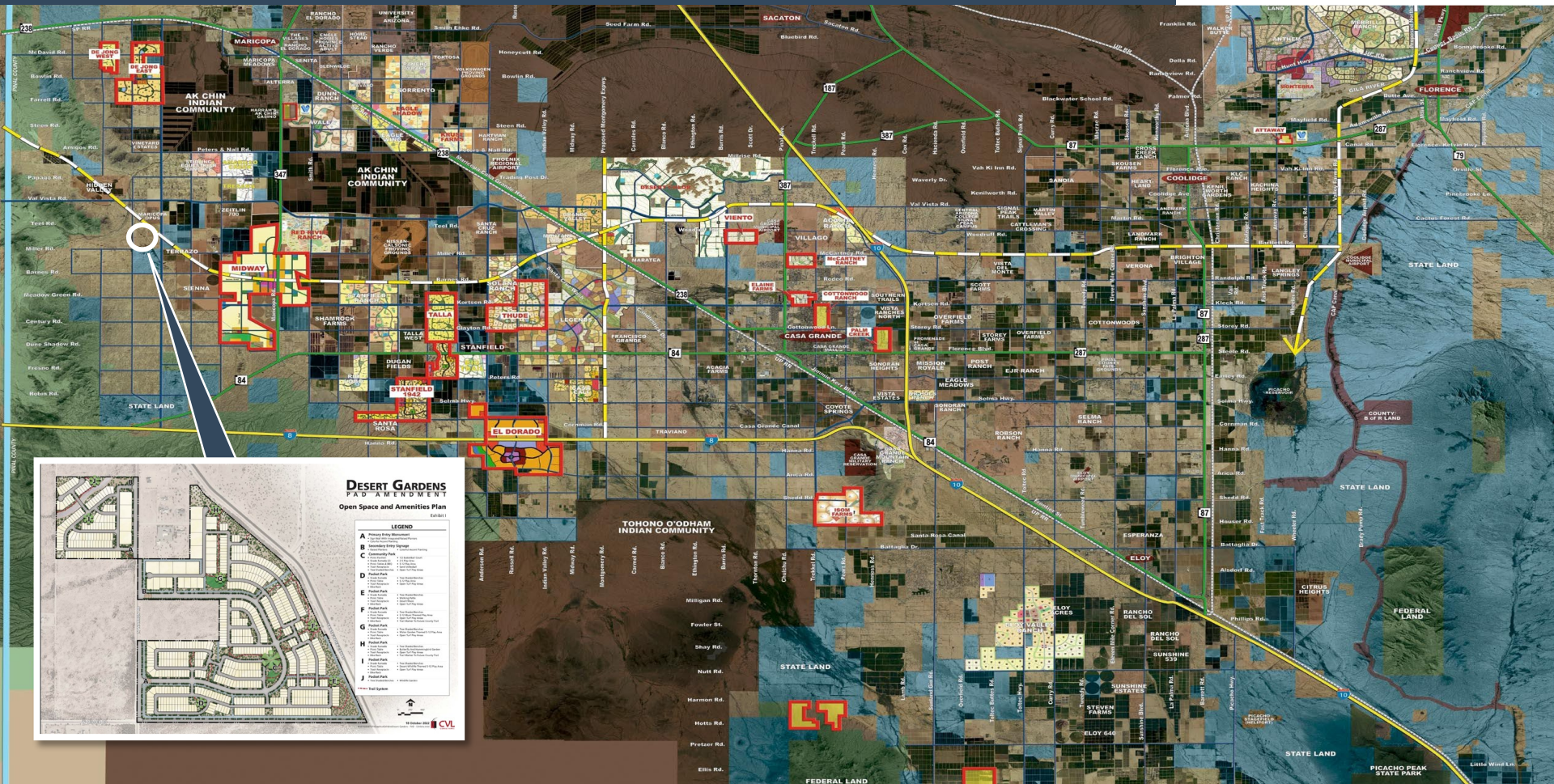


FOR SALE: +692 RESIDENTIAL LOTS

Warren Rd & Miller Rd | Pinal County, Arizona



DESERT GARDENS PAD AMENDMENT
 Open Space and Amenities Plan

LEGEND

- A** Primary Arroyo Management
- B** Secondary Arroyo Management
- C** Open Space
- D** Open Space
- E** Open Space
- F** Open Space
- G** Open Space
- H** Open Space
- I** Open Space
- J** Open Space

