97 degrees 49 minutes 48 seconds, an arc length of 588.22 feet to a point on the West line of said private road;

(CONTINUED ON PAGE 2)



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 1 OF 4



ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616

contactus@azals.com

PALM VALLEY PROMENADE PAD WEST PARCEL LEGAL DESCRIPTION

(CONTINUED FROM PAGE 1)

Thence, along said West line, South 00 degrees 14 minutes 30 seconds West 581.96 feet;

Thence, continuing along said West line, South 07 degrees 41 minutes 23 seconds West 99.95 feet;

Thence, continuing along said West line, South 00 degrees 14 minutes 19 seconds West 52.30 feet;

Thence, continuing along said West line, South 14 degrees 23 minutes 17 seconds West 46.96 feet;

Thence, continuing along said West line, South 00 degrees 14 minutes 19 seconds West 136.11 feet;

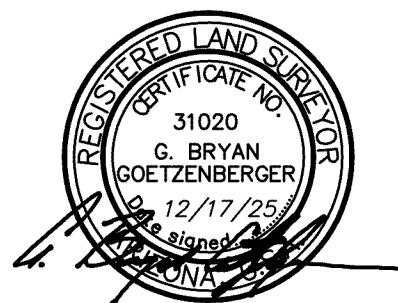
Thence, continuing along said West line, South 39 degrees 05 minutes 52 seconds West 14.84 feet to a point on the North Right-of-Way line of McDowell Road;

Thence, along said North Right-of-Way line, North 85 degrees 34 minutes 45 seconds West 72.28 feet to a point on a line 80.00 feet North of, and parallel with, the South line of the Southwest quarter of said Section 33;

Thence, continuing along said North Right-of-Way line and said parallel line, North 89 degrees 23 minutes 20 seconds West 464.52 feet;

Thence North 44 degrees 34 minutes 37 seconds West 29.80 feet to the POINT OF BEGINNING.

Comprising 16.571 acres or 721,838 square feet, subject to all easements of record.



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 2 OF 4

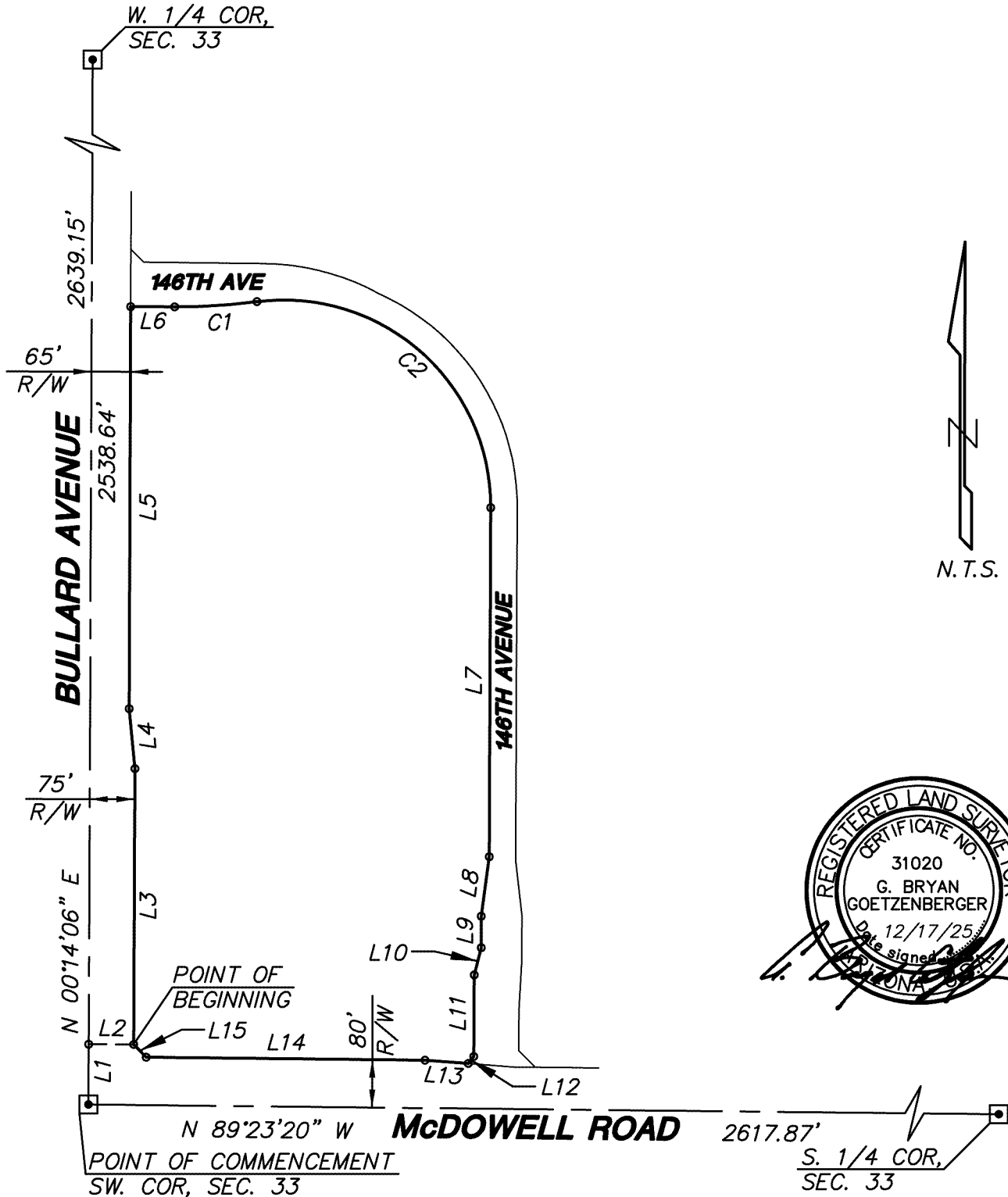


ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

PALM VALLEY PROMENADE PAD EXHIBIT FOR "WEST PARCEL LEGAL DESCRIPTION"



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 3 OF 4



ALLIANCE
LAND SURVEYING, LLC

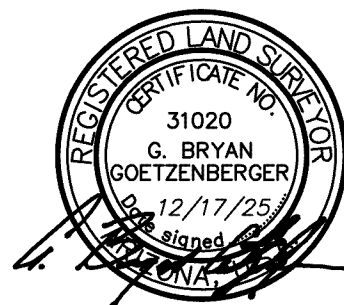
www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

PALM VALLEY PROMENADE PAD TABLES FOR "WEST PARCEL LEGAL DESCRIPTION"

LINE	BEARING	DISTANCE
L1	N 00°14'06" E	100.51'
L2	S 89°45'54" E	75.00'
L3	N 00°14'06" E	459.49'
L4	N 05°28'32" W	100.50'
L5	N 00°14'06" E	669.80'
L6	S 89°45'54" E	73.28'
L7	S 00°14'30" W	581.96'
L8	S 07°41'23" W	99.95'
L9	S 00°14'19" W	52.30'
L10	S 14°23'17" W	46.96'
L11	S 00°14'19" W	136.11'
L12	S 39°05'52" W	14.84'
L13	N 85°34'45" W	72.28'
L14	N 89°23'20" W	464.52'
L15	N 44°34'37" W	29.80'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1005.50'	137.33'	7°49'31"	N 86°20'49" E	137.22'
C2	344.50'	588.22'	97°49'48"	S 48°39'02" E	519.32'



JOB NO.: 211127
SECTION: 33
TOWNSHIP: 2 NORTH
RANGE: 1 WEST
DATE: DECEMBER 17, 2025
SHEET 4 OF 4



ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616
contactus@azals.com

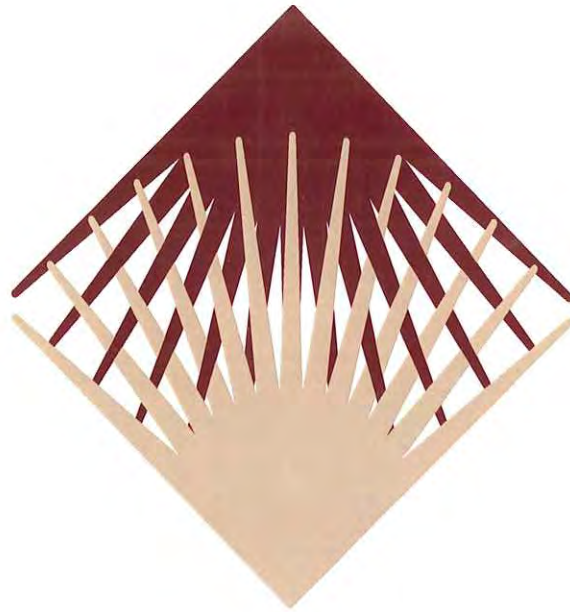
Replacement Page

Exhibit 'D'

“Palm Valley Promenade Development Guidelines Amendment 2”
Dated February 2025

Page 17 of 89

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



PALM VALLEY
PROMENADE
Development Guidelines

Amendment #2
February 2025

PALM VALLEY PROMENADE DEVELOPMENT GUIDELINES

TABLE OF CONTENTS

I. Introduction	3
II. Design Review and Approval Procedures	4
A. Pre-Preliminary Submittal	4
B. Preliminary Submittal	4
C. Final Submittal	7
III. Site Development Standards	9
A. Site Uses	9
B. Site Coverage	9
C. Site Grading and Drainage	9
D. Landscaping	9
E. Driveways	9
F. Building Form and Design	10
G. Setbacks	11
H. Heights	11
I. Parking	11
J. Exterior Storage Areas and Service Yards	12
K. Loading Areas	12
L. Refuse Collection Areas	12
M. Sewage and Hazardous Waste	13
N. Exterior Equipment	13
O. Site Lighting	13
P. Building Lighting	13
Q. Exterior Lighting	14
R. Screen Walls	14
S. Utility Lines and Antennas	14
T. Construction Phase	15
U. Sound Attenuation	16
V. Gas Station Canopies	16
W. Hardscape	16
X. Security Cameras	16
IV. Architectural Design Standards	17
A. Approved Materials	18
B. Prohibited Materials	18
C. Colors	19
V. Landscape Standards	20
A. Entrance Landscaping	20
B. Perimeter Landscaping	20
C. Parking Lot Landscaping	20
D. Plant Selection Guide	20
E. General Landscaping Guidelines	23
F. Landscaping Materials	23
G. Irrigation Standards	24
H. Grading and Drainage	24
I. Landscaping Maintenance	24

VI. Sign Standards	25
A. General Requirements	25
B. Freestanding Monument Signs	28
C. Wall Signs	28
D. Window (Storefront) Graphics	30
E. Rear Service Entrance Graphics	31
F. Directional Signs for Vehicle Control	31
G. Accessible Stall and Fire Lane Signs	32
H. Signage Glossary	32
I. List of Signage Exhibits	32
Exhibit VI.1. Sign Location Plan	
Exhibit VI.2. Project Corner Monument/Entry Monument	
Exhibit VI.2.1 Project Corner Monument (Dimensions)	
Exhibit VI.2.2 Entry Monument (Dimensions)	
Exhibit VI.3. Multi-tenant Monument Sign	
Exhibit VI.3.1 Multi-tenant Monument Sign (Dimensions)	
Exhibit VI.4. Life Time Fitness Monument Sign	
Exhibit VI.5. Section @ Wall Signage	
Exhibit VI.6. Life Time Fitness Elevation	
Exhibit VI.7. Life Time Fitness Wall Signage	
Exhibit VI.8. Accessible Stall and Fire Lane Sign	
VII. Logo Standards	33
Exhibit VII.1. Logo Standards (Sheets 1 and 2)	
VIII. Maintenance Standards	34
A. Maintenance of Improvements Other Than Landscaping	34
B. Maintenance of Landscaping	34
C. Maintenance Compliance	34
IX. Glossary	35
X. Exhibits	37
A. Development Application	38
Exhibit A.1. Development Proposal Form	39
B. Conceptual Plans	40
Exhibit B.1. Master Conceptual Site Plan	
Exhibit B.2. Master Conceptual Elevations for Life Time Fitness	
Exhibit B.3. Conceptual Pad Elevations	
Exhibit B.4. Conceptual Office Elevations	
Exhibit B.5. Conceptual Office Elevations	
Exhibit B.6. Conceptual Office Condo Elevations	
Exhibit B.7. Color/Material Palette	
C. Site Detail Exhibits	41
Exhibit C.1. Canopy Parking Structure	
Exhibit C.2. Trash Enclosure (Option 1)	
Exhibit C.3. Trash Enclosure (Option 2)	
Exhibit C.4. Site Lighting Fixture	
Exhibit C.5. Site Lighting Specifications	
Exhibit C.6. Screen Wall and Pier Cap Detail	
Exhibit C.7. Screen Wall Elevation and Plan	
D. Conceptual Landscape Theme Exhibits	42
Exhibit D.1. Conceptual Landscape Plan (Sheet 1)	
Exhibit D.2. Conceptual Landscape Plan (Sheet 2)	

I. INTRODUCTION

Palm Valley Promenade (the "**Property**") is being developed as a mixed-use office-retail development, master-designed to be functionally and aesthetically integrated. The project is located on the northeast corner of Bullard Avenue and McDowell Road in Goodyear, Arizona. Surrounding the Property is a combination of residential, retail, and mixed-use development, giving the area vitality and a strong economic base. The Master Conceptual Site Plan is located in Section X, Exhibit B.1.

As detailed in this booklet, the project's master architects have established a contemporary design standard based on the anchor tenant—Life Time Fitness—which establishes the key thematic element. Aesthetic harmony will be maintained throughout the Property by the repeated use of the limestone or light colored cast stone masonry, clear aluminum and green glass that are part of the Corporate Identity of Life Time Fitness. Cohesive architecture, landscaping, and signage will create an aesthetically pleasing and unified development.

The design and development of Palm Valley Promenade is subject to the City of Goodyear's development approval process and all codes and ordinances required by the City of Goodyear; the Palm Valley Promenade "Declaration of Covenants, Conditions, and Restrictions" ("**Declaration**"); and these "Development Guidelines" ("**Guidelines**"), all of which aim to maintain, protect, enhance, and improve the values and amenities of the project and the surrounding area. The Declaration governs the entire Property, and the Guidelines supplement the Declaration. If there is a conflict between any provision of the Guidelines and any provision of the Declaration, the Declaration shall control.

The Declaration and the Guidelines are intended to protect each parcel owner and/or tenant ("**Owner/Occupant**") against undesirable or improper uses and incompatible or substandard design. It is assumed that Owners/Occupants are motivated to preserve the positive qualities of the Property through mutual cooperation and by observing both the intent and the spirit of the Guidelines.

II. DESIGN REVIEW AND APPROVAL PROCEDURES

The Palm Valley Promenade Declaration reserves the right of SunCor Development Company, the project owner/developer ("**Developer**"), to review, and to approve or disapprove, all plans for development ("**Improvements**") within the project. The Developer will appoint a Palm Valley Promenade Architectural Design Review Committee ("**Committee**") to perform, in its behalf, all review and approval functions set forth in the Declaration.

The Committee's review and approval of Improvements involves three (3) basic steps for an Owner/Occupant: A **pre-preliminary submittal/meeting (optional)**, **preliminary submittal** and a **final submittal**. (Note: If the first "final submittal" is unsatisfactory to the Committee, a resubmittal may be required.)

Additionally, the City of Goodyear conducts its own Site Plan and design review approval process, separate from that of the Committee. The City of Goodyear requires a pre-application meeting prior to the submission of a Site Plan. The City of Goodyear also requires that Owners/Occupants first make a preliminary submittal to the Committee, and receive Committee approval for their preliminary proposal, before beginning the Site Plan and design review approval process with the City of Goodyear.

A. Pre-Preliminary Submittal/Meeting (optional)

Owner/Occupant and/or their representative may make an informal submittal to the Committee in order to clarify the concepts and goals of the Owner/Occupant and the Committee. A meeting may also be arranged by the Owner/Occupant or their representative to present their informal submittal which must depict at a minimum the building size and location, parking lot(s) configuration including parking ratio, driveway size and location, building and parking setbacks, landscaping areas and conceptual elevations. The Committee shall respond to this submission in a timely manner and communicate suggestions and comments accordingly.

B. Preliminary Submittal

A preliminary submittal enables the Committee to review the conceptual plans for Improvements proposed by an Owner/Occupant. If there has been a pre-preliminary submittal or meeting, this Preliminary Submittal shall incorporate the interaction generated in the informal submittal. In evaluating a preliminary submittal, the Committee will assess whether the preliminary plans meet applicable architectural design and landscaping standards.

A preliminary submittal requires the following:

- **Three (3) sets of conceptual plans and specifications** for the proposed Improvements. The Owner's/Occupant's architect must be registered in the state of Arizona. See the chart below for detailed information on what must be included. Drawings, designs, and information about materials must be accurate and complete for a preliminary submittal to be considered by the Committee.

- **A nonrefundable application fee of \$750.00.** Make check payable to SunCor Development Company. Preliminary submittals made without the application fee will not be reviewed by the Committee.
- **A completed Development Proposal Form** (Section X, Exhibit A.I). Preliminary submittals made without a completed Development Proposal Form will not be reviewed by the Committee.

Send the complete preliminary submittal to:

SunCor Development Company
Attn: Palm Valley Promenade Architectural Design Review Committee
80 E. Rio Salado Parkway, Suite 410
Tempe, Arizona 85281

The Committee will, within 30 days of the receipt thereof, return one of the three sets of plans to the applicant, with a letter stating that the proposal has been either approved, approved subject to conditions and stipulations, or disapproved.

- **“Approved.”** If plans returned by the Committee are accompanied by a letter of *approval*, the Owner/Occupant may proceed with the preparation of construction documents and a final submittal.
- **“Approval subject to conditions and stipulations.”** If plans returned by the Committee are accompanied by a letter of *approval subject to conditions and stipulations*, the Owner/Occupant is permitted to proceed with the preparation of construction documents, provided that any conditions and stipulations noted by the Committee are incorporated into the plans for the final submittal. An applicant that takes exception to the noted conditions and stipulations may revise and resubmit.
- **“Disapproved.”** If plans returned by the Committee are accompanied by a *disapproval* letter (which will state the reasons for that determination), the applicant must make a new preliminary submittal.

Preliminary Submittal Components
(Submit Items 1-11 in Triplicate)

1. **Project narrative.**
2. **Conceptual site plan** (60 scale or larger, 24”x 36” format).
3. **Conceptual floor plans.**
4. **Building elevations, including clarification of design and material selections.** Indicate roofline and roof-mounted equipment with dashed lines.
5. **Building elevations** shown in color.
6. **Building materials, finishes, and color samples** identified on a materials board with complete specifications, and, if possible, samples of materials such as stone and masonry units.
7. **Landscape plans** for all areas, with descriptions of materials.
8. **Signs**, including information on appearance, size, and location.

- 9. Lighting plans**, including information on fixtures and poles.
- 10. Building pad elevations** relative to street, curb, and paving elevations.
- 11. Conceptual grading and drainage and utility plan.**
- 12. Completed "Development Proposal Form"** (Section X, Exhibit A.1).
- 13. A check for \$750.00** (nonrefundable), made payable to SunCor Development Company.

C. Final Submittal

After approval of a preliminary submittal, a final submittal of plans must also be made to the Committee for its approval.

Additionally, the City of Goodyear must approve all plans before the commencement of any construction. For each Improvement project within Palm Valley Promenade, the Owner/Occupant is responsible for coordinating all necessary City of Goodyear submittals, acquiring all necessary permits, adhering to all governmental regulations, and paying all fees.

A final submittal to the Committee requires the following:

- **Three (3) complete sets of construction documents** for the proposed Improvements. See the chart below for details on what should be included. Submitted information must be accurate and complete to be considered by the Committee.

Within 30 days of the receipt of a final submittal, the Committee will return one set of construction documents to the Owner/Occupant, with comments (if any are necessary). If the Committee's comments require changes to the plans or specifications, those changes must be made to the construction documents by the Owner/Occupant, and three sets of the amended plans and specifications must be provided to the Committee as a resubmittal. The Committee must approve the resubmittal in writing prior to commencement of work on the affected portions of the Improvement.

- **Information on easements.** If an applicant's parcel ("**Parcel**") shares a Developer-approved common access easement ("**Easement**") with an adjoining parcel that is owned or occupied by a party other than the applicant, the final submittal must include a true and complete copy of the Easement agreement and all other relevant agreements between the applicant and the owner or occupant of the adjoining parcel regarding the location of the Improvements and the sharing of the costs thereof. If a final submittal does not include such information, the Committee, at its option, may notify the owner/occupant of the adjoining Parcel of the applicant's submittal and permit that owner/occupant to appear before the Committee prior to the date a decision is made on the applicant's final submittal.

- **A completed Development Proposal Form** (Section X, Exhibit A.1). Final submittals and resubmittals made without a completed Development Proposal Form will not be reviewed by the Committee.

