

**LA RESERVE**  
**PLANNED AREA DEVELOPMENT DISTRICT**  
**(PAD #4)**

Oro Valley, Arizona

**ADOPTED BY ORDINANCE (O)97-24**  
**SEPTEMBER 3, 1997**

Developed By:  
The Estes Co.

Prepared By:  
Dooley-Jones do Associates, Inc.

March 27, 1986



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## *Section 1.1 Introduction*

La Reserve is a planned residential, commercial, recreational and industrial community of approximately 1,114 acres located north of Tucson just below Pusch Ridge of the Santa Catalina Mountains.

This master planned community evolved out of numerous studies and analyses to understand the complex natural ecology of the area as well as the urban services required to provide a high standard of living. The result of these studies is a combination of residential, commercial and technical park uses incorporating the natural desert surroundings to create a quality urban environment sensitive to and compatible with the natural ecosystems.

Design guidelines have been prepared as a regulatory mechanism and information source to ensure that planning policies are carried out in an environmentally sensitive manner and that the philosophies which have guided the La Reserve Plan are followed in order to maintain a mutually beneficial relationship with this unique desert setting.

## *Section 1.2 The La Reserve Plan*

The La Reserve Planned Area Development ("PAD") District is prepared in accordance with the provisions of Article 10-3 of the Oro Valley Zoning Code Revised ("O.V.Z.C.R."). The stated purpose of Oro Valley's PAD District is to enable and encourage the planned development of large tracts of land which are under unified ownership or control so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area.

Such areas may be provided with a combination of land uses including a variety of residential types, commercial, technical and public areas designed in accordance with modern land planning principles and development techniques, and arranged in such a manner so as to be properly related to each other in the community, with a planned throughfare system and other public facilities.

The PAD District and procedures were established to provide a land developer with assurance that specific uses prepared from time to time in accordance with an approved development plan would be accepted by the Town, and to provide the Town Planning Commission and Mayor and Town Council with a long-term proposal for the development of a given area.

The La Reserve Project is ideally suited for the provisions of a PAD District due to its unified ownership or control, and its size of approximately 1,114± acres.

The purpose of the La Reserve Plan is to establish a PAD District, to identify the specific exceptions and modifications, and to promote the purposes of the PAD District described in Section 10-301 of the O.V.Z.C.R.

Traditional zoning and other land use plans allow a wide range of uses, yet provide few performance standards for development. The purpose of the La Reserve Plan (the Plan) is to provide predetermined performance standards and prescribe specific uses. The standards and uses specified in the Plan and any resulting modifications to the Town's property development standards will produce a living environment, landscape quality and lifestyle superior to that of existing standards while maintaining a sensitivity to surrounding land uses.

The La Reserve Plan delineates all allowable uses within each development area, and the standards, conditions and restrictions within the development. The Plan also prescribes the procedures for review, adoption, and enforcement.

### *Section 1.3 General Definitions*

The terms and definitions used in this plan shall be those as defined in Article 2-1 of the O.V.Z.C.R. with the following exceptions:

**A. Developer** - An individual or entity who acquires or leases development areas as defined herein, in the La Reserve Project, for the purpose of development in accordance with the Plan.

**B. Development Areas** - Areas A through E, as described on the Concept Plan are designated subareas of the La Reserve Project having specified permitted uses and regulations covering the development of those uses.

**C. Owner** - The Estes Co., P.O. Box 17360, Tucson, Arizona 87531, and/or such other person(s) as The Estes Co. may designate in writing as being an "Owner" hereunder.

**D. Plan** - This plan for the La Reserve Planned Area Development District and the Development Standards of the CC R's recorded in Book 7414 Page 1370, et. se q.

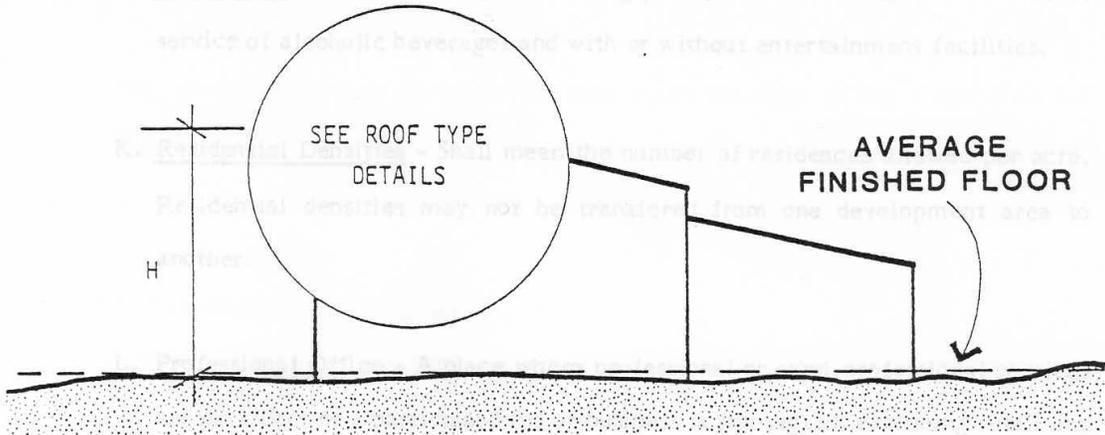
**E. Oro Valley Zoning Code Revised (O.V.Z.C.R.)** - Shall mean the Oro Valley Zoning Code Revised as adopted by the Mayor and Town Council on March 13, 1981 by Ordinance No. 48 as it may be amended.

**F. Building Height** - Building height shall be measured from the respective finish floor to the highest point of the coping of a flat roof or the highest point of a parapet, or to the highest point of a mansard roof, or to the highest gable of a pitch or hip roof for each building segment, pursuant to the examples shown on Figures 1, 2 and 3 of Exhibit B (Building Heights).

**G. Floor Area** - Floor areas as used to determine floor area ratios and parking ratios shall include the gross horizontal areas of the floors within any exterior walls of the building on, above or below grade excluding areas used for elevator shafts, stairwells or mechanical equipment rooms.

**H. Concept Plan** - document which shows the distribution of land uses within the Plan Area and is included in the Plan as Exhibit N. All Development Site Plans shall be prepared and submitted for approval in accordance with the uses shown on the Concept Plan.

**I. Development Site Plan** - document which will provide the information necessary for the Town of Oro Valley to review and approve proposed developments. The Development Site Plan shall include plans for the location of buildings, parking areas, traffic circulation, recreation, landscaping, areas and treatment of refuse collection, fire hydrant locations and utility easements. A Development Site Plan shall conform in all basic aspects to the La Reserve Plan and the Concept Plan.



SECTION VIEWS

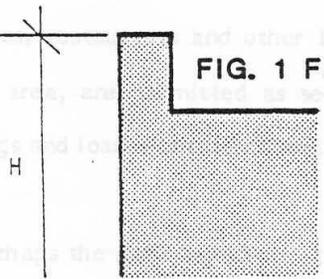


FIG. 1 FLAT ROOF WITH PARAPET

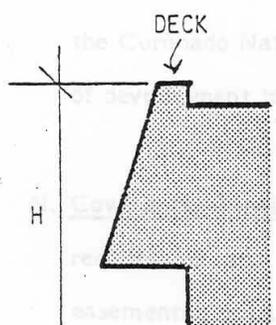


FIG. 2 MANSARD ROOF

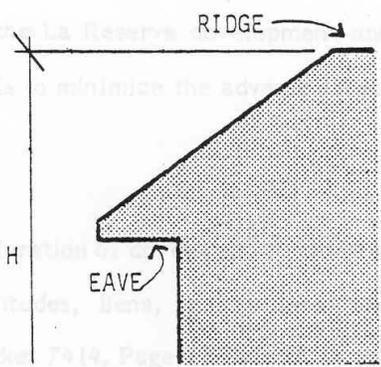


FIG. 3 GABLE OR HIP ROOF

LA RESERVE

BUILDING HEIGHT  
EXHIBIT B

**J. Restaurant** - shall mean a public eating place, in or outdoors, with or without service of alcoholic beverages and with or without entertainment facilities.

**K. Residential Densities** - shall mean the number of residences allowed per acre. Residential densities may not be transferred from one development area to another.

**L. Professional Office** - A place where professional or semi-professional services are provided, or a particular kind of business is transacted, excluding retail and wholesale trade as a principal use. Support retail functions such as athletic clubs, pharmacies, restaurants and other limited uses, not to exceed 25% of the gross floor area, are permitted as secondary accessory uses to offices. Banks and savings and loan institutions shall be deemed to be office uses.

**M. Wilderness** - Perhaps the most significant planned use of land on La Reserve is the area to be left undisturbed and maintained as permanent wilderness. These areas are used as a natural buffer between the La Reserve development and the Coronado National Forest. The intention is to minimize the adverse effect of development to the national forest.

**N. Covenants, Conditions and Restrictions** - Declaration of covenants, conditions, restrictions and assessments, charges, servitudes, liens, reservations, and easements for La Reserve, as recorded in Docket 7414, Page 1370-1422, as the same may be amended or restated from time to time.

**O. Design Guidelines** - The "La Reserve Design Guidelines", as defined in the Covenants, Conditions, and Restrictions, and as amended from time to time.

## *Section 1.4 Developed Features*

This section examines developed or man made features in the vicinity of La Reserve. Topics discussed include: existing area development, area planned land use and onsite planned land use and zoning,

### **A. Existing Area Development**

The surrounding land uses include residential development, a resort hotel, La Canada Hills Country Club and vacant land, see

Exhibit C. West of La Reserve, the dominant land use is the El Conquistador Resort Hotel. Facilities include restaurants, nine hole golf course, tennis courts, riding stable and other associates uses. Integrated within the El Conquistador Resort is a 193 townhome development known as El Conquistador Resort Patio Homes. South of El Conquistador Resort is Pusch Ridge Estates, a single family residential subdivision. This area was incorporated into the Town of Oro Valley in July, 1980. Further west of Oracle Highway, land uses include single family residences, townhomes, apartments and mobile homes.

North, adjacent to La Reserve, is the site for the new Garrett AiResearch Facility. Rough grading is complete and the construction of the initial facility has begun. Garrett AiResearch is an electronics research and assembly corporation.

North of Oracle Highway, uses include a ranch house, cultivated fields and vacant land. Adjacent to La Reserve's most northern boundary is Catalina State Park. It encompasses 5,500 acres to be used for camping, picnicing, an equestrian center and hiking trails.





Existing onsite land use includes the Foothills Business Park adjacent to Oracle Highway and La Reserve Subdivision, Lots 1 through 24 on the southern portion of La Reserve.

## **B. Planned Land Use**

Four land use plans adopted by Pima County will influence the future growth and development of the northwest area. These plans are: Tortolita Area Plan, Tortolita Community Plan, Rancho Vistoso Community Plan and the Thermal Belt Area Plan. Two proposed plans, the Pusch Ridge Wilderness Plan and a Recreational Plan for Catalina State Park will also influence the development of La Reserve property. The location of these plans are shown on the Area Plan Map, Exhibit D.

### **1. Tortolita Area Plan**

This plan was adopted by the Pima County Board of Supervisors in September, 1977 and introduced urban densities to the northwest. The plan identifies seven land use categories. They are urban, suburban, reserve, conservation, agriculture, rural communities and parks. La Reserve is located within the Tortolita Area Plan and designates La Reserve as urban uses.

### **2. Tortolita Community Plan**

This plan was adopted in October, 1977 by Pima County and revised in May, 1982. It provides for a variety of residential uses along with some commercial and industrial. It proposes some of the highest densities per square mile in the metropolitan area. When developed, the plan will accommodate 203,700 people.

### **3. Rancho Vistoso Community Plan**

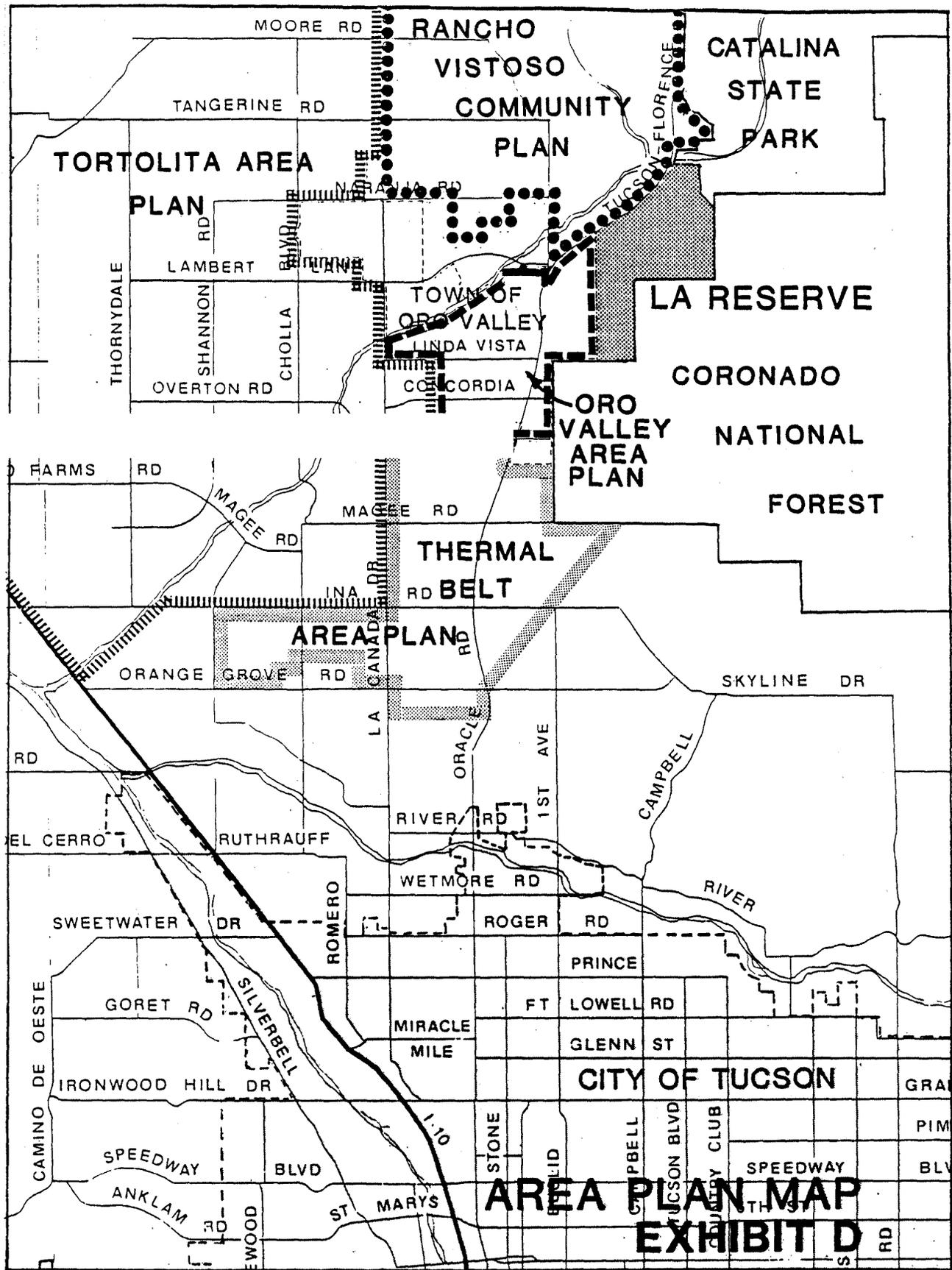
This plan was adopted in October 1977 by Pima County and involved a land trade which provided authorization for the creation of Catalina State Park. Rancho Vistoso is surrounded by the Tortolita Area Plan and is adjacent to the western boundary of La Reserve. The 8800 acre development proposes a variety of residential densities along with commercial, industrial and open space uses. When developed the plan will accommodate 42,000 people.