CVL

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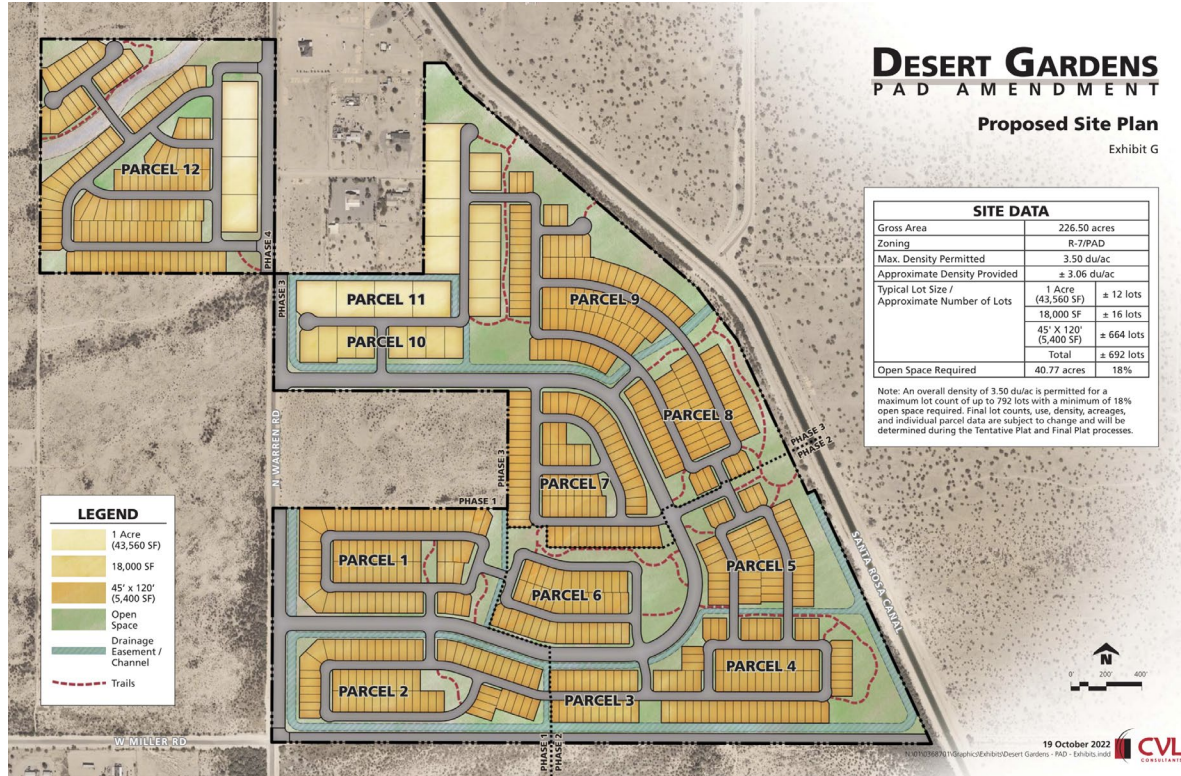
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FOR SALE: +692 RESIDENTIAL LOTS

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DESERT GARDENS
PAD AMENDMENT
Proposed Site Plan
Exhibit G

SITE DATA		
Gross Area	226.50 acres	
Zoning	R-7/PAD	
Max. Density Permitted	3.50 du/ac	
Approximate Density Provided	± 3.06 du/ac	
Typical Lot Size / Approximate Number of Lots	1 Acre (43,560 SF)	± 12 lots
	18,000 SF	± 16 lots
	45' X 120' (5,400 SF)	± 664 lots
	Total	± 692 lots
Open Space Required	40.77 acres	18%

Note: An overall density of 3.50 du/ac is permitted for a maximum lot count of up to 792 lots with a minimum of 18% open space required. Final lot counts, use, density, acreages, and individual parcel data are subject to change and will be determined during the Tentative Plat and Final Plat processes.

SIZE	±226 Acres
ZONING	R-7
PARCEL #	510-72-005D;8F;8E;8D;9B
PROPERTY TAX	Approx \$7,700 (2024)
UTILITIES	Global Water / ED3
PRICE	SUBMIT
OTHER INFO	<ul style="list-style-type: none"> • Located in Pinal County • Desert Gardens - 692 Lots • Global Water / ED3 Electric • Zoned R-7 – 3.5 du/ac • Manufactured Homes Allowed

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DESERT GARDENS PAD AMENDMENT

Open Space and Amenities Plan

Exhibit I



LEGEND

- A Primary Entry Monument**
 - Sign Wall With Integrated Raised Planters
 - Colorful Accent Planting
- B Secondary Entry Signage**
 - Raised Planters
 - Colorful Accent Planting
- C Community Park**
 - Picnic Pavilion
 - Shade Ramada (2)
 - Picnic Tables & BBQ
 - Trash Receptacle
 - Tree Shaded Benches
 - 1/2 Basketball Court
 - 2-5 Play Area
 - 5-12 Play Area
 - Sand Volleyball
 - Open Turf Play Areas
- D Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - 5-12 Play Area
 - Open Turf Play Areas
- E Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - Walking Paths
 - Desert Maze
 - Open Turf Play Areas
- F Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - 5-12 Music Themed Play Area
 - Open Turf Play Areas
 - Trail Marker To Future County Trail
- G Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - Water Garden Themed 5-12 Play Area
 - Open Turf Play Areas
- H Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - Butterfly And Hummingbird Garden
 - Open Turf Play Areas
 - Trail Marker To Future County Trail
- I Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - Desert Wildlife Themed 5-12 Play Area
 - Open Turf Play Areas
- J Pocket Park**
 - Shade Ramada
 - Picnic Table
 - Trash Receptacle
 - Bike Rack
 - Tree Shaded Benches
 - Wildlife Garden