- **If applicable, a resubmittal fee of \$500.00**, payable to SunCor Development Company. Please note that there is no fee for the first "final submittal," only for a resubmittal of a "final submittal." Resubmittals made without the fee will not be reviewed by the Committee.

The chart below lists what should be included in the final submittal, along with any additional information requested by the Committee. Send the complete final submittal or resubmittal to:

SunCor Development Company
Attn: Palm Valley Promenade Architectural Design Review Committee
80 E. Rio Salado Parkway, Suite 410
Tempe, Arizona 85281

Final Submittal Components

(Submit Items 1-6 in Triplicate)

- 1. Site plan(s).** See Section III. Show locations and dimensions of:
 - a. Setbacks for buildings, structures, and parking areas.
 - b. Buildings, structures, storage, loading, mechanical/electrical, trash, and retention areas.
 - c. Hardscape design.
 - d. Parking areas, parking structures, parking canopies, total number of parking spaces provided, and landscaped areas. (All employee and customer parking must be accommodated on each individual Owner's/Occupant's Parcel.)
 - e. All means of ingress to and egress from the site, including driveways and walkways.
 - f. Screening of all areas required by the Guidelines and by the City of Goodyear.
 - g. Location of backflow prevention device, new and existing fire hydrants, fire department access roads, and fire department connections.
- 2. Engineering information.** See Section III. Show locations and dimensions of:
 - a. Surface drainage, grading, and storm retention, including calculations, culverts, and storm drains.
 - b. Utility connections.
 - c. Elevations of parking areas.
- 3. Architectural plan(s).** See Section IV. Provide:
 - a. Building elevations, including clarification of design and material selections. Indicate roofline and roof-mounted equipment with dashed lines.
 - b. Building elevations presented in color.
 - c. Floor plans with finished floor elevations.
 - d. Building material and color samples identified on a materials board.
 - e. Brief description of mechanical systems including screening treatment of all mechanical equipment.
 - f. Exterior site lighting, including fixture selection and photometrics (see Section III.O).
- 4. Landscape plan.** See Section V. Provide:
 - a. A complete plant list (include location, size, and species of all plant material).
 - b. Irrigation plan.
 - c. Landscape grading plan, consistent with overall site surface drainage and grading plan.
 - d. Locations of all utilities, include double check valves.
- 5. Signage plan.** See Section VI.
 - a. Size and location of all signs and site furniture.
 - b. Materials and colors.
 - c. Lighting.
 - d. Messages, including all graphics, copy, and layout.
- 6. Common access agreement (easement) documents, if applicable.**
- 7. Completed "Development Proposal Form"** (Section X, Exhibit A.1).
- 8. For a resubmittal, a check for \$500.00** (nonrefundable). Make payable to SunCor Development Company.

III. SITE DEVELOPMENT STANDARDS

A. Site Uses

Palm Valley Promenade has been master-designed as a mixed-use office-retail development. The uses within the Property have been carefully planned to relate to each other, as well as to adjacent uses.

All Improvements on individual sites within the Property must comply with the planned area development (P.A.D.) and General Commercial (C-2) zoning district criteria, the City of Goodyear's Engineering Design Standards for public works construction, and the Maricopa Association of Governments standards for public works construction. In addition, all Improvements on individual sites within the Property must comply with the Declaration and these Guidelines.

B. Site Coverage

The building footprint is not to exceed those limits set forth by the City of Goodyear Zoning Ordinance.

C. Site Grading and Drainage

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

D. Landscaping

The Plant Selection Guide in Section V.D has been established to create unity in the Property's landscaping. Landscaped areas in all Improvements must comply with the planned area development (P.A.D.) and General Commercial (C-2) zoning district criteria, the City of Goodyear's Engineering Design Standards for public works construction, and the Maricopa Association of Governments standards for public works construction. In addition, all Improvements on individual sites within the Property must comply with the Declaration and the Landscape Standards located in Section V. of the Guidelines.

E. Driveways

All driveway locations must be approved by the Developer and the City of Goodyear.

F. Building Form and Design

The overall intent of the Guidelines is to achieve unity of design and identifiable character for the Property as a whole by the use of similar massing elements of varying materials and finishes. The Guidelines provide a framework for the development of architectural plans that are consistent with the established design theme of the project and maintain its aesthetic integrity. A concept study of the master-planned architectural massing and design elements is shown on the Master Conceptual Elevations for Life Time Fitness, Conceptual Pad Elevations and the Conceptual Office Elevations and Conceptual Office Condo Elevations (Section X, Exhibit B.2, B.3, B.4, B.5 and B.6).

For each planned Improvement, the Committee must approve architectural materials and colors during the Preliminary Submittal (see Section II.B). As part of the Preliminary Submittal, a materials board must be presented with complete specifications of finishes, colors, and, if possible, samples of materials such as stone and masonry consistent with the materials shown on the Color/Material Palette (Section X, Exhibit B.7). A materials board must also be submitted to the City of Goodyear during the first submission made to the City of Goodyear.

Building Form and Design Guidelines

- 1. The master-designed conceptual elevation.** Building masses are to be similar in form and of strong geometry, as the master conceptual elevation, the conceptual pad elevation and the conceptual office elevations. The shapes, textures, heights, proportions, materials and colors are all important aspects of this theme, and colors and materials which do not conform shall not be allowed. (Section X, Exhibit B.2, B.3, B.4, B.5 and B.6).
- 2. Building rears and sides.** Special attention should be given to the rears and sides of buildings that have reverse frontage to public streets.
- 3. Facades.** Long, unbroken facades will not be permitted. Stepping, massing, fenestration, or similar architectural treatments should be used to break up building masses.
- 4. Design elements that add human scale.** Recessed entries and other architectural treatments should be used to add human scale to buildings.
- 5. 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 painted to match the surfaces to which they are attached if their appearance is not to be pronounced. If downspouts are used for roof drainage design attention must be given and their color is to be consistent with the color scheme of the building.
- 6. Roof-mounted equipment.** Parapet conditions must be uniform in height to allow full screening of roof-mounted equipment. Further screening requirements are defined in the City of Goodyear Zoning Ordinance.

G. Setbacks

Setbacks have been established to ensure an attractive streetscape and to provide sufficient space between streets, buildings, and parking areas. Setbacks must comply with the planned area development (P.A.D.) and General Commercial (C-2) Zoning District criteria.

H. Heights

All buildings shall not exceed three (3) stories up to fifty feet (50'), with tower, gable or other architectural features up to fifty-seven feet (57'). A fitness center greater than 50,000 square feet shall be allowed two (2) stories up to forty-two feet (42') with sky light feature up to fifty-seven feet (57'). Pad buildings shall not exceed the maximum height of twenty-four feet (24'), with one or more architectural features up to twenty-eight feet (28'). Properties within the West Parcel, legally described in that certain document titled "West Parcel Legal Description", shall comply with General Commercial (C-2) standards for height and shall not adhere to the three (3) story restriction.

I. Parking

Parking Guidelines

- 1. General parking requirements.** Each Owner/Occupant is to provide off-street parking to satisfy the parking requirements of the City of Goodyear C-2 (General Commercial) Zoning District, with the exception of the Life Time Fitness which shall provide off-street parking in accordance with a separate parking study to be approved by Developer and the City of Goodyear. All off-street parking shall also conform to the specific standards of the Declaration. Wherever possible, parking should be designed to not be directly accessible from the center's main entry driveways.
- 2. Location of parking areas.** Parking facilities need not be located in one consolidated area of a Parcel but may be separated by landscaping and building elements. Landscaped areas must be provided in and around parking areas in accordance with Section V.C.
- 3. Provision of customer parking.** Each Owner/Occupant must provide customer parking in conformance with the City of Goodyear C-2 (General Commercial) Zoning District. Overnight parking or storage of recreational vehicles shall not be permitted.
- 4. Size and construction standards for parking spaces.** All regular parking spaces must be a minimum of nine feet wide by twenty feet deep (9' x 20') and head-in parking spaces must be a minimum of nine feet wide by eighteen and one-half feet deep (9' x 18½') with 18" of overhang. Driveways, landscape islands in parking areas, and other improvements in parking areas must conform to the Property's Declaration and Guidelines. All driveways and parking areas must be paved with concrete or asphaltic concrete. Except for the edges of walls, and paving adjacent to walls, vertical concrete curbs must be constructed at the edges of all paving. Asphalt curbs are prohibited, and the use of parking bumpers in lieu of curbs is prohibited.

- 5. Canopy parking structures.** Approved canopy or shade-type parking structures may be installed in parking areas. Structural elements, beams, and columns must be tubular or boxed forms. Edges of the structures must be finished with fascia colors that match or complement building colors. The design of canopy structures must be approved by the Committee and the City of Goodyear. See Section X, Exhibit C.1.

J. Exterior Storage Areas and Service Yards

No storage is permitted between any public street and the setback line of any building in Palm Valley Promenade. Storage areas must be located in the least-visible area of each Parcel. All outdoor storage areas and service yards must be visually screened from streets and adjoining property by a continuous screen wall, except on the Life Time Fitness parcel (see Section III.R). No work in progress, stored merchandise, inventory, or racks may extend above the height of the screen wall. Placement and/or installation of temporary mini mobile, mini storage or cargo container units on the Property will not be allowed. This requirement does not apply to construction equipment or supplies needed for renovation work on the Property.

All motor vehicles on the Property (other than passenger vehicles and vehicles offered for sale on a Parcel, if permitted by the Declaration) and all equipment operated on Parcels on the Property are to be stored in a screened outdoor storage area in accordance with the City of Goodyear Zoning Ordinance. The Committee may permit exceptions to the foregoing restriction during the construction, maintenance, and repair of Improvements on a Parcel. All vehicle service, repair, cleaning, and maintenance activities within the Property must be conducted within a building.

K. Loading Areas

All loading and unloading in Palm Valley Promenade is to be conducted in approved designated loading areas. Loading areas are to be designed as integral parts of the facility and maintained in a neat and clean manner so as to not detract from the appearance of the Property. Loading areas are to be located in the least-visible area of a building. Rear-building loading is preferred; however, side-building loading may be allowed, provided the loading areas are adequately screened. Loading will not be permitted on the street, in parking areas, in fire lanes or at the front of any building in Palm Valley Promenade or in any area fronting on a public street.

L. Refuse Collection Areas

All refuse from any Parcel is to be accumulated in an approved "dumpster," provided for such Parcel by a licensed refuse collection company. All refuse collection areas in Palm Valley Promenade must be located where the dumpsters are least visible from any public street and in accordance with the City of Goodyear Zoning Ordinance. All exterior refuse collection areas must be screened by building walls or screening walls seven to eight feet (7'-8') in height and must completely screen dumpster from side view. All

dumpster enclosures must be in compliance with Detail G-3162 of the City of Goodyear Engineering Design Guidelines. The location of all such enclosures must allow adequate space for ingress and egress by collection trucks. All waste and refuse must be frequently and regularly removed from the Parcel. See Section X, Exhibit C.2 and C.3.

M. Sewage and Hazardous Waste

No cesspool, septic tank, sewage disposal facility, or hazardous waste disposal facility may be installed or maintained on the Property.

N. Exterior Equipment

All roof-mounted equipment and ventilators must be screened by a building parapet. No wall-mounted equipment will be permitted on the front or sides of any building on the Property. Only ground-mounted building, electrical, or mechanical equipment will be allowed on the fronts or sides of buildings, and such equipment must be screened from view by walls and/or dense landscaping.

Storage tanks and processing equipment will be allowed only in side or rear yards where they will be least visible to the public; such tanks and equipment must be screened from view by walls and dense landscaping approved by the Committee. No storage tanks or processing equipment shall be located between any street and the respective building setback line.

O. Site Lighting

It is the intent of the Guidelines to permit light fixtures in a quantity and of types that will provide adequate lighting, as permitted by the regulations of the City of Goodyear, while respecting neighboring properties and protecting them and the surrounding community from the glare and sky glow of spilled light, normally associated with high-intensity site lighting. Lighting plans and photometrics must be submitted to the Committee showing the design layout and exact fixture mounting and wattage proposed. Freestanding light fixtures shall be a maximum height of twenty-four (24) feet, except near property lines adjacent to residential which shall be limited to fifteen (15) feet with shields and cutoffs to prevent spilled light beyond property line. Acceptable fixture style and type is the Aeris AS2 Metal Halide 350W by Lithonia Lighting in Dark bronze (standard). See Section X, Exhibit C.4 and C.5.

P. Building Lighting

Buildings must be adequately lighted at night. Light fixtures shall be attractive, efficient, and shall not create glare or spillover into adjacent properties. No flood lights shall be mounted on buildings except for down directed wall packs at the rear of the buildings as approved by the Committee.

Q. Exterior Lighting

Exterior lighting must enhance the atmosphere and safety of all public parking areas, walkways and entrances. Lighting shall be low key and placement of fixtures shall coincide with major walkway areas.

R. Screen Walls

Screen walls permitted outside building setback lines along the side of the property adjacent to single-family residential in Palm Valley Promenade are to be between six feet and eight feet (6'-8') high. Garden walls or parking screen walls permitted within the building setbacks shall be a maximum of three feet (3') high. Screen walls shall be used to conceal loading areas, refuse collection areas, storage areas, service yards, truck docks, ramps, electrical equipment, storage tanks, and other exterior equipment, except on the Life Time Fitness parcel which shall utilize landscaping.

Where visible from streets, screen walls shall be constructed of masonry to match or complement the building(s) on the Parcel. See Section X, Exhibit C.6 and C.7, for the minimum standards for screen walls which incorporate various textures, staggered setbacks, and variation in height. Appropriate landscaping should be used to reduce the visual impact of screen walls, in accordance with Section V. Screen walls shall not obstruct Fire Department equipment and shall be located outside of the site visibility triangle(s).

S. Utility Lines and Antennas

Except as may be approved by the Committee, no utility lines, wires, or other devices for the communication or transmission of electric current, power, or signals (including telephone, television, microwave, or radio signals), shall be constructed, placed, or maintained anywhere in or upon any Parcel other than within buildings or structures, unless the same shall be contained in conduits or cables constructed, placed, or maintained underground or concealed in or under buildings or other structures in a manner approved by the Committee. No antenna dishes or other services for the transmission or reception of telephone, television, microwave, or radio signals may be placed on any building or other Improvement on any Parcel unless completely screened by the roof parapet and with the consent of the Committee. Nothing contained herein shall be deemed to forbid the erection or use of temporary power or telephone facilities incidental to the construction or repair of Improvements of any Parcel, subject to the approval of the Committee.

T. Construction Phase

Construction Phase Guidelines

- 1. Minimizing soil erosion.** In order to minimize soil erosion by water and wind, practical combinations of the following measures should be employed:
 - a. Sediment basins** (debris basins, desilting basins, or silt traps) are to be installed and maintained to remove sediment from runoff waters during construction.
 - b. Landscaping** is to be installed prior to the issuance of a certificate of occupancy for all or a portion of the Improvement, unless a bond or other acceptable financial security is posted with the City of Goodyear to guarantee the landscaping will be installed within 60 days.
- 2. Protecting underground utilities.** The Owner/Occupant is responsible for determining the location of existing underground utilities and for their protection during construction. The Owner/Occupant must contact Blue Stake prior to any excavation.
- 3. 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. Chain-link fencing may be utilized during construction phase only. All trash must be kept in enclosed containers and removed frequently.
- 4. Protecting existing hardscape, landscape, and other existing features.** Construction access on the Property will be as approved by the Committee. 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 caused by the Owner/Occupant or its representatives.
- 5. Street cleaning.** The Owner/Occupant is responsible for maintaining the streets (or causing them to be maintained) in a clean condition on a daily basis.
- 6. Controlling dust and air pollution.** The Owner/Occupant is responsible for controlling dust and air pollution on its construction site in accordance with the terms and conditions of the Dust Control Plan, as submitted as part of the Maricopa County Environmental Services Department Application for an Earthmoving Permit.
- 7. Phasing.** Depending on the nature of a project, phasing may be appropriate, as determined by the Owner/Occupant.

U. Sound Attenuation

All auto-body repair work and all compressor work must be performed in an enclosed or masonry-screened area. Air compressor exhaust stacks must contain muffling devices, and exhaust stacks and loudspeakers must be incorporated into building architecture. Any exterior loudspeakers allowed by the Committee may be mounted no higher than ten feet (10') above immediate finished grade. This does not include under-canopy or low speakers along the drive for retail patrons. Provide for acoustic dampening of generators as required by the City of Goodyear.

V. Gas Station Canopies

Gas stations, which require a Use Permit from the City of Goodyear, shall have canopies that are designed with materials, colors, and treatments compatible with the Property architecture. The Committee must approve the materials and colors during the Preliminary Submittal (see Section II.B). Canopy columns must be of materials compatible with the Property architecture, such as masonry that matches that used elsewhere in the Property.

Canopy lights must be full ninety-degree (90°) cutoff and the same light source as the center site lights. The foot-candle level at grade must not exceed the average foot-candle level for the center outside the perimeter of the canopy.

Vent pipes must be concealed in the canopy columns or concealed against a building.

Any air, water, or phone service at a street-screen wall must be screened by raising the screen wall.

W. Hardscape

Hardscape design and pedestrian pathways are an integral component of Palm Valley Promenade. The movement of pedestrians throughout the project should be comfortable and interesting. The Property will be provided with hardscape designs involving decorative concrete adjacent to buildings and pavers at entry drives and crosswalks. See Exhibit B.7 for approved colors and materials.

X. Security Cameras

Security cameras may be allowed subject to review and approval by Developer and Life Time Fitness.

IV. ARCHITECTURAL DESIGN STANDARDS

It is the intent of the Developer to create a high-quality architectural standard for Palm Valley Promenade. Architecture should be based on the key thematic element which is the Life Time Fitness facility. Unlike most other health facilities, the Life Time Fitness facility is highly fenestrated. The bold use of windows and a central hip roof skylight entry create a more traditional looking facility. The window casings and decorative medallions are clear anodized aluminum and the glazing is green translucent glass that is a part of the Corporate Identity of Life Time Fitness.

Exterior walls will generally consist of structural ("jumbo") brick masonry and CMU with an E.I.F.S. finish. The use of Limestone or acceptable Cultured Stone Limestone is to be used as an accent on towers and walls to enhance building features. Each building must utilize a combination of masonry and stone on 40% of each exterior wall, with stone utilized on not less than 20% of each exterior walls. See Section X, Exhibit B.7 for color/material palette.

Walls should have varying parapet heights to soften the mass of each building and further articulate the exterior. Partially covered colonnades are encouraged, to offer shade and protection from weather. Decorative hardscape finishes, such as integrally colored concrete and textural accents, should be used to enhance the pedestrian experience.

Landscaping should consist primarily of native, drought-tolerant plants. Flowering shrubs and ground cover should be used throughout the center for color. Boulders and landscape lighting are also encouraged. See Section V.

Architectural materials and colors are reviewed during the Preliminary Submittal to the Committee (see II.B). Each Owner/Occupant must present a materials board with complete preliminary specifications of finishes, color, and, if possible, samples of stone and masonry units. See Section X, Exhibit B.7.

A. Approved Materials

<i>Approved Architectural Materials</i>	
1. Architectural metals	
2. Poured-in-place or precast concrete , provided that surfaces have an EIFS finish on portions visible to the public. Concrete walls should have architectural relief. Proposals for construction using this type of material will be considered on a case-by-case basis.	
3. Structural “jumbo” brick masonry (40% of each exterior walls in combination with stone)	
4. E.I.F.S.-type systems	
5. Natural Limestone or Cultured Stone Limestone (20% of each exterior wall)	
6. Decorative steel elements	
7. Painted surfaces that match center color palette	
8. Backlit decorative steel	
9. Floating steel trellises	
10. Medallions that are granite, limestone and metal may be used. The material selected should compliment and/or reflect the dominant materials used on the building. The medallions should be in proportion to the building size, spaced evenly and at the same elevation. They should relate to the building fenestration and/or structural rhythm.	

B. Prohibited Materials

<i>Prohibited Architectural Materials</i>	
1. Asphalt shingles, wood shakes, or shingles	
2. Wood siding	
3. Metal panels	
4. Chain link fencing	

The approval of building exterior materials used within Palm Valley Promenade—including type, color, texture, durability, and the extent of use of any single material or combination of materials—shall be solely at the discretion of the Committee.

C. Colors

<i>Architectural Colors</i>
1. Use harmonious and complementary colors to visually unify the buildings. 2. An overall color theme is to be developed with complementary accent colors. 3. Avoid dissonant or distracting colors, as well as high-contrast graphic patterns on facades.

V. LANDSCAPE STANDARDS

All Palm Valley Promenade Owners/Occupants will comply with the Property's established landscaping standards and the minimum requirements of the City of Goodyear, described in this section and in Section X, Exhibits D.1 and D.2.