### **4. Thermal Belt Area Plan**

This plan was adopted by the Board of Supervisors on February 16, 1960. It provides for low density residential land uses with high density residential and commercial land uses along the Tucson-Florence Highway. It is substantially developed with approximately 12,100 people residing in the area.

#### 5. Oro Valley Area Plan

The plan was adopted September 26, 1985 by the Town of Oro Valley, Arizona as part of the Town's general plan. The plan provides for low density land uses with high density and commercial land uses along Tucson-Florence Highway. It is substantially developed with approximately 2855 people residing in the area.



**AREA PLAN MAP  
EXHIBIT D**

## ***Section 1.5 Plan Area***

This section examines two major categories of site characteristics, natural features and developed features. The Natural Features inventory includes: landform, slope, geology, soils, hydrology, vegetation, wildlife and archaeology. The Developed Features inventory includes: Oro Valley area existing land use, La Reserve planned land use, & La Reserve's existing zoning.

### **Location**

La Reserve is located immediately east of the Town of Oro Valley, between the Canada del Oro Wash and the western slope of the Santa Catalina Mountains (Exhibit A). The Location Map shows La Reserve relative to Oro Valley, Tucson and the surrounding area. The property is bounded on the north by the Catalina State Park, on the east by the Coronado National Forest and on the west by Oracle Road, U.S. 89 and the Town of Oro Valley. La Reserve covers 1114.22 acres divided between Sections 5, 7, 8 & 18 of Township 12 South, Range 14 East, Pima County, Arizona. The development of La Reserve is in progress and is contained within the Plan Area.

### **Legal Description**

Legal description is attached in the Appendix.

## **A. Natural Features**

### **1. Landform**

La Reserve is situated on the western slope of Pusch Ridge in the Santa Catalina Mountains. Roughly one third of the property is in the Canada del Oro floodplain between elevations of 2550 to 2650 feet. From the floodplain the land slopes upward toward the foothills to the eastern property line and ranges in elevations up to 3200 feet. Outside the property line, the land continues to rise to the rock faces of Pusch Ridge to the peak at 6200 feet. From the base of the mountains along the eastern property line, natural drainageways run down to the floodplain carving convex fan terraces over much of the property area. The drainageways have cut deeply into the gravel surface and created hills between their paths across the terraces. Toward the floodplain there is evidence of erosion of the drainageway walls which reach depths of over 10 feet.

## 2. Slope

The slope section is divided into two parts: slope occurrence, and slope stability. Information was obtained from the article "Slope Form and Stability in the Northwest Portion of the Mount Lemmon Quadrangle, Pima County", reprinted from Arizona Bureau of Mines Fieldnotes, Vol. 6, No. 2.

### a. Slope Occurrence:

Slopes range from less than 5 percent to over 50 percent on the La Reserve Property. These are identified on the Slope Map (Exhibit E). The flattest portion of the site is located along the floodplain of the Canada del Oro Wash. Here the average slope is between 0 and 5 percent. The convex fan terraces which rise above the Canada del Oro floodplain have slopes ranging from 5 to 50 percent. However, many of the tops of these fan terraces are broad, with slopes ranging from 0 to 15 percent, which would make ideal building sites. Very steep areas over 50 percent slope are found on a small portion of the property along the drainageways which bisect the fan terraces.



## b. Slope Stability

Slope stability indicates the ability of an unmodified area to resist slump, landslide and surface erosion. Analysis of slope stability is based on assessment of slope angle, underlying site materials, and water table levels. Exhibit F, Slope Stability, locates four of the five major classifications of slope stability found on La Reserve property. The fifth classification, Lowest Stability, is not found on the property.

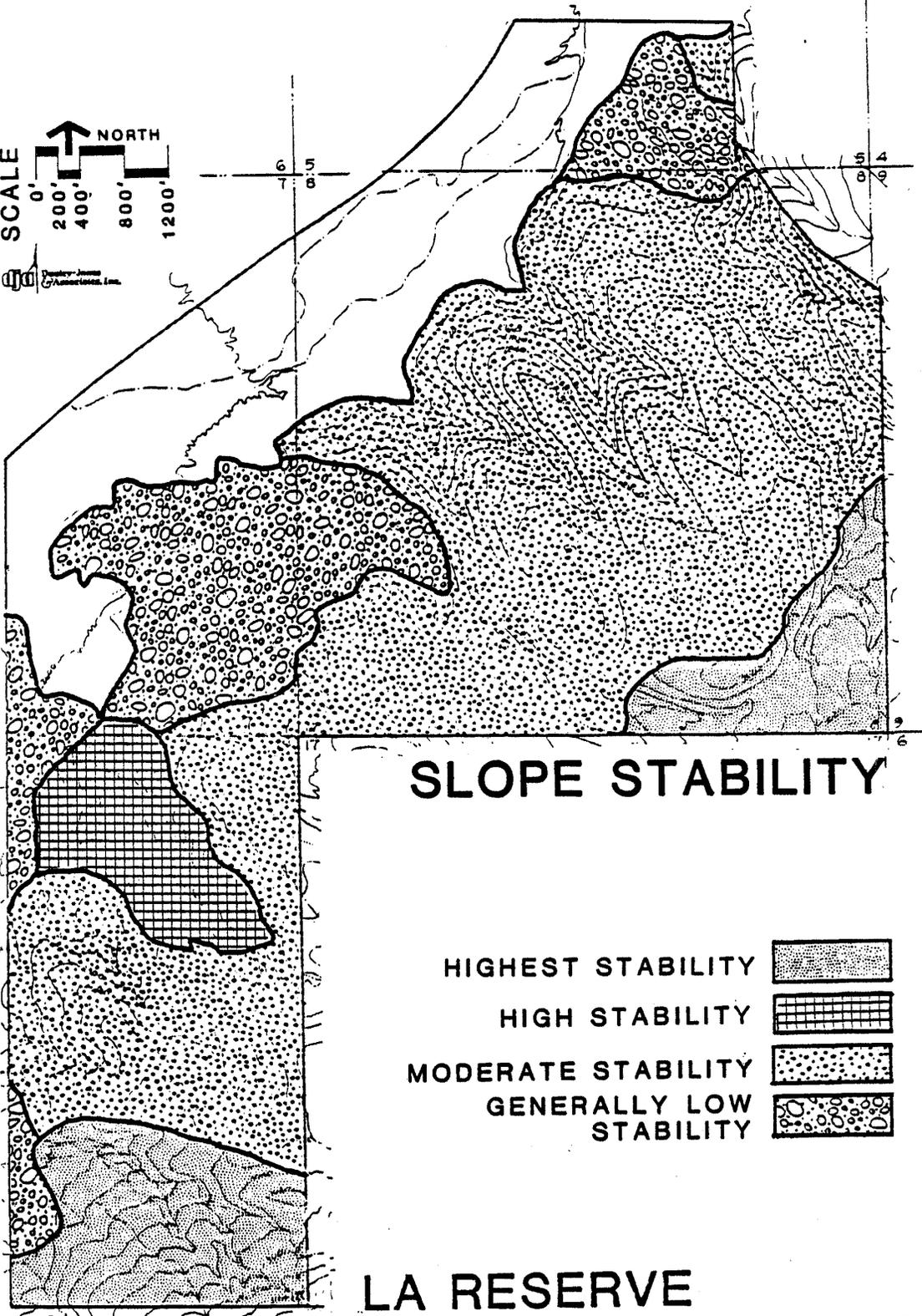
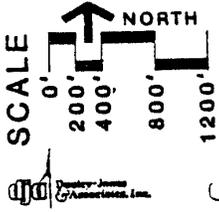
In general, the slopes found on La Reserve are stable, largely because rainfall is low, clay is lacking, and slopes have not been modified by man. Most of the property has a moderate stability classification and is subject to minor debris slides under saturated conditions. A small percentage of the area bordering the Canada del Oro Wash has low slope stability, due to the fairly high percentage of clay in the alluvium. The stability classifications are described below.

## c. Highest Stability

0-25% slopes with bare to thin cover of surface material underlain by hard rock. No significant possibility of downslope movement.

## d. High Stability

Up to 45% slopes of poorly consolidated, fine grained alluvium, subject to minor soil slumps where highly saturated with water or loose, rounded deposits underlying 15% to 45% slopes of well cemented Fort Lowell Formation, subject to minor debris slides.



# SLOPE STABILITY

- HIGHEST STABILITY 
- HIGH STABILITY 
- MODERATE STABILITY 
- GENERALLY LOW STABILITY 

LA RESERVE

EXHIBIT F

#### d. Moderate Stability

Very steep competent rock slopes up to 100% or slopes in poorly consolidated fine-grained alluvium up to 45%, or loose, well-rounded, surficial deposits overlying 15%-45% slopes of well-cemented Fort Lowell Formation. Slopes subject to minor debris slides in well-rounded alluvial material. Soils subject to minor soil slumps in fine-grained deposits where highly saturated with water.

#### e. Generally Low Stability

Slopes up to 25% of poorly consolidated fine-grained alluvial deposits containing a high percentage of clay material, subject to slumping and high soil erosion during saturation or steep slopes up to 100% of moderately cemented alluvium bordering floodplain scarps or on slopes with vegetation, producing small terrace-like features subject to failure or very steep rock slopes containing a thin surficial deposit of taluvium (rock rubble and weathered soil-size particles), subject to failure.

#### f. Low Stability

Very steep slopes in highly fractured and weathered rock, subject to rock falls. This classification is not found on the map for the La Reserve property.

### 3. Geology

The following report is compiled from U.S. Geological Survey material and research and analysis provided by Ms. Jan Wilt, M.S. Geology. This section includes investigation of geological formation, bedrock, soil formation and seismic risk

#### a. Geological Formations:

The three geological formations within the property boundaries are indicated on the Geology Map, Exhibit G.

##### (1) Intrusive and Metamorphic Rock

The two southeasterly corners of La Reserve consist of bedrock composed of intrusive granitic rocks. They possess a high

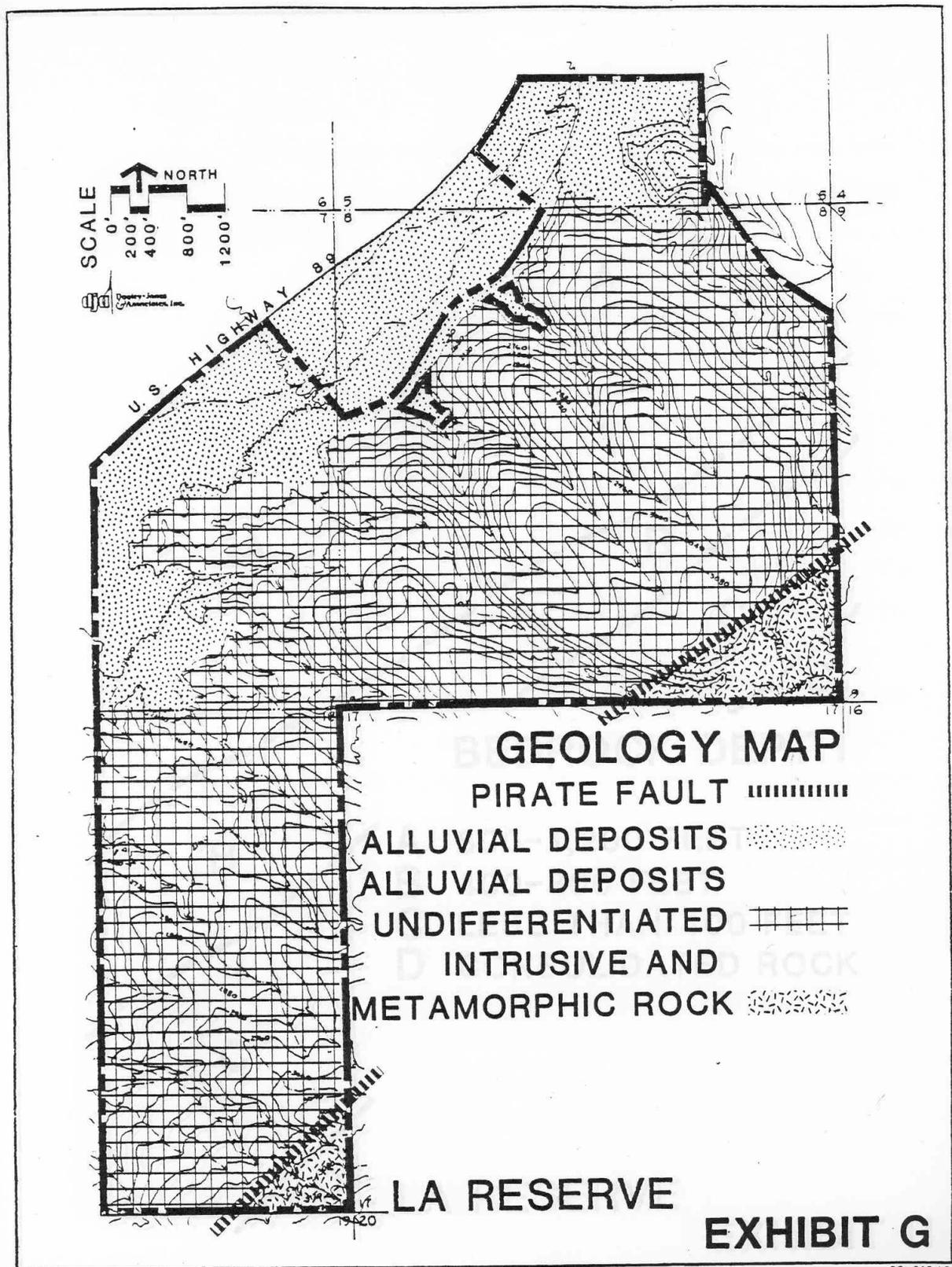
compressive strength and could support structural development. The major limitation with these bedrock formations is the need for blasting to provide for underground utilities, prepare building sites and cut roads on a hillside areas.

