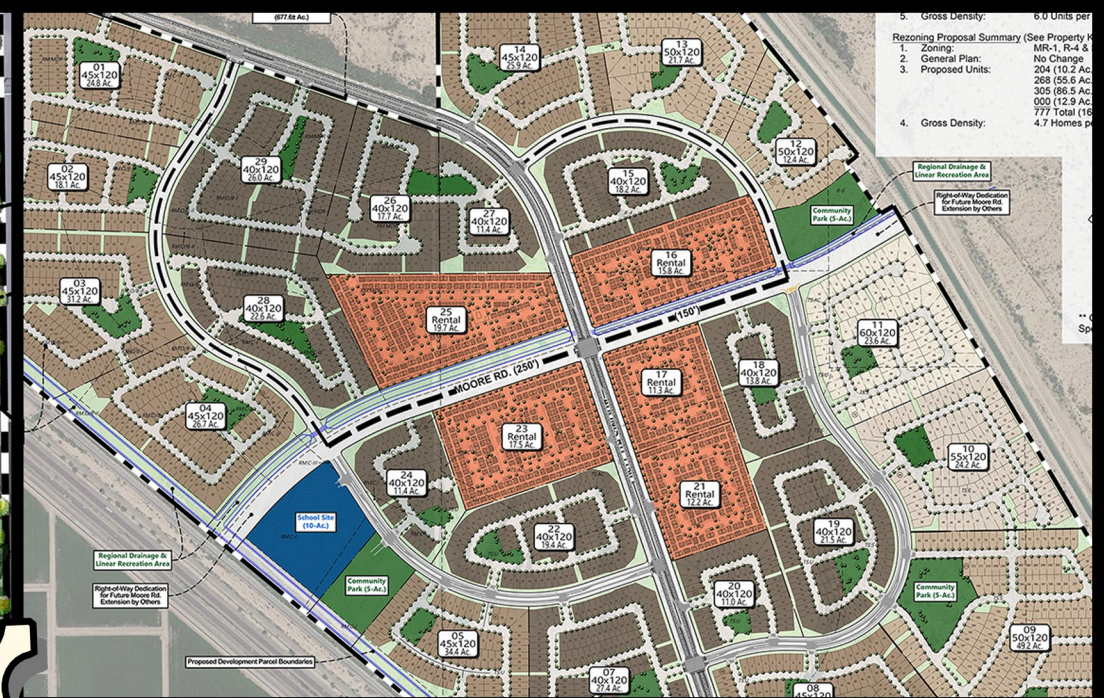
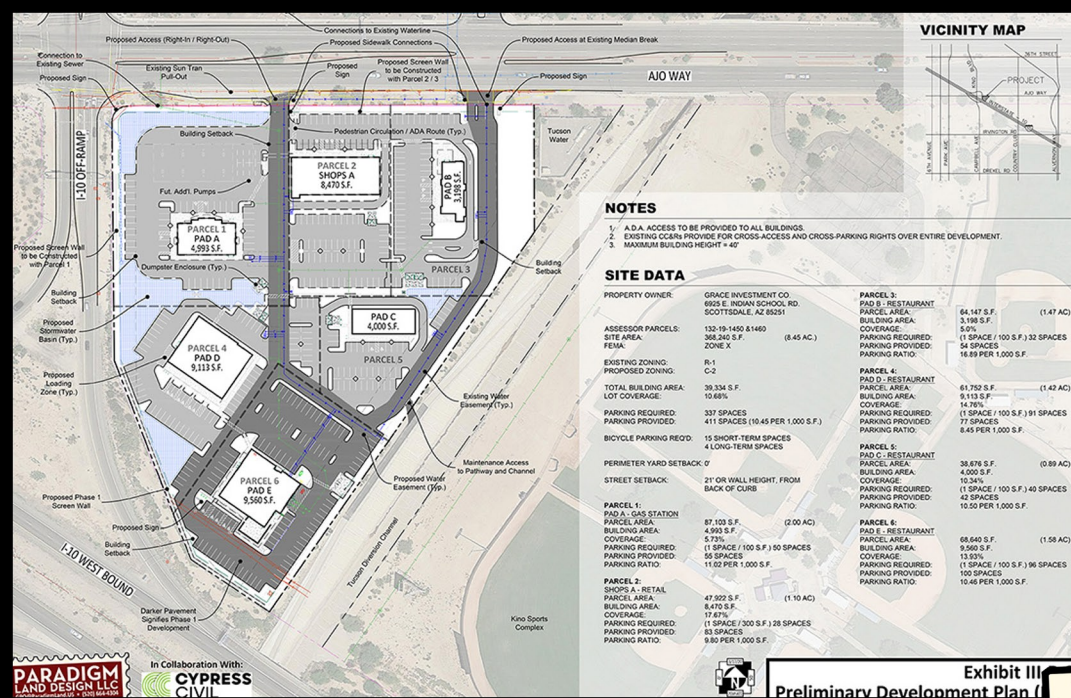




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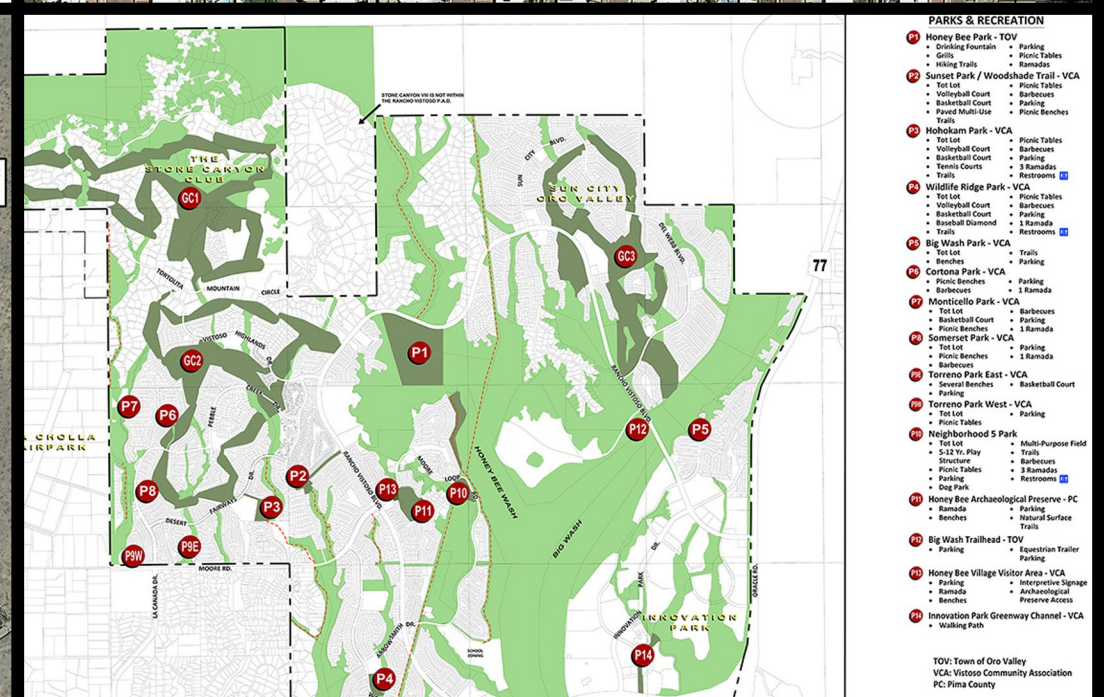
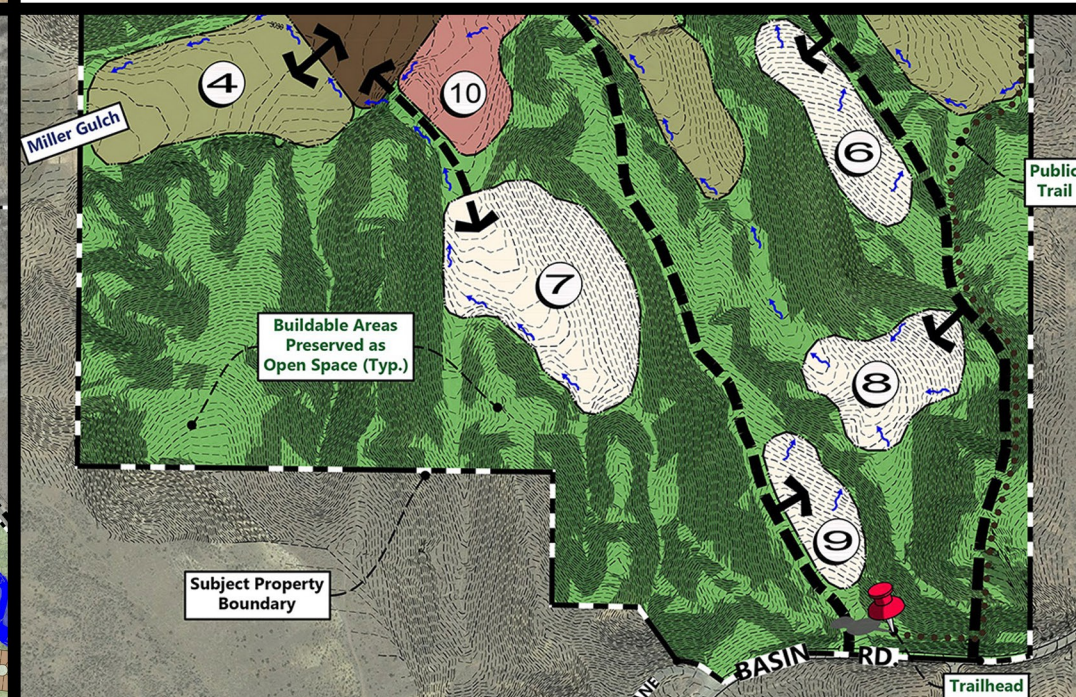
IDAHO (208) 608-4300 • ARIZONA (520) 664-4304