A. Entrance Landscaping

The entrances to Palm Valley Promenade off Bullard Avenue and McDowell Road will be clearly defined by the use of theme trees, groundcover, and entry monuments designed to match the architectural theme of the shopping center.

B. Perimeter Landscaping

The perimeter landscaping will consist of specimen trees, drought-tolerant flowering shrubs, and groundcover planted in random fashion on both sides of the sidewalk.

C. Parking Lot Landscaping

The parking areas are to be separated into smaller areas by the use of landscaping along the driveways, as well as down the center of the primary parking area drive at Indian School Road.

D. Plant Selection Guide

It is the intent of the Guidelines to establish consistency in the landscaping materials used throughout the Property.

The following list consists of plant materials that have low water requirements and are compatible with the Palm Valley Promenade streetscape. Plants that have higher water usage, such as turf, are to be used in carefully designed focal areas to achieve a formal effect.

Plant material not on the list will be considered by the Committee on a case-by-case basis.

Plant Selection Guide		
COMMON NAME	BOTANICAL NAME	SIZE
TREES		
Arizona Native Mesquite	<i>Prosopis velutina</i>	36" box
Blue Palo Verde	<i>Parkinsonia florida</i>	36" box
Common Oleander (Red)	<i>Nerium oleander</i>	24" box
Single Trunk Tree Form		
Date Palm	<i>Phoenix dactylifera</i>	17 t.f.
Desert Museum Palo Verde	<i>Parkinsonia x 'Desert Museum'</i>	24"-36" box
Evergreen Elm	<i>Ulmus parviflora</i>	36" box
Evergreen Bird of Paradise	<i>Caesalpinia mexicanae</i>	24" box
Heritage Oak	<i>Quercus virginiana</i>	24" box
Hybrid Palo Verde	<i>Cercidium 'hybrid'</i>	36" box
Mexican Bird of Paradise	<i>Caesalpinia mexicana</i>	24" box
Mondel Pine	<i>Pinus elderica</i>	36" box
Oleander Standard	<i>Nerium oleander</i>	24" box
Saguaro	<i>Carnegiea gigantea</i>	8' min. ht.
Shoe String Acacia	<i>Acacia stenophylla</i>	24" box
Sissoo	<i>Dalbergia sissoo</i>	24" box
Sweet Acacia	<i>Acacia smallii</i>	24" box
Texas Mountain Laurel	<i>Sophora secundiflora</i>	24" box
Thornless Chilean Mesquite	<i>Prosopis chilensis</i>	24" box
Willow Acacia	<i>Acacia salicina</i>	24" box
SHRUBS		
Agave Species	<i>Agave sp.</i>	5 gal.
Baja Fairy Duster	<i>Calliandra Californica</i>	5 gal.
Bougainvillea	<i>Bougainvillea 'Barbara Karst'</i>	5 gal.
Centennial Broom	<i>Baccharis hybrid 'Starn'</i>	5 gal.
Compact Texas Ranger	<i>Leucophyllum frutescens 'Compacta'</i>	5 gal.
Chuparosa	<i>Justicia californica</i>	5 gal.
Damianita	<i>Chrysactinia mexicana</i>	5 gal.
Desert Broom	<i>Baccharis sarothroides</i>	5 gal.
Desert Cassia	<i>Cassia phylodenia</i>	5 gal.
Desert Milkweed	<i>Asclepias subulata</i>	5 gal.
Desert Spoon	<i>Dasylirion wheeleri</i>	5 gal.
Fairy Duster	<i>Calliandra eriophylla</i>	5 gal.
Giant Hesperaloe	<i>Hesperaloe funifera</i>	5 gal.
Gopher Plant	<i>Euphorbia rigida</i>	5 gal.
Green Cloud Sage	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.
Indian Fig	<i>Opuntia ficus indica</i>	5 gal.

Petite Pink Oleander	<i>Nerium oleander</i> 'Petite Pink'	5 gal.
Purple Hop Bush	<i>Dodnea viscosa</i>	5 gal.
Red Bird of Paradise	<i>Caesalpinia pulcherrima</i>	5 gal.
Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.
Rio Bravo Sage	<i>Leucophyllum langmaniae</i>	5 gal.
Ruellia	<i>Ruellia brittoniana</i>	5 gal.
Silver-Leaf Cassia	<i>Cassia phyllodenia</i>	5 gal.
Smooth Agave	<i>Agave desmettiana</i>	5 gal.
Spanish Bayonet	<i>Yucca aloifolia</i>	24" box / multi
Toothless Desert Spoon	<i>Dasylirion longissimum</i>	5 gal.
Trailing Indigo Bush	<i>Dalea greggii</i>	5 gal.
Twin Flower Agave	<i>Agave gemniflora</i>	5 gal.
'Valentine' Bush	<i>Eremophylla</i> 'Valentine'	5 gal.
Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>	5 gal.
GROUNDCOVER		
Annuals		4" pots
Bush Morning Glory	<i>Convolvulus cneorum</i>	1 gal.
Gold Mound Lantana	<i>Lantana montividentis</i> 'Gold Mound' or 'Purple Mound'	1 gal./36" o.c. (50-50 mix)
Desert Carpet	<i>Acacia redolens</i> 'New Dwarf'	1 gal./48" o.c.
'Little Katie' Ruellia	<i>Ruellia brittoniana</i> 'Little Katie'	1 gal./18" o.c.
OTHER MATERIALS		
Turf: 'Mid-Iron' Sod		
Concrete Headers	4" x 6"	
Boulders: Surface Select Granite	4' x 4' x 4' / 2 ton minimum; bury 1/3 minimum	
Decomposed Granite: 'Madison Gold'	3/4" screened, 2" cover	
Granite rip rap to match D.G.	6" to 12", place at all curb cuts to control erosion	

E. General Landscaping Guidelines

<i>General Landscaping Guidelines</i>	
1. Professional landscape design.	Landscaping plans must be prepared by a landscape architect registered in the State of Arizona.
2. Committee review of landscape plans.	All Owner/Occupant landscaping will be reviewed by the Committee, to ensure quality and consistency.
3. Unplanted areas.	Large non-vegetated areas are not permitted. In landscaped areas where turf is not used, a minimum of 60% of the total area must be planted with shrubs and groundcover. An exception is made for areas designated for future development. These areas must be in a neat and weed-free condition, and dust-control methods must be used if conditions require.
4. Berms to screen high walls.	Landscape berms are encouraged to reduce the visual impact of high walls. Slopes of berms must not exceed 4:1.
5. Plantings to emphasize entries.	Landscaping should be used to emphasize building entries and to screen service areas.
6. Plantings to screen unattractive areas.	Landscaping such as walls, berms, plantings, and innovative site design will be required to screen unattractive site features or uses from public view. Areas of concern include, but are not limited to: service areas, roll-up doors, refuse collection areas, and vehicle storage areas.
7. Landscaping clearance.	Landscaping shall have a 7' minimum clearance from fire equipment in all directions to new landscaping and a 13'-6" vertical clearance.

F. Landscaping Materials

<i>Landscaping Materials</i>	
1. Front yard landscaping materials.	Landscape materials within any front yard of the Property must be chosen from the Plant Selection Guide.
2. Landscaping materials in other areas.	Landscape materials for use in courtyards, entryways, and other special interior areas may be chosen by the Owner/Occupant but should be compatible with the Plant Selection Guide. Proposed materials are subject to approval by the Committee.
3. Decomposed granite.	All decomposed granite must be Madison Gold 3/4" screened, spread 2" deep.

G. Irrigation Standards

<i>Landscape Irrigation Standards</i>
1. Coverage. All landscape material shall be provided with adequate irrigation coverage. 2. Heads and emitters. The use of low-gallon heads is encouraged for turf areas. A drip emitter system is preferred for plants in non-turf areas. 3. Nuisance water. All nuisance water must be retained on site. 4. Meters and breakers. Water meters and pressure vacuum breakers must not be located in the common area, and they must not be visible from the street.

H. Grading and Drainage

<i>Grading and Drainage Standards</i>
1. Drainage control. Site grading should control drainage. Grading should also be designed to screen parking areas, service areas, or other visually unattractive areas. 2. Retention basins. Landscaped areas may be used for retention of storm water. Basins must be designed to hold and retain all water resulting from a 100-year, six-hour storm event. Retention also must be designed so as not to cause damage to landscaping or other improvements. The maximum depth of a retention basin exposed to direct public view is two feet (2'), with side slopes of not more than 4:1. Where space is limited, retaining walls may be used. Such walls must complement the building architecture. Retention basin design must comply with the City of Goodyear Engineering Design Standards Section 3.3.7. 3. Runoff. Owners/occupants may not allow runoff from their parcel to drain onto adjacent parcels, except through common drainage easement areas as provided in the Declaration. 4. Grading and building access. Site grading may not block access to the site, internal vehicular circulation, and existing structures.

I. Landscaping Maintenance

Refer to the Declaration for Palm Valley Promenade.

VI. SIGN STANDARDS

All signs at Palm Valley Promenade must be compatible with the standards outlined in this section and the associated Exhibits VI.1 through VI.8. The purpose of the sign standards is to ensure an attractive shopping environment and to protect the interests of the surrounding neighborhood, Developer, and Owners/Occupants of all parcels within Palm Valley Promenade. Conformance will be strictly enforced, and any installed nonconforming or unapproved signs will be brought into conformance at the sole expense of the Owner/Occupant.

A. General Requirements

Before designing signs, all Palm Valley Promenade Owners/Occupants will receive a copy of these sign standards and any supplemental Comprehensive Signage Package that may be prepared by Developer and approved by the City of Goodyear. Sign plans submitted to the Committee for approval must conform to the sign standards. The Committee will administer and interpret the criteria. Plans for all signs must be approved by the Committee, in writing, prior to installation.

For Committee review, send signage drawings, in triplicate, to:

SunCor Development Company
Attn: Palm Valley Promenade Architectural Design Review Committee
80 E. Rio Salado Parkway, Suite 410
Tempe, Arizona 85281

General Sign Standards and Requirements

- 1. Signage proposal.** Each Owner/Occupant must submit to the Committee three (3) sets of detailed shop drawings showing locations, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed wall, window, and rear door signs. This submittal must be made at least fifteen (15) days prior to submitting for permits or manufacturing.
- 2. Sign contractor's responsibilities.** Prior to preparation of signage drawings and specifications, the Owner's/Occupant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed location of signage. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and verify all dimensions.
- 3. Committee review.** After review of the signage proposal, the Committee will return two of the three sets of the drawings to the Owner/Occupant, marked either "Approved," "Approved as Noted," or "Revise and Resubmit."
- 4. "Approved."** If drawings are marked "Approved," the Owner/Occupant is permitted to proceed with sign construction and installation in accordance with the drawings.

5. **"Approved as Noted."** If drawings are marked "Approved as Noted," the Owner/Occupant is permitted to proceed with sign construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.
6. **"Revise and Resubmit."** If drawings are marked "Revise and Resubmit," the plans will be returned to the Owner/Occupant with comments. The drawings should be revised and resubmitted for Committee approval.
7. **Openings in building walls.** Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings.
8. **Messages.** Signs are restricted to advertising either (a) the person, firm, company, or corporation operating the use conducted on the site, or (b) the products sold therein, but not both.
9. **Owner/Occupant responsibilities for other regulations.** The Committee's approval of an Owner's/Occupant's signage plans does not constitute an implication, representation, or certification by the Committee that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the Owner/Occupant for all work performed on the premises by or for the Owner/Occupant.
10. **Prohibited signs.** No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscribed, painted, or affixed on any part of the buildings visible from outside the premises, except as specifically approved by the Committee. Signs that are installed without written approval from the Committee, or that are inconsistent with approved drawings, may be subject to removal and reinstallation by the Developer at the Owner's/Occupant's expense. Rude, obscene, offensive, animated, flashing, blinking, rotating, moving, or audible signs; placards; posters; playbills; postings; paintings; flags; signs in public right-of-way; and fixed balloons are not permitted in any location, whether or not visible from outside the premises. Change-panel signs are prohibited, except at gas stations. Exposed neon, open face pan channel letters/logos or clear lexan covers are prohibited. Prohibited signs will be removed at the Committee's discretion.
11. **Illuminated signs.** The City of Goodyear requires permits for all signs and electrical permits for all signs that are illuminated. It is the Owner's/Occupant's sole responsibility to secure these and any other permits that may be required prior to the installation or construction of any signage.
12. **Size limitation.** Each Owner/Occupant must limit the area of its sign in accordance with the area allocated for signage. Maximum letter height and length varies according to storefront, but it must not exceed the area allocated for signage. Each Owner/Occupant will be granted a minimum of one sign. Owners/Occupants with more than one elevation wall may have a sign on each elevation.

- 13. Labels.** No labels are permitted on the exposed surface of signs, except those required by local ordinance. Sets of individual letters shall have one label on an end letter only. These are to be installed in an inconspicuous location.
- 14. Freestanding signs.** All freestanding signs must meet applicable setbacks, and their installation must comply with all local building and electrical codes. Signage will not be permitted in site visibility triangles.
- 15. Upkeep and maintenance.** Each Owner/Occupant is fully responsible for the upkeep and maintenance of its sign(s), including any pylon or monument signage, and Owners/Occupants are to repair any sign defects within five (5) days of notification. If an Owner/Occupant does not repair said sign(s), the Developer, at the Owner/Occupant's sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the Developer's cost to repair said signage, in addition to the cost of the repair, may be assessed to the Owner/Occupant if the Developer is required to provide the necessary maintenance due to the Owner's/Occupant's noncompliance following notification.
- 16. Illumination timer.** Power to illuminate the Owner's/Occupant's sign is to be from Owner's/Occupant's electricity meter, switched through a Tork DW-2100AY time clock, set in accordance with schedules determined by the Developer.
- 17. Sealing of building penetrations.** All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight fashion.
- 18. Damage caused by or during installation.** The sign contractor and/or Owner/Occupant will pay for any damage to a building's fascia, canopy, structure, roof, or flashing caused by sign installation.
- 19. Required insurance for sign contractors.** All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars (\$2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona. Developer must be named as additionally insured in the workers' compensation and commercial liability insurance.
- 20. Committee's right to modify requirements.** The Committee has the right to modify the sign standards and requirements for any Owner/Occupant.

B. Freestanding Monument Signs

Five (5) different types of freestanding monument signs will be allowed at the Palm Valley Promenade in the locations shown the Sign Location Plan. See Exhibit VI.1.

<i>Types of Freestanding Monument Signs</i>
1. Project corner monument. A corner monument will be located at the corner of Bullard Avenue and McDowell Road to identify the project. See Exhibit VI.2. 2. Project entry monuments. Entry monuments will be located at major entrances along Bullard Avenue and McDowell Road to identify the project. See Exhibit VI.2. 3. Multi-tenant monument signs. Multi-tenant monuments will be located along Bullard Avenue and McDowell Road to identify Owners/Occupants within the project, to be determined at Developer's sole discretion. See Exhibit VI.3. 4. Individual freestanding monument sign. One (1) single-user, low-profile, freestanding monument sign will be allowed on Parcel D. 5. Individual freestanding monument sign for Life Time Fitness. Two (2) single-user, low-profile, freestanding monument signs will be allowed on the Life Time Fitness parcel. See Exhibit VI.4.

C. Wall Signs

<i>Wall Sign Guidelines</i>
1. General construction requirements for wall signs in RESTRICTED SIGNAGE AREA I. All Owners/Occupants must have wall signs fabricated from individual, reverse pan channel, halo-illuminated letters and logos, or cabinets. a. Individual reverse, pan channel letters and logos. See Exhibit VI.5. • Individual, reverse pan channel, halo-illuminated letters and logos, or cabinets must be constructed with .040 polished laminate over .090 aluminum. Aluminum faces and returns may also have brushed and swirl finishes. • Individual letters and logos must be 4" deep and pin mounted 2" from the wall. • Returns must match letter face. b. Materials for fasteners. All sign bolts, fastenings, sleeves, and clips must be of hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. No black iron material of any type will be permitted. c. Exposed connection devices. All exposed connection devices must be painted to render them inconspicuous unless they are part of the overall design character of the sign. d. Water tightness. All letters, conductors, transformers, and other equipment must be neatly concealed in a watertight condition.

- e. **Exposed electrical parts.** No exposed raceways, crossovers, ballast, conduit, or transformer boxes are permitted.
- f. **Maximum area.** The maximum aggregate sign area permitted for each business establishment shall be based on the lineal feet of building frontage.
- g. **Colors.** Colors to match Life Time Fitness unless otherwise approved by Developer and Life Time Fitness.
- h. **Letter style.** Letter style is to be per Owner's/Occupant's corporate standards.
- i. **Illumination.** Illumination is to be halo backlit only.

2. General construction requirements for wall signs in RESTRICTED SIGNAGE AREA II, as may be amended by a Comprehensive Sign Package prepared by Developer and approved by Life Time Fitness and the City of Goodyear. All Owners/Occupants must have wall signs fabricated from individual, reverse pan channel, halo-illuminated letters and logos, or cabinets.

- a. **Individual reverse, pan channel letters and logos.**
 - Individual, reverse pan channel, halo-illuminated letters and logos, or cabinets must be constructed with .040 polished laminate over .090 aluminum. Aluminum faces and returns may also have brushed and swirl finishes.
 - Individual letters and logos must be 4" deep and pin mounted 2" from the wall.
 - Returns must match letter face.
- b. **Materials for fasteners.** All sign bolts, fastenings, sleeves, and clips must be of hot-dipped galvanized iron, stainless steel, aluminum, brass, or bronze. No black iron material of any type will be permitted.
- c. **Exposed connection devices.** All exposed connection devices must be painted to render them inconspicuous unless they are part of the overall design character of the sign.
- d. **Water tightness.** All letters, conductors, transformers, and other equipment must be neatly concealed in a watertight condition.
- e. **Exposed electrical parts.** No exposed raceways, crossovers, ballast, conduit, or transformer boxes are permitted.
- f. **Maximum area.** The maximum aggregate sign area permitted for each business establishment shall be based on the lineal feet of building frontage.
- g. **Colors.** Colors are per Owner's/Occupant's corporate standards.
- h. **Letter style.** Letter style is to be per Owner's/Occupant's corporate standards.
- i. **Illumination.** Illumination is to be halo backlit only.

3. Wall signs for Life Time Fitness

a. Location

As shown on Exhibit VI.6.

b. Size

As shown on Exhibit VI.7.

- Aggregate area for all wall signs shall not exceed five hundred and thirty square feet (530 s.f.)
- The overall height of sign will not exceed 96".
- The overall length of sign will not exceed 60% of the building elevation.

4. Wall signs for other Owners/Occupants

a. Location

To be approved by Developer and the City of Goodyear.

b. Size

- For each one lineal foot (1') of building frontage, two (2) square feet of signage is allowed. Each additional elevation shall be permitted one (1) square foot of signage for each one lineal foot (1') of building frontage.
- The overall height of any single letter or logo cannot exceed 48" (excluding ascenders and descenders).
- The overall height of any double-line layouts may not exceed 56" (excluding ascenders and descenders).
- The overall length of any sign may not exceed 80% of the building frontage.

D. Window (Storefront) Graphics

Each Owner/Occupant will be allowed to place a sign in the window panel adjacent to the entrance door, subject to the following:

Window (Storefront) Graphics Guidelines

1. Content

- a. Business name**
- b. Address or suite number**
- c. Hours of business**

2. Material: 3M die-cut vinyl

3. Letter height

- a. Business name: 2-inch letters**
- b. Address, suite number, and hours of business: 1-inch letters**

4. Lettering

- a. **Style.** Lettering may be stylized in compliance with Owner's/Occupant's corporate identification.
- b. **Approval.** Lettering is subject to approval by the Committee.

5. Other window (storefront) graphics and signage

- a. **Quantity.** May not exceed 25% of the storefront area.
- b. **Approval.** All storefront graphics and signage are subject to approval by the Committee.

E. Rear Service Entrance Graphics

Owners/Occupants may identify their rear service door for delivery and emergency purposes. Signs may identify Owner's/Occupant's name and service entrance hours. The sign must be located in the center of the door, five feet (5') from the finished floor to the horizontal midline of the sign panel.

Rear Service Entrance Graphics Guidelines

1. Size

- a. **Plaque:** 2' x 3'
- b. **Lettering:** Three inch (3") die-cut vinyl

2. Color

- a. **Plaque:** Match door color
- b. **Lettering:** White

3. Letter style: See Window (Storefront) Graphics Guidelines, above

F. Directional Signs for Vehicle Control

On-premises directional signage for vehicle control will be allowed, subject to the following conditions. For freestanding buildings, signage for the transaction of business from a vehicle is exempt from these guidelines. Directional signage for freestanding buildings must be submitted as part of the individual building design submittal.