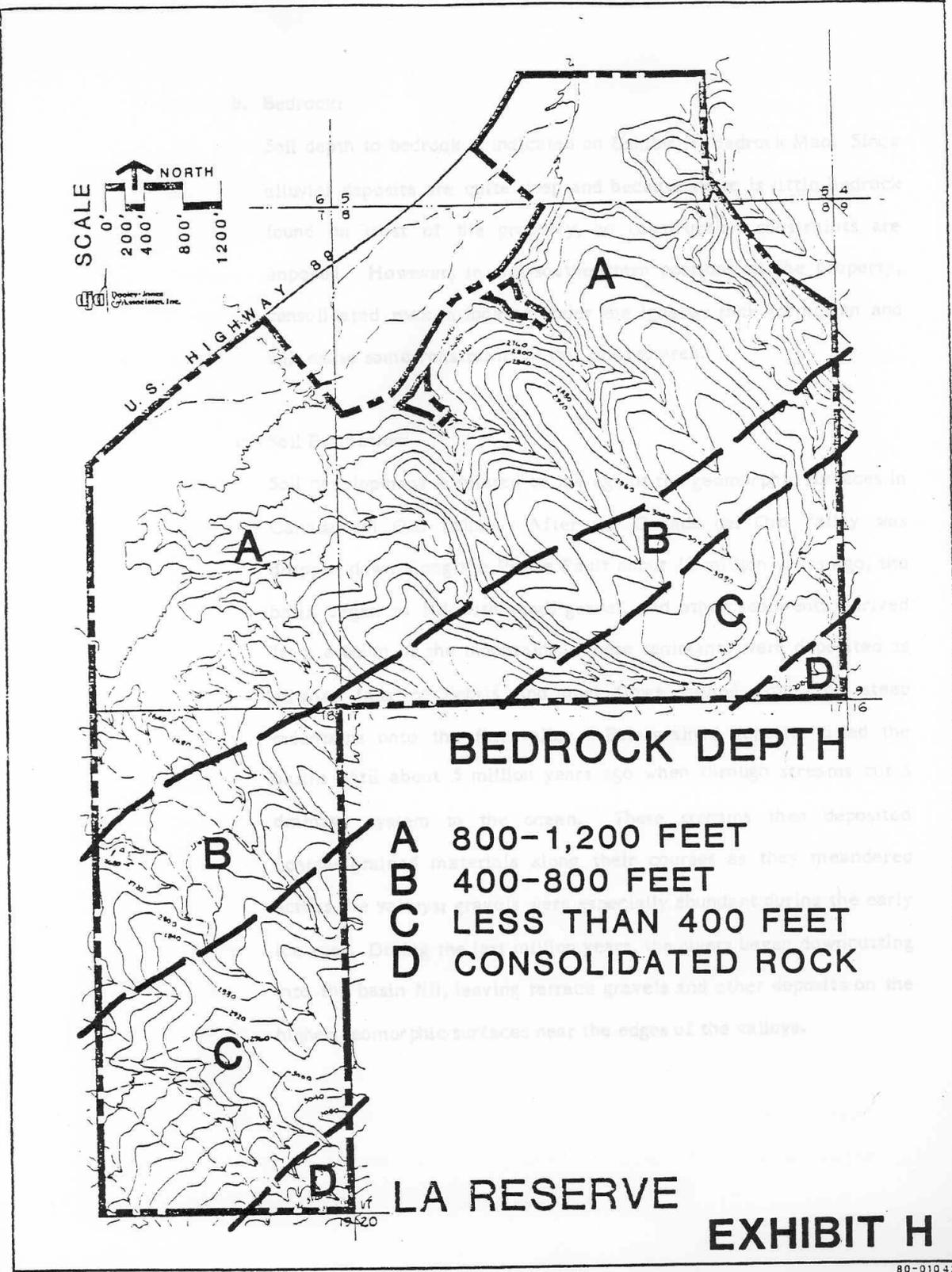
### (2) Alluvial Deposites, Undifferentiated

The alluvial deposits compose the largest geo-form portion of La Reserve. Those are characterized by accumulations of boulders, gravel, and coarse sand deposited by dry streams. Alluvial deposits provide a moderate to excellent base for structural development. The alluvial fill is easy to work with except where a calcium carbonate hardpan occurs.

### (3) Stream and Floodplain Alluvial Deposits

The third geo-form is stream and floodplain alluvial deposits found in the area adjacent to and parallel with Tucson-Oracle Highway. This category is characterized by stream channel deposits composed primarily of gravel and gravelly sand mixed with silt. Natural stream channels and floodplains are a poor base for structural development.





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b. Bedrock:

Soil depth to bedrock is indicated on Exhibit H, Bedrock Map. Since alluvial deposits are quite deep and because there is little bedrock found on most of the property, no construction constraints are imposed. However, in the southeastern portions of the property, consolidated rock is located under the igneous rock formation and will cause some constraints in this limited area.

c. Soil Formation:

Soil development is related to the age of the geomorphic surfaces in Canada del Oro Valley. After the Canada del Oro Valley was dropped down along the Pirate Fault about 12 million years ago, the basin began to fill with sand, gravel, and other sediments derived from erosion of the mountains. These sediments were deposited as alluvial fans or debris and mud flows issuing from the steep mountains onto the flat valley. Fine-grained deposits filled the basins until about 8 million years ago when through streams cut a drainage system to the ocean. These streams then deposited coarser-grained materials along their courses as they meandered across the valleys; gravels were especially abundant during the early ice ages. During the last million years, the rivers began downcutting into the basin fill, leaving terrace gravels and other deposits on the higher geomorphic surfaces near the edges of the valleys.

d. Seismic Risk:

The Pirate Fault, which bounds the northwest side of the Santa Catalina Mountains and cuts across the southeast corners of La Reserve, is a range-bounding fault with over 6000 feet of displacement. Similar range-bounding faults were active throughout Southern Arizona between 12-10 million years ago. Although the Pirate Fault has probably not been active during the last million years, structures should not be built across faults because the materials on either side react differently to loading.

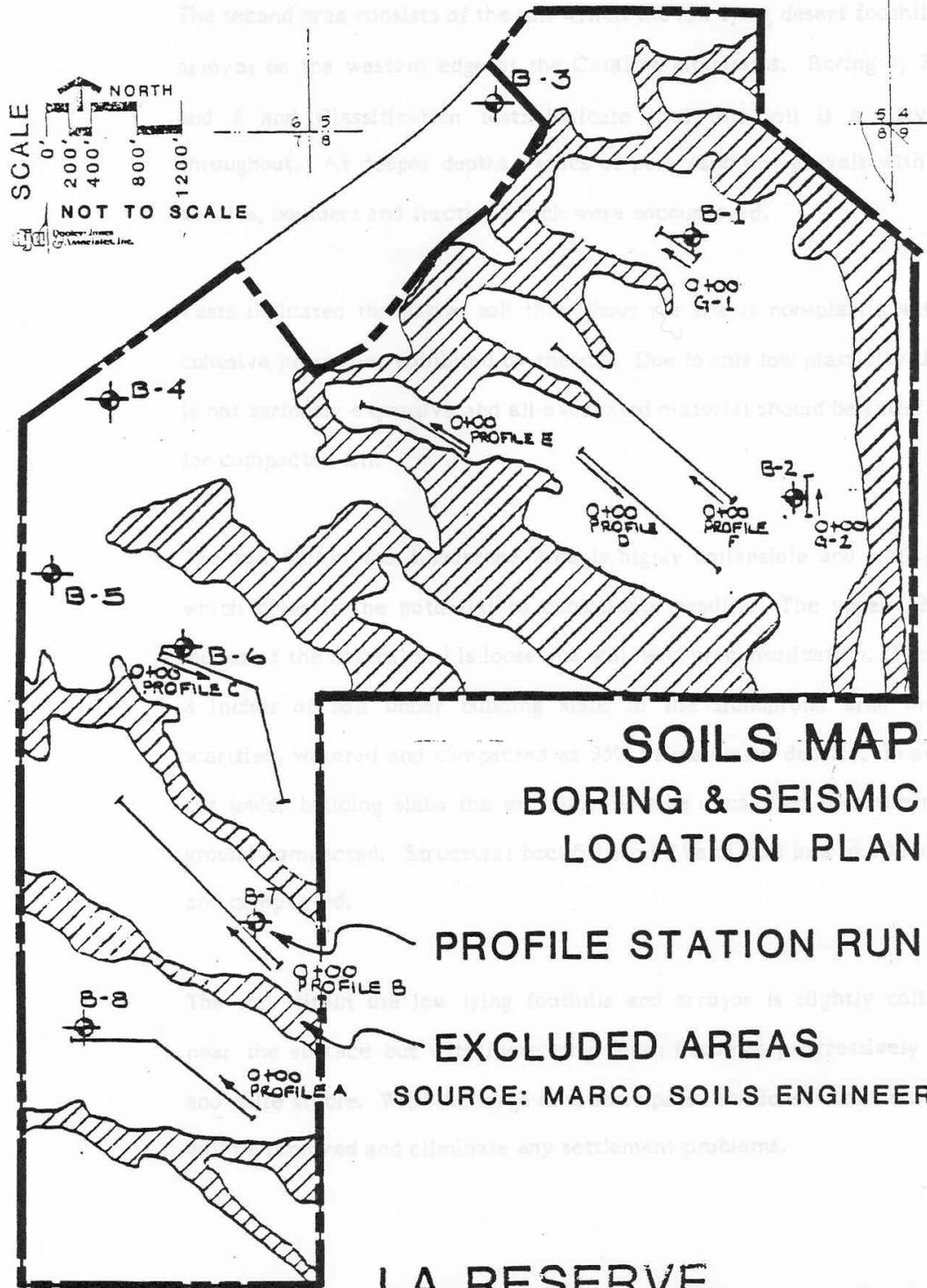
#### e. Soils

A preliminary soils report was conducted by Marco Engineering titled Rooney Ranch Development for The Estes Co., August 14, 1981, Job No. 810701. A complete report is available for review from Dooley-Jones & Associates, Inc.

The investigation was conducted for residential, one, two and three story townhouses. This investigation was conducted to furnish the necessary information for the foundation designs, excavation and site preparation for this project. It was assumed that the multi-story townhouses are to be of masonry and wood construction.

#### Results

Within the site location, the soil types can be divided into two areas. The first area consists of the soil in the floodprone area where borings 3, 4 and 5 are located (see Soils Map, Exhibit I). This material from the surface down to 20.0 feet is a gravelly sand with small amounts of silt near the surface. The material is fine-grained and loose at the surface becoming progressively coarser and denser with depth.



LA RESERVE

EXHIBIT I

The second area consists of the soil within the low lying desert foothills and arroyos on the western edge of the Catalina Mountains. Boring 1, 2, 6, 7 and 8 and Classification tests indicate that this soil is a silty sand throughout. At deeper depths, lenses of pure sand and gravels with large cobbles, boulders and fractured rock were encountered.

Tests indicated the native soil throughout the site is non-plastic with low cohesive properties exhibited by the silt. Due to this low plasticity the soil is not seriously expansive and all excavated material should be satisfactory for compacted fill.

The soil within the floodprone area is highly collapsible and well graded which gives it the potential to consolidate readily. The upper 12 to 18 inches of the natural soil is loose and will need preconsolidation. The upper 8 inches of soil under building slabs in the floodprone area must be scarified, watered and compacted at 95% of maximum density. In areas of cut under building slabs the soil must first be excavated then the natural ground compacted. Structural backfill should be placed in 8 to 10 inch lifts and compacted.

The soil within the low lying foothills and arroyos is slightly collapsible near the surface but with increasing depth becomes progressively denser and quite stable. With the large cuts anticipated the loose surface material will be removed and eliminate any settlement problems.

The surface of the natural soil should be scarified, watered and compacted to a depth of 6 inches beneath all fills and building areas. In areas of fill the natural ground must be compacted first then the structural backfill placed in 8 to 10 inch lifts and compacted. With anticipated heavy cuts in the foothills and arroyos area, utility trenching is likely to be a problem. Over most of this area large cobbles, boulders and fractured rock will be found at shallow depths after excavation making trench excavation extremely difficult. To help alleviate this anticipated problem, utility trenches should be designed and excavated in areas of fill whenever possible.

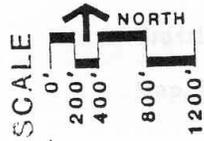
Utility trenches which are not under structures or asphalt pavement can be water 'settled to adequate compaction. Vertical slope stability is expected to be good, however, all slopes subjected to moving water will erode severely.

Because of the size and number of large rocks, it will be necessary to use care in the placing of the rock in the fill to prevent a concentration which will allow large voids not filled with lines.

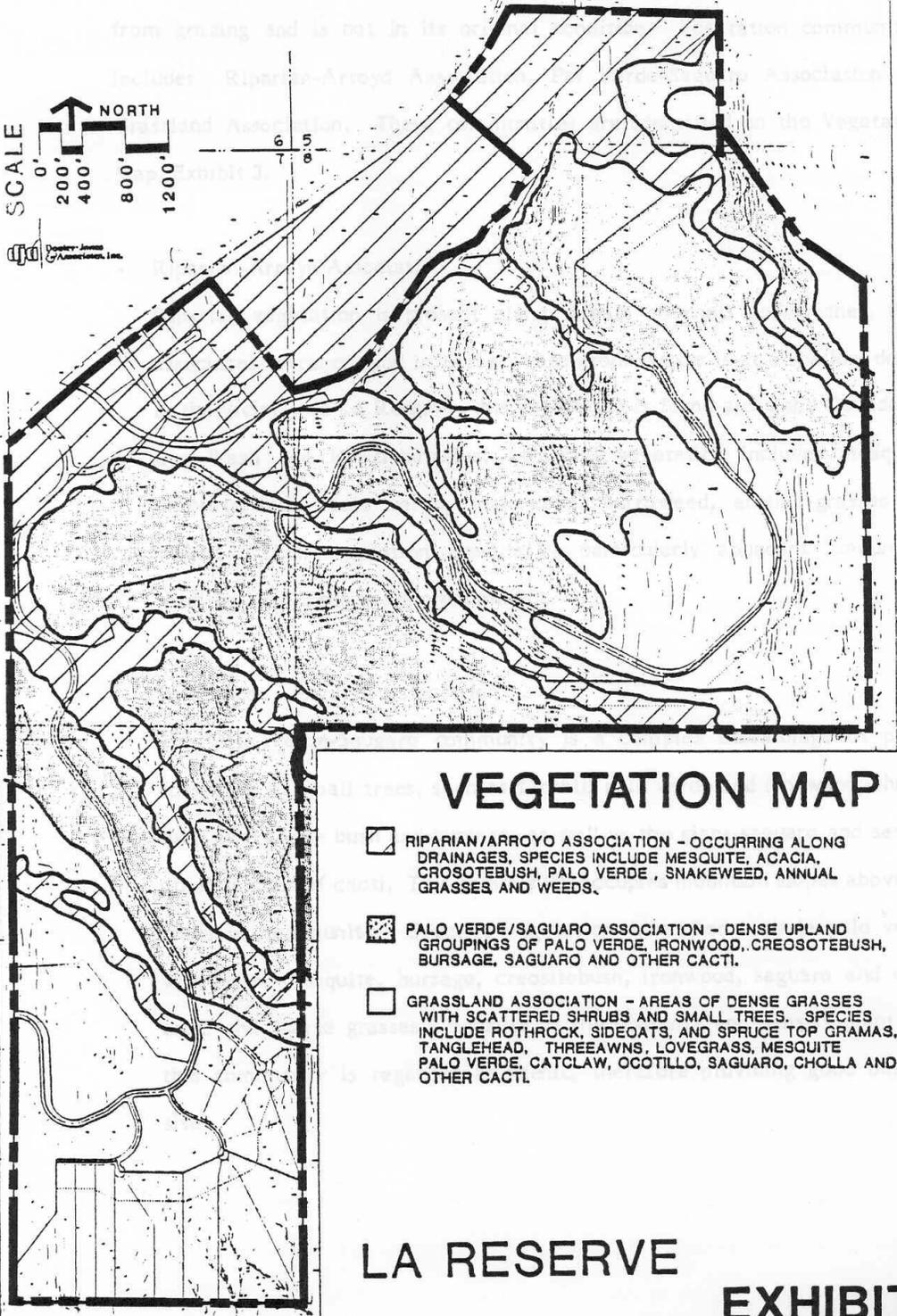
Specific recommendations regarding footing types and widths, slab thickness, and compaction are available in the complete report.