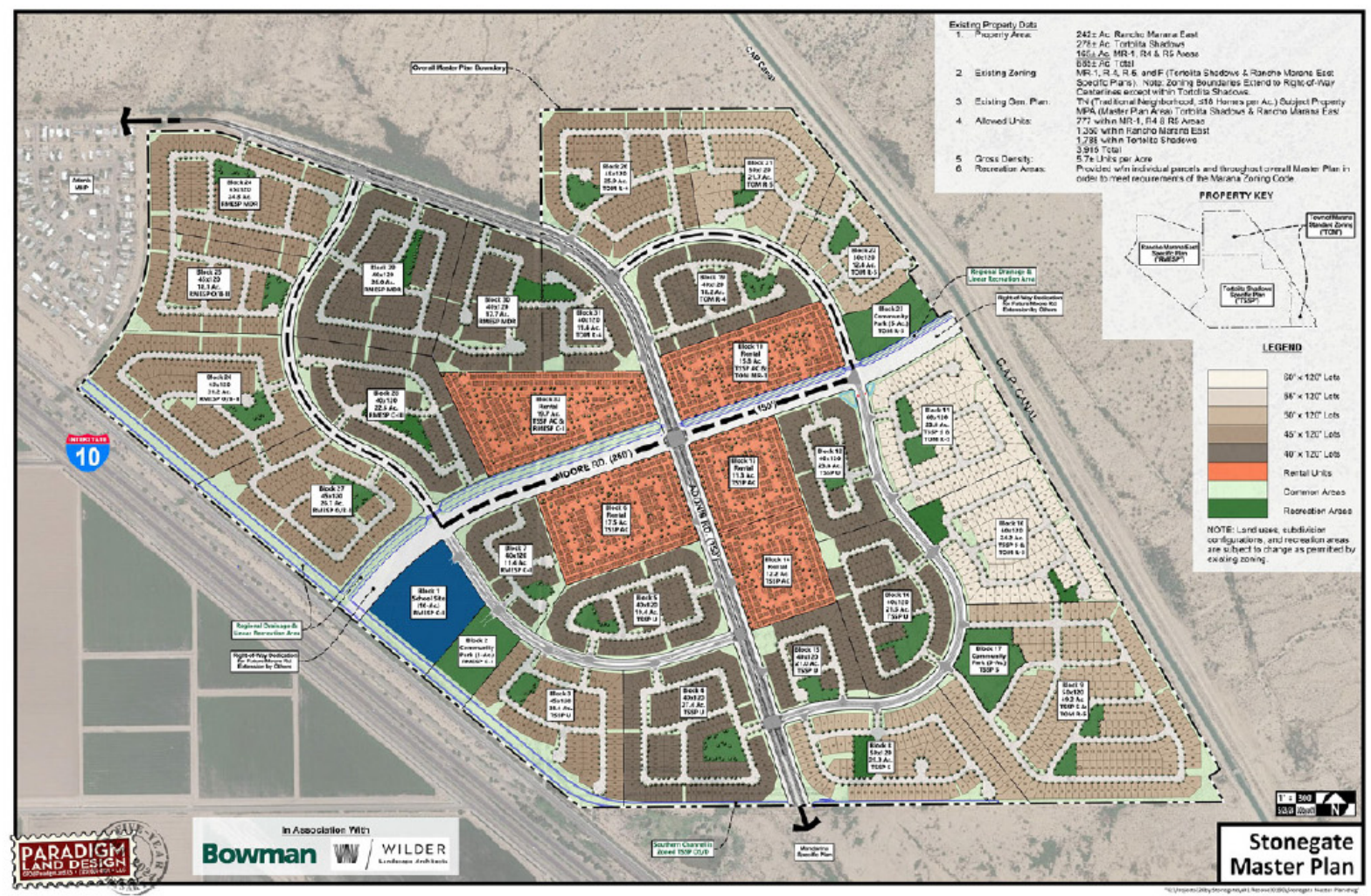
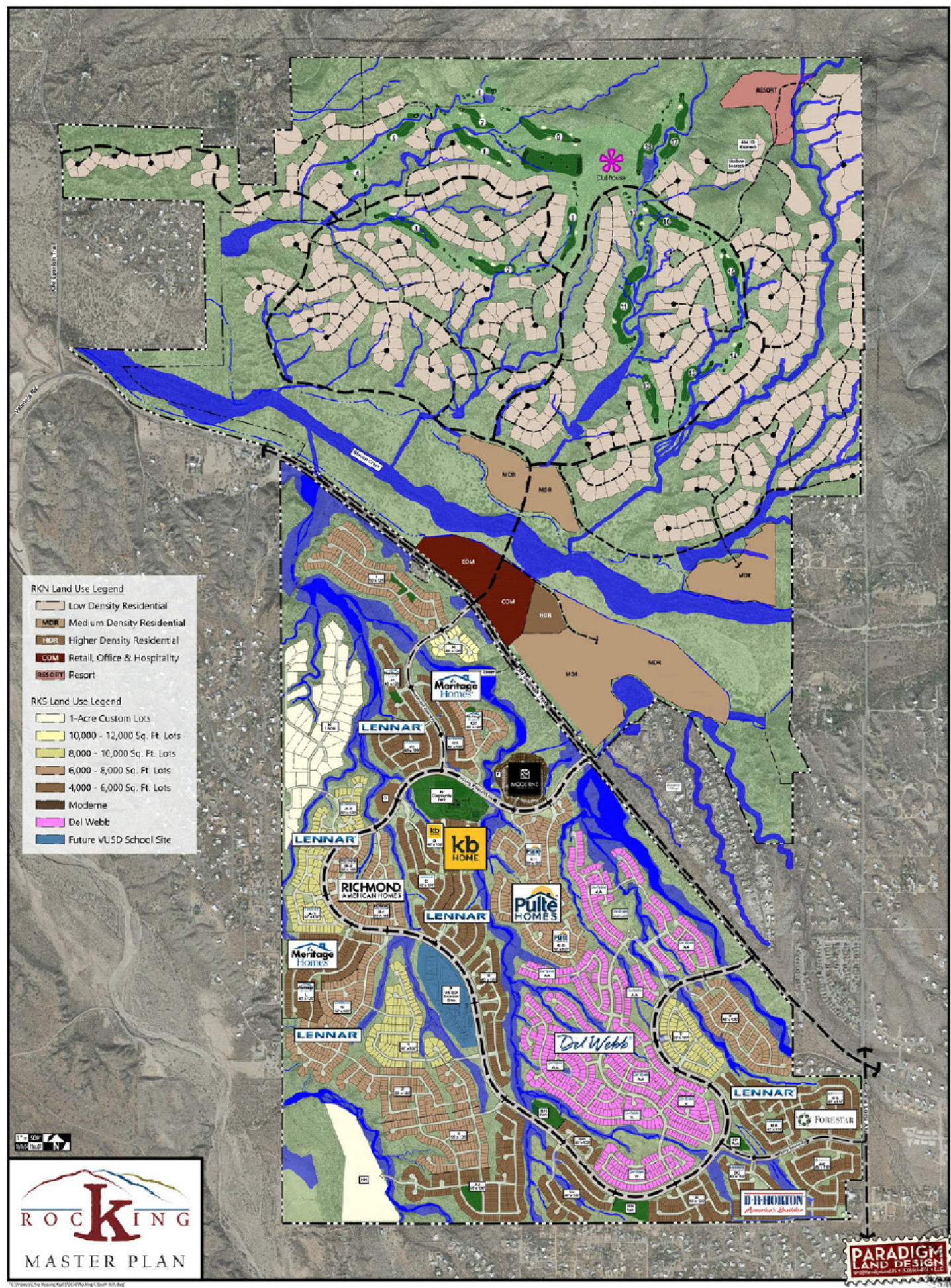
Land Development Consulting • Pre-Purchase Due Diligence

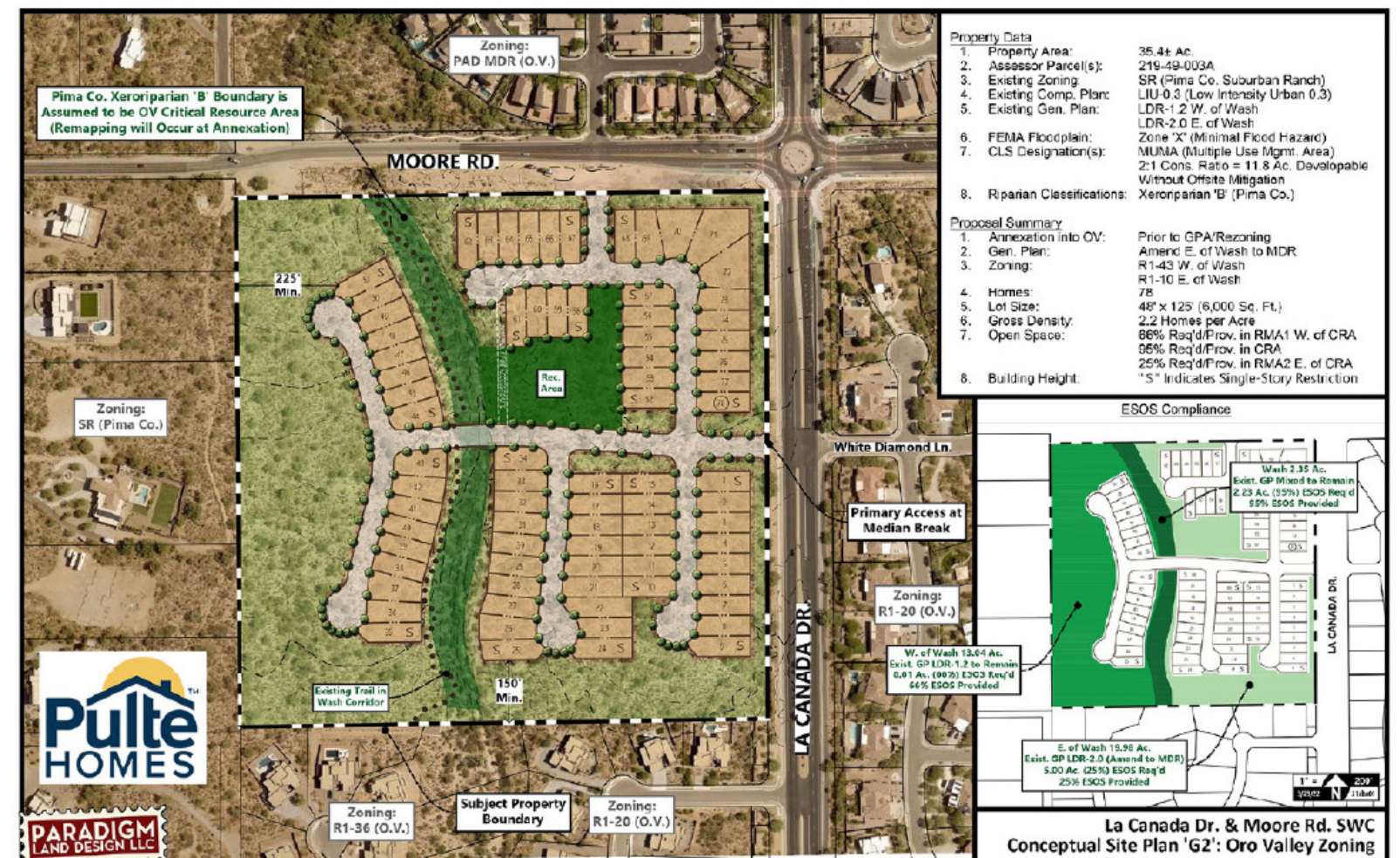
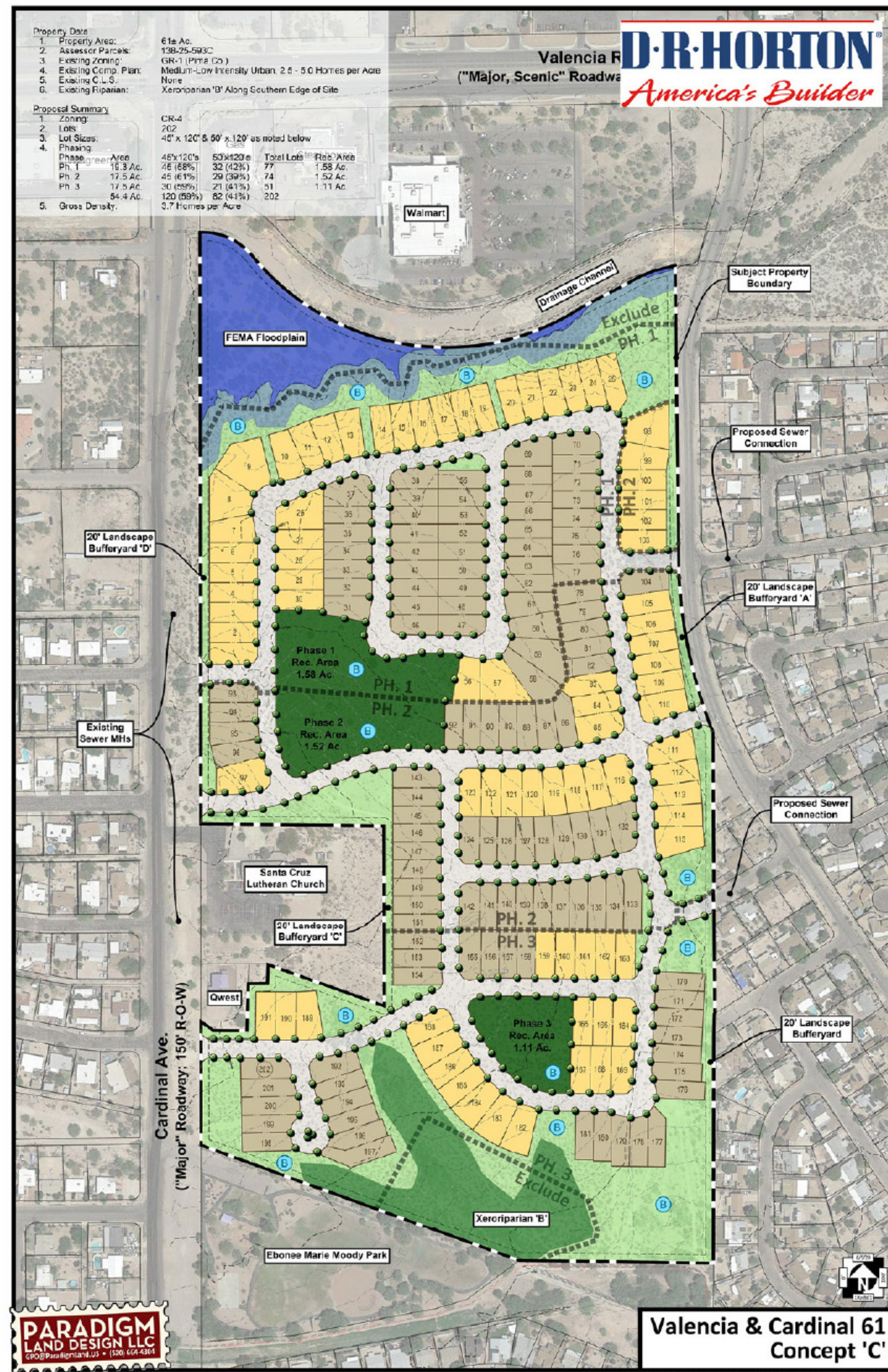
Development Feasibility Analysis • Land Use & Site Planning