Directional Signage for Vehicles

1. Size

- a. **Area:** 6 square feet, maximum
- b. **Height:** 3 feet, maximum

2. Design: Permanently affixed to the ground

3. Content: May not include Owner/Occupant logos or any type of identification or advertising

G. Accessible Stall and Fire Lane Signs

Accessible Stall and Fire Lane signs shall be installed as specified in Detail No. G-3142 of the City of Goodyear's Engineering Design Standards and the posts shall be fabricated as specified by the Palm Valley Promenade detail as shown in Exhibit VI.8.

H. Signage Glossary

<i>Signage Glossary</i>	
Building Frontage	The lineal frontage of the occupancy space.
Graphics	Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).
Sign Area	The area contained within the smallest rectangle that encloses all elements of a sign's copy and logos; usually designated "the sign envelope."
Sign Envelope	The overall location and dimension of a designated Owner/Occupant sign placement on the building elevation.
Wall Sign	Signage installed parallel to the building fascia, oriented and designed for visibility from a vehicle.
Window Graphics	Transparent portion of storefront, oriented to pedestrian visibility, used for merchandise display and for graphics that include suite identification and hours of operation.

I. List of Signage Exhibits

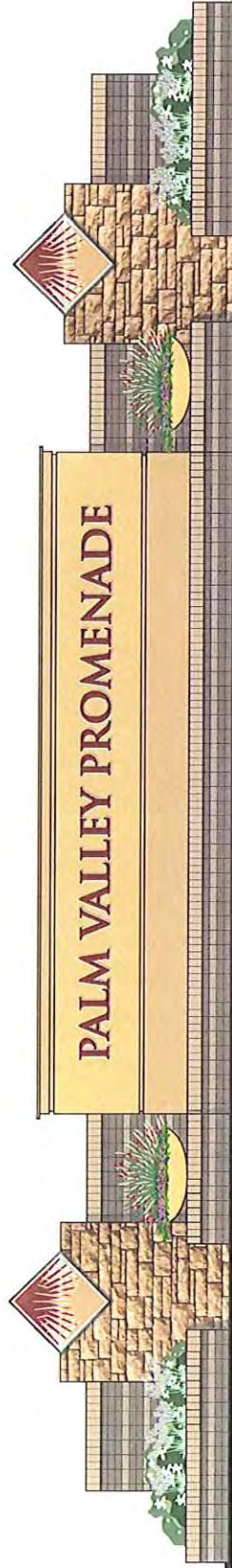
- Exhibit VI.1. Sign Location Plan
- Exhibit VI.2 Project Corner Monument/Entry Monument
 - Exhibit VI.2.1 Project Corner Monument (Dimensions)
 - Exhibit VI.2.2 Entry Monument (Dimensions)
- Exhibit VI.3. Multi-tenant Monument Sign
 - Exhibit VI.3.1 Multi-tenant Monument Sign (Dimensions)
- Exhibit VI.4. Life Time Fitness Monument Sign
- Exhibit VI.5 Section @ Wall Signage
- Exhibit VI.6. Life Time Fitness Elevation
- Exhibit VI.7 Life Time Fitness Wall Signage
- Exhibit VI.8. Accessible Stall and Fire Lane Sign



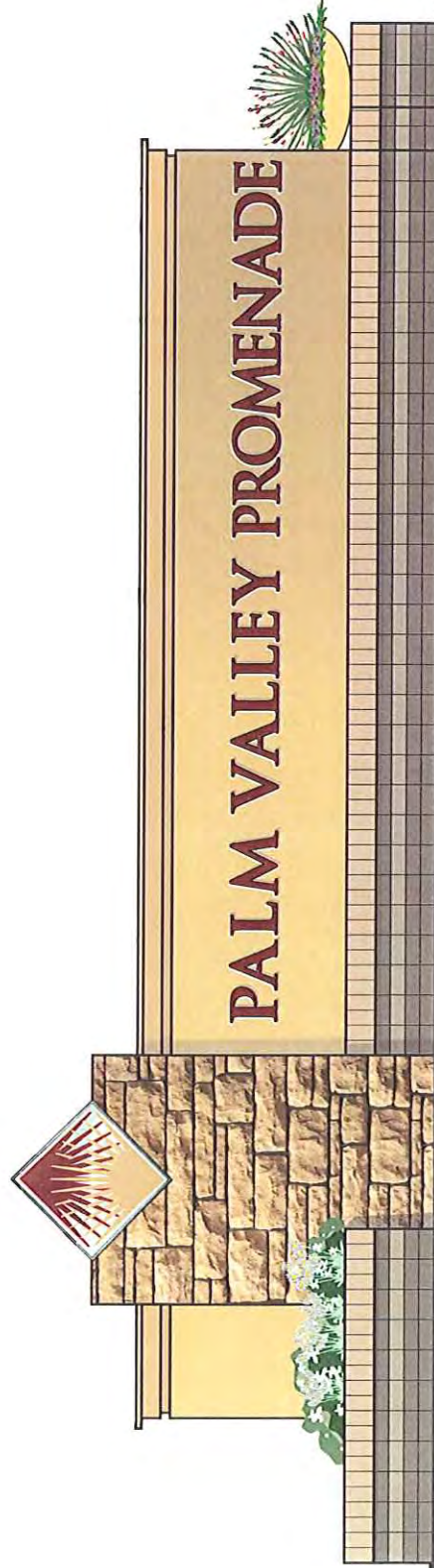
SIGN LOCATION PLAN

Exhibit VI.1

PALM VALLEY PROMENADE
EXHIBIT VI.2

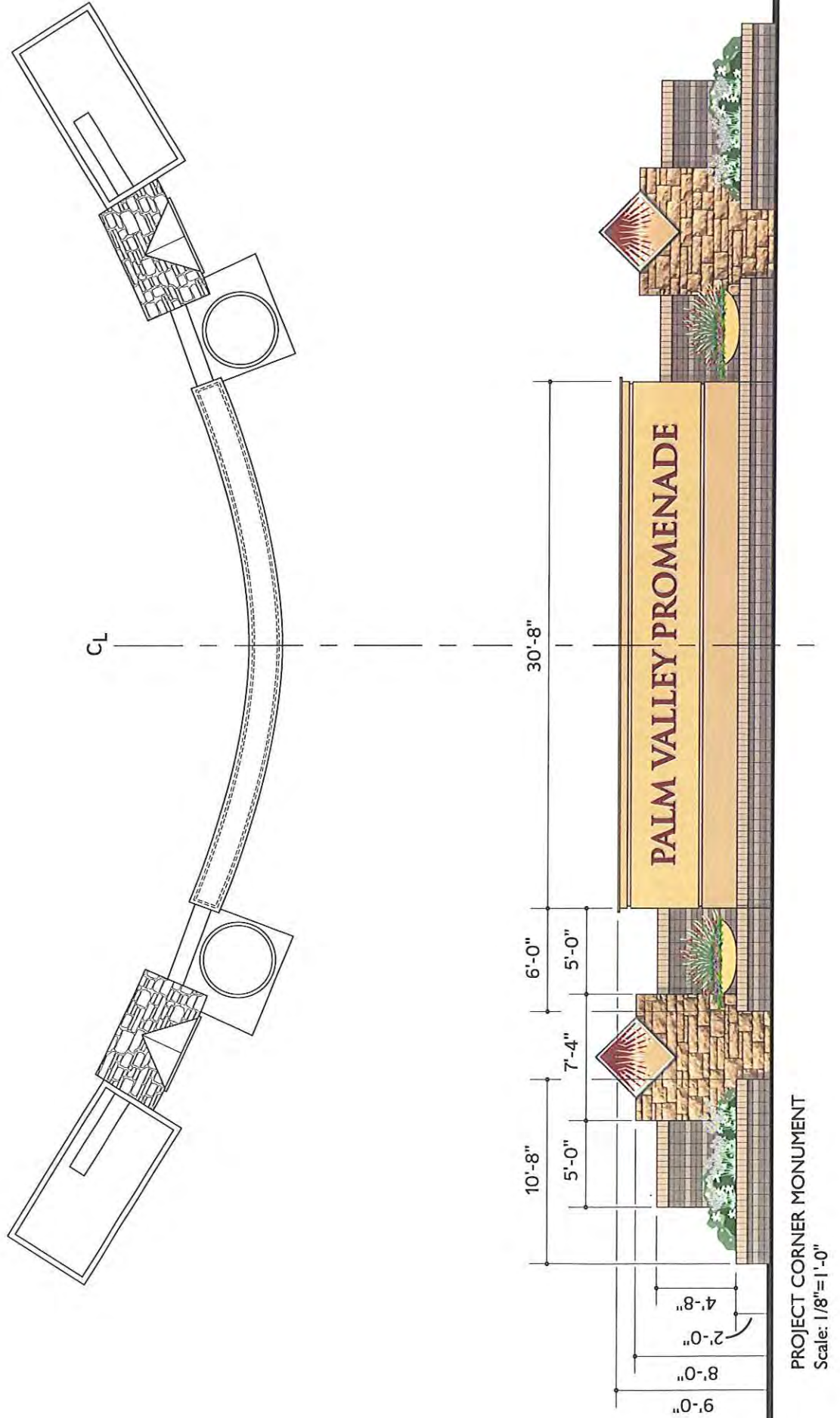


PROJECT CORNER MONUMENT
Scale: 1/8"=1'-0"



PROJECT ENTRY MONUMENT
Scale: 1/4"=1'-0"

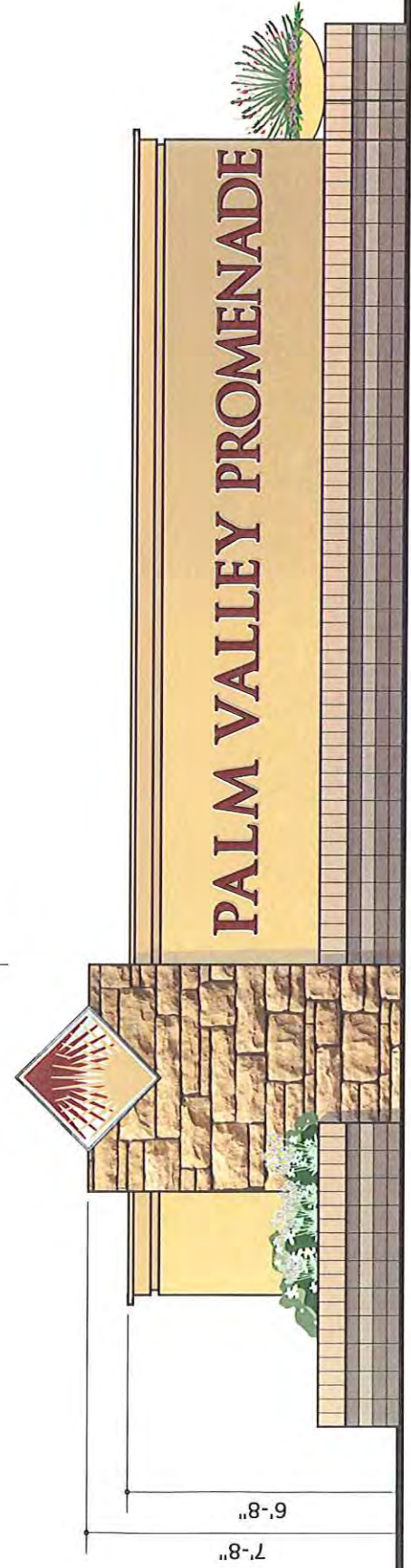
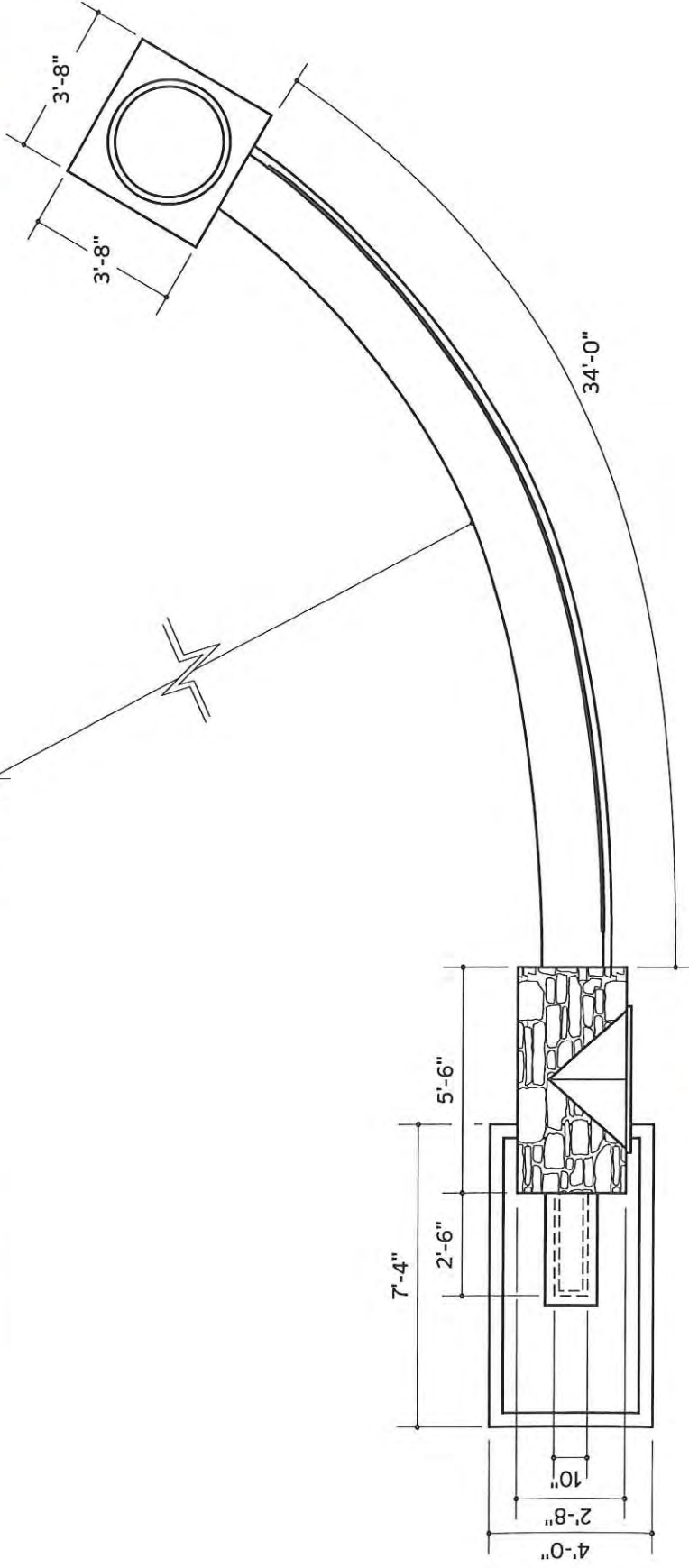
PALM VALLEY PROMENADE EXHIBIT VI.2.1



PALM VALLEY PROMENADE
EXHIBIT VI.2.2

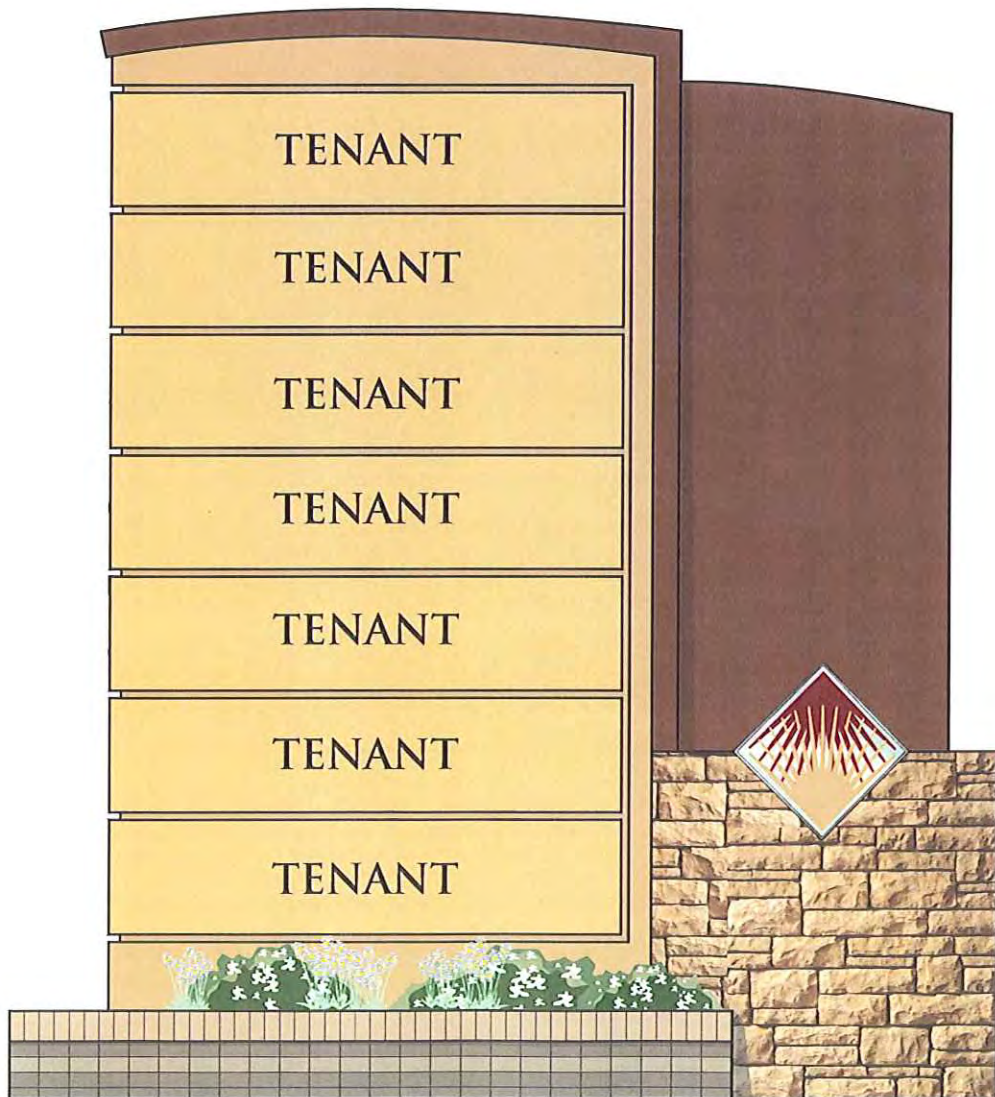


R 24'-3"