#### f. Vegetation

The vegetation on the La Reserve property lies within the Sonoran Desertscrub subdivision of the Lower Sonoran Life Zone. This has been a ranching area that has been grazed for many years. The native vegetation has been disturbed from grazing and is not in its original condition. Vegetation communities include: Riparian-Arroyo Association, Pal Verde-Saguaro Association and Grassland Association. These communities are identified on the Vegetation Map, Exhibit J.



University of Arizona  
 Tucson, Arizona, U.S.A.



## VEGETATION MAP

- 
 RIPARIAN/ARROYO ASSOCIATION - OCCURRING ALONG DRAINAGES. SPECIES INCLUDE MESQUITE, ACACIA, CREOSOTE BUSH, PALO VERDE, SNAKEWEED, ANNUAL GRASSES, AND WEEDS.
- 
 PALO VERDE/SAGUARO ASSOCIATION - DENSE UPLAND GROUPINGS OF PALO VERDE, IRONWOOD, CREOSOTE BUSH, BURSAGE, SAGUARO AND OTHER CACTI.
- 
 GRASSLAND ASSOCIATION - AREAS OF DENSE GRASSES WITH SCATTERED SHRUBS AND SMALL TREES. SPECIES INCLUDE ROTHROCK, SIDEOATS, AND SPRUCE TOP GRAMAS, TANGLEHEAD, THREEAWNS, LOVEGRASS, MESQUITE PALO VERDE, CATCLAW, OCOTILLO, SAGUARO, CHOLLA AND OTHER CACTI.

LA RESERVE

EXHIBIT J

#### Riparian-Arroyo Association:

Riparian vegetation is present along stream channels and washes, their associates terraces, and in areas where groundwater is at a shallow depth. In the vicinity of La Reserve, this vegetation is found along the Canada del Oro Wash and its tributaries. Natural vegetation includes mesquite, creosote bush, palo verde, shakeweed, burroweed, annual grasses and weeds. This vegetation provides a particularly abundant amount of wildlife, with birds being predominant.

#### Palo Verde - Saguaro Association:

The Palo Verde-Saguaro community is a complex assemblage of plants composed of small trees, such as foothill palo verde and ironwood, shrubs, such as creosote bush and bursage; as well as the giant saguaro and several other species of cacti. This community occupies mountain slopes above the creosote community. Specific vegetation identified include palo verde, whitehorn, mesquite, bursage, creosotebush, ironwood, saguaro and other cacti and sparse grasses. Because of the diversity and density plant life, this community is regarded as scenic, therefore providing good building sites.

## Desert Plant Species Found On-Site

Botanical Name	Common Name	Occurrence
<i>Cercidium microphyllum</i>	Foothill palo verde	majority of overstory
<i>Acacia constricta</i>	Whitehorn	in and along drainages
<i>A. greggii</i>	Catclaw	scattered in drainages
<i>Prosopis velutina</i>	Velvet mesquite	rare, drainages only
<i>Larrea tridentata</i>	Creosote bush	common, scattered
<i>Ambrosia deltoidea</i>	Triangle-leaf bursage	majority of understory
<i>Opuntia pheacantha discata</i>	Englemann prickly pear	common, scattered
<i>O. versicolor</i>	Staghorn cholla	common, scattered
<i>Ferocactus wislizenii</i>	Barrel cactus	scattered
<i>Koeberlinia spinosa</i>	Allthorn	scattered
<i>Jatropha cardiophylla</i>	Limberbush	rare, south slopes only
<i>Carnegiea gigantea</i>	Saguaro	common, dense to scattered
<i>Fouquieria splendens</i>	Ocotillo	common, scattered
<i>Opuntia leptocaulis</i>	Christmas cholla	rare, along drainages
<i>Calliandra eriophylla</i>	Fairy duster	rare, along drainages
<i>Baccharis sarathroides</i>	Desert broom	scattered to moderate density on disturbed
<i>Psilotrophe cooperi</i>	Paper flower	scattered to moderate density on disturbed

Assorted perennial and annual grasses, forbes and weeds.

### g. Wildlife

Information regarding this wildlife inventory was provided by the Santa Catalina State Park Plan, by S.W.C.A., Inc., the developer's environmental consultant, from the feasibility study for the proposed Rancho Romero State Park, and from discussion with wildlife personnel of the Coronado National Forest, Santa Catalina Mountains.

### (1) Birds

The avian species found on the property include gambel's quail, white-winged doves, and other migratory species, predators including the red-tailed and Cooper's hawks, and the golden eagle. A variety of songbirds and woodpeckers also inhabit the property. There are no rare or endangered species living in the region of La Reserve property. Birds are particularly abundant in the drainageways where riparian vegetation provides protection and roosting places. The avian wildlife now inhabiting the area will be substantially reduced in number when development and associated urban noise, domestic pets, and children disturb the natural habitat.

### (2) Reptiles

The reptilian wildlife now inhabiting La Reserve include a variety of lizards as well as three protected species, the Gila Monster, the horned lizard and the desert tortoise. Property development will initially reduce or drive out many species from La Reserve to the surrounding land. Within a years time the remaining or relocated reptile population will reach an ecological balance.

### (3) Mammals

A number of mammal species presently inhabit the La Reserve property including rodents, rabbits, javalina, coyotes, mule deer, white tail deer and bobcat.

### (4) Big Horn Sheep

Evidence indicates that Big Horn Sheep inhabit Pusch Ridge and migrate down to lower elevations close to Catalina State Park. The presence of Big Horn Sheep in the Catalina Mountains was investigated in the preparation of the feasibility study for Rancho Romero and Catalina State Park located just north of La Reserve.

Due to the impact the development will have upon all the natural wildlife, numerous measures were imposed in effort to minimize negative impact. These measures include providing a natural buffer area, construction guidelines and certain domestic pet restrictions. Specific regulations are available in the La Reserve Community Design Guidelines established by The Estes Co.

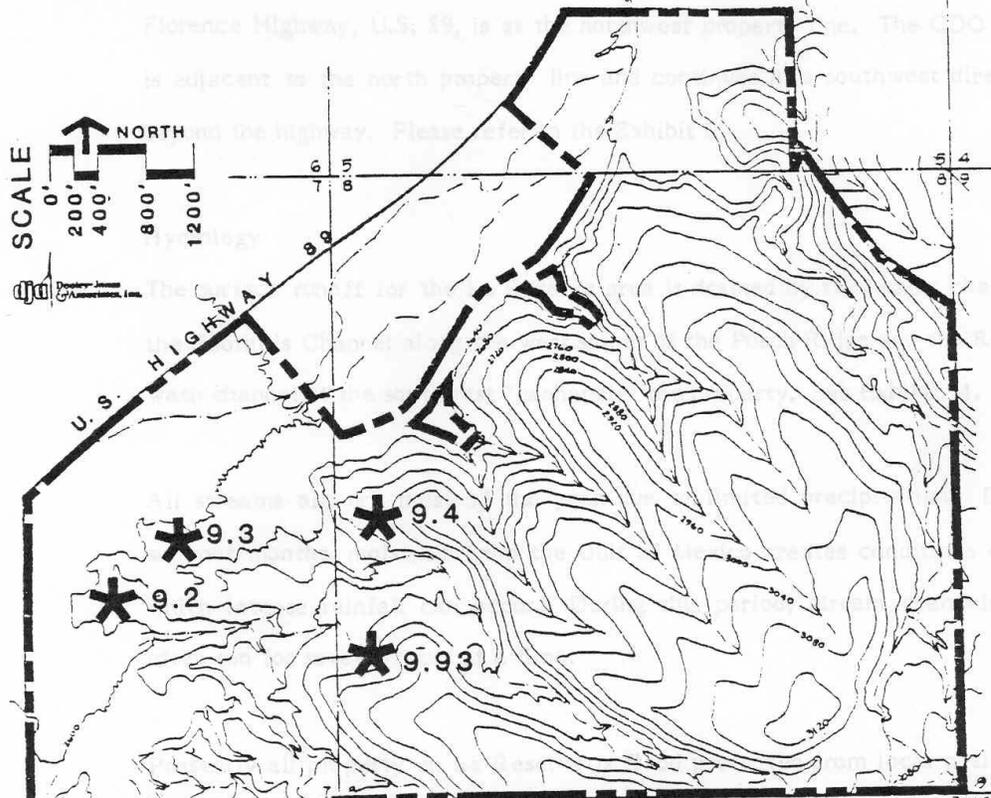
#### h. Archeology

The locations of four archaeological sites on La Reserve property have been recorded by the Arizona State Museum, University of Arizona. These sites were discovered in surveys of Section 7 and the western portion of Section 8, Township 12 South, Range 14 East and are identified on Exhibit K, the Archaeological Map. In archaeological survey, the findings and location of the sites are noted and left intact. The majority of the property has not been surveyed.

The entire Canada del Oro was an active area in prehistoric times. The flood plain was probably farmed by a large population that inhabited villages on the terraces above the wash. Occupation of these villages possibly dated from 300-500 A.D. through 1500 A.D.

#### i. Drainage

Description La Reserve is comprised of prime foothills land and flatlands of the Canada del Oro Valley. Watersheds traversing the parcel originate at the north slopes of Pusch Peak, Bighorn and Table Mountains and descend onto the foothills and floodplain of the CDO. The major watercourses trend in a northwest direction as they emerge upon the Canada del Oro floodplain. The Tucson-Oracle-Florence Highway, U.S. 89, is at the northwest property line. The CDO Wash is adjacent to the north property line and continues in a southwest direction beyond the highway. Please refer to the Exhibit L.



## ARCHAEOLOGICAL EXHIBIT MAP

- 9.2      SHERD SCATTER
- 9.3      VILLAGE
- 9.4      VILLAGE
- 9.93    VILLAGE COMPOUND

LA RESERVE

EXHIBIT K

40-010.27

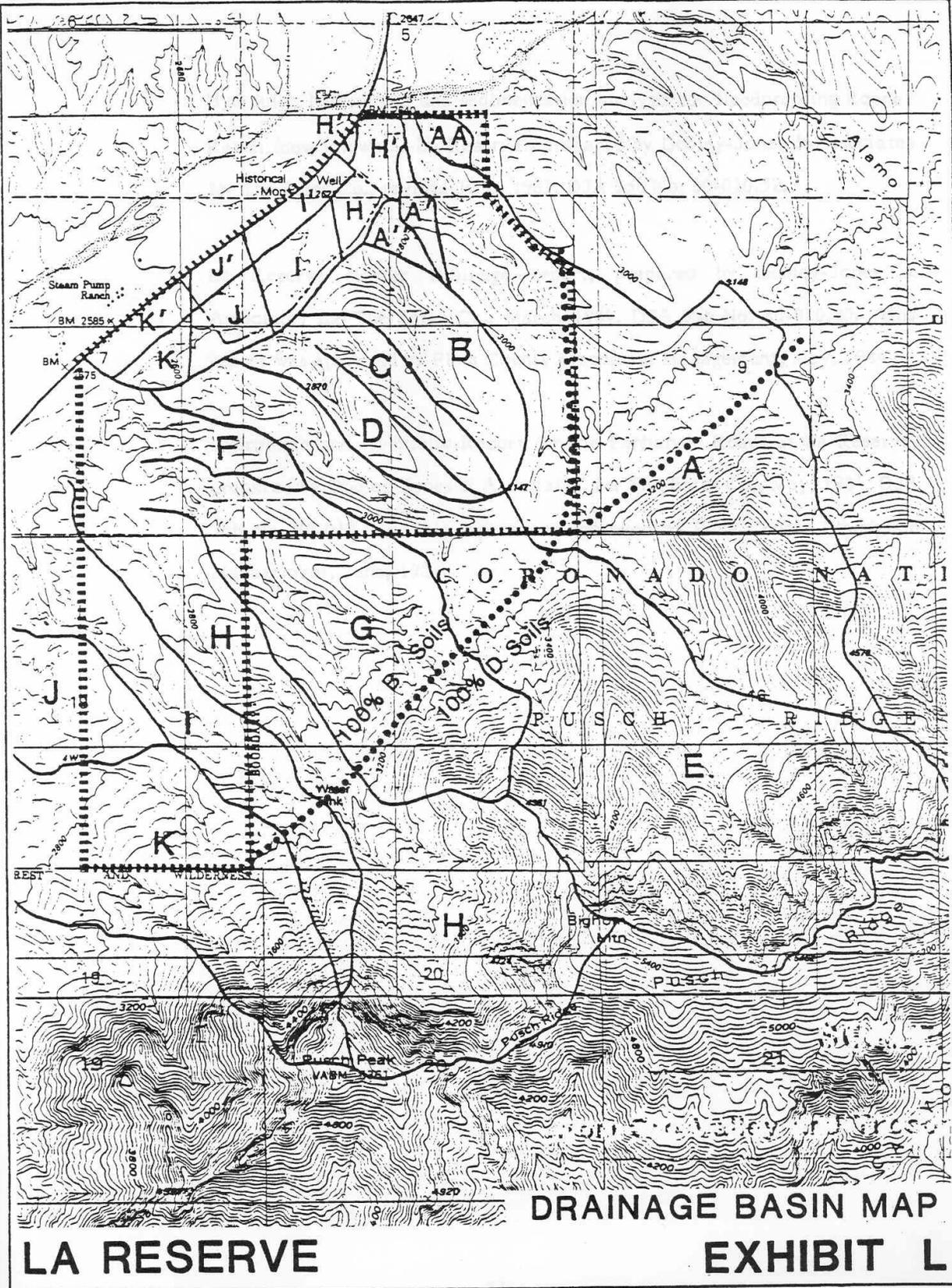
## j. Hydrology

The surface runoff for the La Reserve area is drained by two major channels: the Foothills Channel along the west slopes of the Pusch Ridge and the Rooney Wash channel at the southwest "panhandle" the property. See Exhibit M.

All streams are dry most of the year due to limited precipitation. During summer months, moist air from the Gulf of Mexico creates conditions during which intense rainfall can occur. During this period, stream channels may often run for several hours at a time.