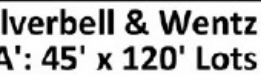
Risk Mitigation • Rezoning • General Plan Amendments

Conditional Use Permits • Variances • Project Management

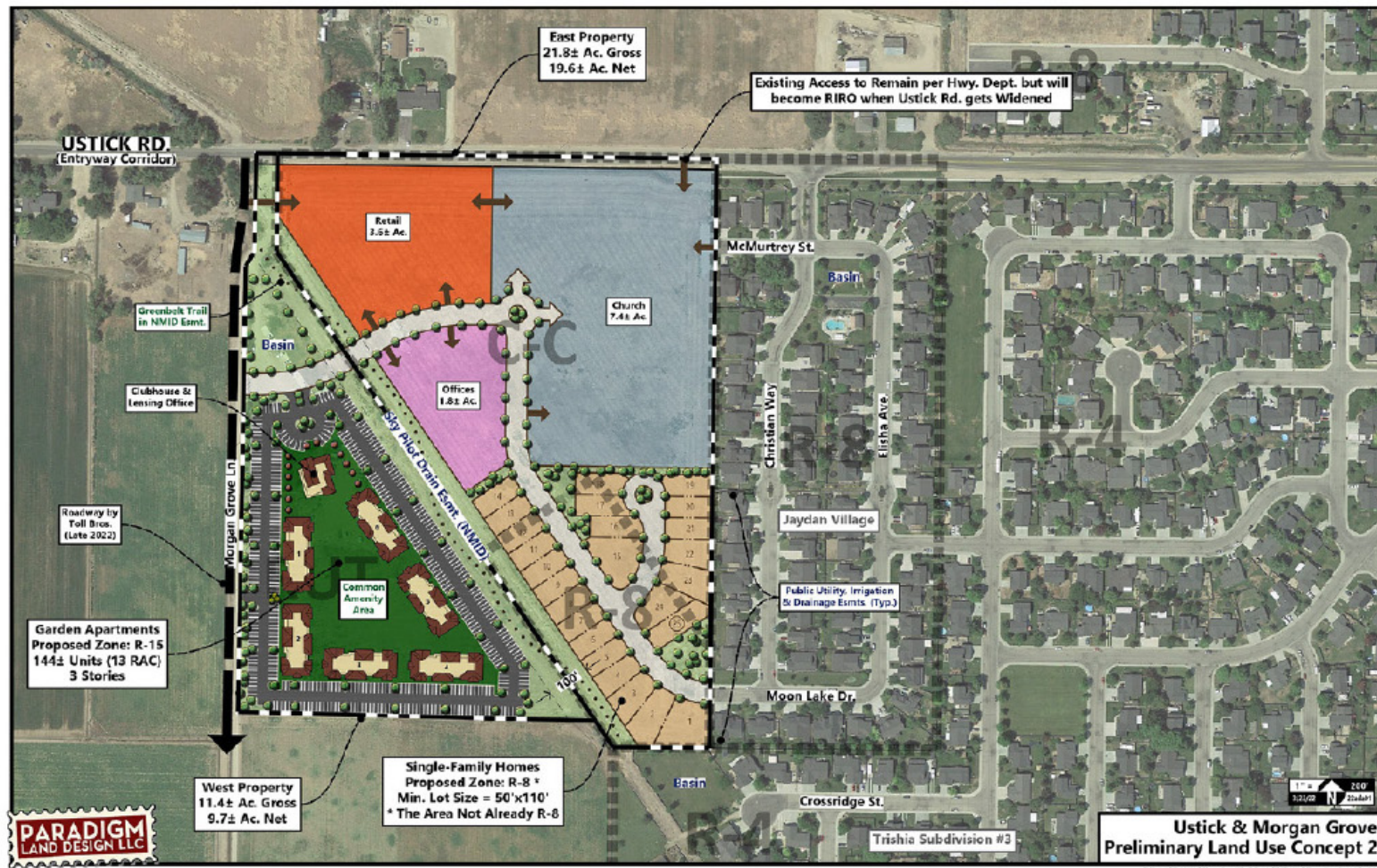






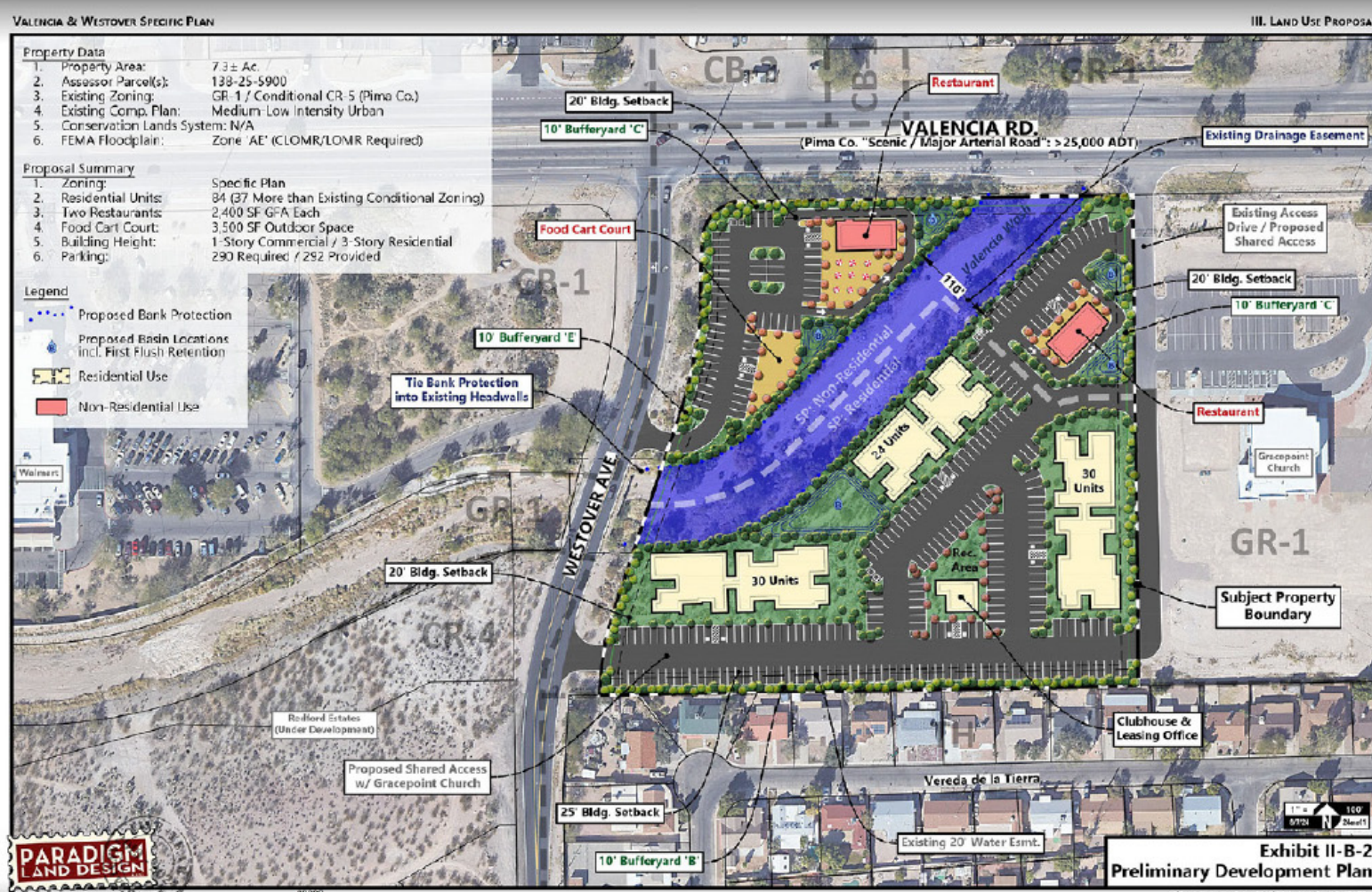
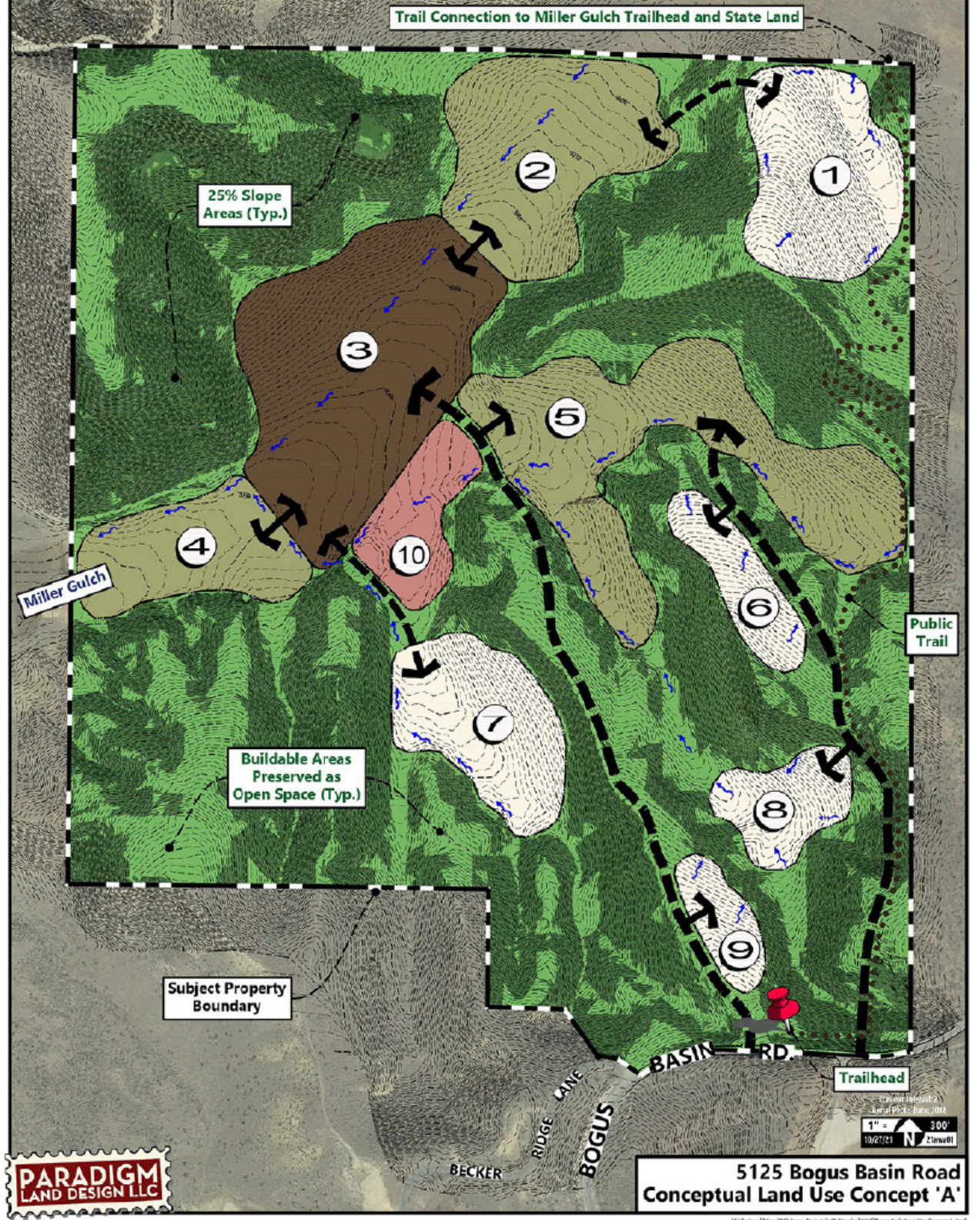