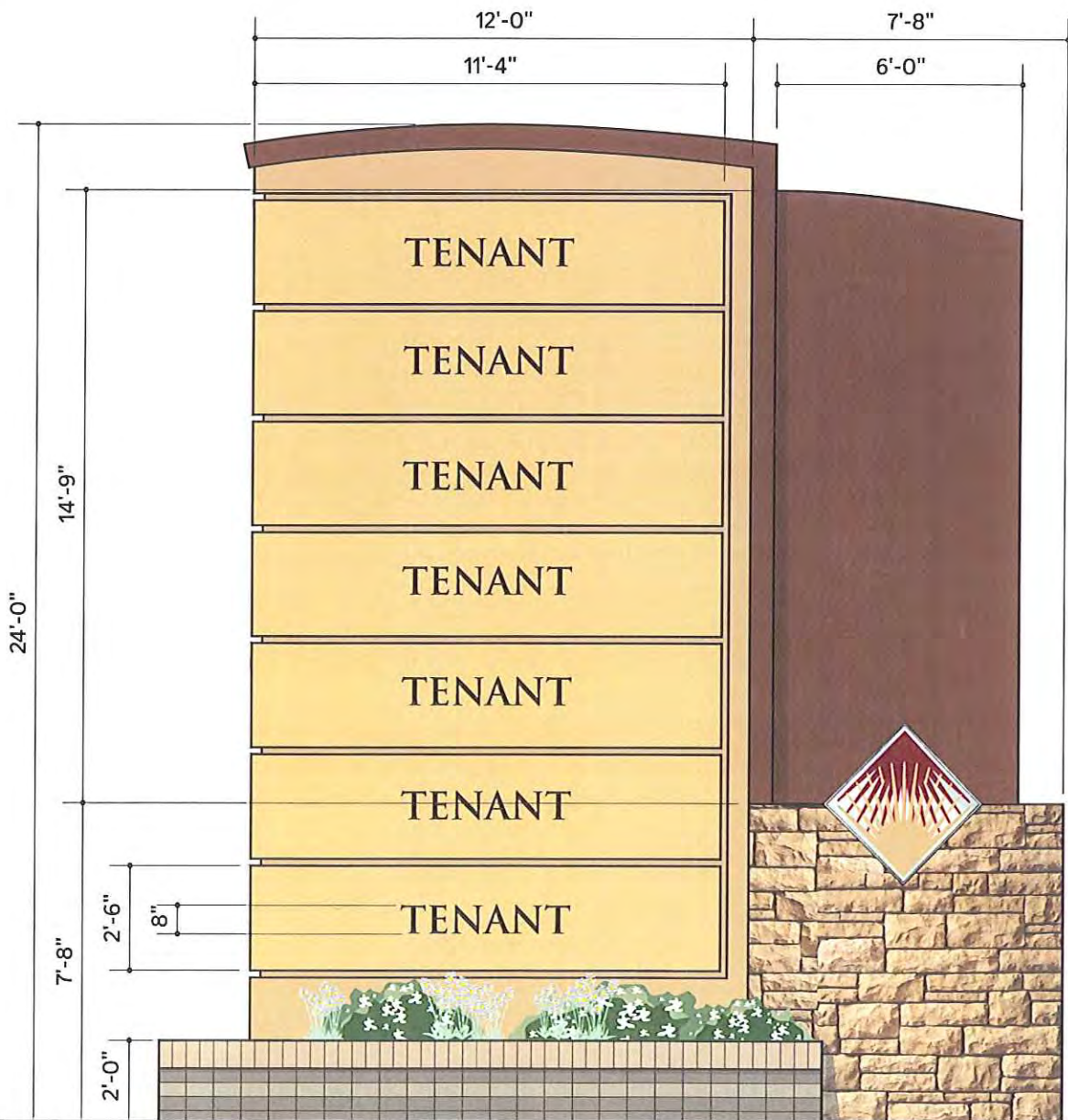
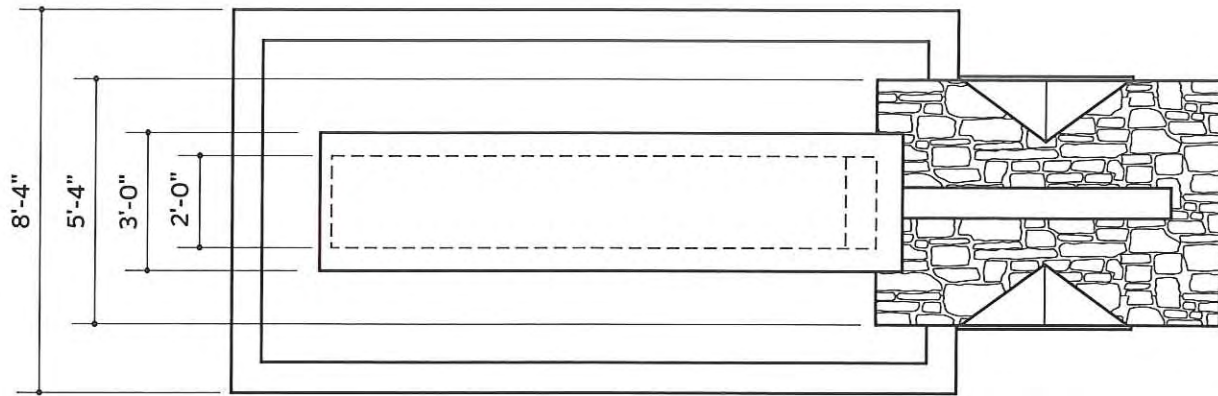
PROJECT ENTRY MONUMENT
Scale: 1/4"=1'-0"

PALM VALLEY PROMENADE
EXHIBIT VI.3



MULTIPLE TENANT MONUMENT SIGN
Scale: 1/4"=1'-0"

PALM VALLEY PROMENADE
EXHIBIT VI.3.1

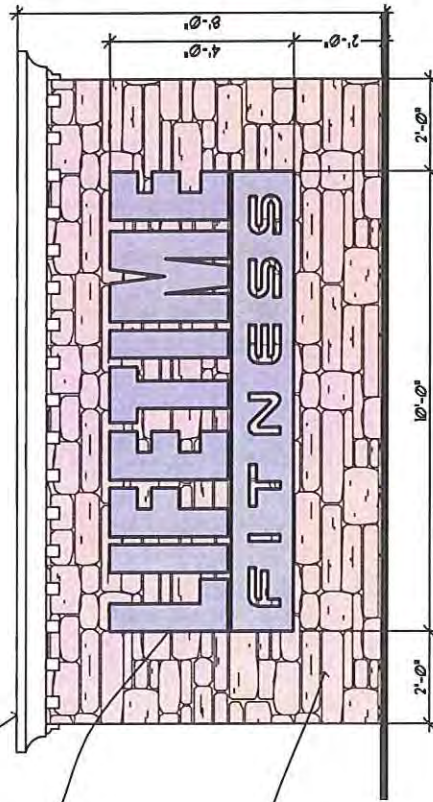


MULTIPLE TENANT MONUMENT SIGN
Scale: 1/4"=1'-0"

E.I.F.S. ACCENT CORNICE

GROUND ILLUMINATED ANODIZED
ALUMINUM CHANNEL LETTERS
SIGNAGE= 40 SQ'

STONE

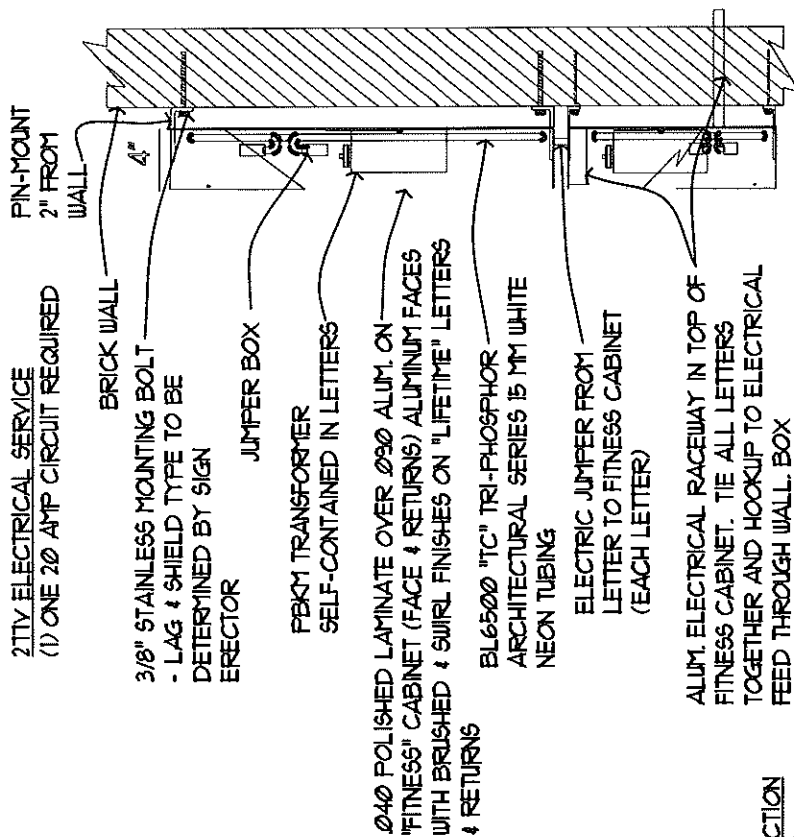


NOTE: SIGNAGE TYP BOTH SIDES

6 MONUMENT SIGN
1/4" = 1'-0"

Exhibit VI.4

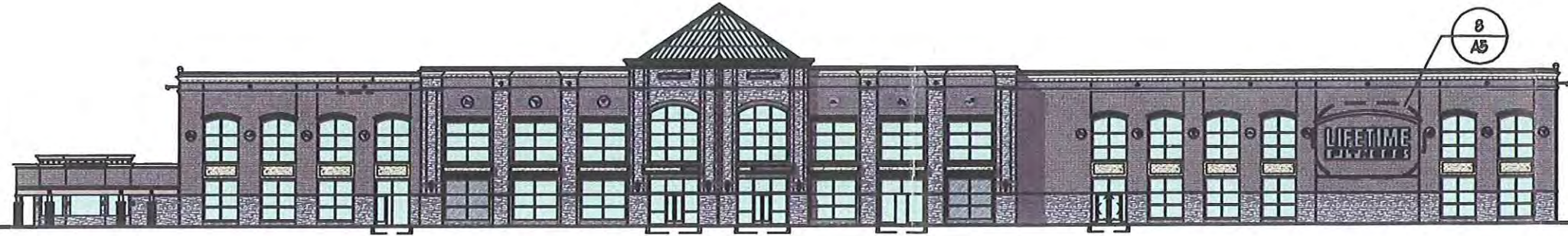
FCA CONSTRUCTION LIFE TIME FITNESS 6442 CITY WEST PARKWAY EDEN PRAIRIE, MN 55344 PHONE: (952) 229-7484 FAX: (952) 995-0276	REVISION	MONUMENT SIGN			DATE:	2/22/05	SHEET	A5
	PROJECT	GOODYEAR, AZ			DRAWN BY:	NJH	ATTACHMENT	
					SCALE:			



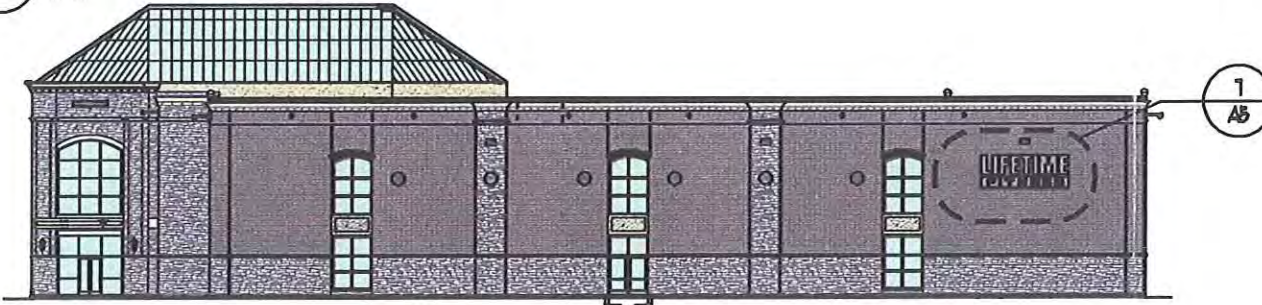
TYPICAL SIDE VIEW CROSS SECTION
ILLUMINATED CHANNEL LETTER
W/ IN LETTER TRANSFORMER

9 SECTION @ WALL SIGNAGE

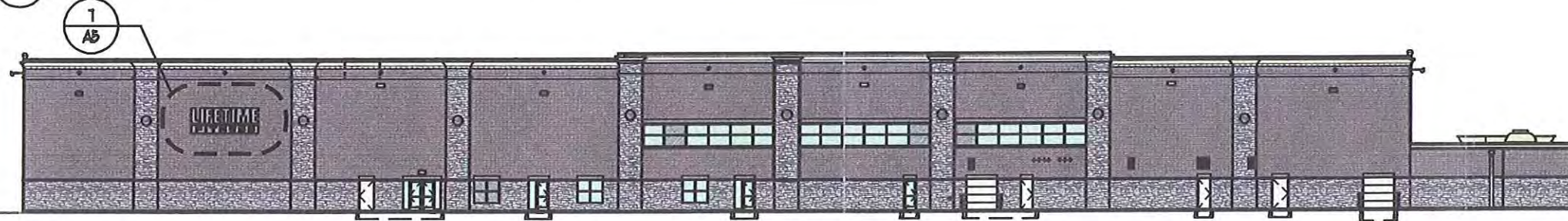
1" = 1'-0"



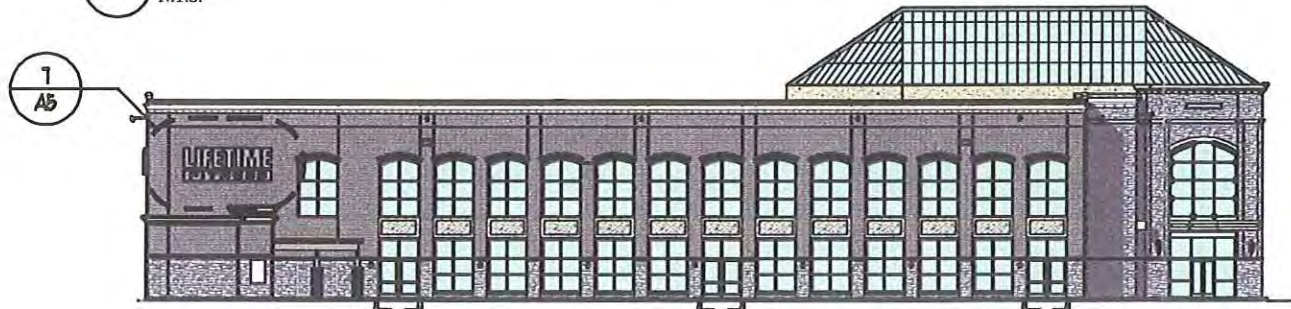
2 North Elevation
N.T.S.



3 West Elevation
N.T.S.



4 South Elevation
N.T.S.

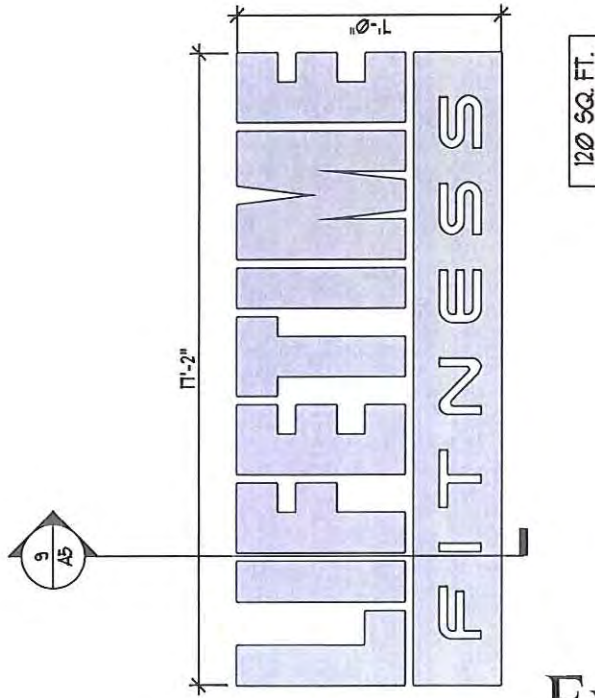


5 East Elevation
N.T.S.

Conceptual Exterior Elevations for Parcel C (Life Time Fitness)

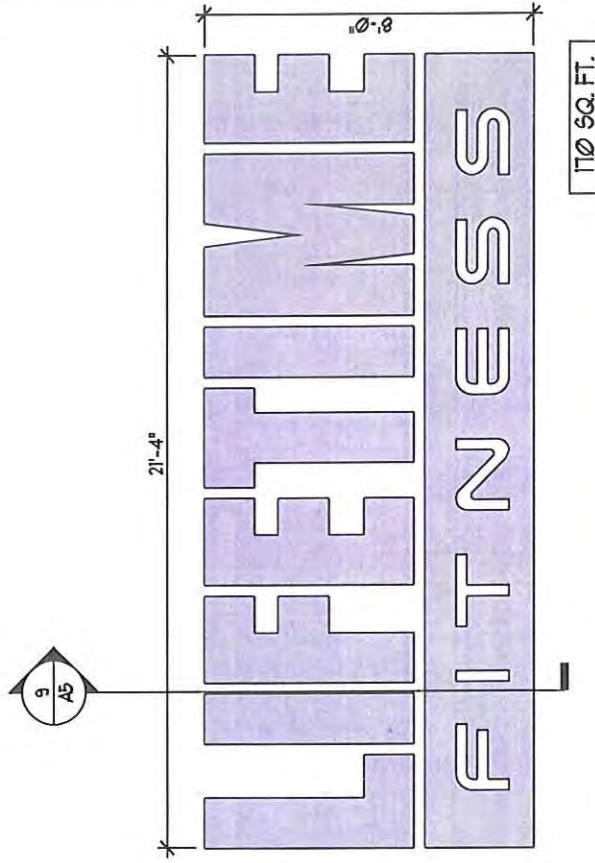
Exhibit VI.6

FCA CONSTRUCTION LIFE TIME FITNESS 6442 CITY WEST PARKWAY EDEN PRAIRIE, MN 55344 PHONE: (952) 229-7484 FAX: (952) 995-0276	REVISION	EXTERIOR ELEVATIONS	DATE:	SHEET
			2/8/05	A5
			DRAWN BY:	ATTACHMENT
			NJH	
PROJECT	GOODYEAR, AZ		SCALE:	



Exhibit

7 Wall Signage
N.T.S.



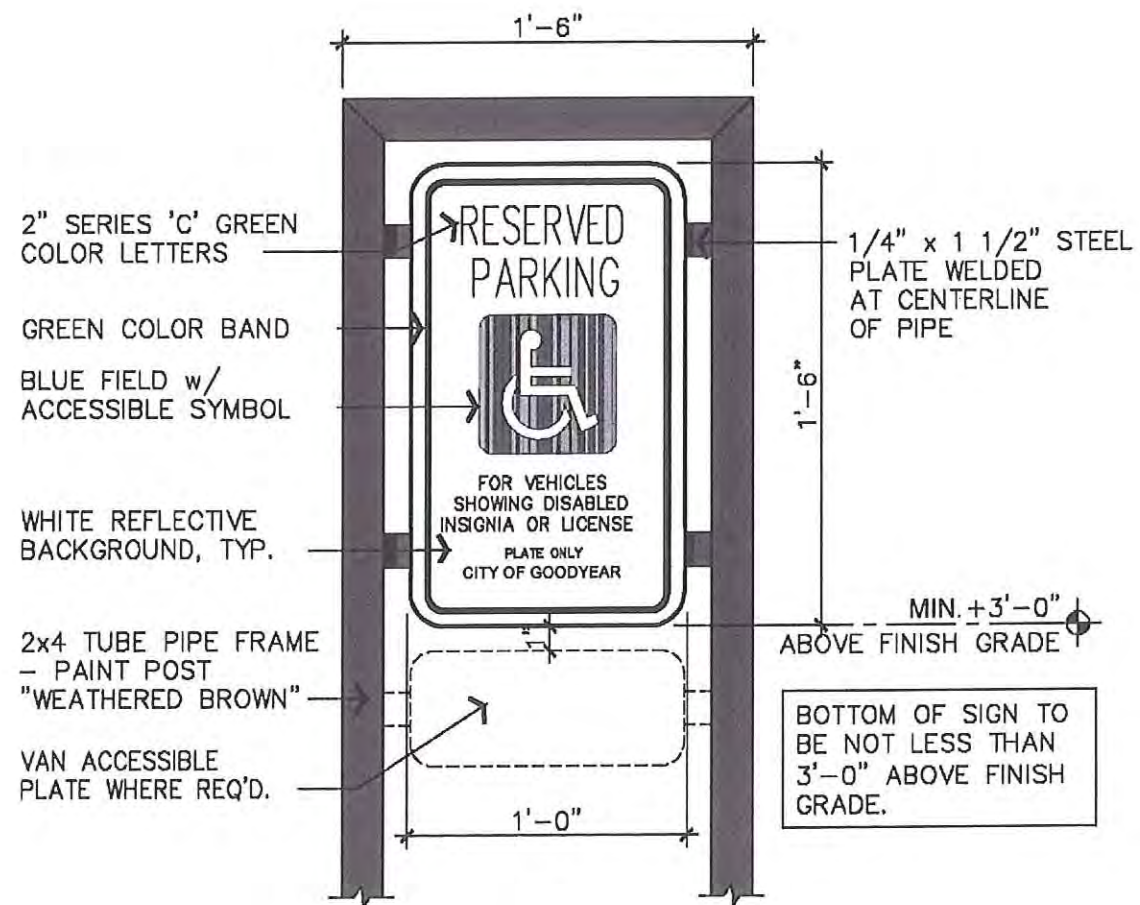
8 Wall Signage
N.T.S.