Presently all property on La Reserve is flood protected from local onsite and offsite runoff, as well as Canada del Oro 100-year flows. All of the Canada del Oro is channelized with soil cement adjacent to La Reserve. All onsite Foothills and Rooney channels drain into the CDO channel system.

Generalized flood information is available for the La Reserve property. The La Reserve channelization and flood control structures were coordinated with the Pima County Department of Transportation and Flood Control District Canada del Oro Master Flood Control Plan. In addition, there have been three major site studies investigating the La Reserve properties prepared by Dooley Jones & Associates. These reports are listed below and are available for review upon request.



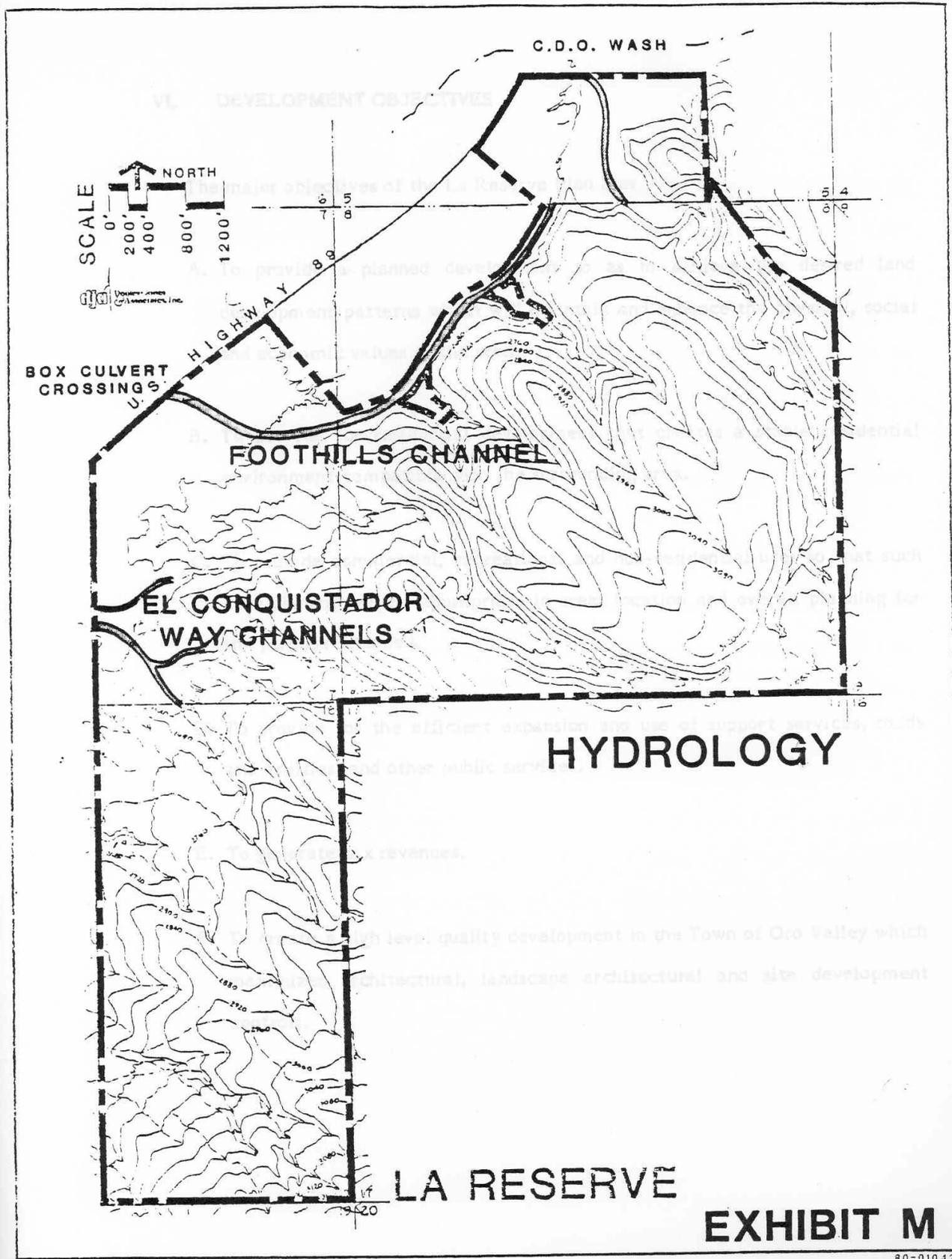
**LA RESERVE**

**DRAINAGE BASIN MAP  
EXHIBIT L**

Hydraulic, hydrologic, and sedimentation analysis for floodproofing Rooney Ranch (now known as La Reserve), prepared by Dooley-Jones & Associates for The Estes Co., revised June, 1983, DJA Job No. 80-010.52.

La Reserve Master Drainage report, prepared by Dooley-Jones & Associates for The Estes Co., March 1984, DJA Job No. 80-010.25. This report was approved by Pima County Floodplain Management, May, 1984.

Hydrologic and Hydraulic Report for the Panhandle Roads at La Reserve, prepared by Dooley-Jones & Associates, for The Estes Co., May, 1984, DJA Job No. 80-010.06. This report was approved by Pima County Floodplain Management, June, 1984.



80-010.42

## ***Section 1.6 Development Objectives***

The major objectives of the La Reserve Plan are:

- A.** To provide a planned development so as to achieve the desired land development patterns which will maintain and enhance the physical, social and economic values of the area.
- B.** To provide for residential development that creates a stable residential environment compatible with the surrounding area.
- C.** To provide commercial, recreational and non-residential uses so that such development will be appropriate in area, location and overall planning for the purpose intended.
- D.** To provide for the efficient expansion and use of support services, roads and utilities, and other public services.
- E.** To generate tax revenues.
- F.** To create a high level quality development in the Town of Oro Valley which maximizes architectural, landscape architectural. and site development controls.

## ***Section 1.7 Development Policies***

In order to achieve the development objectives, the following policies shall be applied in the design, management, and regulation of development within the La Reserve Plan Area:

- A.** Qualitative standards of development are incorporated into the plan to provide imaginative and efficient design and management.
- B.** Residential areas shall be protected from non-residential development areas.
- C.** The design and control of pedestrian and vehicular circulation shall be coordinated to provide safe and convenient access throughout the Plan Area.

## ***Section 1.8 Development Areas And Uses***

Development of the various areas as shown on Exhibit N and defined by legal descriptions will be in accordance with the policies and intent stated herein. The project will provide for a planned mixed use development that is in harmony with the General Plan of the Town of Oro Valley. The uses and development within each area, together with the limitations on such shall be as follows:

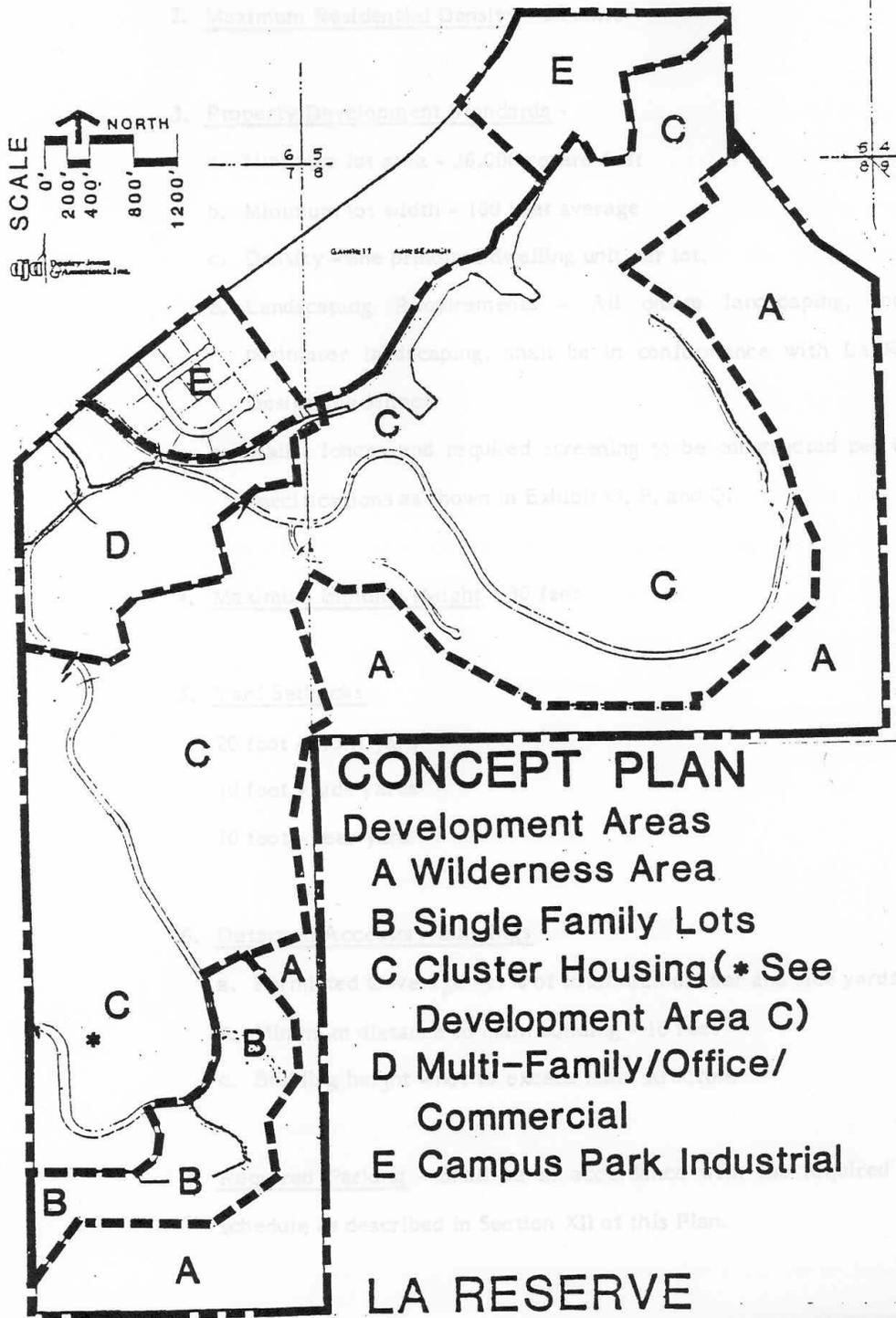
### **A. Development Area A - Wilderness Area**

Uses Permitted - This is the area adjacent to the Coronado National Forest as shown on the Concept Plan. Its purpose is to provide protection from development and human encroachment upon the big horn sheep habitat in Pusch Ridge. All development is restricted from these areas and the activity of humans and domestic animals will be controlled, except for the existing roadway, over a portion of the Wilderness Area which may be improved by the developer and utilized as a construction access road during the construction of improvements in the area known as "Fingers". Upon completion of said construction, the roadway will be abandoned and completely revegetated utilizing material from Appendix A.

### **B. Development Area B - Single Family Lots**

1. Uses Permitted - Single family detached units, accessory buildings, private swimming pools, private tennis courts, (if approved by the Architectural Control Committee), guest houses and model homes.
2. Maximum Residential Density - 36 units
3. Property Development Standards -
  - a. Minimum lot area - 36,000 square feet
  - b. Minimum lot width - 100 feet average
  - c. Density - one principal dwelling unit per lot.
  - d. Landscaping Requirements - All onsite landscaping, including perimeter landscaping, shall be in conformance with La Reserve Design Guidelines.

e. Walls, fences and required screening to be constructed per Owners specifications as shown in Exhibit O, P, and Q.



**EXHIBIT N**

80-010.42

4. Maximum Building Height - 30 feet

5. Yard Setbacks

20 foot - front yard

10 foot - side yards

10 foot - rear yard

6. Detached Accessory Buildings

a. Permitted Coverage -15% of total area of rear and side yards.

b. Minimum distance to main building - 10 feet

c. Building height - not to exceed main structure

7. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.

### **C. Development Area C - Cluster Housing**

1. Uses Permitted - Single family attached and detached units, single family dwellings having either party walls or walled courtyards, condominiums, model homes, temporary real estate office, accessory buildings and uses customarily incidental to the permitted uses, including garages, home occupations, swimming pools, and recreation buildings.

\*The only exception to the uses permitted in Development Area C (cluster housing) is, that the owner reserves the right to convert the existing information center into a restaurant, office, conference center, activity center, museum, or other similar use.

2. Maximum Residential Density- 1500 units total.

3. Property Development Standards -

a. Minimum property size - 43,560 square feet

b. Minimum lot area - none

- c. Gross acreage: 632 acres (approximate)
- d. Net (buildable) acreage: 404 acres (approximate)
- e. Building Height - 30 feet
- f. Distance between buildings - not less than 10 feet
- g. Landscaping requirements - All onsite landscaping, including perimeter landscaping, shall be in conformance with La Reserve Design Guidelines
- h. Minimum building setback requirements for attached units - None
- i. Minimum building setback requirements for detached units:
  - 15 foot - front yard
  - 5 foot - side yard
  - 15 foot - rear yard
- j. Site setbacks - Where Area C abuts Area B, a yard of 25' for one story units and 35' for two story units. Where Area C abuts any other area, a yard of 10' is required.
- k. Walls, Fences and Required Screening - To be constructed per owners specifications as shown in Exhibits O, P and Q.
- l. Access - As shown on tentative and final plats.
- m. Signs - As covered by Section XVI of the Plan.

4. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.

**D. Development Area D - Multi-family, Office, Retail, Commercial**

1. Uses Permitted - Multi-family residential, resort hotel, medical facilities, retail business, commercial, professional offices, restaurants, banks and financial institutions, post office, pre-school, theater and health care, together with all

accessory structures including recreational and social center buildings, model homes and temporary real estate sales offices.

2. Maximum Residential Density - 1,000 Units Total

3. Property Development Standards -

a. Minimum property size – None

b. Gross acreage: 75 acres

c. Density - maximum of 30 units per acre.

d. Building Height - 35 feet

e. Distance Between Buildings - There shall be not less than ten (10) feet between an accessory building and a main building or between two main buildings.

f. Landscaping Requirements - A minimum of 25 percent of the total development area shall be left as open space. This open space shall be either: a design element of the development used as an amenity for the direct benefit of its residents; or, an area of land unimproved and not occupied by structures or man-made impervious surfaces. All disturbed areas shall be revegetated using plant from the approved list and shall be in conformance with La Reserve Design Guidelines.

g. Minimum Setback Requirements:

20 foot building setback from any road

40 feet building setback from any residential development in developed areas A, B, C and E.

h. Minimum Yard Requirements:

Front Yard - None

Side Yard – None

Rear Yard – None

i. Walls, fences and screening requirements - To be constructed per owners specifications as shown in Exhibits O, P and Q.

j. Required Parking - Shall be in accordance with the required parking schedule as described in Section XII of this Plan.

k. Signs - The provisions of Chapter XVI of the Plan shall apply.