Property Data			Parcel	Use	Density	Acres	Units
1. Property Area:	173.5± Ac.		①	Estate Lots	1±	6.4	6
2. Assessor Parcel(s):	S0622140000 & S0623335550		②	Single Family	4	8.2	33
3. Existing Zoning:	Rural Preservation 'RP' (Ada County)		③	Townhomes	6	13.1	79
4. Boise Blueprint Area:	Foothills		④	Single Family	4	4.7	19
Proposal Summary			⑤	Single Family	4	11.9	48
1. Zoning:	R-1A (Boise)		⑥	Estate Lots	1±	2.3	2
2. Homes:	197		⑦	Estate Lots	1±	5.3	5
3. Gross Density:	1.1 Homes per Acre		⑧	Estate Lots	1±	2.5	3
4. Built Area:	58.8 Ac. (34%) *		⑨	Estate Lots	1±	1.6	2
5. Preserved Open Space:	41.9 Ac. Eligible per 11-07-09.4.B.		⑩	Recreation	-	2.8	-
	72.8 Ac. Other Open Space						
	114.7 Ac. Total Open Space (66%)						

* Excluding public rights-of-way that connect development pockets per 11-07-09.4.B.(2)



MIXED-USE



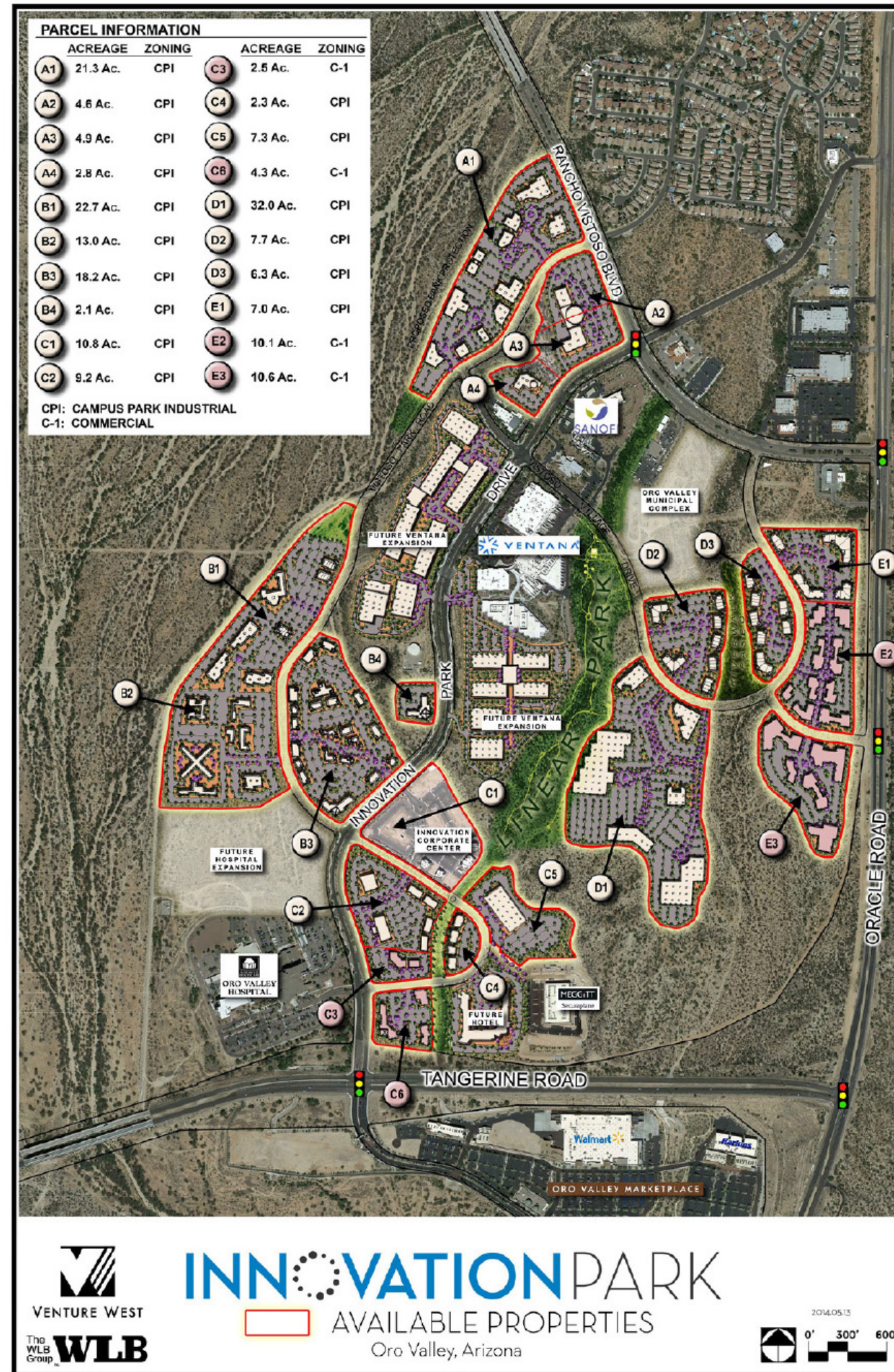
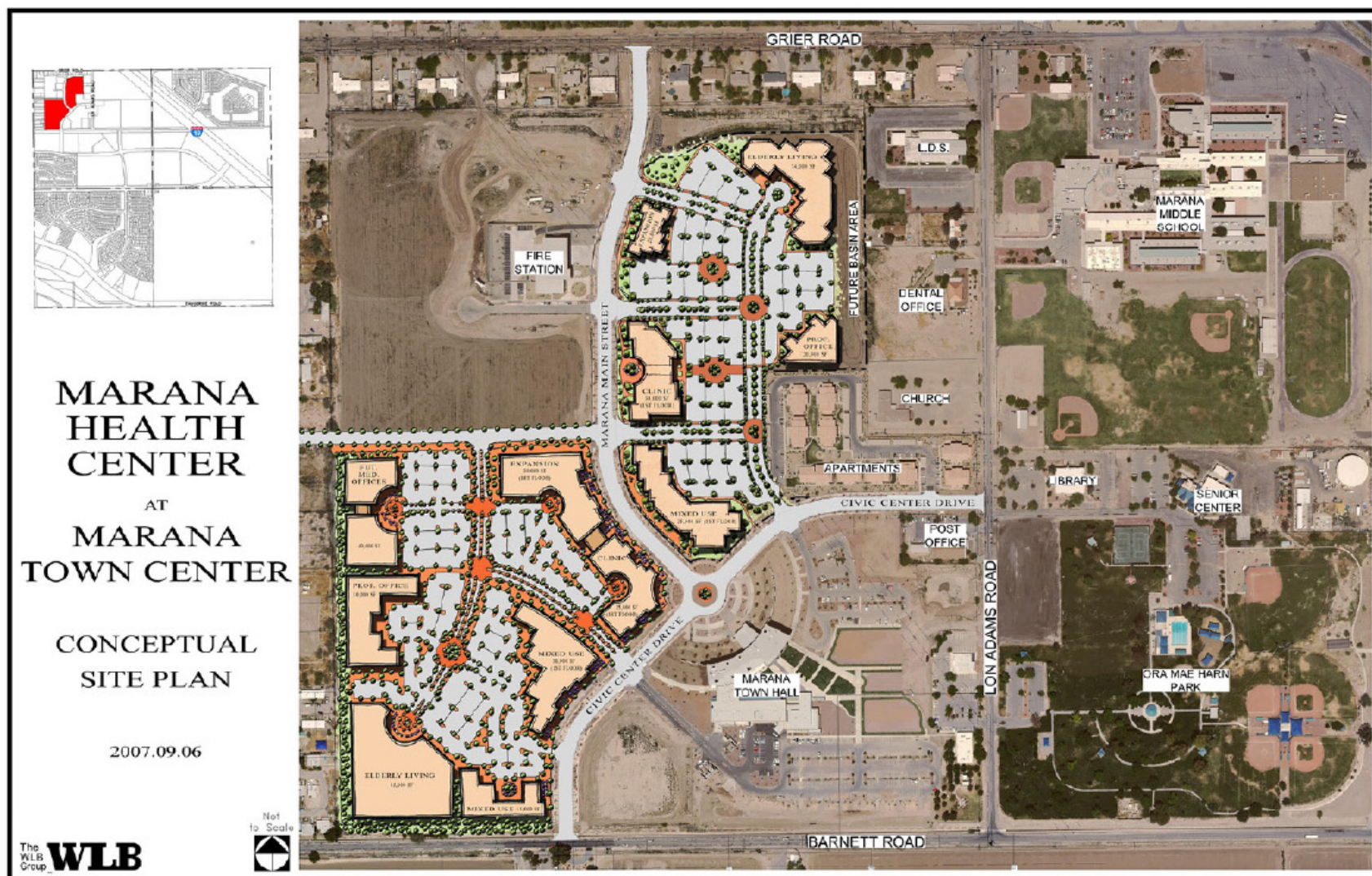
VENTURE WEST