--- Trail System



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Primary Entry Elevation

Exhibit N



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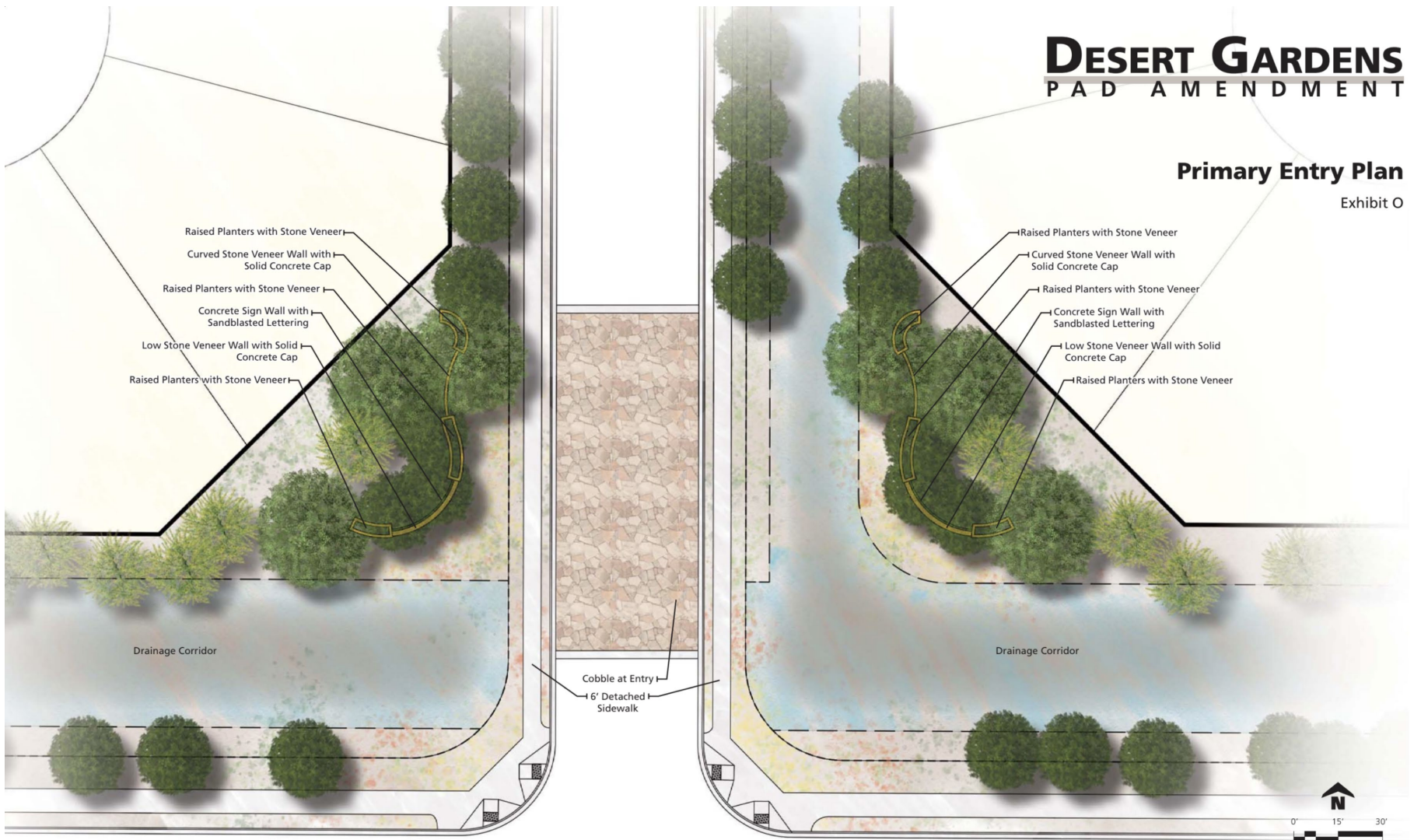
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Primary Entry Plan

Exhibit O



WARREN ROAD

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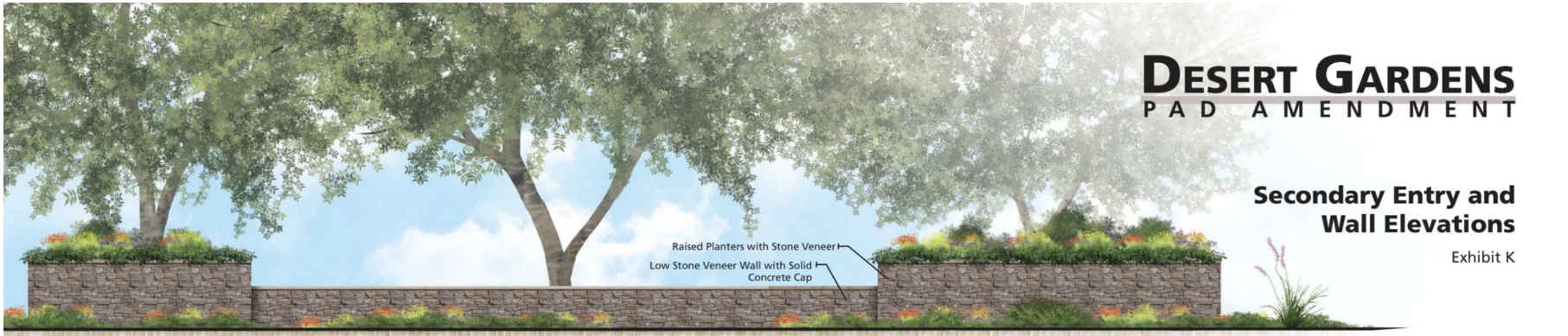
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Secondary Entry and Wall Elevations