## **E. Development Area E - Campus Park Industrial**

### **1. Uses Permitted**

#### **a. Primary Uses:**

(1) Administrative and professional offices;

(2) Apparel (clothing and other products manufactured from textiles);

(3) Art needlework and handweaving;

(4) Manufacture of:

Cameras and other photographic equipment and supplies, Dentures and drugs,

Jewelry,

Leather products: Including shoes and machine belting (excluding tanning),

Luggage,

Musical Instruments,

Orthopedic and medical supplies (such as artificial limbs, braces, supports and stretchers),

Small paper products (such as envelopes, stationery, bags, boxes and wallpaper printing),

Plastic products: But not including the processing of the raw material,

Precision instruments (such as optical, medical and drafting), Silverware, plate and sterling,

Sporting and athletic equipment, Toys,

(5) Manufacture and assembly of electrical and electronic products;

(6) Manufacture and packaging of beverage products;

(7) Manufacture and service of data systems; Ink mixing and packaging and inked ribbons;

(8) Laboratories: Medical, dental, research, experimental and testing;

(9) Printing, newspaper publishing and binding: Including engraving and photo-engraving;

(10) Soap and detergents: Packaging only;

(11) Warehousing;

(12) Wholesale business storage;

(13) Any other manufacturing uses that are similar to those listed above.

b. Secondary Uses:

(1) Restaurant facilities, provided such use is accessory to an industrial facility;

(2) Child care centers;

(3) Banking or financial facilities;

(4) Recreational facilities including tennis courts, health clubs, basketball courts, and other similar amenities;

(5) An individual dwelling unit for a caretaker.

c. Uses on Lots 10, 11 and 12, Foothills Business Park

(1) Commercial use in accordance with the OVZCR C-1 district subject to the following conditions:

(a) The second ingress/egress point linking the Stallard cul-de-sac bulb to Oracle Road shall not be permitted, unless a traffic impact analysis, approved by ADOT and the Town Engineer; provides significant evidence of need. Access to Lots 10, 11 and 12 shall be from Hanley Blvd. or Stallard Place only.

(b) All users of Lots 10, 11 and 12 shall provide parking and primary access from the east or south sides of the buildings.

(c) Architectural detailing shall be embellished on the west sides of the buildings and loading and service area shall be oriented away from Oracle Road.

(d) All structures shall utilize a similar architectural style chosen from the architectural guidelines of the Oracle Road Scenic Corridor Overlay District. The architectural style and color palette chosen shall complement the existing structures in Foot hills Business Park.

(e) If one development crosses lot lines, the lots shall be legally combined by a recorded document and a copy of said document shall be placed on file at the Town of Oro Valley.

(f) Adequate parking, per Article 1 I-1, shall be provided for each individual use (existing parking areas may not be included), unless the Planning and Zoning Director approves shared parking, based on use and hours of operation.

(g) With the exception of Sec. 10-407D, no. 2 (setbacks) and Sec. 10-407D, no. 4a (open space), the regulations and standards of the Oracle Road Scenic Corridor Overlay District (ORSCOD) shall apply.

(h) "Convenience Uses", as defined in the OVZCR, shall not be permitted on Lots 10 through 12, Foothills Business Park. (Ord 97-24)

(2) Uses Prohibited - Uses classified as Hazardous Materials Manufacturing, Heavy Equipment Manufacturing, Perishable Goods Manufacturing, Refining and Salvaging are excluded.

(3) Performance Standards - The following performance standards shall apply to all uses within Development Area E.

a. Noise or Vibration - No noise or vibration shall be permitted which is discernible beyond the lot line to the human sense of feeling for: Three minutes or more duration in any one hour of the day between the hours of seven a.m. to seven p.m.; or

Thirty seconds or more duration in any one hour during the hours of seven p.m. and seven a.m.

b. Smoke - No emission of smoke from any source shall be permitted.

c. Odors - No emission of odorous gases or other odorous matter shall be permitted.

d. Fly Ash, Dust Fumes, Vapors, Gasses and other Forms of Air Pollution - No emission shall be permitted which can cause any damage to health, damage to animals or vegetation, or damage to or soiling of other forms of property.

e. Liquid and Solid Waste - No waste shall be discharged in the streets, drainageways or on any property except in appropriately designed disposal systems.

f. Radioactive Materials - Manufacturing activities involving the use, storage, or disposal of radioactive materials are prohibited except for those materials:

Which do not become an integral part of the manufactured product, or

which are exempt from licensing requirements by the Arizona Atomic Energy Commission or its legally established successor, or Used for medical diagnosis and therapy and for educational or industrial research and development.

For the purpose of this subsection, "research and development" means either

(1) Theoretical analysis, exploration or experimentation, or

(2) The extension of investigative findings and theories of a scientific or technical nature into practical application of experimental and demonstration purposes, including production and testing of models, equipment, materials, etc.

Certifications: The Zoning Administrator shall not issue a permit for any use until:

(1) The applicant has provided the required number of plans showing any certificates that may be required by the department of transportation and flood control district, traffic engineer and health department director, certifying that said use complies with all laws and regulations under their jurisdiction; and

(2) The Zoning Administrator has determined that the use complies with this section.

Conditions for Secondary Uses: No use permit for secondary uses shall be granted unless the following conditions are met:

The use shall be compatible with the other uses in the Development Area E and with any neighboring residential developments and in particular shall not unduly affect them due to:

(1) Increased automobile traffic, and

(2) Noise generated from within the site;

Evidence is provided of a need related to a primary use;

Such a use shall be intended primarily for the personal convenience of employees;

The floor area for secondary uses shall not exceed 10 percent of the total enclosed floor area on the site;

No sign or window display shall be visible from any public way; Entrance to such shall be only from the interior of the industrial site.

#### 4. Property Development Standards

a. Minimum property size - None

b. Maximum Total Building Coverage - 33%

c. Building Height - 35 feet on property fronting Oracle Road or 42 feet for building locations utilizing a setback equal to or greater than the setback from Oracle Road to the westernmost Garrett AiResearch building.

d. There shall be not less than ten (10) feet between an accessory building and a main building or between two main buildings.

e. Landscaping Requirements - A minimum of 10% of the site area (lot) shall be permanently landscaped using planting material from the approved list. All landscaping plans will be approved per La Reserve or Foothills Business Park Conditions, Covenants and Restrictions-50-

#### f. Minimum Setback Requirements

(1) 50 foot minimum building setback from the outer edge of the right-of-way of U.S. 89.

(2) 25 foot building setback from any road.

(3) 40 feet building setback from any residential development.

#### g. Minimum Yard Requirements

(1) 25 foot Front Yard

(2) 15 foot Side Yards

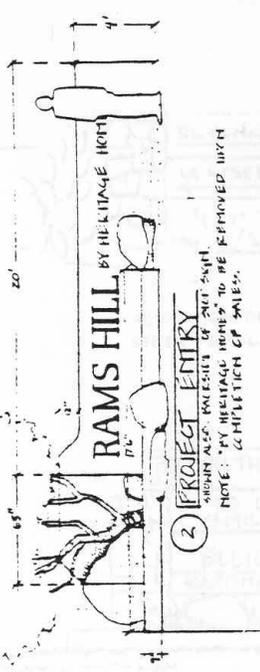
(3) 20 foot Rear Yards

h. Walls, Fences and Screening - to be constructed per owners specifications as shown in Exhibits O, P and Q.

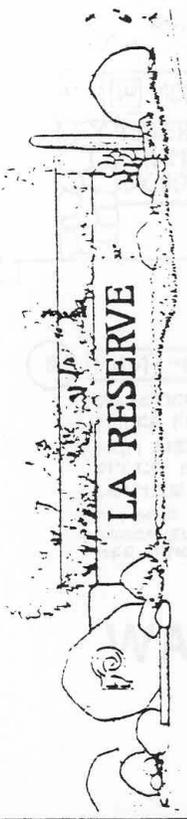
i. Required Parking - shall be in accordance with the required parking schedule as described in Section XII.

j. Signs - The provisions of Chapter XVI of the Plan shall apply.

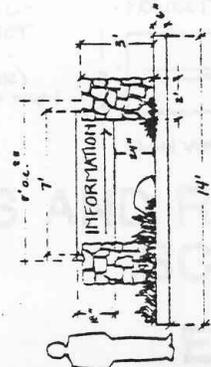
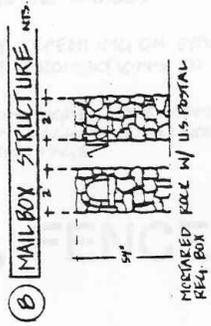
\*NOTE: Projects within the Foothills Business Park (a portion of this Development Area E) will be reviewed and approved not under the La Reserve CC&R's (as defined herein) but instead will be consistent with that declaration of establishment of the Covenants, Conditions and Restrictions for Foothills Business Park as recorded in Book 7230, pages 1309 through 1329.



2 PROJECT ENTRY  
 SHOWS ALSO, PLACEMENT OF SIGN. SIGNAGE TO BE REMOVED UPON COMPLETION OF SALES.



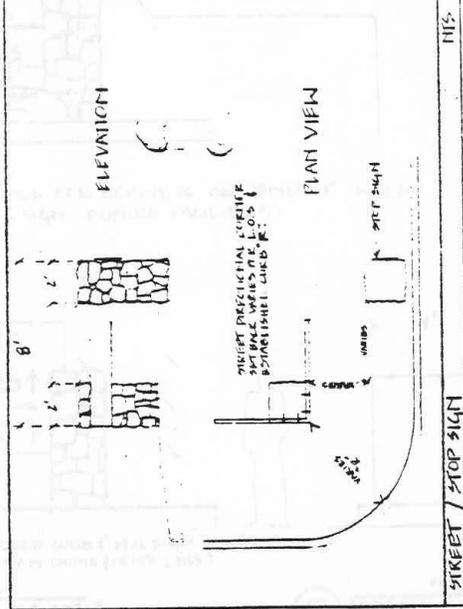
1 LA RESERVE MONUMENT  
 NOTE: THIS IS THE CHIEF SHEET FOR THE LA RESERVE MONUMENT. SEE CHIEF SHEET FOR ORACLE ENTRY.



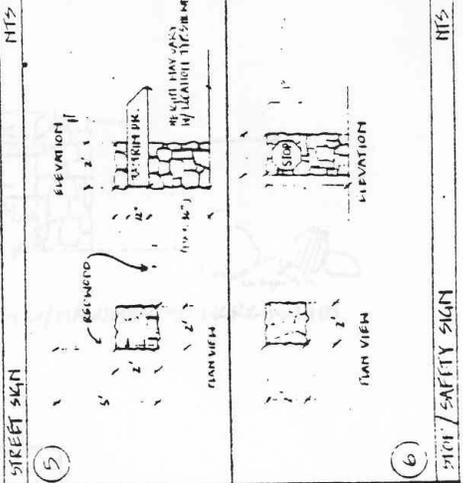
3 MAIL BOX STRUCTURE NTS  
 MOUNTED 5' HIGHER THAN US POSTAL MAIL BOX

4 BABY MEDIAN SIGN NTS  
 INFORMATION & ARROW  
 SMALL DIRECTIONAL

\* MOUNTED 12" ABOVE 14' MEDIAN  
 \*\* WIDTH MAY VARY DEP. ON REQUIREMENTS

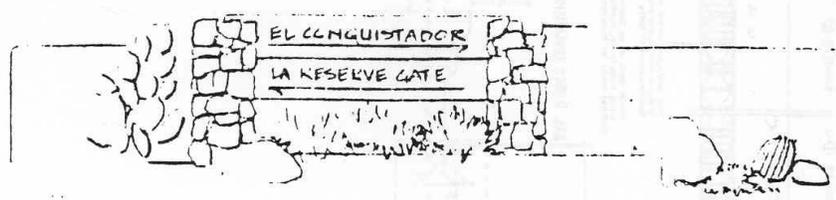


STREET / STOP SIGN NTS  
 CONCRETE NOTE: ALL LETTERING TO BE IN RESERVE THIS FACE FORWARD INITIAL NAME: RALEIGH, SIZING IN VARIOUS (12/18/24) LA RESERVE THIS FACE TO BE USED EXCLUSIVELY FOR ALL PERMANENT SIGNS  
 \* REDWOOD USED TO BE MOUNTED CASE  
 \* LETTERING ON BACK SIGNAGE TO BE ROUNDED INTO "THE TALL M" FEET  
 \* ACCESS TO BE TAUNED TO MATCH FINISH OF GUTTER (LANS. ARCH. V. 11/02)

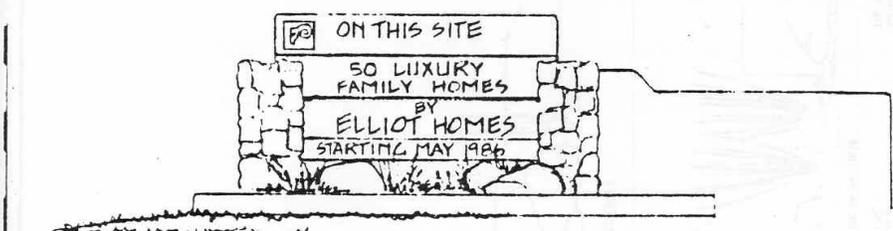


5 STREET SIGN NTS  
 6 SIGN / SAFETY SIGN NTS  
 ALL LETTERING TO BE FINISHED IN A BLUE GLEET FINISH

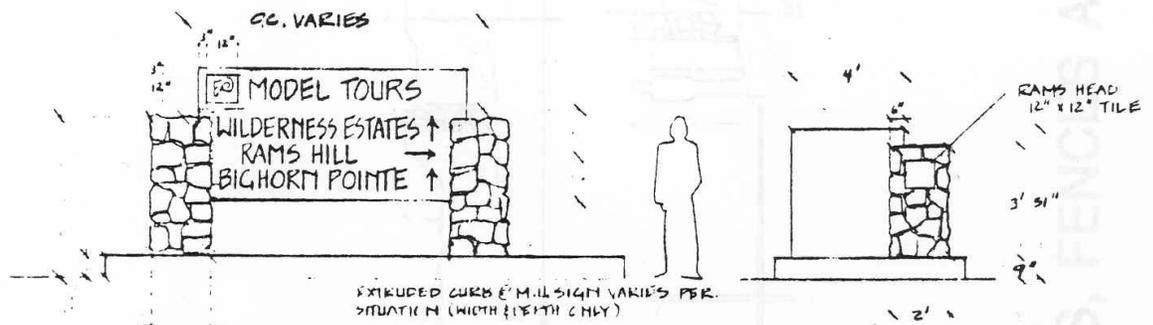
# WALLS, FENCES AND REQUIRED SCREENING EXHIBIT O



ADAPTATION OF M.U. SIGN W/ MASONRY TO WORK WITHIN STREET WALL OR .