FCA
CONSTRUCTION
LIFE TIME FITNESS
6442 CITY WEST PARKWAY
EDEN PRAIRIE, MN 55344
PHONE: (952) 229-7484
FAX: (952) 995-0276

REVISION
WALL SIGNAGE
PROJECT
GOODYEAR, AZ

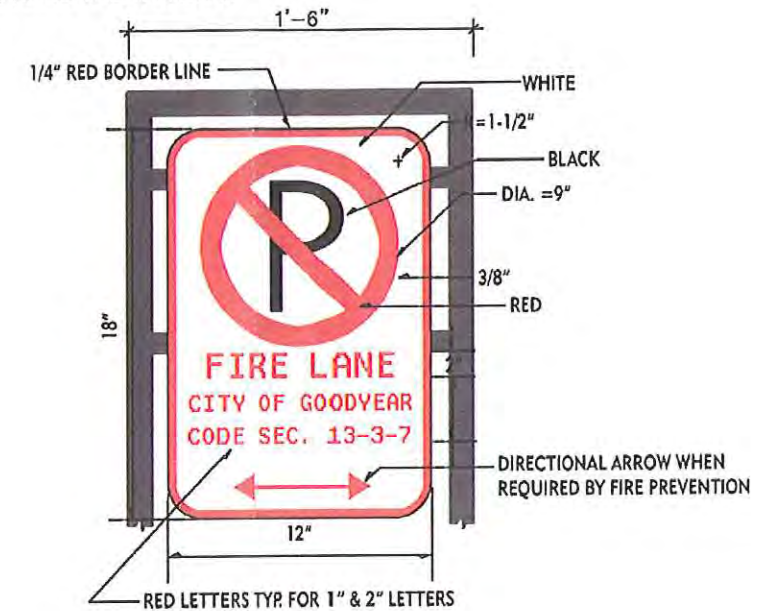
DATE: 2/22/05
DRAWN BY: NJH
SCALE:

SHEET
A5
ATTACHMENT



ACCESSIBLE STALL SIGN

1. FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION.
 - A. SIGNS SHALL BE 12" WIDE AND 18" LONG BY .063" THICK. THEY SHALL HAVE A REFLECTORIZED SURFACE USING SCOTCHLINE MATERIAL OR EQUAL.
 - B. THEY SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN NO LESS THAN 5'-0" INCHES AND NO GREATER THAN 7'-0" ABOVE GRADE.
 - C. THE SIGN SHALL READ AS FOLLOWS:



2. SIGNS SHALL BE PROVIDED BY PROPERTY OWNER / OCCUPANT.

FIRE LANE SIGN

VII. LOGO STANDARDS

Usage of the Palm Valley Promenade logo must be consistent with the graphic standards established by the Developer. See Exhibit VII.1 (Sheets 1 and 2) for reference.



PALM VALLEY PROMENADE

SIGNAGE LOGO / PREFERRED LAYOUT
LOGO AND NAME HORIZONTALLY ALIGNED

PREFERRED SIGNAGE LAYOUT :
THE HORIZONTALLY ALIGNED VERSION
OF THE LOGO SHOULD BE USED FOR
SIGNAGE WHENEVER POSSIBLE TO
MAINTAIN THE PROJECT IDENTIFICATION.

AN ALTERNATE OPTION IS SHOWN BELOW.
WHENEVER THE LOGO IS USED, THE OWNER
MUST APPROVE ALL APPLICATIONS
PRIOR TO USE.

FOR ALL USES, DO NOT TRY TO DUPLICATE
THE LOGO - DIGITAL FILES WILL BE
PROVIDED BY SUNCOR.



PALM VALLEY PROMENADE

SIGNAGE LAYOUT / ALTERNATE LOGOS
LOGO AND NAME AS SEPERATE ENTITIES



BOUNDING BOX/
AREA OF ISOLATION



PANTONE 188 C

PANTONE 468 C

THE BOUNDING BOX IS SHOWN USING
CAP LETTERS TO CREATE AN AREA THAT
IS NOT TO BE INTRUDED BY ANY OTHER
DESIGN OR COPY.

CAP LETTERS ARE ALSO USED TO GAUGE
DISTANCE BETWEEN LETTERS. DISTANCES
VARY FROM HALF TO ONE AND A HALF.

COLORS :
LOGO ELEMENT CONSISTS OF TWO COLORS
- PANTONE 188 C (BURGUNDY)
- PANTONE 468 C (BEIGE)

LETTERING :
TYPESTYLE IS TO BE TRAJAN PRO BOLD.
COLOR TO BE PANTONE 188 C (BURGUNDY).



PALM VALLEY PROMENADE

PRINT LOGO / PREFERRED LAYOUT
LOGO AND NAME VERTICALLY STACKED

PREFERRED LAYOUT :

THE VERTICALLY STACKED VERSION
OF THE LOGO SHOULD BE USED FOR
PRINT WHENEVER POSSIBLE TO
MAINTAIN THE PROJECT IDENTIFICATION.

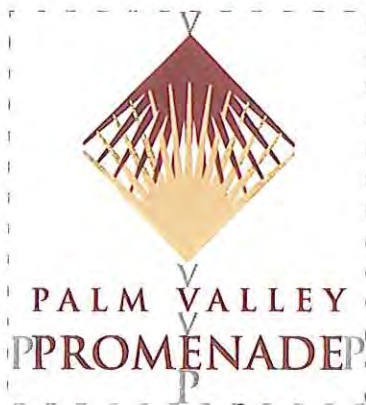
AN ALTERNATE OPTION IS SHOWN BELOW.
WHENEVER THE LOGO IS USED, THE OWNER
MUST APPROVE ALL APPLICATIONS
PRIOR TO USE.

FOR ALL USES, DO NOT TRY TO DUPLICATE
THE LOGO - DIGITAL FILES WILL BE
PROVIDED BY SUNCOR.



PALM VALLEY PROMENADE

PRINT LAYOUT / ALTERNATE LOGO
LOGO AND NAME HORIZONTALLY ALIGNED



BOUNDING BOX/
AREA OF ISOLATION

PANTONE 188 C

PANTONE 468 C

PANTONE 188 C

PALM VALLEY
PROMENADE

TRAJAN PRO
BOLD FONT

THE BOUNDING BOX IS SHOWN USING
CAP LETTERS TO CREATE AN AREA THAT
IS NOT TO BE PROTRUDED BY ANY OTHER
DESIGN OR COPY.

CAP LETTERS ARE ALSO USED TO GAUGE
DISTANCE BETWEEN LETTERS. DISTANCES
CONSIST OF ONE FULL LETTER.

COLORS :

LOGO ELEMENT CONSISTS OF TWO COLORS

- PANTONE 188 C (BURGUNDY)
- PANTONE 468 C (BEIGE)

LETTERING :

TYPESTYLE IS TO BE TRAJAN PRO BOLD.
COLOR TO BE PANTONE 188 C (BURGUNDY).

VIII. MAINTENANCE STANDARDS

A. Maintenance of Improvements Other Than Landscaping

Refer to the Declaration.

B. Maintenance of Landscaping

Common Landscape Areas will be maintained by the Developer and/or owner's association.

Landscaping on individual sites is to be maintained by the Owner/Occupant.

- **Ongoing plant care.** All plantings are to be maintained in healthy growing condition. Fertilization, cultivation, and pruning must be carried out on a regular basis. Insect infestations, fungal problems, and any other unsightly or contagious problem must be attended to promptly and effectively.
- **Dead or dying plants.** Dead or dying plants must be removed and replaced promptly.
- **Irrigation.** All plantings are to be irrigated as often as necessary to provide healthy growing conditions. Buried irrigation lines and emitters that become exposed must be reburied. Damaged portions of irrigation systems must be repaired promptly.
- **Turf.** All lawns shall be kept neat and mowed to a maximum of two inches in height.
- **Hardscape.** Hardscape must be kept swept, raked, or washed, as appropriate. Accretions such as chewing gum and grease must be removed regularly. Gravel must be replaced if it becomes sparse.
- **Litter.** All litter must be cleaned from the landscaping on a regular basis.

C. Maintenance Compliance

Refer to the Declaration.

IX. GLOSSARY

All capitalized terms in these Guidelines that have been defined in the Declaration have the meanings set forth therein. The following additional capitalized terms have been used in these Guidelines.

<i>General Glossary</i>	
Building	The principal structure or structures on any Site, including all projections or extensions thereof, and any ancillary structures and facilities.
Committee	The Palm Valley Promenade Architectural Design Review Committee; to be contacted through SunCor Development Company, the Palm Valley Promenade developer.
Common Area	Those areas owned or maintained by the Developer for the benefit and use of Owners/Occupants.
Declaration	The Declaration of Covenants, Conditions, and Restrictions for the Property, as recorded.
Developer	SunCor Development Company, an Arizona corporation, its successors and assigns.
Easement	A Developer-approved common-access agreement between two or more adjacent Owners/Occupants at Palm Valley Promenade.
Guidelines	The Palm Valley Promenade Development Guidelines (this document).
Improvement	Buildings, structures, Signs, Site Furniture, driveways, parking, loading and/or storage areas, fences, sidewalks, other foot and/or bicycle paths, paved areas, curbs, gutters, antennas, tanks, towers, hoppers, storage bins, fixed machinery, transformers, walls, screens and barriers, retaining walls, bridges, drainage structures, stairs, decks, landscaping, water hydrants, poles, grading changes, loading areas and all other structures or improvements of every type and kind, name and nature, and all additions, alterations, and changes thereto.
Landscape Easement	Those areas identified on the subdivision plat that are within parcels but are maintained by the Association. Landscape design will be according to the Master Development Plan.
Occupant	Any Person, other than an Owner/Occupant, and the successors and assigns of any thereof, who is in possession of, or otherwise occupies, one or more Sites, at any particular time or times, whether as lessee, sublessee, licensee pursuant to any lease, sublease, license, or other right of occupancy with or through the Owner/Occupant of such Site or Sites.
Owner/Occupant	A Palm Valley Promenade parcel owner and/or tenant.

Parcel	A parcel of land within Palm Valley Promenade.
Parking Setback	The minimum distance between a parking area and a property line.
Person	An individual, group of individuals, corporation, partnership, trust, unincorporated business association, or such other legal entity as the context in which such term is used to imply.
Property	The Palm Valley Promenade shopping center.
Site	A contiguous area of land within the Property which is owned or Recorded by the same Owner/Occupant, whether shown as one Parcel or whether shown as a combination of Parcels or portions of Parcels or portions of contiguous Parcels.
Site Furniture	Any man-made or natural object used on the Site for decorative or incidental purposes (including flagpoles, fountains, statues, benches, tables, and decorative walls) that is not a Building, Sign, parking structure, covered parking, parking area, driveway, or landscaping. All Site Furniture requires Committee approval prior to installation.
Street	Any public thoroughfare within the Property.

X. EXHIBITS

A. Development Application

Exhibit A.1. Development Proposal Form

**Palm Valley Promenade
Development Proposal Form**

This application form must accompany all submittals for review of development proposals, with along with the requested documentation and fee, in compliance with the procedures outlined in this Guidelines document.

☐ **Preliminary Submittal**

☐ **Resubmittal**

☐ **Final Submittal**

Owner/Occupant

Owner/Occupant Name: _____

Address: _____

Contact Individual: _____

Phone: _____ Fax: _____ Email: _____

Architect

Company Name: _____

Address: _____

Contact Individual: _____

Phone: _____ Fax: _____ Email: _____

Project Data

Parcel No.: _____ Pad No.: _____

Site Area: _____ Building Area: _____

Parking Required: _____ Parking Provided: _____

Submittal Date: _____ Planning Submittal Date: _____

Fee (To: SunCor Development Company)

☐ Filing Fee \$750.00

☐ Resubmittal Fee \$500.00 (if required)

Include a minimum of three (3) sets of each of the following:

☐ Project Narrative

☐ Concept Lighting Plan

☐ Site Plan

☐ Light Fixtures

☐ Concept Grading Plan

☐ Floor Plan

☐ Concept Utility Plan

☐ Concept Landscape Plan

☐ Elevations (blue-line)

☐ Materials Board

☐ Elevations (colored)

Submit to:

SunCor Development Company

Attn: Palm Valley Promenade Architectural Design Review Committee

80 E. Rio Salado Parkway, Suite 410

Tempe, Arizona 85281

B. Conceptual Plans

- Exhibit B.1. Master Conceptual Site Plan
- Exhibit B.2. Master Conceptual Elevations for Life Time Fitness
- Exhibit B.3. Conceptual Pad Elevations
- Exhibit B.4. Conceptual Office Elevations
- Exhibit B.5. Conceptual Office Elevations
- Exhibit B.6. Conceptual Office Condo Elevations
- Exhibit B.7. Color/Material Palette

PALM VALLEY PHASE 2 PARCEL 1
BOOK 577 OF MAPS, PAGE 47

PALM VALLEY PHASE 2 PARCEL 10
BOOK 553 OF MAPS, PAGE 34

SITE DATA

PARCEL A	
SITE AREA	240,000 S.F. (5.49 ACRES)
TOTAL BUILDING AREA	46,429 S.F.
% COVERAGE	19.4%
PARKING PROVIDED	240 SPACES
PARKING RATIO	1:148 FLOOR
PARCEL B	
SITE AREA	875,000 S.F. (19.91 ACRES)
EXISTING BUILDING AREA	16,000 S.F.
RETAIL BUILDING AREA	154,000 S.F.
% COVERAGE	24.7%
PARKING PROVIDED	880 SPACES
PARKING RATIO	1:543 FLOOR
PARCEL C	
SITE AREA	BY OWNER
PARCEL D	
SITE AREA	461,000 S.F. (10.50 ACRES)
EXISTING BUILDING AREA	10,000 S.F.
% COVERAGE	2.2%
PARKING PROVIDED	280 SPACES
PARKING RATIO	1:1,644 FLOOR



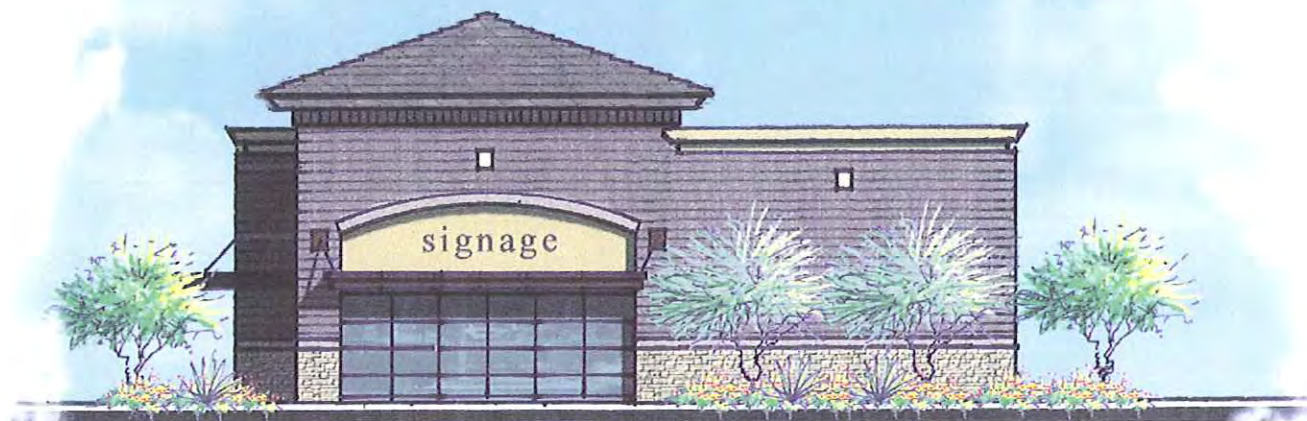
Exhibit B.1

MASTER CONCEPTUAL SITE PLAN

MASTER CONCEPTUAL SITE PLAN IS CONCEPTUAL ONLY AND SUBJECT TO MODIFICATION BASED ON ALLOWABLE USES WITHIN THE CITY OF GOODYEAR P.A.D.C.-2 ZONING AND THE RECORDED DECLARATION FOR THIS PROPERTY



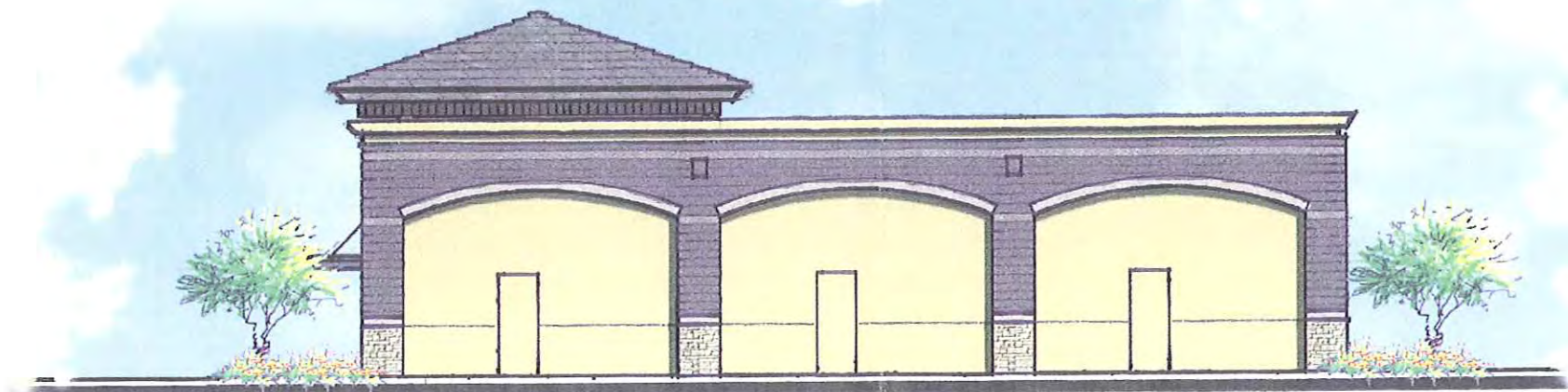
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

CONCEPTUAL PAD ELEVATIONS

Exhibit B.3



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

CONCEPTUAL OFFICE ELEVATIONS

Exhibit B.4



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

CONCEPTUAL OFFICE ELEVATIONS

Exhibit B.5



FRONT ELEVATION



SIDE ELEVATION



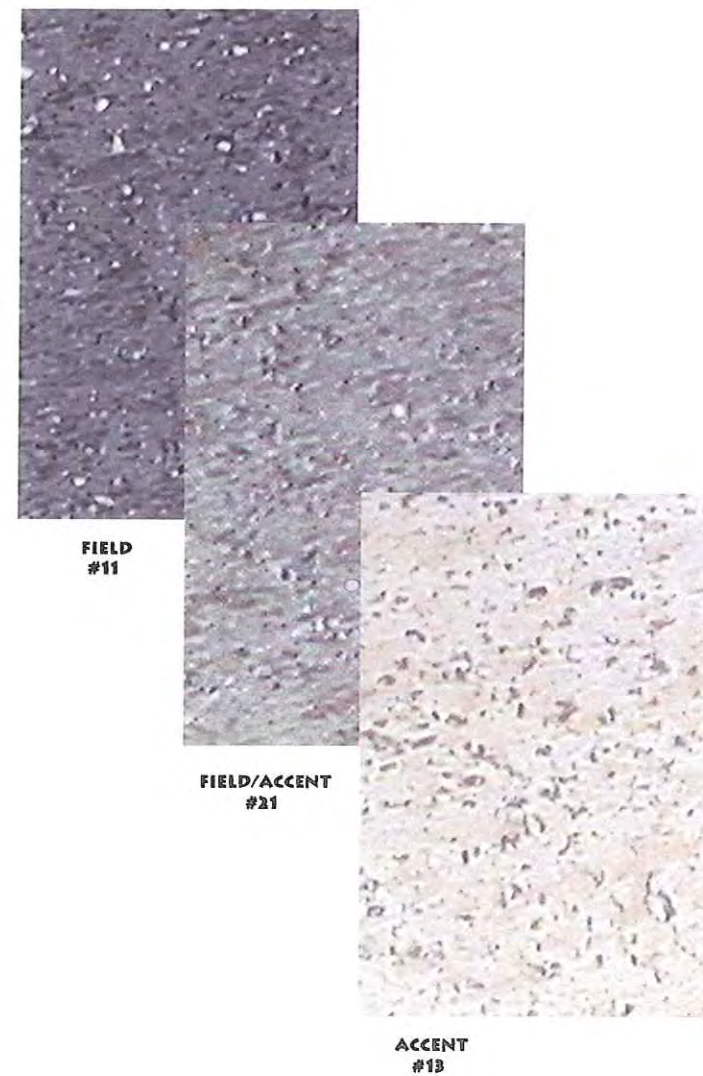
SIDE ELEVATION



REAR ELEVATION

CONCEPTUAL OFFICE CONDO ELEVATIONS

Exhibit B.6



MASONRY

BY PHOENIX BRICK

ALMOND LATTE
DE6143

BUNGALOW TAUPE
DE6172

BUCKSKIN
DE6158

STUCCO COLORS

HANDWOVEN
DE6200

RATTAN BASKET
DE6201

BRIAR
DEC712

COCONUT SHELL
DE6202

COCOA
DEC755

COURTYARD GREEN
DEC776

WEATHERED BROWN
DEC756

ACCENTS PALETTE

BY DUNN EDWARDS



KALWALL

AQUA TRANSLUCENT SKYLIGHT PANEL



RANDOM MOSAIC PAVERS

COLOR BLEND: OLD TOWN BLEND
BY PAVESTONE



OMAHA TAN

SPANISH GOLD

COLOR CONCRETE



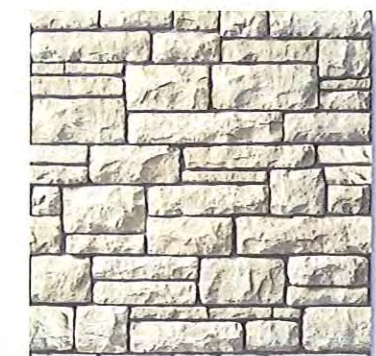
220

550

510

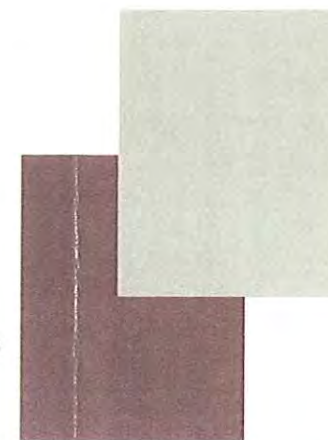
THREE COLOR BLEND
BY STACO

CONCRETE TILE ROOF (FLAT)