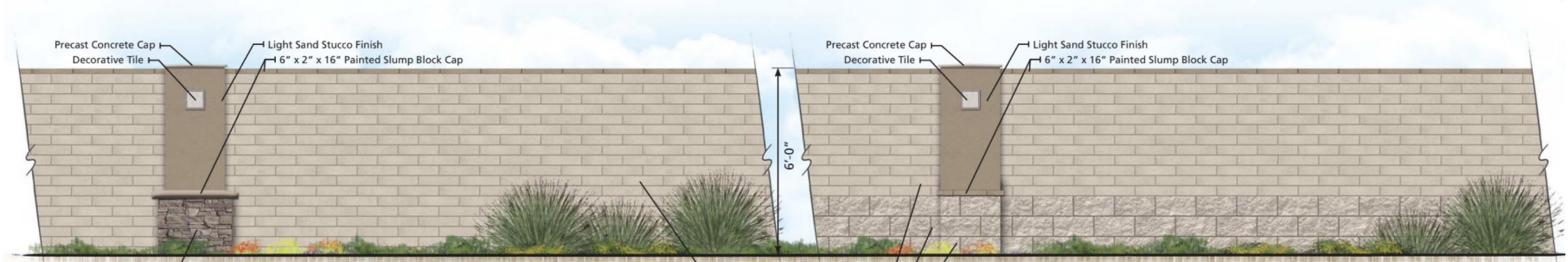
Exhibit K



2' VIEW FENCE OVER 4' BLOCK WALL

4' VIEW FENCE OVER 2' BLOCK WALL

FULL VIEW FENCE



THEME WALL

SECONDARY WALL

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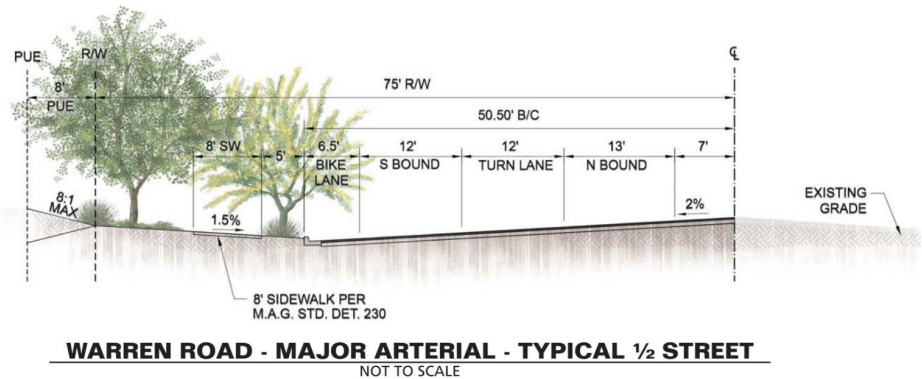
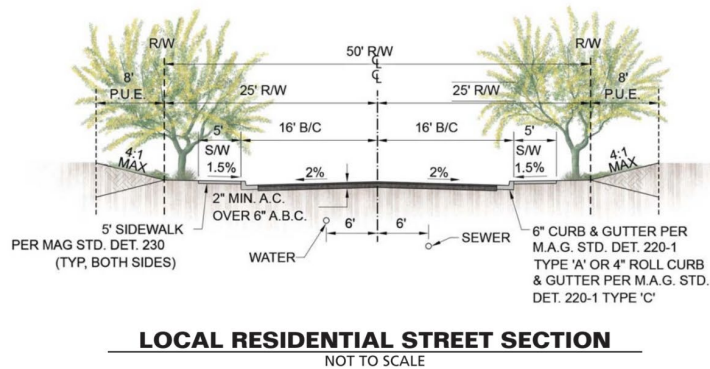
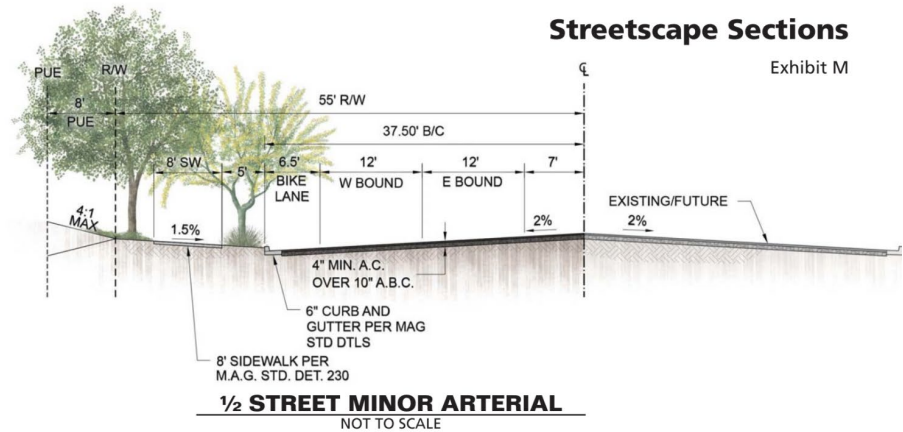
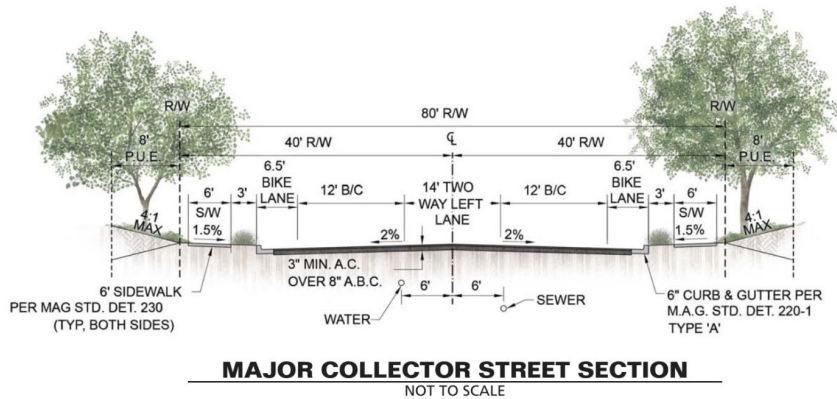
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Streetscape Sections