ADAPTATION OF M.U. WALL FOR CORNER OR END OF WALL. (SHOWN AS THREE PANEL SIGN: FUTURE FACILITIES)



EXTENDED CURB & M.U. SIGN VARIES PER SITUATION (WIDTH & LENGTH ONLY)

- 3 MULTI-USE SIGNAGE**
- DIRECTIONAL (LARGE OR SMALL)
  - FUTURE FACILITIES.
  - (SIGN SIZE MAY VARY DEPENDING ON DEVELOPER'S NEED. POST PROJECTIONS DO NOT CHANGE.)
  - ON SITE SUBDIVISION SIGN. (MODEL CENTER)
  - MORTARED ROCK POSTS W/ GREYED REINFORCED SIGN. SEE CONCEPT NOTE THIS TABLE

- 7 SPECIAL INTEREST MARKER**
- MAP
  - SMALL DIRECTIONAL
  - PROJECT INTRODUCTION / WELCOME
- 
- PLAN VIEW S.I.M (ABOVE)

# WALLS, FENCES AND REQUIRED SCREENING

## EXHIBIT P

## Section 1.9 Transportation

Since the development of almost 2 square miles of land from passive ranch land into an active community would impact existing transportation facilities and require additional facilities, a detailed transportation study was prepared and submitted for review to Pima County. The study projected estimated traffic volumes and patterns and recommended a roadway system to adequately serve traffic needs within the development area. The study also identified the required roadway widths within the planned development.

### A. Assumed Development

The following table shows the assumed development of La Reserve, for estimating future traffic demands.

Land Use Type	<u>Acres</u>	<u>Dwellings</u>	Population
<u>Residential</u>			
SR	NA	40	96
CR1	NA	30	72
CR2	NA	1175	2820
TR	NA	1160	2784

### Non-Residential

### B. Trip Generation

Total trips produced and attracted by La Reserve's assumed development multiplied by the rates given below totaled 19,700 and 20,200 respectively.

## VEHICLE TRIP GENERATION RATES

<u>Type of Land Use</u>	<u>Rate</u>
<u>Productions</u>	
SR	9.5 trips/DU
CR-1	9.5 trips/DU
CR-2	9.5 trips/DU
TR (Apartments)	6.8 trips/DU
<u>Attractions</u>	
CB-1 (Shopping)	760 trips/acre
CB-1 (Offices)	88 trips/acre
CPI	55 trips/acre

Factors for generation of vehicle trips by land use were taken from the ADOT publication "Trip Generation Intensity Factors" (TGIF).

### **C. Trip Distribution**

It was estimated that approximately 33 percent of all trips produced would be attracted by land uses within La Reserve. 32 percent of all trips attracted would be produced within La Reserve with a resultant 68 percent of trips being attracted from trip producers outside of the La Reserve Area.

Travel through the La Reserve area on the interior roadway system would be insignificant.

#### Trip Distribution Summary

Internal-Internal Trips	6,500
Internal-External Trips	26,900
Total Trips	33,400

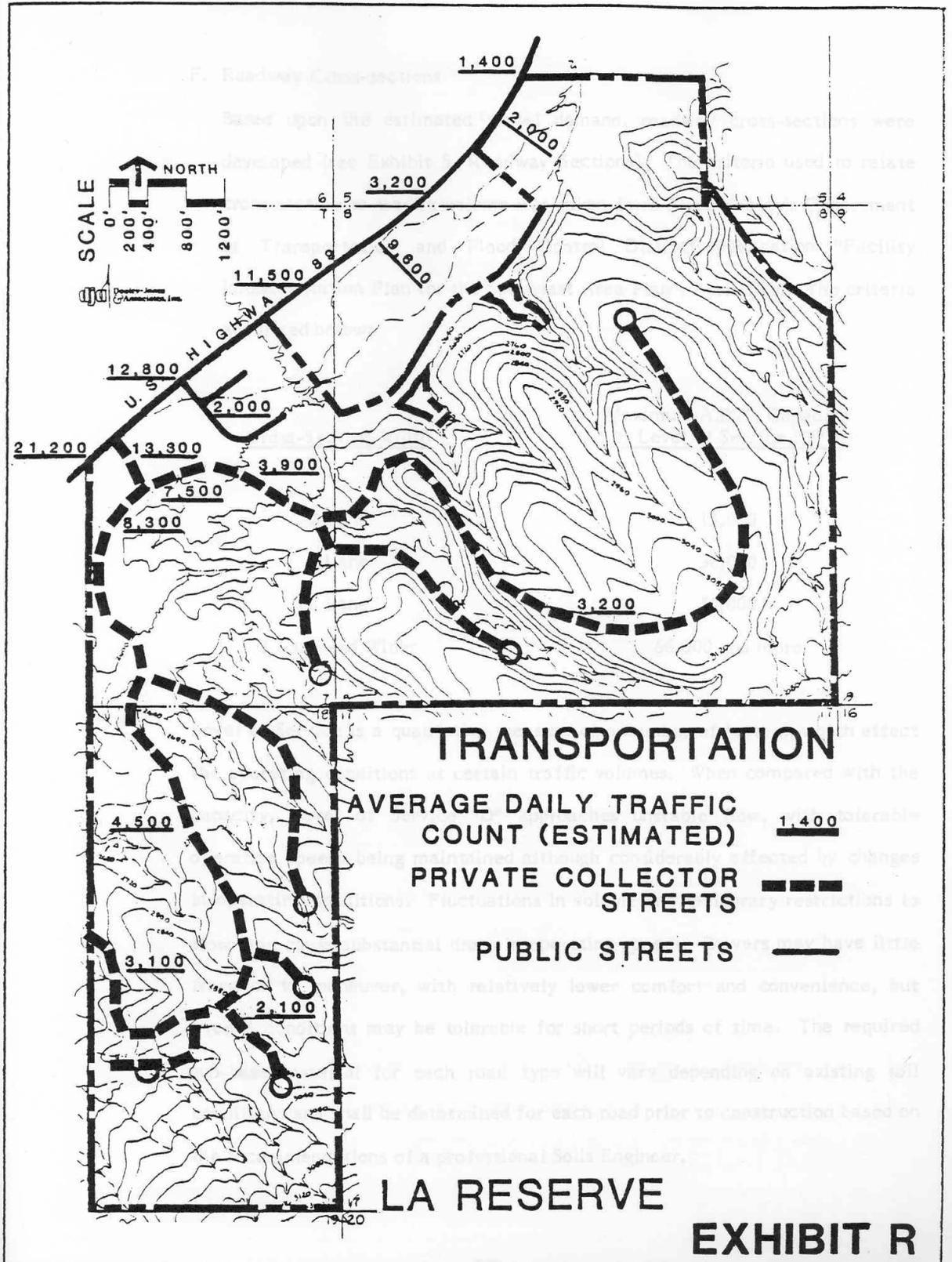
Internal - Internal traffic demands were generated by estimating trips between zones, based on the number of trips produced, and the relative attractive power of each zone. Internal-External traffic demands were generated based upon data provided by the Pima Association of Governments Transportation Planning Division (PAGTAPD).

#### **D. Traffic Assignment**

Trips between internal areas were assigned to the roadway network on a zone-to-zone basis utilizing the apparent minimum time path. Trips between internal zones and external areas were also assigned to the roadway networks based on the apparent minimum time path. In all instances, allowances were made for dividing trip exchanges where differences between alternative paths were not readily discernable.

#### **E. Estimated Travel**

Exhibit R, Transportation Map, shows the estimated travel at saturation resulting from the trip generation, trip distribution, and traffic assignment processes described previously.



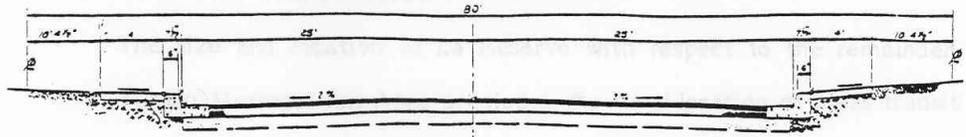
## F. Roadway Cross-sections

Based upon the estimated travel demand, roadway cross-sections were developed (see Exhibit S, Roadway Sections). The criteria used to relate cross-section to traffic volume was taken from Pima County's Department of Transportation and Flood Control District publication "Facility Implementation Plan for the Southeast Area Plan", April 1980. The criteria are listed below:

<u>Cross-Section Width</u>	<u>Maximum A.D.T. Capacity at Level of Service "D" 1</u>
2 Lane	15,000
4 Lane	36,000
6 Lane	54,000
8 Lane and Wider	66,000 and more

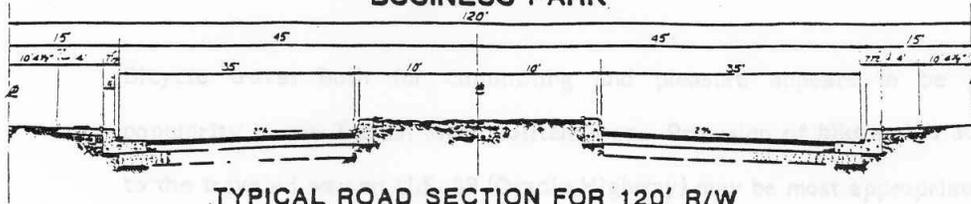
Level of Service is a qualitative measure of a number of factors, which effect the operating conditions at certain traffic volumes. When compared with the capacity, Level of Service "D" approaches unstable flow, with tolerable operating speeds being maintained although considerably affected by changes in operating conditions. Fluctuations in volume and temporary restrictions to flow may cause substantial drops in operating speeds. Drivers may have little freedom to maneuver, with relatively lower comfort and convenience, but overall conditions may be tolerable for short periods of time. The required sub-base material for each road type will vary depending on existing soil conditions and shall be determined for each road prior to construction based on the recommendations of a professional Soils Engineer.

**BUSINESS PARK**



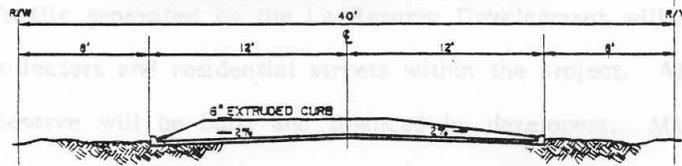
TYPICAL ROAD SECTION FOR 80' R/W

**BUSINESS PARK**



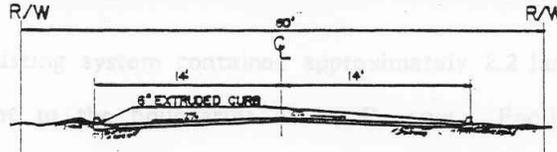
TYPICAL ROAD SECTION FOR 120' R/W

**RESIDENTIAL LOCAL STREET**



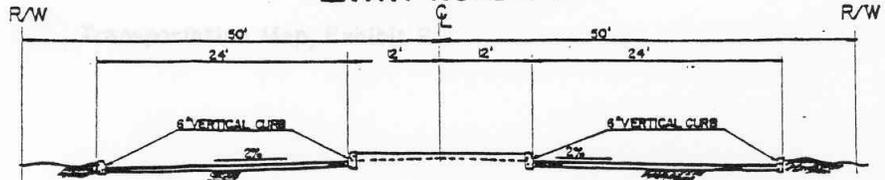
TYPICAL ROAD SECTION FOR 40' R/W

**RESIDENTIAL COLLECTOR STREET**



TYPICAL ROAD SECTION FOR 60' R/W

**ENTRY ROADWAY**



TYPICAL ROAD SECTION FOR 100' R/W

**ROADWAY SECTIONS**

**LA RESERVE**

**EXHIBIT S**

## **G. Alternate Modes of Travel**

The size and location of La Reserve with respect to the remainder of the Tucson Metropolitan Area precludes the consideration of mass transit in any conventional sense for use as an internal travel mode. Commuter buses to concentrations of employment may well be justified in future years.

Bicycle travel both for commuting and pleasure appears to be gaining popularity in the Tucson Metropolitan area. Provision of bike paths adjacent to the traveled way on U.S. 89 (Oracle Highway) may be most appropriate.

## **H. Transportation Summary**

Traffic generated by the La Reserve Development will impact on the local collectors and residential streets within the project. All streets within La Reserve will be built and financed by developers. Maintenance of these facilities will be the responsibility of various homeowner and business associations.

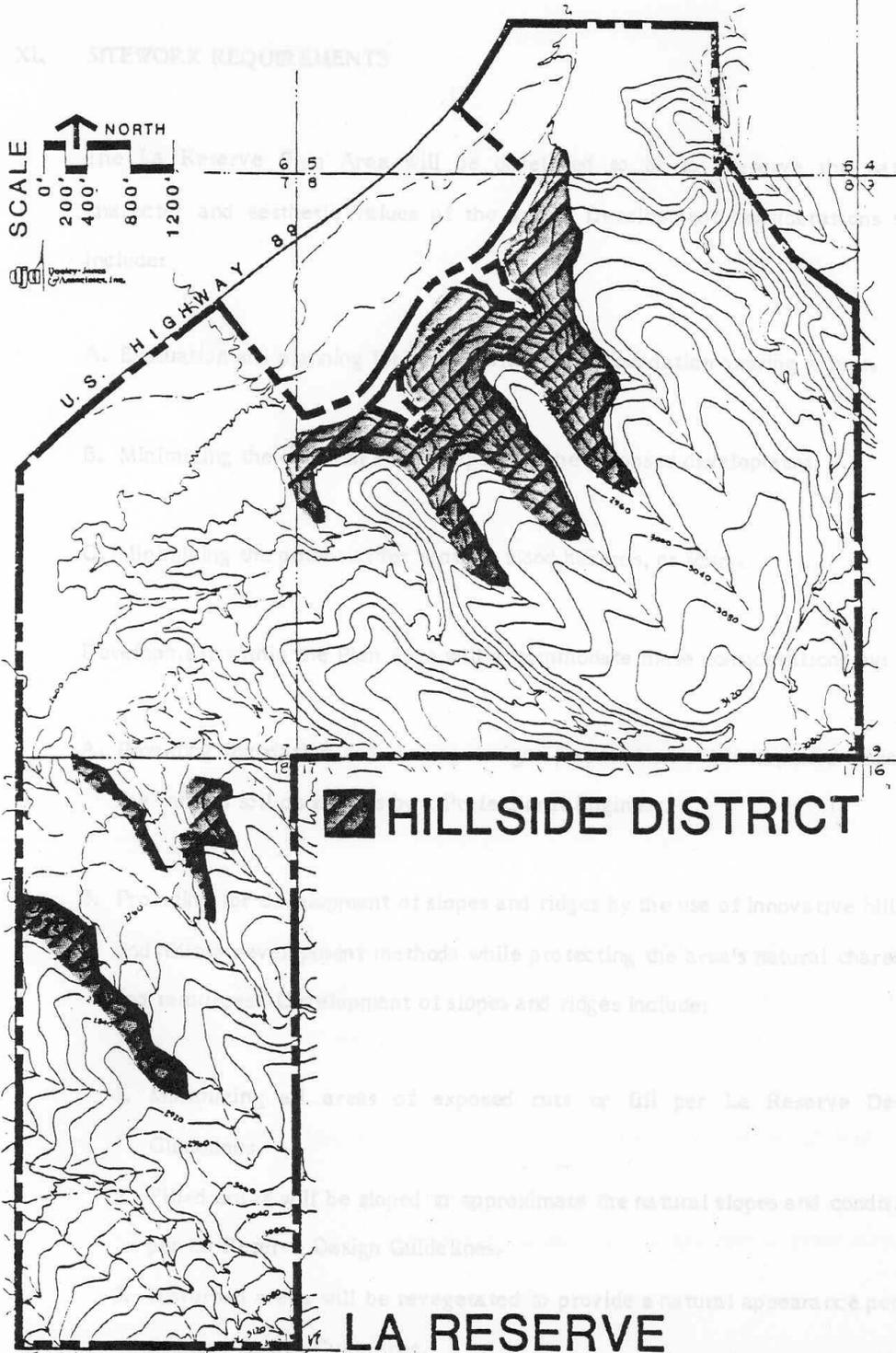
The existing system contained approximately 2.2 lane-miles of paved roads adjacent to the boundaries of La Reserve. Facility needs at saturation represent an increase of 12 lane-miles (adjacent to and within La Reserve) for a total of 14.7 lane-miles to accommodate estimated travel. See Transportation Map, Exhibit R.