ORO VALLEY HOSPITAL



VENTANA®



- Proposal Summary
- 1. Parcel Area: 8.15± Ac.
 - 2. Office Space: 16,800± SF
 - 3. Retail Space: 15,900± SF
 - 4. Restaurant Space: 10,900± SF
 - 5. Parking Required: 279 Spaces
 - 6. Office (3/1,000 SF): 51 Spaces
 - 7. Retail (4/1,000 SF): 64 Spaces
 - 8. Restaurant (15/1,000 SF): 164 Spaces
 - 9. Parking Provided: 302 Spaces



Capella Block 'A'
Tentative Development Plan



MERCADO MANDARINA
CONCEPTUAL INDIRECT LEFT-TURN @ TANGERINE & LA CHOLLA

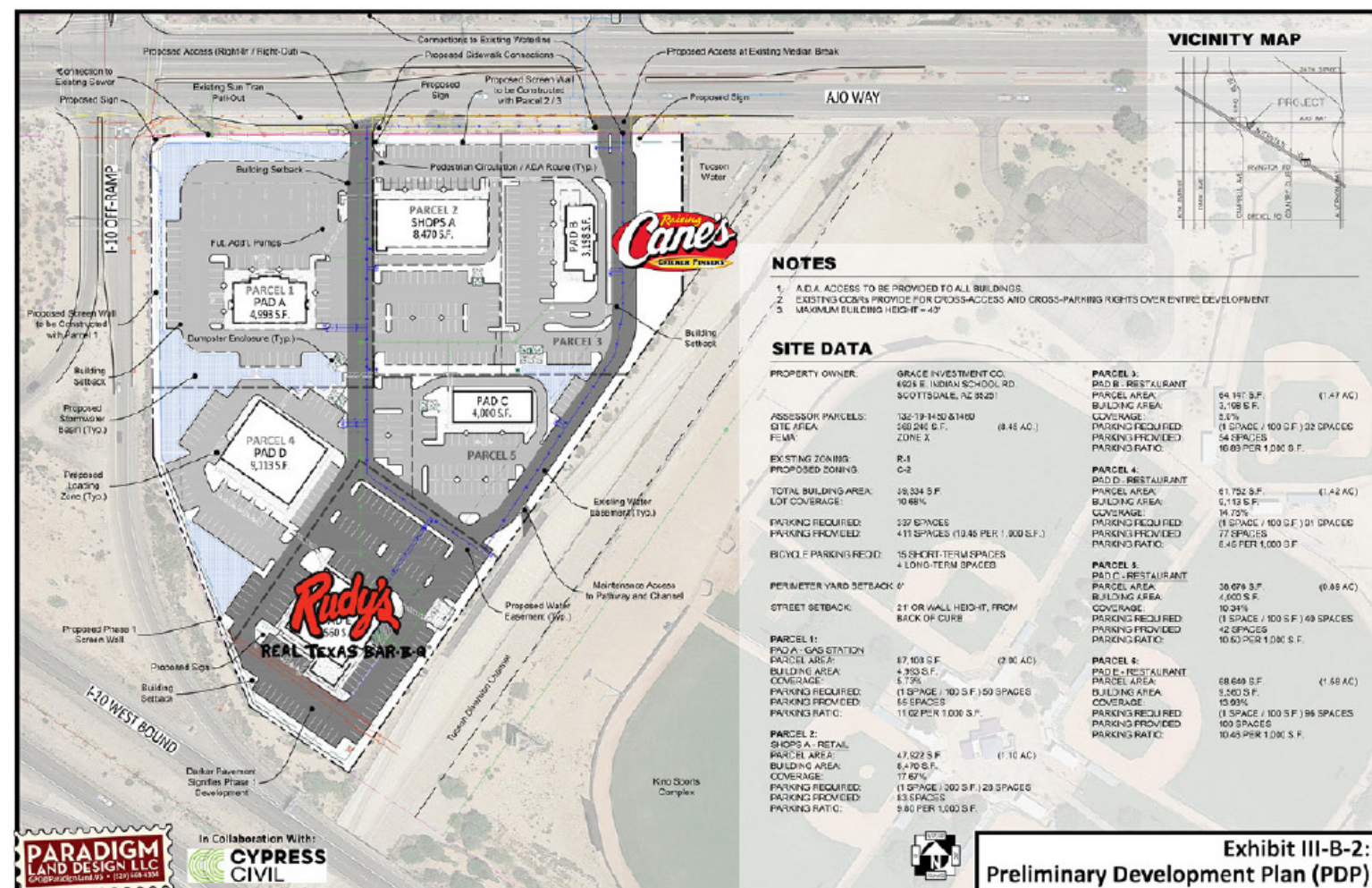
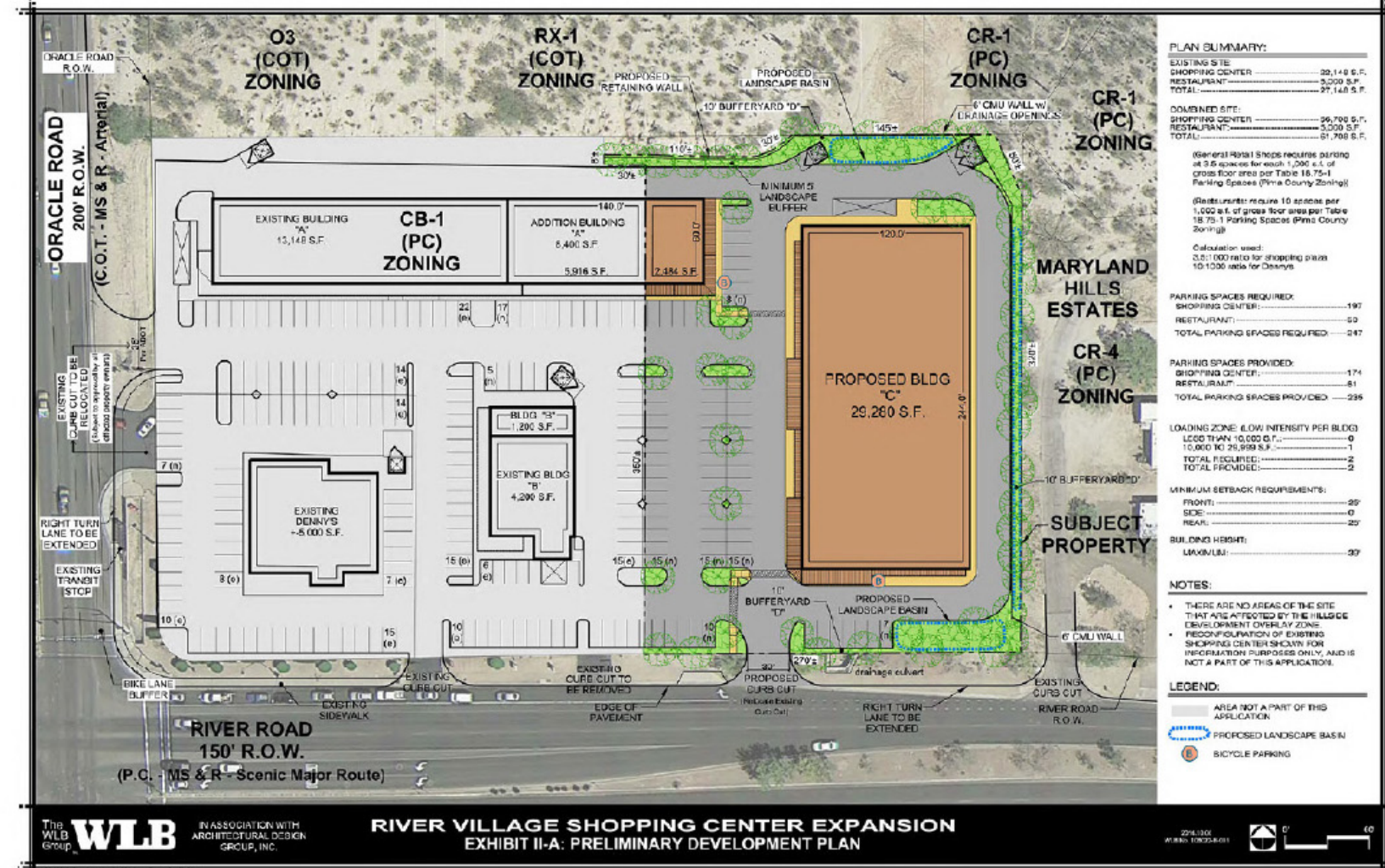


Exhibit III-B-2:
Preliminary Development Plan (PDP)



La Canada & Naranja
Conceptual Site Plan



RIVER VILLAGE SHOPPING CENTER EXPANSION
EXHIBIT II-A: PRELIMINARY DEVELOPMENT PLAN

RETAIL / OFFICE

General Notes:

1. All work shall conform to the City of Marana Engineering Department Standards and Specifications.
2. All work shall conform to the City of Marana Engineering Department Standards and Specifications.
3. All work shall conform to the City of Marana Engineering Department Standards and Specifications.
4. All work shall conform to the City of Marana Engineering Department Standards and Specifications.
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9. All work shall conform to the City of Marana Engineering Department Standards and Specifications.
10. All work shall conform to the City of Marana Engineering Department Standards and Specifications.

Basins:

- Basin A: 216-08-0850
- Basin B: 216-08-0850
- Basin C: 216-08-0850
- Basin D: 216-08-0850
- Basin E: 216-08-0850
- Basin F: 216-08-0850

Dimensions:

- Overall Length: 100'-0" (30.48m)
- Overall Width: 100'-0" (30.48m)
- Basin A: 216'-0" x 85'-0"
- Basin B: 216'-0" x 85'-0"
- Basin C: 216'-0" x 85'-0"
- Basin D: 216'-0" x 85'-0"
- Basin E: 216'-0" x 85'-0"
- Basin F: 216'-0" x 85'-0"

Location Map:

The map shows the site's location within the town of Marana, Arizona. The site is located on the north side of N. Marana Tech Dr. (Public), east of the intersection with N. Marana Tech Dr. (Public). The site is bounded by the Subject Property Boundary and the N. Marana Tech Dr. (Public) right-of-way.