RANDOM ASHLER STONE VENEER

LIMESTONE BLEND
REAL STONE OR CLONE STONE
#45V-2023 BY CULTURED STONE OR EQ.
(NATURAL OR MANUFACTURED STONE)



BOYSENBERRY/ SIERRA TAN
BY ATAS INTERNATIONAL

METAL ROOF

WOODEN PEG
DE6215

BLACKWALNUT
DE6063

CLEAR ANNOIDIZED ALUMINUM

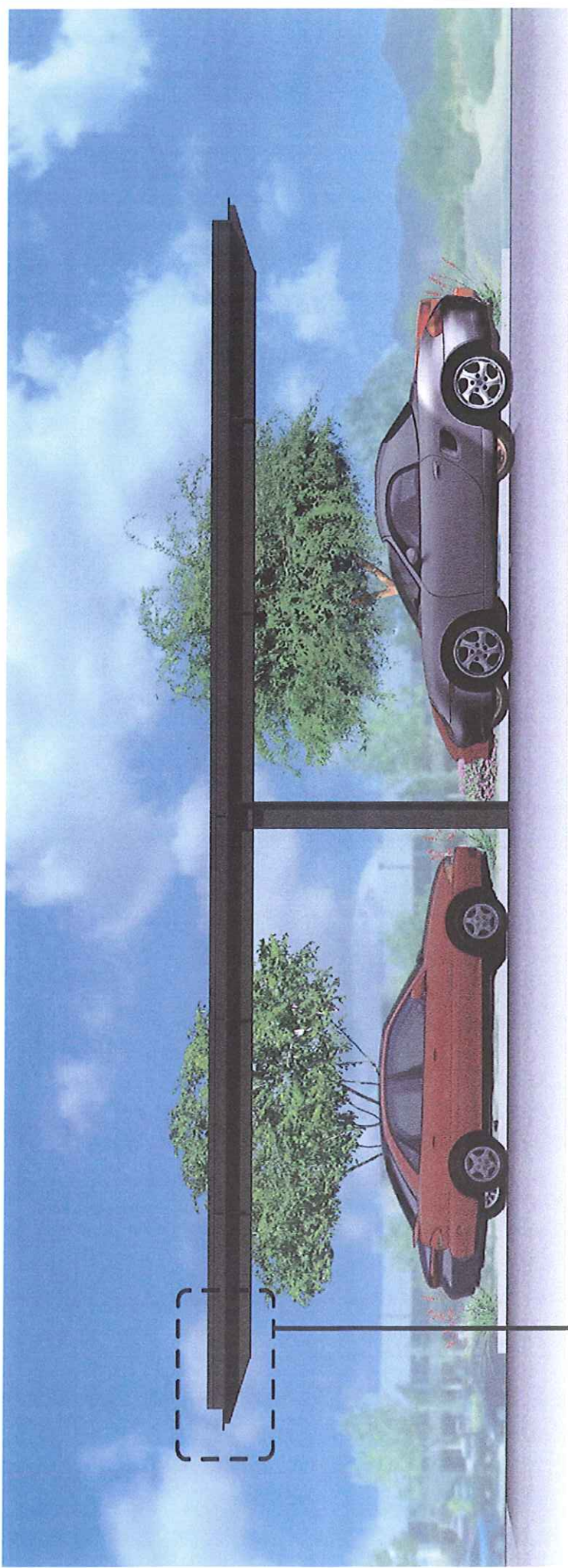
STOREFRONT COLORS

BY DUNN EDWARDS

COLOR / MATERIAL PALETTE Exhibit B.7

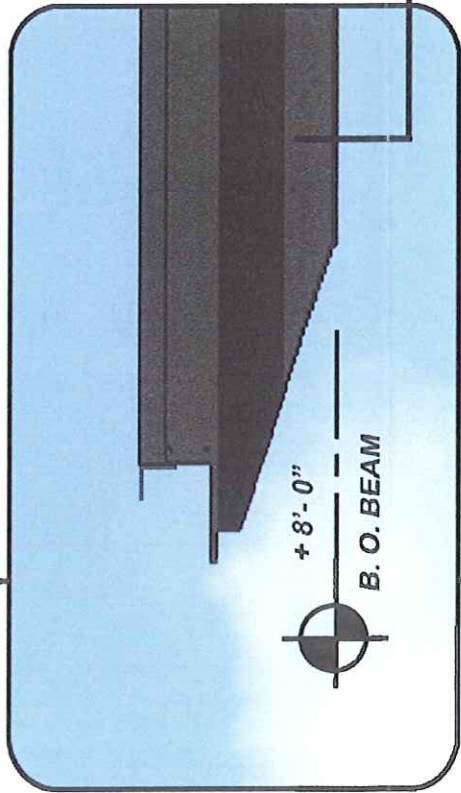
C. Site Detail Exhibits

- Exhibit C.1. Canopy Parking Structure
- Exhibit C.2. Trash Enclosure (Option 1)
- Exhibit C.3. Trash Enclosure (Option 2)
- Exhibit C.4. Site Lighting Fixture
- Exhibit C.5. Site Lighting Specifications
- Exhibit C.6. Screen Wall and Pier Cap Detail
- Exhibit C.7. Screen Wall Elevation and Plan

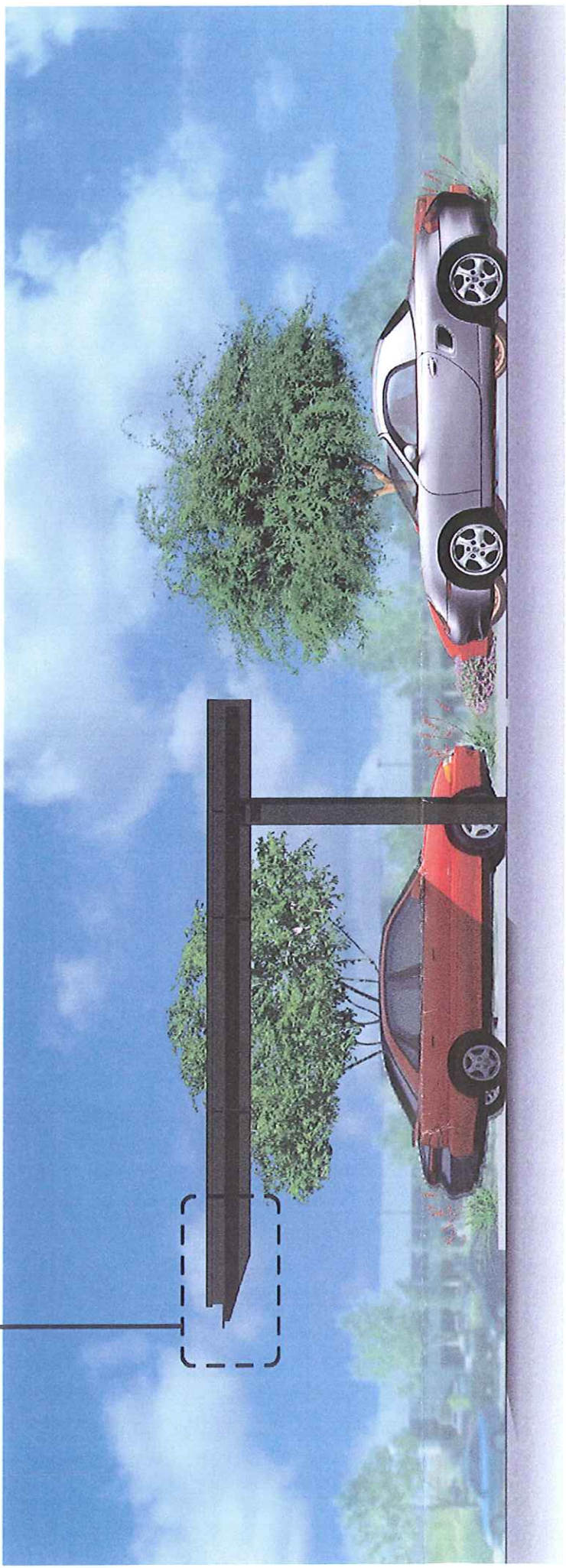


DOUBLE PARKING CANOPY ELEVATION

A



PROPOSED PARKING CANOPY BEAM
TO BE CONSISTENT WITH MATERIAL
PALETTE DEPICTED ON BUILDING

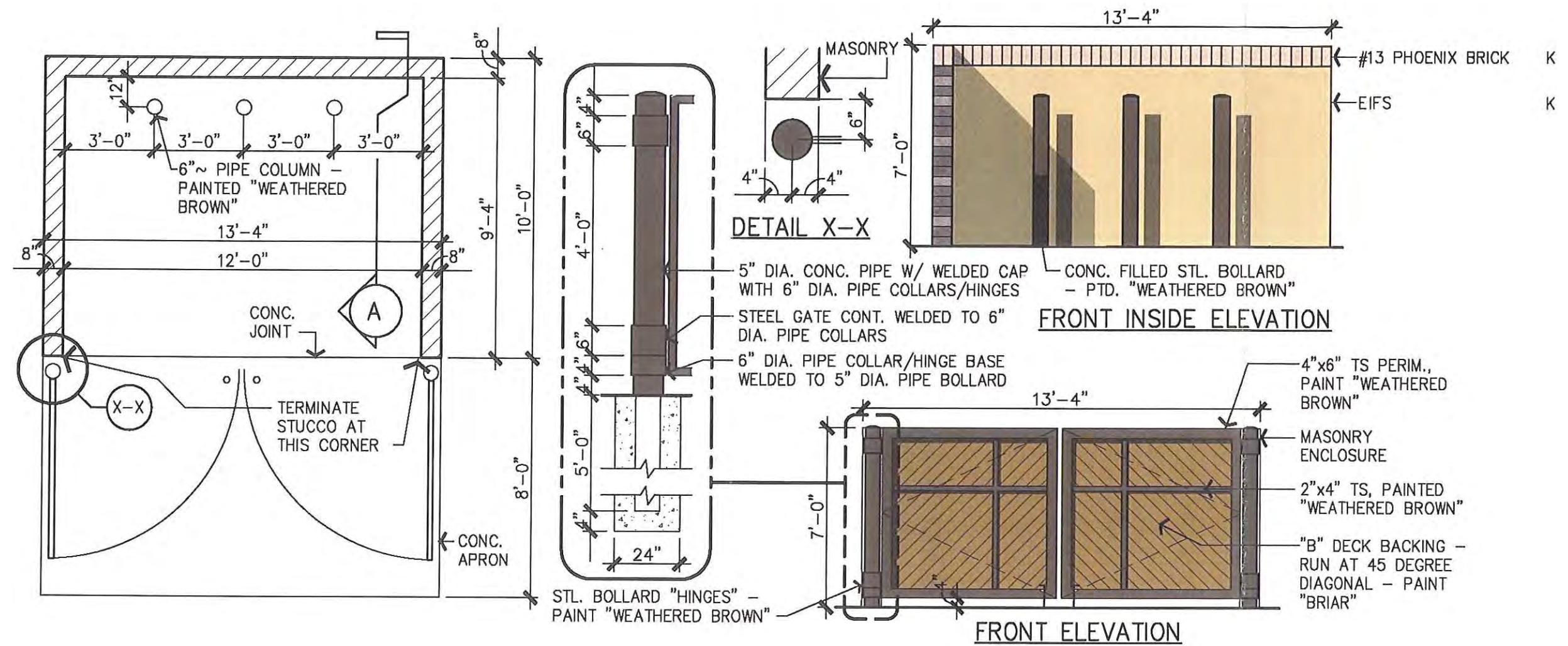


SINGLE PARKING CANOPY ELEVATION

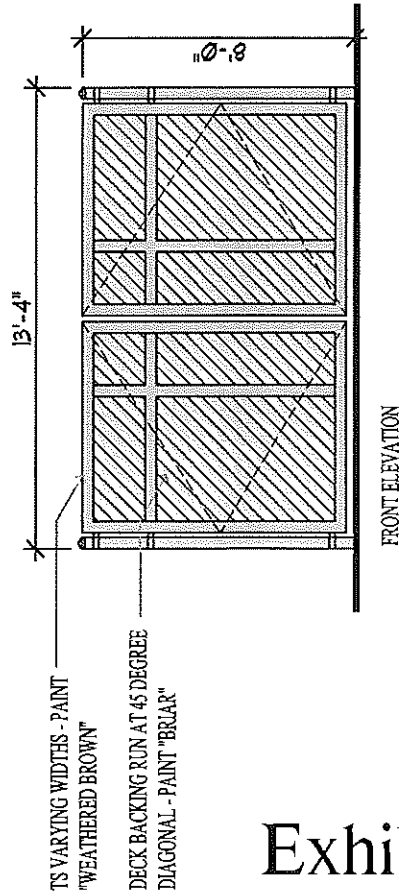
B

CANOPY PARKING STRUCTURE

Exhibit C.1



TRASH ENCLOSURE



CONCRETE FILLED STEEL BOLLARDS -
PAINTED WEATHERED BROWN

8" CMU WALL WITH TAN STONE ON
EXTERIOR - TO MATCH BUILDING

SECTION - (LOOKING AT BACK OF ENCLOSURE)

Exterior Trash Enclosure

7 3/16" = 1'-0"

Exhibit C.3

FCA
CONSTRUCTION
LIFE TIME FITNESS
6442 CITY WEST PARKWAY
EDEN PRAIRIE, MN 55344
PHONE: (952) 229-7484
FAX: (952) 995-0276

REVISION
TRASH ENCLOSURE
PROJECT
GOODYEAR, AZ

DATE: 2/22/05
DRAWN BY: NJH
SCALE:

SHEET
A5
ATTACHMENT

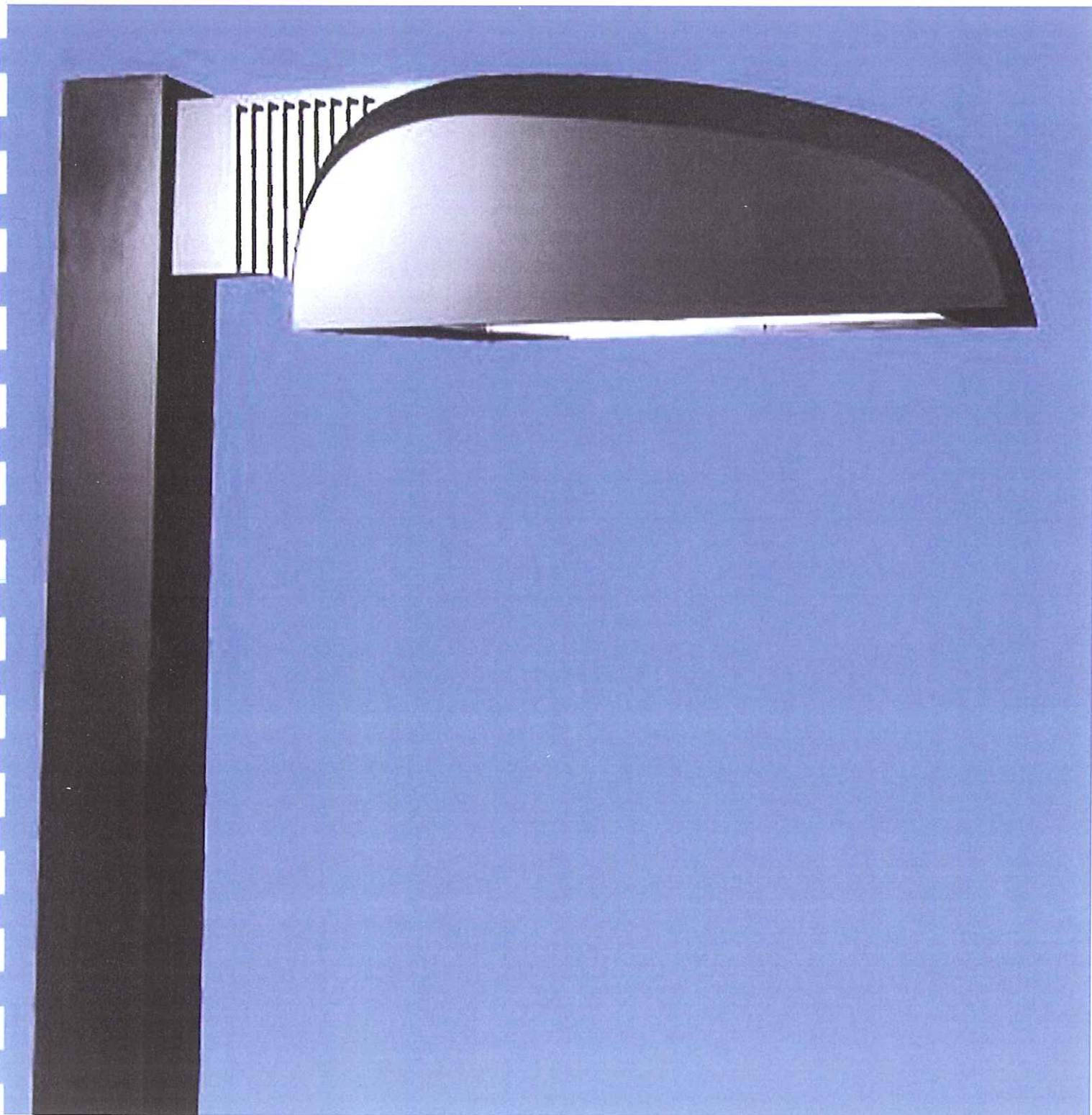
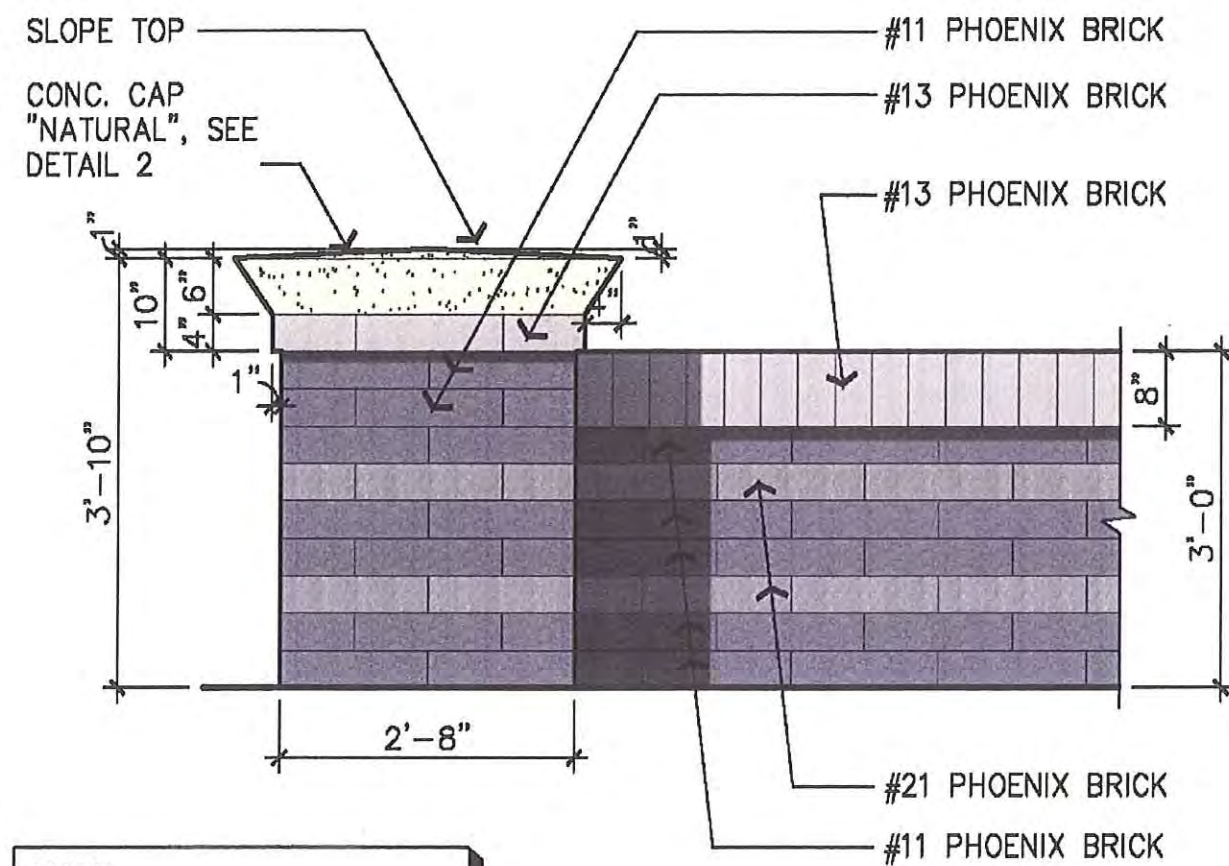
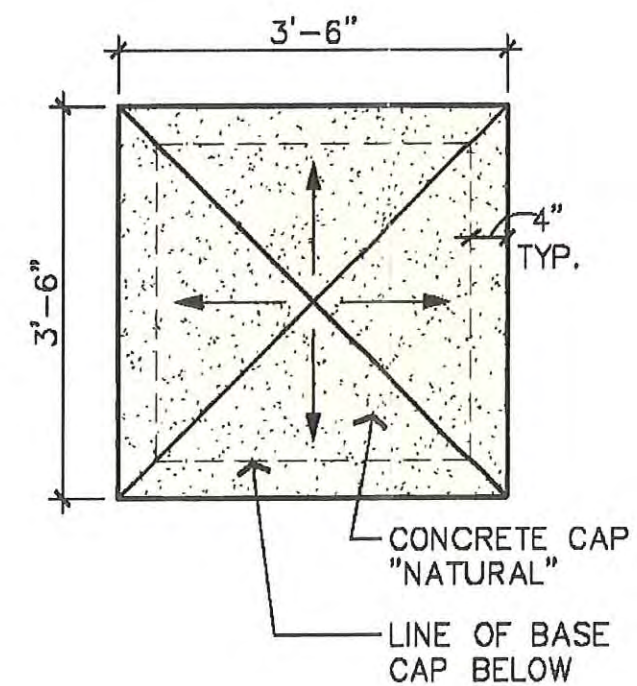