Exhibit M



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DESERT GARDENS

PAD AMENDMENT

Central Community Park Conceptual Landscape Plan

Exhibit P



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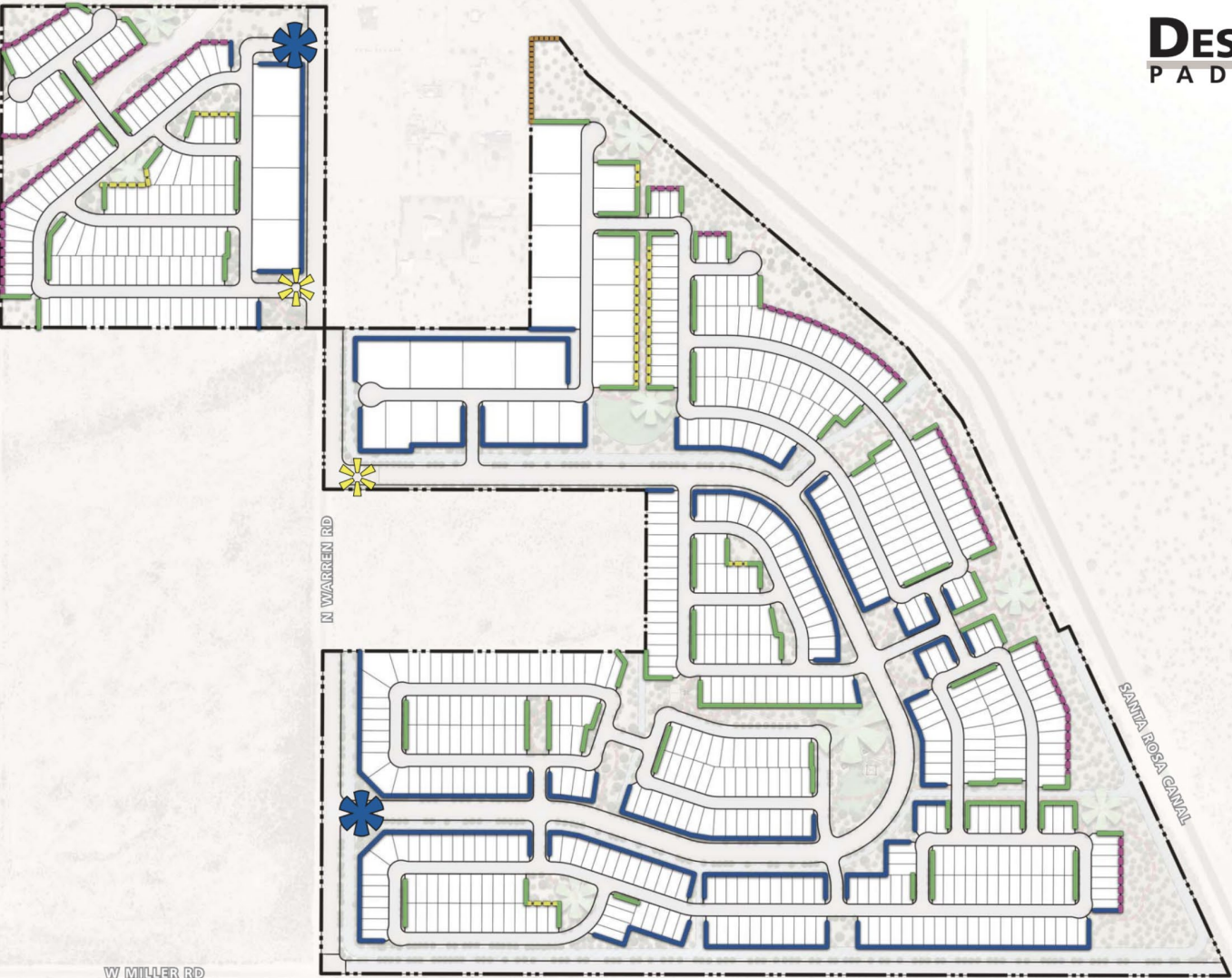
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DESERT GARDENS PAD AMENDMENT