SHEET 1 OF 2

[illegible]

30' Bufferyard 'B' w/ Screen Wall
(See Exh. XIII-B-1 & 2)

40' Natural Bufferyard

80% ESL Core Resource Area Conservation

42" Screen Walls Where Necessary to Block Headlights

Field Lights Fully Shielded

30' Bufferyard 'B'

Subject Property Boundary

30' Bufferyard (Existing)

Bldg. A

(Existing)

Bldg. G

Bldgs. B-D

Basin

Basin

Basin

30' Bufferyard 'B'

Access Located to Avoid Headlight Encroachment Across Calle Concordia

'H' Activity Field

Entry Gate w/ Bathrooms, etc.

20' B.Y. 'B'

Bridge w/ Vehicle & Pedestrian Gates

'J' Amphitheater

95% ESL Critical Resource Area Conservation

40' Natural Bufferyard

Canyon del Oro High School

Facility	Use	Area	Seats	Bldg. Height	Empl.	Parking Req'd
'A'	Assembly	44,635 SF	936	29'	0	234
'B'	Classrooms		275	24'	0	69
'C'	Admin. Offices	14,300 SF	0	24'	20	13
'D'	Classrooms		208	24'	0	52
'G'	Admin. Offices	3,300 SF	0	24'	10	7
'H'	Athletic Field	2+ Ac.	n/a	n/a	0	150
'J'	Activity Building	75,650 SF	600	42'	0	150
	Amphitheater	n/a	300	n/a	0	75
		134,885 SF	2,319		30	750

General Notes

1. Parking Provided: 750. See Sec. II.B.3.c. of the PAD.
2. Offsite parking for special events is available at C.D.O. High School, per an agreement between OVCN and Amphitheater School District.
3. ESOS Setbacks apply per PAD Sec. II.B.4.
4. See Exhibit III.B.2. for ESOS calculations.
5. Open Space Provided: 20%. See Exh. II.B.3.
6. Perimeter Building Setback: 50'.
7. Building heights permitted per PAD Sec. II.B.4.b.

PARADIGM LAND DESIGN LLC

Exhibit II-B-1
Tentative Development Plan

TO BE INCLUDED IN RESOURCE MANAGEMENT
ING CODE SECTION 27.10.E.c AND 17.10.F.2.f.vi



IRONWOOD ESTATES



- Plan Summary**
1. Property Area = 29.6± Ac.
 2. Zoning: Existing = R-144
Proposed = R-8
 3. Proposed Minimum Lot Size = 65'x125' (8,125 Sq. Ft.)
 4. Proposed Number of Homes = 82
- S = Lot Restricted to Single-Story Only



PARADIGM
LAND DESIGN LLC

Exhibit 'T'
Land Use Concept (TDP)