Exhibit C.4



NOTE:
6' HIGH SCREEN WALL SIM.
ONLY HEIGHT DIFFERS

SITE SCREEN WALL



PIER CAP

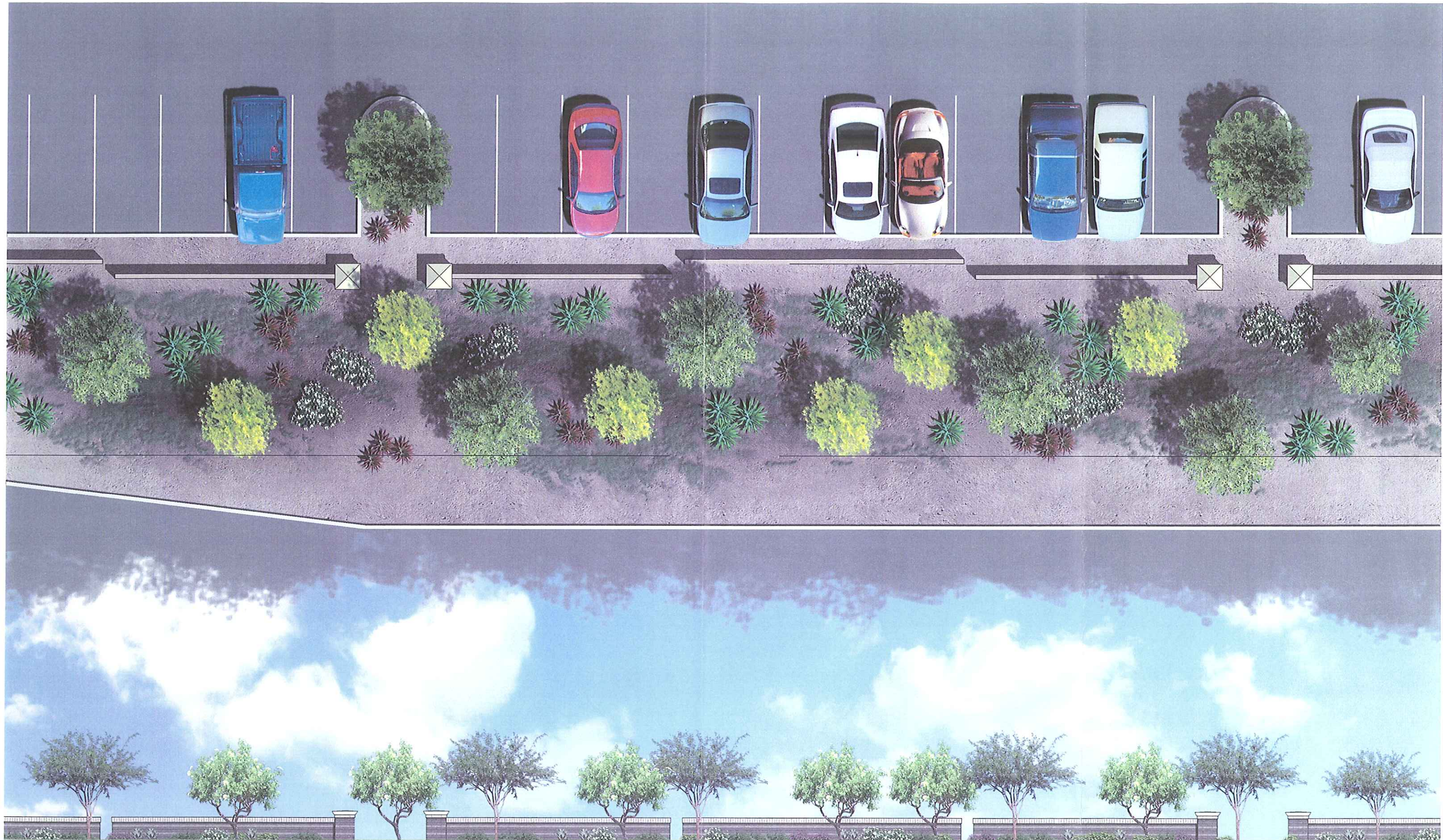
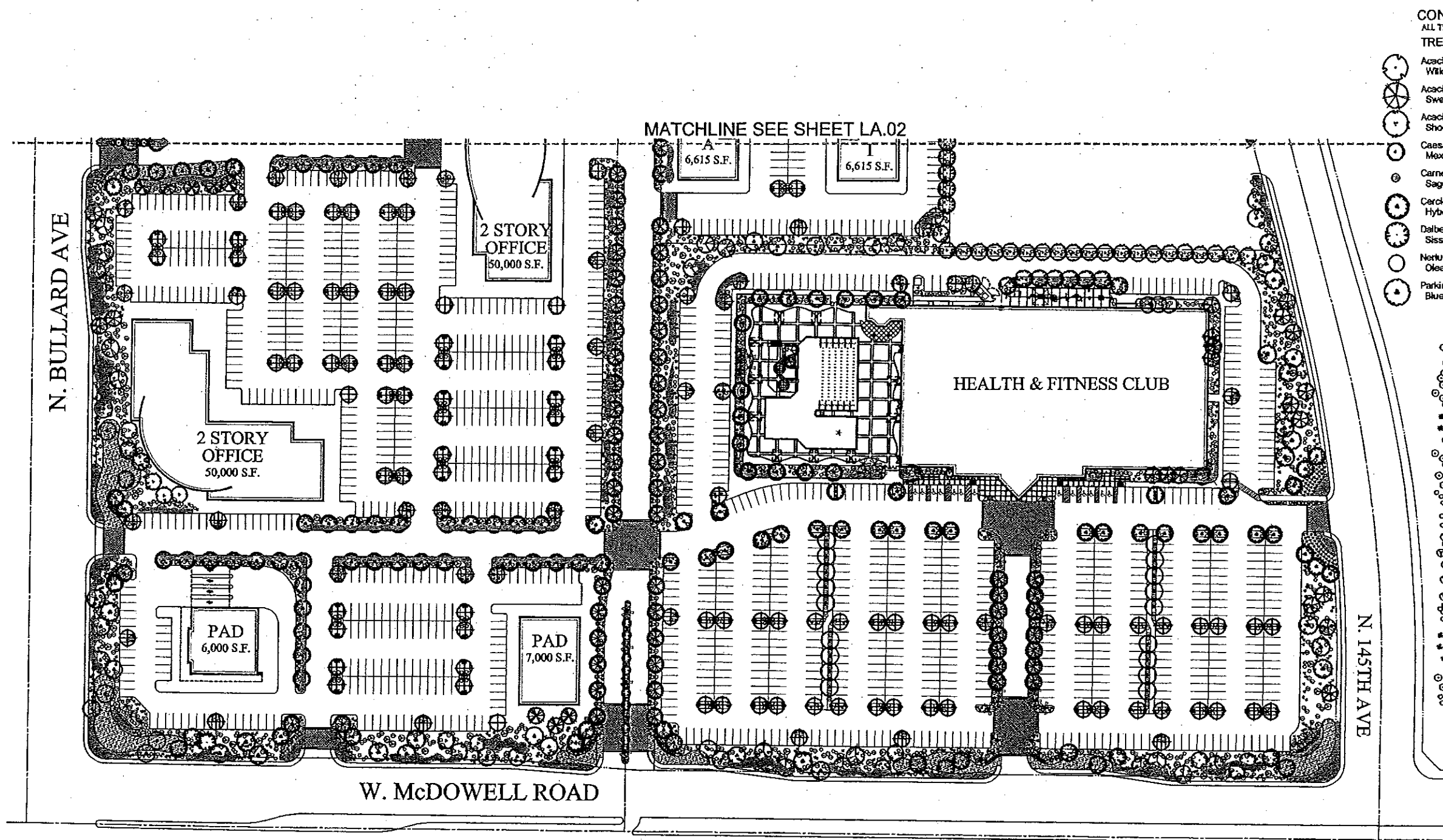


Exhibit C.7

D. Conceptual Landscape Theme Exhibits

Exhibit D.1. Conceptual Landscape Plan (Sheet 1)

Exhibit D.2. Conceptual Landscape Plan (Sheet 2)



CONCEPTUAL LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.I.A. SPECIFICATIONS

TREES - 15 GALLON MIN- 50% 24" BOX OR LARGER

Acacia salicina Willow Acacia	24" box	Parkinsonia x 'Desert Museum'	24" box
Acacia smallii Sweet Acacia	24" box	Desert Museum Palo Verde	
Acacia stenophylla Shoestring Acacia	24" box	Pinus edulis Mondel Pine	36" box
Caesalpinia mexicana Mexican Bird of Paradise	24" box	Phoenix dactylifera Date Palm	17" T.F.
Carnegiea gigantea Saguaro	8' min. ht.	Prosopis chilensis Thornless Chilean Mesquite	24" box
Cercidium 'Hybrid' Hybrid Palo Verde	36" box	Prosopis velutina Native Mesquite	36" box
Delbergia sissoo Sissoo Tree	24" box	Quercus virginiana Heritage Oak	24" box
Nerium oleander Oleander Standard	24" box	Sophora secundiflora Texas Mountain Laurel	24" box
Parkinsonia florida Blue Palo Verde	36" box	Ulmus parviflora Evergreen Elm	36" box

SHRUBS/ ACCENTS 5 gallon

Agave desertiana Smooth Agave	Dasylium longissimum Toothless Desert Spoon
Agave gemmiflora Twin Flower Agave	Dasylium wheeleri Desert Spoon
Agave murpheyi Smooth Agave	Dodonaea viscosa Purple Hop Bush
Agave species Agave	Eremophila maculata Valentine Bush
Asclepias subulata Desert Milkweed	Euphorbia rigida Gopher Plant
Baccharis hybrid 'Stam' Centennial Broom	Hesperaloe funifera Giant Hesperaloe
Baccharis sarothroides Desert Broom	Hesperaloe parviflora Red Yucca
Bougainvillea 'Barbara Karsl' Bougainvillea	Justicia californica Chuparosa
Caesalpinia gilliesii Yellow Bird of Paradise	Leucophyllum frutescens 'Compacta' Compact Texas Ranger
Caesalpinia pulcherrima Red Bird of Paradise	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage
Calliandra californica Baja Fairy Duster	Leucophyllum lanuginosa Rio Bravo Sage
Calliandra eriophylla Fairy Duster	Nerium oleander 'Petite Pink' Petite Pink Oleander
Cassia nemophila Desert Cassia	Opuntia ficus indica Indian Fig
Cassia phyllodes Silver-leaf Cassia	Ruellia brittoniana Ruellia
Chrysanthemum mexicanum Damlanilla	Yucca aloifolia Spanish Bayonet

GROUNDCOVERS 1 gallon

Acacia redolens 'New Dwarf' Desert Carpet
Convolvulus creticus Bush Morning Glory
Lantana montivdensis 'Gold Mound' Gold Mound Lantana
Ruellia brittoniana 'Katie' 'Little Katie' Ruellia

Turf - Midiron Sod

4" x 6" Concrete Header

Surface Select Granite Boulder
4'x4'x4' 2 ton Min. (Bury 1/3 Min.)

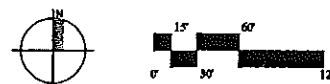
Decomposed Granite 3/4" screened Madison Gold
2" minimum thickness in all non turf areas.

Granite rip rap - 6" to 12" color to match D.G.
Place at all curb cuts to control erosion

CONCEPTUAL LANDSCAPE NOTES

- The entire site will be maintained in accordance with City of Goodyear Standards.
- 50% of all trees will be 24" Box or larger.
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas. 1/2" Minus Gold, 2" minimum thickness (submit sample to Landscape Architect for approval).
- Place in all non-river rock and non-lawn landscape areas.
- All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
- Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
- Rip Rap 8" to 12" grouted. Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)
- All final landscape plans to meet City of Goodyear minimum standards for quantity and type.

conceptual landscape plan



N.E.C. BULLARD & MCDOWELL PROPOSED MIXED-USE DEVELOPMENT GOODYEAR, ARIZONA

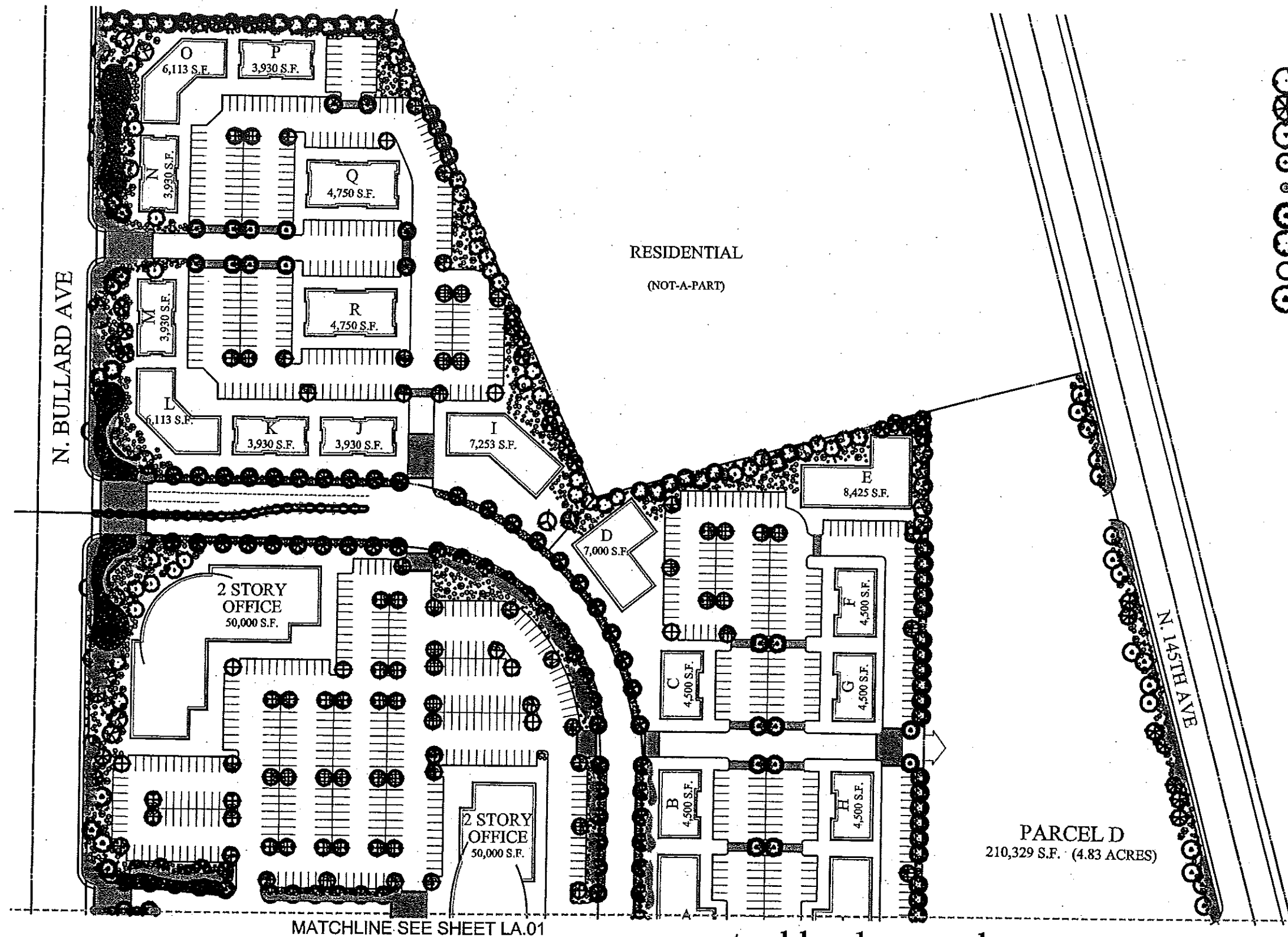
04142
12.08.2004

DEVELOPED BY:



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2113 N. 40th Street
Suite 202
Phoenix, Arizona 85018
(602) 945-7771
(602) 945-8421
www.laskinassociates.com

SHEET 1 of 2
Exhibit D.1



CONCEPTUAL LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS

TREES - 15 GALLON MIN- 60% 24" BOX OR LARGER

Acacia salicina Willow Acacia	24" box	Parkinsonia x 'Desert Museum' 24" box Desert Museum Palo Verde
Acacia smallii Sweet Acacia	24" box	Pinus edulis Mondel Pine
Acacia stenophylla Shoestring Acacia	24" box	Phoenix dactylifera Date Palm
Caesalpinia mexicana Mexican Bird of Paradise	24" box	Prosopis juliflora Thornless Chilean Mesquite
Carnegiea gigantea Saguaro	8' min. ht.	Prosopis juliflora Native Mesquite
Cercidium 'Hybrid' Hybrid Palo Verde	36" box	Quercus virginiana Heritage Oak
Dalbergia sissoo Sissoo Tree	24" box	Sophora secundiflora Texas Mountain Laurel
Nerium oleander Oleander Standard	24" box	Ulmus parviflora Evergreen Elm
Parkinsonia florida Blue Palo Verde	36" box	

SHRUBS/ ACCENTS 5 gallon

Agave desmetiana Smooth Agave	Dasylium longissimum Toothless Desert Spoon
Agave gemmifera Twin Flower Agave	Dasylium wheeleri Desert Spoon
Agave murpheyi Smooth Agave	Dodonaea viscosa Purple Hop Bush
Agave speciosus Agave	Eremophila maculata Valentine Bush
Asclepias subulata Desert Milkweed	Euphorbia rigida Gopher Plant
Baccharis hybrid 'Stam' Centennial Broom	Hesperaloe funifera Giant Hesperaloe
Baccharis sarothroides Desert Broom	Hesperaloe parviflora Red Yucca
Bougainvillea 'Barbara Karst' Bougainvillea	Justicia californica Chuparosa
Caesalpinia gilliesii Yellow Bird of Paradise	Leucophyllum frutescens 'Compacta' Compact Texas Ranger
Caesalpinia pulcherrima Red Bird of Paradise	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage
Calliandra californica Baja Fairy Duster	Leucophyllum langmaniae Rio Bravo Sage
Calliandra eriophylla Fairy Duster	Nerium oleander 'Pettie Pink' Pettie Pink Oleander
Cassia nemophila Desert Cassia	Opuntia ficus indica Indian Fig
Cassia phyllodenia Silver-leaf Cassia	Ruellia brittoniana Ruellia
Chrysanthemum mexicanum Dramatic	Yucca aloifolia Spanish Bayonet

GROUNDCOVERS 1 gallon

Acacia redolens 'New Dwarf' Desert Carpet
Convolvulus cneorum Bush Morning Glory
Lantana montivdensis 'Gold Mound' Gold Mound Lantana
Ruellia brittoniana 'Katie' 'Little Katie' Ruellia
Turf - Midiron Sod
4" x 6" Concrete Header
Surface Select Granite Boulder 4'x4'x4' 2 ton Min. (Bury 1/3 Min.)
Decomposed Granite 3/4" screened Madison Gold 2" minimum thickness in all non turf areas.
Granite rip rap - 6" to 12" color to match D.G. Place at all curb cuts to control erosion

N.E.C. BULLARD & MCDOWELL PROPOSED MIXED-USE DEVELOPMENT GOODYEAR, ARIZONA

04142
12.08.2004