Wall & Sign Plan

Exhibit J



LEGEND

- Primary Entry Monument
- Secondary Entry Monument
- Theme Wall
- Secondary Wall
- 2' View Fence over 4' CMU Wall
- 4' View Fence over 2' CMU Wall
- Full View Fence



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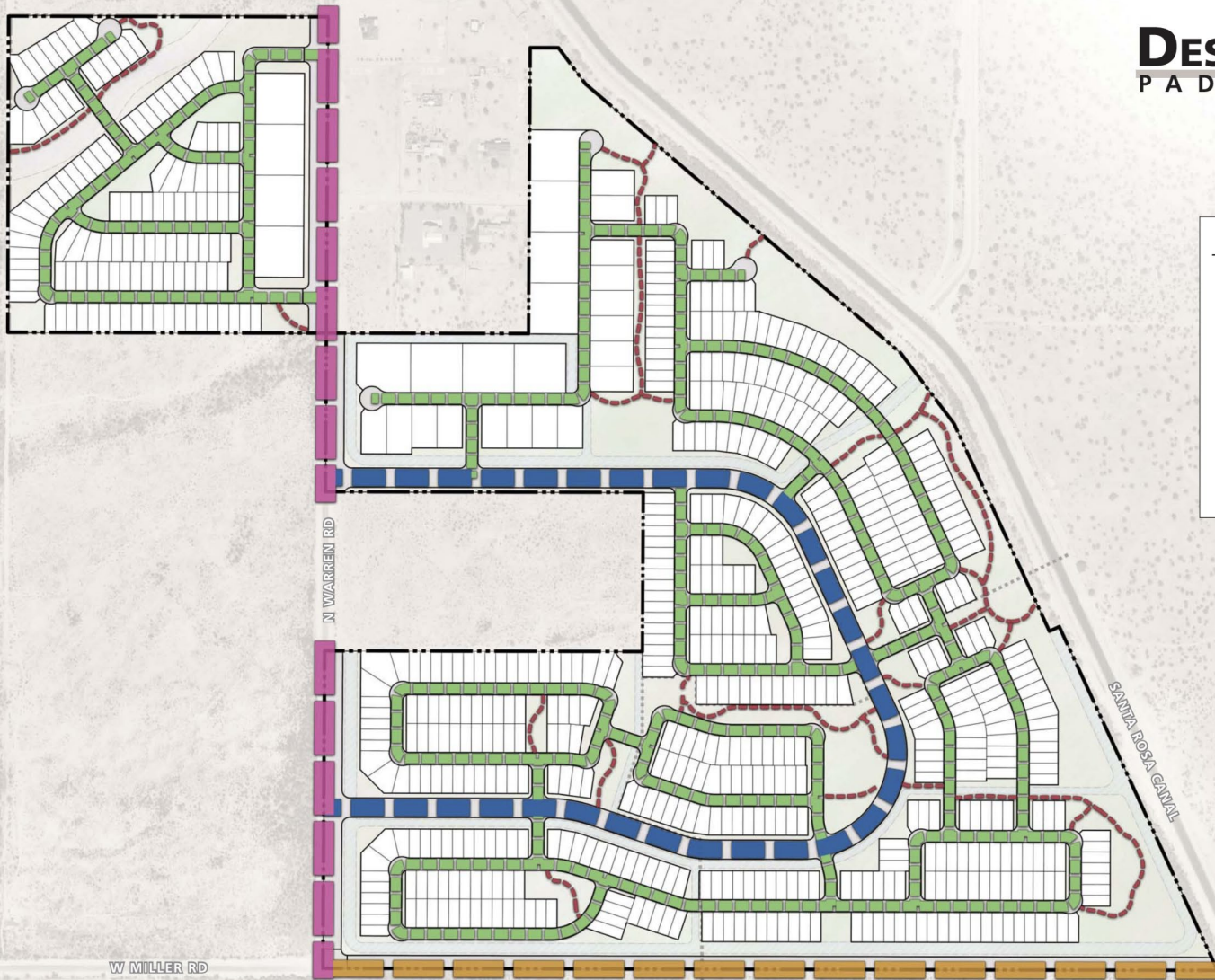
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DESERT GARDENS PAD AMENDMENT