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America's Builder



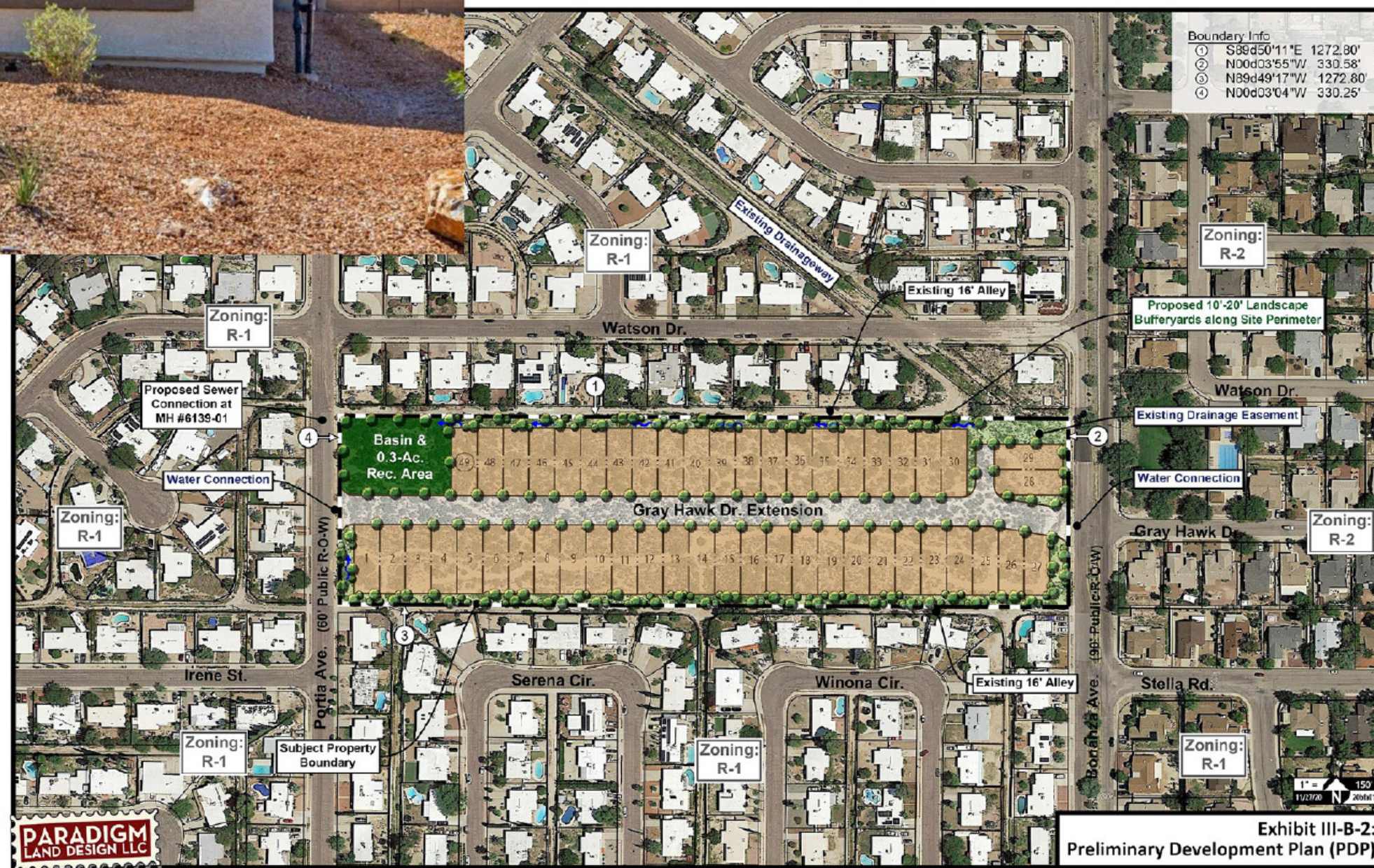
**TORTOLITA
TRAILS**





D·R·HORTON®
America's Builder

CASAS DEL CERRITO

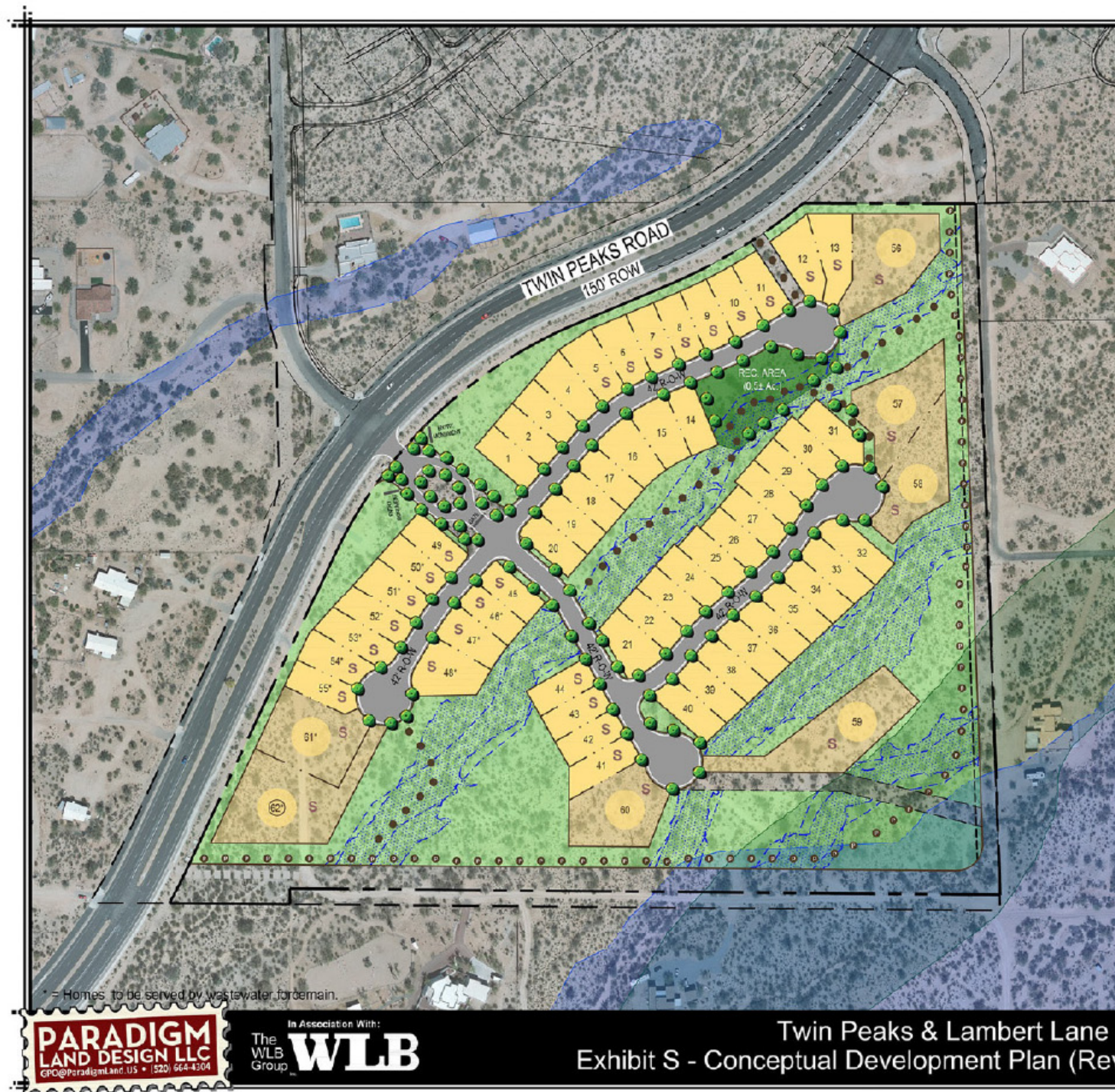




THE RETREATS AT TWIN PEAKS



©2022 MLSSAZ





THE ESTATES AT CAPELLA



D·R·HORTON®
America's Builder

BLACKHAWK

CASE STUDY



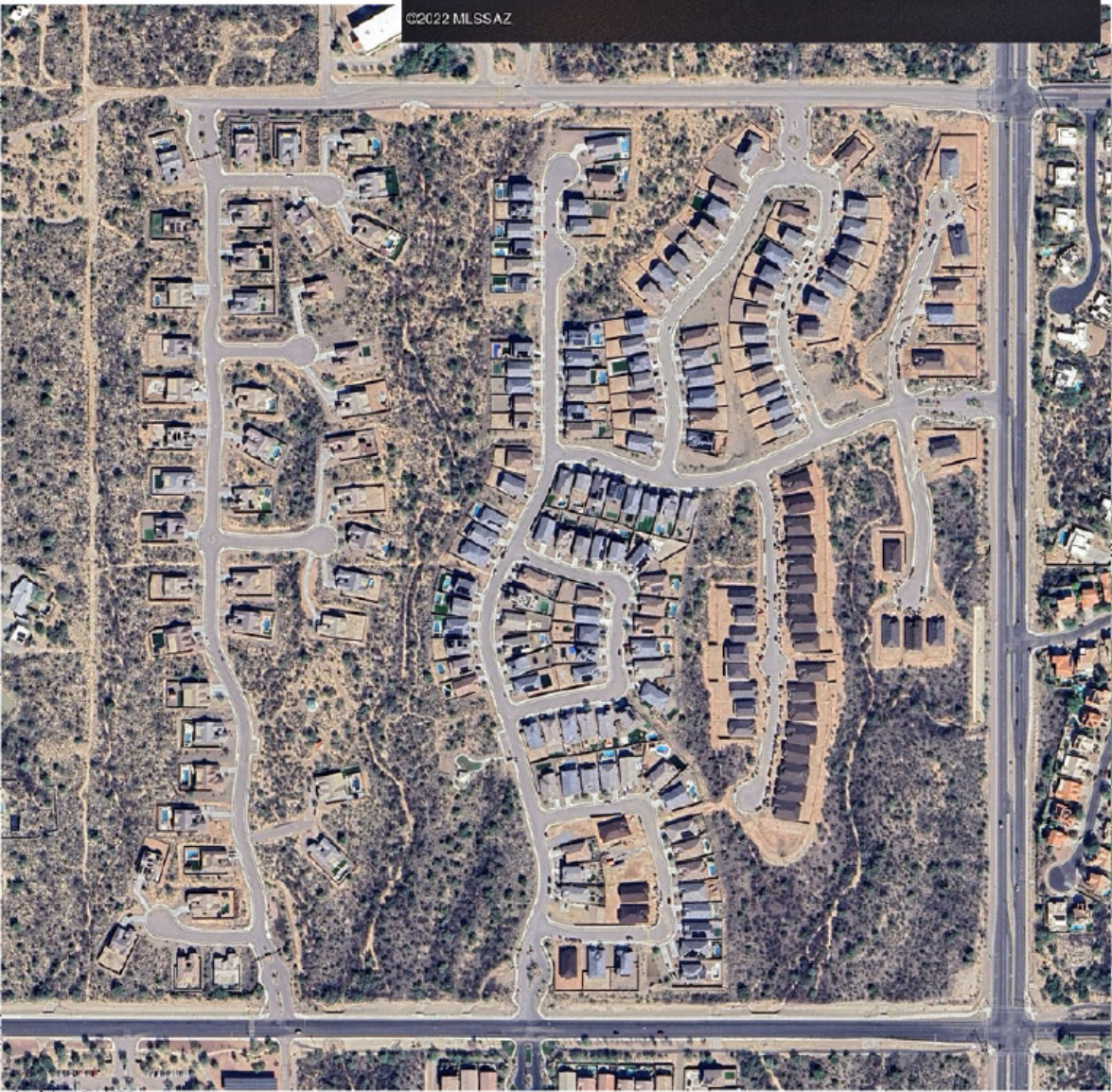
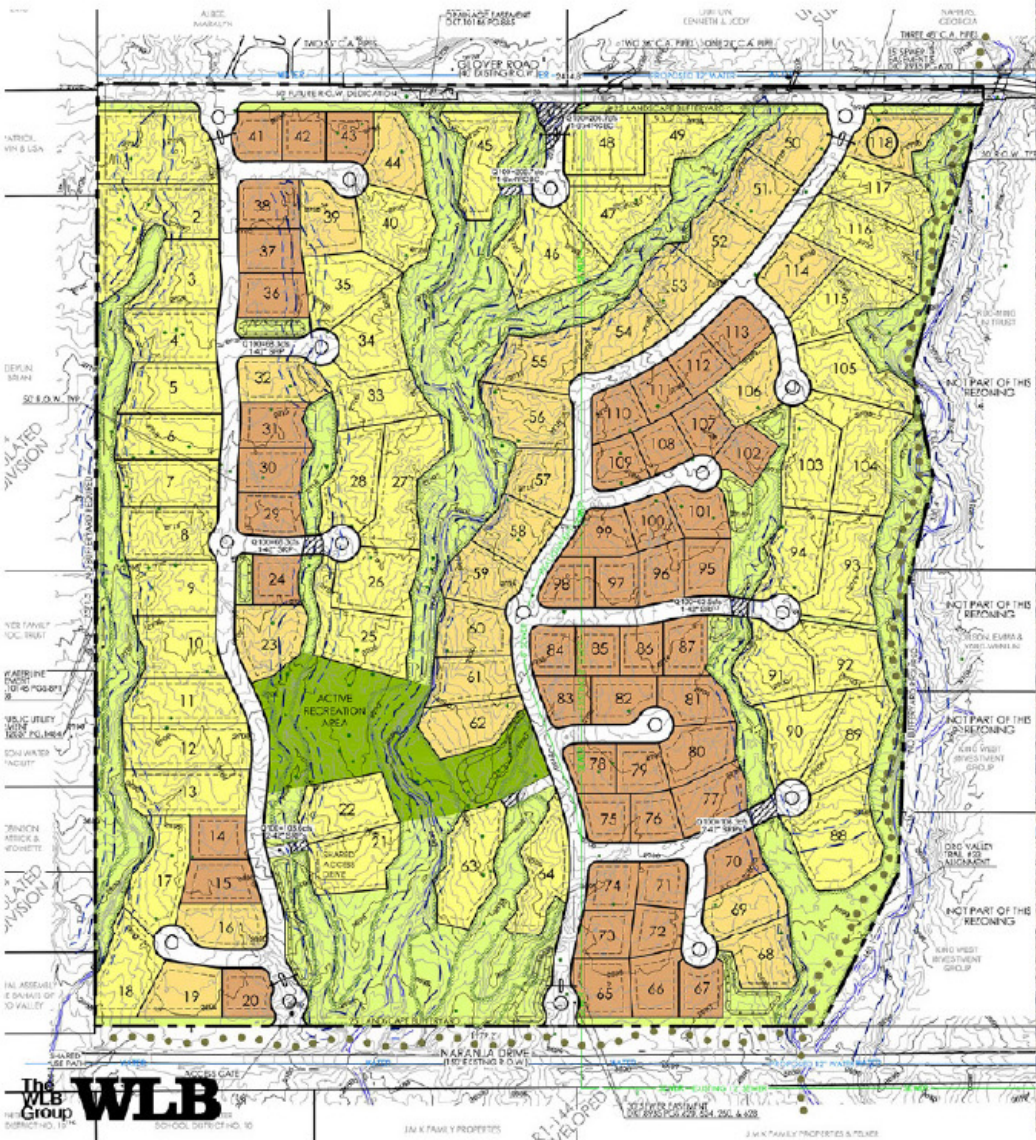
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Blackhawk