Circulation Plan

Exhibit L



LEGEND	
	Major Arterial <ul style="list-style-type: none">• 6.5' Bike Lane• 8' Detached Sidewalk
	Minor Arterial <ul style="list-style-type: none">• 6.5' Bike Lane• 8' Detached Sidewalk
	Major Collector <ul style="list-style-type: none">• 6.5' Bike Lane• 6' Detached Sidewalk
	Local street <ul style="list-style-type: none">• 5' Attached Sidewalk
	Interior Trails <ul style="list-style-type: none">• 6' Paved



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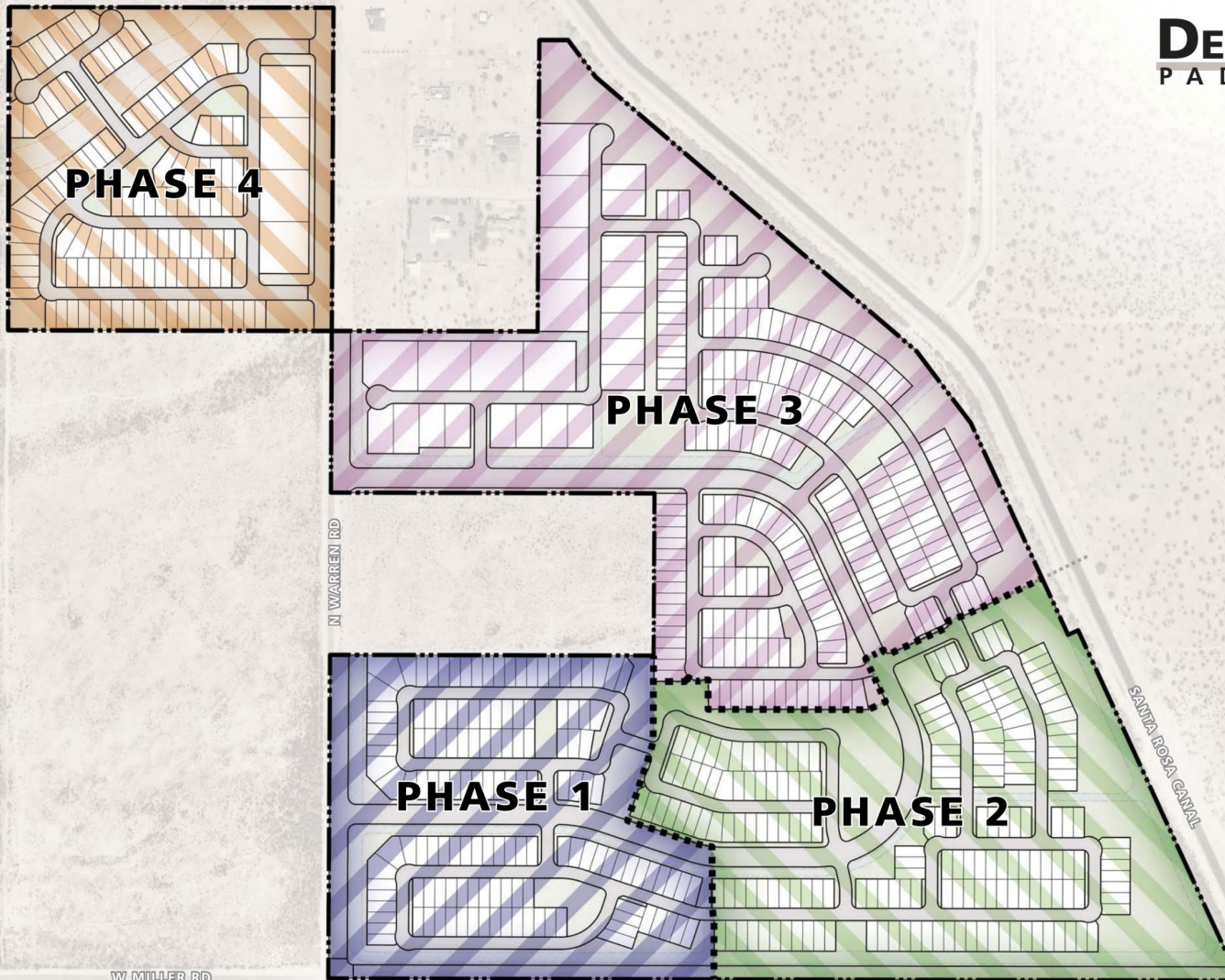
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DESERT GARDENS PAD AMENDMENT

Phasing Plan

Exhibit H



18 October 2022
CVL CONSULTANTS

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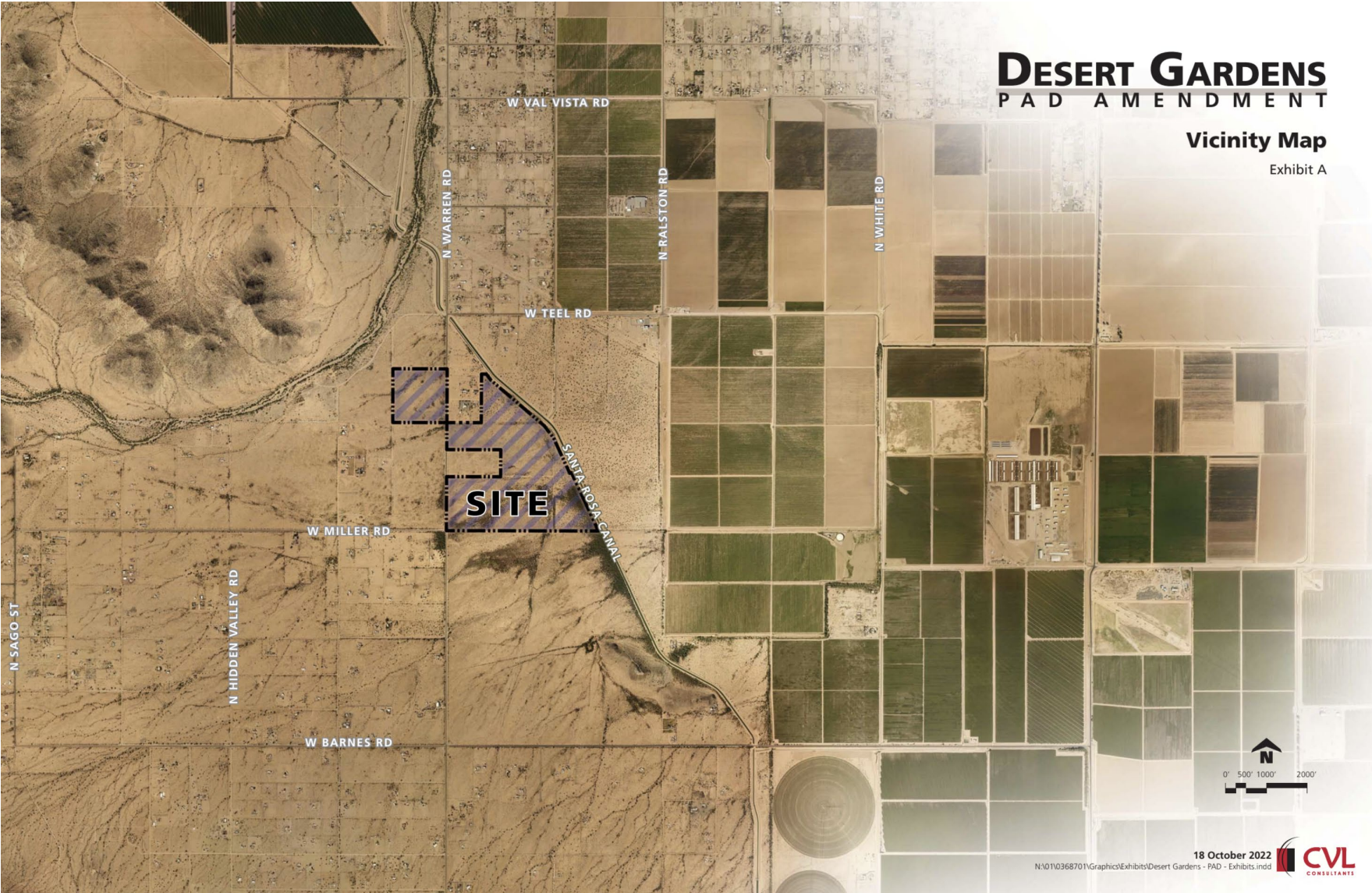
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DESERT GARDENS PAD AMENDMENT

Vicinity Map

Exhibit A



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DESERT GARDENS PAD AMENDMENT

Aerial Map

Exhibit B



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Amended Use Table

Permitted	
R-7 PAD	 One dwelling, conventional construction or <u>manufactured home</u> or mobile home.
	<ul style="list-style-type: none"> • Park.
	<ul style="list-style-type: none"> • Public Schools.
	<ul style="list-style-type: none"> • Government structures, fire district stations, sheriff’s facilities and their accessory uses.
	<ul style="list-style-type: none"> • Group home, subject to the requirements set forth in PCDSC 2.150.200.
	<ul style="list-style-type: none"> • Guest house/casita, subject to the requirements set forth in PCDSC 2.150.240.
	<ul style="list-style-type: none"> • Home occupation, subject to the requirements set forth in PCDSC 2.150.260.
	<ul style="list-style-type: none"> • Child care (no more than five children for whom compensation is received).
	<ul style="list-style-type: none"> • Church, subject to the requirements set forth in PCDSC 2.150.220.
	<ul style="list-style-type: none"> • Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
	<ul style="list-style-type: none"> • Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC.
	<ul style="list-style-type: none"> • Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function. [Ord. 011812-ZO-PZ-C-007-10 § 36].
Not Permitted	
<ul style="list-style-type: none"> • There are no proposed uses in the Planned Area Development that are not permitted. 	

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