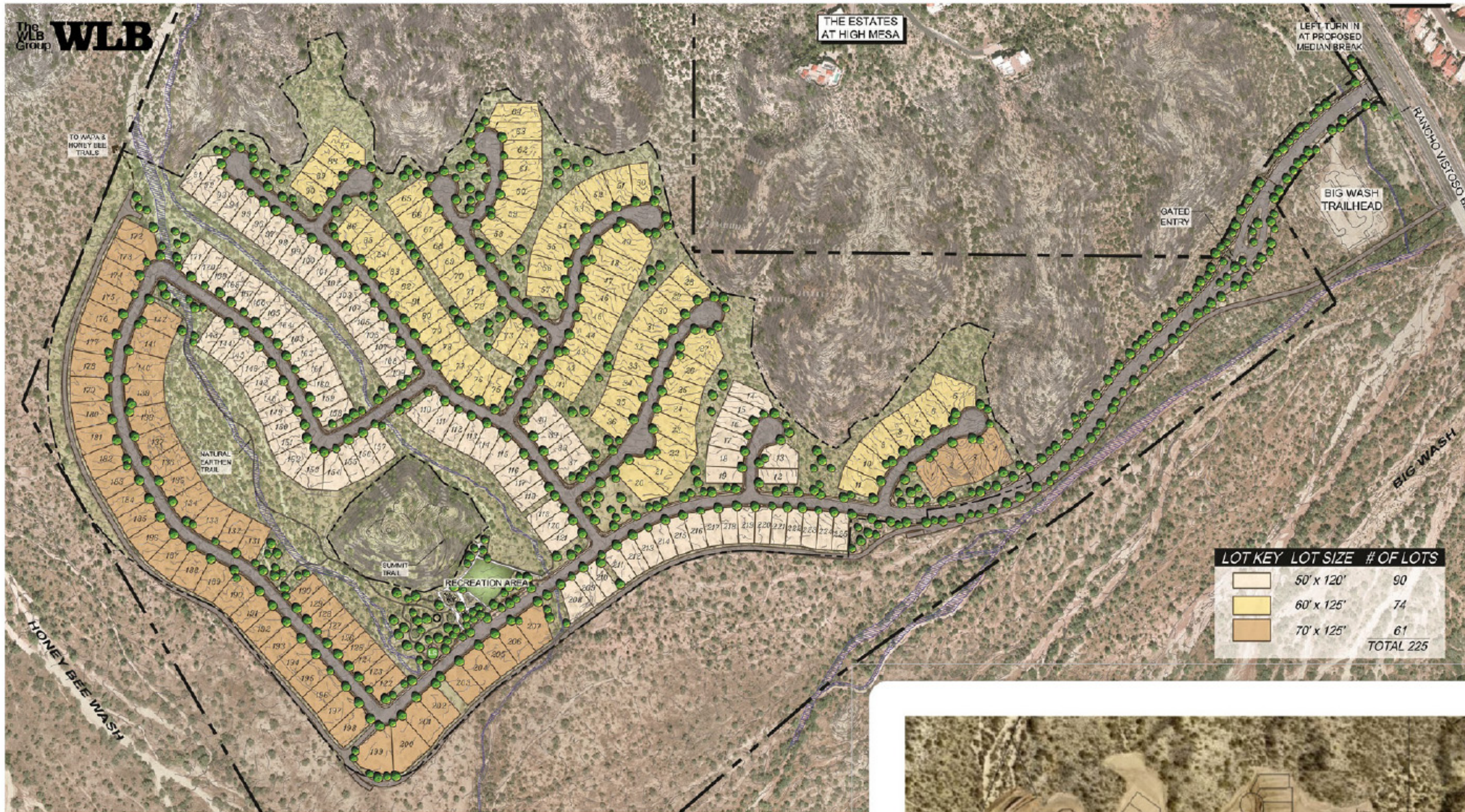


LA
MIRADA



SAGUAROS
VIEJOS

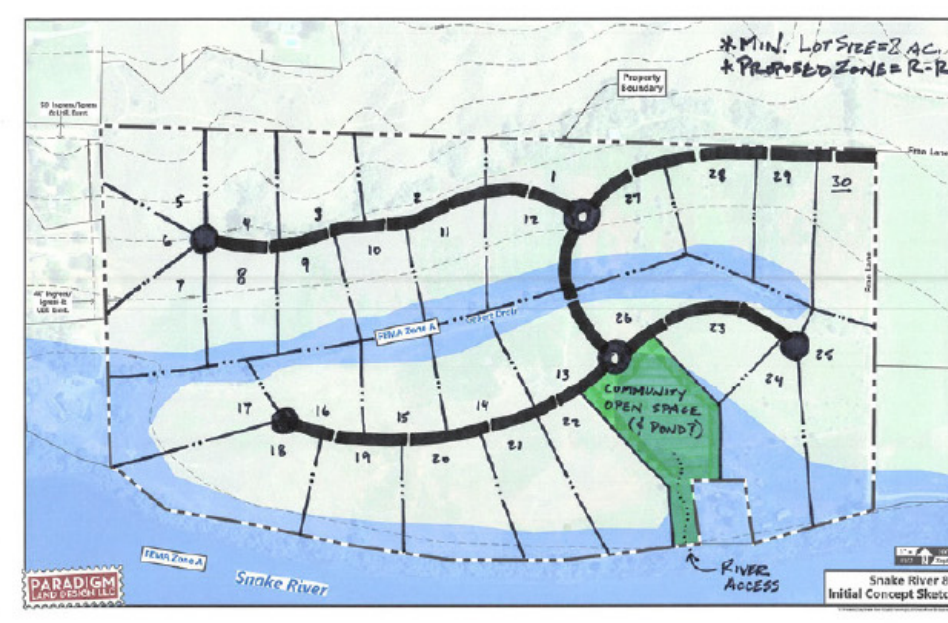
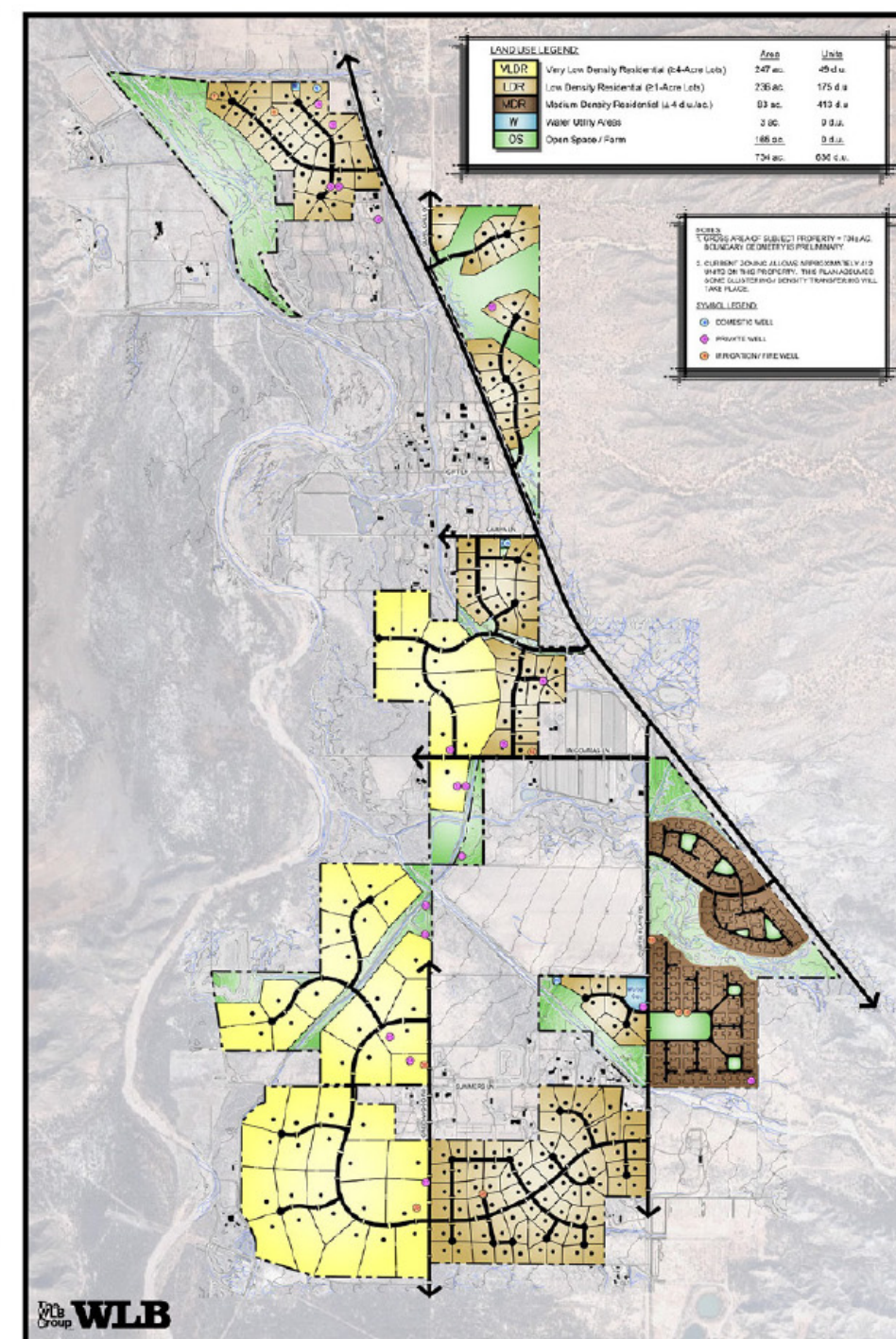
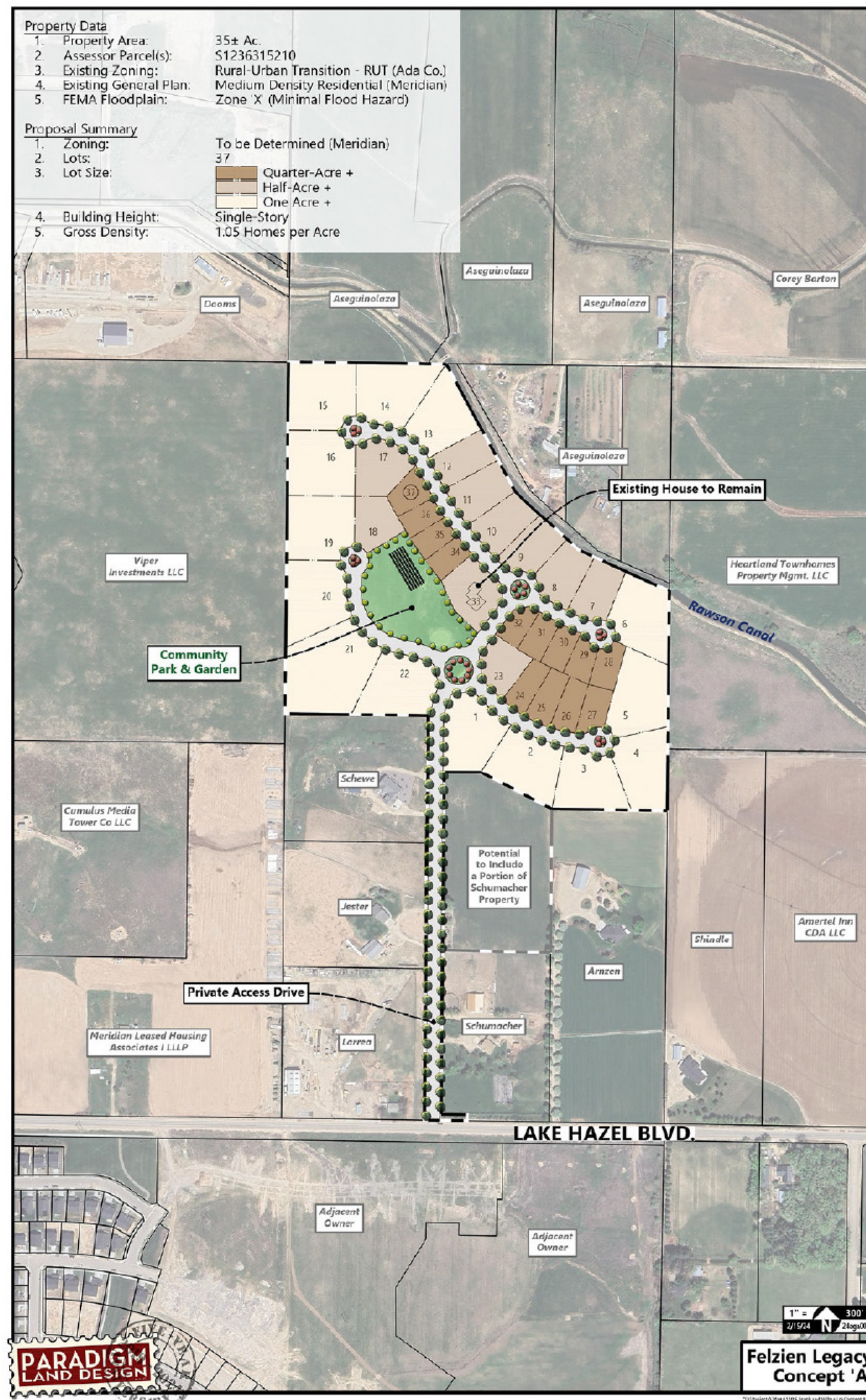


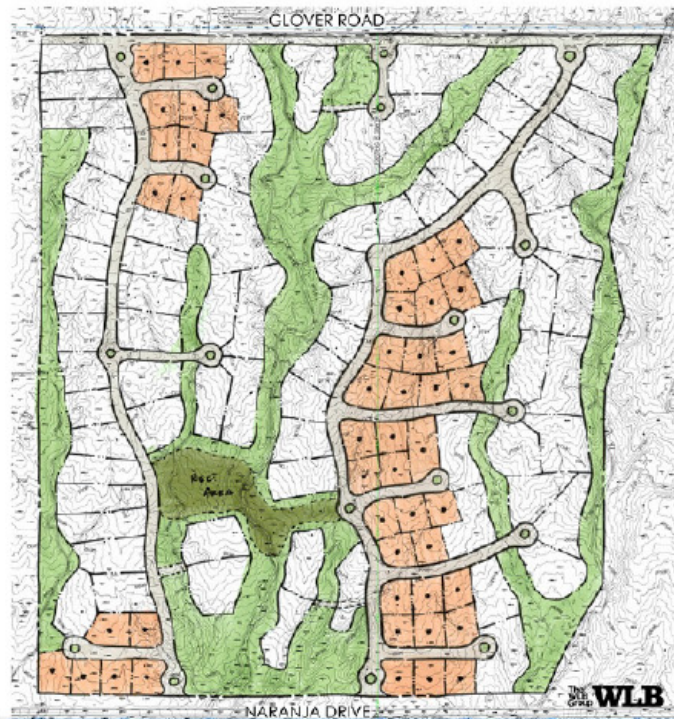


VISTOSO CANYON ESTATES



RURAL RESIDENTIAL





Red Rock Village A: Possible Reconfiguration to Improve Parcelization & Parcel Access

*©Viacom2010 Red Rock Village A Reconfig Concept 1.0v1