Adjacent to La Reserve, traffic will impact U.S. 89 (a state and federal facility) and, to a lesser extent, L1 Conquistador Way (an Oro Valley facility). No other single traffic artery or combination of arteries in Pima County will experience any significant impact from the development of the La Reserve project.

The owner and developer of La Reserve has already contributed substantial sums for the improvement of U.S. 89 in the vicinity of the project. Traffic from La Reserve destined for the remainder of Pima County will utilize U.S. 89 and various arterial streets, collectors and local streets in Pima County, Oro Valley and the City of Tucson.

## ***Section 1.10 Hillside District***

Only those areas crosshatched on Exhibit T shall be included within the hillside district of the Town of Oro Valley. Development within those areas shall be subject to the requirement of the Town of Oro Valley's Hillside District Regulations. No portion of the area crosshatched on Exhibit T shall be deemed to be included in a Hillside Conservation Area. Use of the area crosshatched on Exhibit T shall be governed by the declarations of covenants dated April 16, 1986. Any area disturbed by construction shall be revegetated with plants from the approved plant list from Appendix A.



**EXHIBIT T**

80-010.42

## ***Section 1.11 Sitework Requirements***

The La Reserve Plan Area will be developed so as to preserve the natural character and aesthetic values of the area. Development considerations shall include:

- A.** Evaluation and planning for soil conditions and foundation bearing values.
- B.** Minimizing the external visual impact of the proposed development.
- C.** Minimizing the potential for erosion, flood hazards, or scars.

Development within the Plan Area will accommodate these considerations by:

- A.** Providing foundation and footing designs prepared on a site-specific basis for the various soil conditions by a Professional Engineer.
- B.** Providing for development of slopes and ridges by the use of innovative hillside and hilltop development methods while protecting the area's natural character and resources. Development of slopes and ridges include:

1. Minimizing all areas of exposed cuts or fill per La Reserve Design Guidelines.
2. Filled areas will be sloped to approximate the natural slopes and conditions per La Reserve Design Guidelines.
3. Disturbed areas will be revegetated to provide a natural appearance per La Reserve Design Guidelines.

## ***Section 1.12 Parking Area Requirements***

- A. Wilderness lots and single family detached units** - 2.0 spaces per unit.
- B. Townhomes** - 2.0 spaces per unit.

**C. Condominiums and multi-family units:**

1. Studio and one bedroom units 1.5 spaces per unit.
2. Two, three and four bedroom units - 2.0 spaces per unit.

**D. Non-residential uses:**

1. Office - One space for each 300 square feet of floor area.
2. Retail - One space for each 250 square feet of floor area.
3. Restaurant, cafe, bar, cocktail lounge and similar uses - One parking space for each 50 square feet of indoor public floor area, and one parking space for each 200 square feet of outdoor patio area.
4. Lodge/Hotel/Destination Resort - One space for each room or rental unit.
5. Manufacturing/Industrial - One space for each 500 square feet of floor area.
6. Warehouse/Wholesale - One space for each 800 square feet of floor area or one space per employee, which ever is greater.

**E. Parking Spaces**

Perpendicular parking spaces shall provide a minimum width of 8.5 feet and have a stall depth of 17.5 feet from the traffic aisle to the wheel stop. An additional 21/2 feet clear shall be provided beyond the wheel stop for vehicle overhang.

***Section 1.13 Landscaping Requirements***

Plant materials, ground cover and irrigation techniques shall be utilized throughout the Plan Area in a manner that enhances low water consumption and provides an aesthetic quality. All landscape plans must be in accordance with the La Reserve Conditions, Covenants and Restrictions.

**A. Street Landscaping**

A comprehensive streetscape design is to be incorporated into the design of all collector streets. This includes curb treatment and special landscape treatment in selected areas. A program of revegetation will be undertaken adjacent to roadways to minimize the impact of paved area on the surrounding desert environment.

### **B. Project Entries**

Entries serving the La Reserve Area Plan Development may consist of a combination of an entry/guard gate, decorative walls, special signage, enriched landscaping, a widened roadway and a special paving treatment.

### **C. Adjoining Public Streets**

Shall be landscaped to a minimum depth of five feet from the property line. A minimum of 5% of the total area of abutting parking lots shall be landscaped. No landscaped area shall be less than 50 square feet in size.

### **D. Landscape Maintenance Plan**

Shall be reviewed and approved as hereinafter provided.

### **E. Lighting**

Parking lot lighting shall be screened, cut-off type luminaires and shall meet all La Reserve Design Guidelines for parking lot lighting.

### **F. Walls and Screens**

Walls and screens shall be a minimum of three feet in height and shall conform to the requirements of the owners specifications as shown by Exhibits O, P and Q.

### **G. Plant List**

A list of acceptable drought-resistant and native plants is attached as Appendix A.

## *Section 1.14 Development Site Plan*

All Development Site Plans, subdivision plats, development plans, planning studies, documents and specifications shall conform in all basic aspects to the requirements of the La Reserve PAD, and when approved, shall authorize the development of the land subject to the applicable codes of the Town of Oro Valley. The Concept Plan, attached hereto as Exhibit N, shows the distribution of land uses within the Plan Area. Any changes to the boundaries shown on the Concept Plan shall be treated as an amendment to this Plan.

### Submittal Requirements

Prior to any development occurring in a development area, a Development Site Plan shall be submitted by a developer to the Owner for its review and approval. Development Site Plans and details as outlined below showing primary building locations and heights, parking layout, access and landscaped areas are encouraged to be submitted for a preliminary review at any time prior to the final Development Site Plan submittal.

### Contents

The Development Site Plan submitted by a developer shall meet the requirements specified in Section 10-303 of the O.V.Z.C.R. and shall also include the following:

**A. Landscape Revegetation and Maintenance Plan** - A landscape and maintenance plan shall be prepared at a sufficient scale so as to show the location, size and species of all plant material, and the proposed water or irrigation system to be used along with a maintenance schedule.

**B. Floor Plans** - Floor plans of the first floor and any basement or subsurface parking of all buildings shall be prepared to evaluate adequate circulation. The floor plans shall be fully dimensioned and uses indicated thereon. Floor plans for other typical floors shall also be submitted.

**C. Elevation Renderings** - Renderings shall be prepared so as to depict views of typical sides of the proposed buildings and structures. Perspective drawings may be submitted in place of elevations.

**D. Sign Plans** - A plan shall be prepared showing the location, size and lighting sources of all signs and all other advertising devices.

**E. Lighting Plans** - A lighting plan shall be prepared for all parking areas and vehicular and pedestrian circulation areas to indicate the type and sizing of all lighting structures, and illumination levels and specifications.

**F. Additional Information** - Such other statistical or graphical information or material as may be reasonably required by the owner or Oro Valley Zoning Administrator to depict unique characteristics of the site or proposed development.

#### Approval of Development Site Plans and Plats (Collectively "Development Plans")

**A. Owner Review** - A Development Plan shall be submitted to the Owner or his representatives who shall have 15 working days to review the submitted Development Plan for conformance with the Plan, covenants conditions and restrictions, and the design guidelines. Within the 15 days, Owner shall give written approval of the submitted Development Plan, or reject the plan with written comments. After addressing the Owner's comments, the developer shall resubmit the Development Plan to the Owner, who shall have 15 days to review the resubmitted Development Plan.

**B. Town of Oro Valley Review** - After obtaining written approval by the Owner, the developer shall submit the Development Plan to the Town's Zoning Administrator and/or Town's Engineer for review and approval. The Zoning Administrator shall verify that written approval has been obtained from the Owner prior to Town review. Notwithstanding any development review procedures described in Article 3-3 and Chapter 4 of the O.V.Z.C.R., -the procedures described in this Section shall be used for the review of Development Plans submitted pursuant to the Plan.

If the Town's Zoning Administrator determines that the development standards contained in this Plan have not been met, the Development Plan will be returned to the Developer with written comments. If revisions are required to the Development Plan, the Developer shall make the necessary revisions and resubmit the Development Plan, first to Owner, then to the Town.

When the development standards of the Plan have been met, the Zoning Administrator will forward the Development Plan to the Development Review Board for review at their next regularly scheduled meeting. The Development Review Board will forward the Development Plan to the Mayor and Council for consideration at its next regularly scheduled meeting, not less than 10 days after

said recommendations are forwarded to the Town Council from the Development Review Board.

**C. Approval** - The Mayor and Council shall act upon the submitted Development Plan at the next regularly scheduled public meeting. Compliance with the development standards of this Plan shall be the sole basis for action by the Mayor and Council, except that the Mayor and Council may defer action in order to obtain additional information where the Mayor and Council determine that a Development Plan, as submitted, may pose a hazard to the public health, safety and welfare.

**D. Effect of Town Approval** - No building permits shall be issued for construction on any lot, piece or parcel of land that is not a part of a recorded subdivision plat unless a development plan for such land has been approved in accordance with this P.A.D.

## *Section 1.15 Improvement Plans and Construction Certification*

Before improvement plans are submitted to the Owner for approval, the engineer of record shall certify to the Town of Oro Valley that all improvement plans have been designed in accordance with the following standards. Upon receipt of such certified plans, Oro Valley Town Engineer will accept and approve all drawings and specifications.

**A. Roads** - Roads designed to Oro Valley standards where applicable, otherwise to AASHTO standards. Sight visibility triangles shall be designed to City of Tucson Standards. Cross sections shall be designed per exhibits (page 60). All roads within La Reserve will be private, and are not dedicated nor accepted by the Town of Oro Valley.

**B. Paving** - Paving and subgrade thickness shall be as recommended by a registered soils engineer.

**C. Sewer** - Private sewers shall be designed to UBC specification and public sewers designed to Pima County Standards.

**D. Water** - Water plans shall be designed in accordance to Foothills Water Company Standards.

**E. Grading** - Grading plans shall be designed to conform to the standards as generally outlined in the Plan and detailed in the La Reserve Design Guidelines.

**F. Drainage** - All drainage improvements shall be prepared by a registered professional engineer based upon the previously approved hydrologic and hydraulic studies prepared by Dooley-Jones & Associates (see page 36).

**G. Construction Inspection and Certification** - The engineer of record shall inspect the construction of all facilities and infrastructure (excluding foundations and structures) and certify to the Town of Oro Valley that construction is in accordance with the approved plans.

## ***Section 1.16 Sign Controls***

All signs within the La Reserve Plan Area shall conform to the requirements of the La Reserve Design Guidelines, Conditions, Covenants and Restrictions and/or the specifications in Exhibits O, P, and Q. The following provisions shall govern:

**A.** No advertising devices shall be permitted which rotate, move or create the illusion of movement, or have any visible moving, revolving or rotating surface or parts.

**B.** No part of any illuminated advertising device or any lights shall revolve, rotate, move, change color or vacillate.

**C.** No off premise signage, except for directional signs, shall be allowed.

## ***Section 1.17 Plan Enforcement, Review and Approval Procedures***

**A. Adoption** - The PAD shall be adopted in accordance with the provisions of the O.V.Z.C.R.

**B. Interpretation** - Where any ambiguity arises as to the terms of this Plan, the O.V.Z.C.R. shall govern.

**C. Enforcement** - The Zoning Administrator shall be responsible for enforcement of this Plan.

**D. Minor Changes** - The Zoning Administrator may allow minor changes requested by developers to the criteria set forth in the Development Site Plan providing they are not in conflict with the overall intent as expressed in the Plan. The Owner shall be notified

prior to such changes. Minor changes do not include anything which alters allowable use of buildings, heights, or residential densities. Any changes must conform to the appropriate section of the O.V.Z.C.R. as modified herein.

**E. Amendments** - The approved Plan may be amended from time to time. Proposed amendments shall be submitted by the Owner to the Planning Commission and Town Council as outlined in Article 3-1 of the O.V.Z.C.R.

**F. Severability** - If any provision, sentence, clause, section or subsection or phrase of this Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Plan.

**G. Certification** - The Developer's Engineer shall submit all plans for roadways, grading, sewers and water to the Town of Oro Valley. The Town Engineer will certify that the plans conform to the standards outlined in this PAD. When approved, the developer's Engineer shall monitor and inspect construction. Upon completion of the construction,, the Developer's Engineer shall certify in writing to the Town Engineer that the improvements were built in accordance with the approved plans and specifications.

## **APPENDIX A**

**Legal Description**

**Approved Plant List**

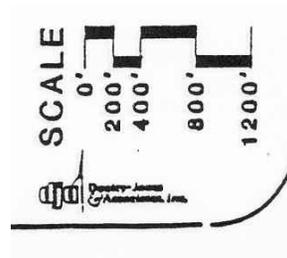
**LEGAL DESCRIPTION PREPARED FOR THE ESTES CO. DJA  
JOB NO. 80-010.64 MAY 20, 1985**

La Reserve Boundary (Excluding AiResearch Parcel)

All that certain portion of land situated in portions of Sections 5, 7, 8, and 18, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the northeast corner of said Section 18, Thence South  $00^{\circ}06'41''$  East along the east line of said Section a distance of 2607.87 feet to the east quarter corner of said Section;  
Thence South  $00^{\circ}06'42''$  East along said east line a distance of 2607.88 feet to the southeast corner of said section;  
Thence South  $89^{\circ}52'59''$  West along south line of said Section a distance of 2610.08 feet to the south quarter corner of said Section;  
Thence North  $00^{\circ}20'47''$  East along the south-north quarter line of said Section a distance of 2617.23 feet to the interior quarter corner;  
Thence North  $00^{\circ}20'42''$  East along said quarter line a distance of 2622.13 feet to the south quarter corner of said Section 7;  
Thence North  $00^{\circ}23'36''$  West along the south-north quarter line of said Section 7, a distance of 2537.83 feet to a point of intersection with the non-tangent curved easterly right-of-way line of Tucson-Florence (U.S. 89) Highway, from which a radial line bears South  $43^{\circ}27'35''$  East a distance of 16270.23 feet to the center;  
Thence northeasterly along the arc of said curved right-of-way line to the right a distance of 2243.07 feet through a central angle of  $07^{\circ}53'56''$  to a point of tangency;  
Thence North  $54^{\circ}26'21''$  East along said right-of-way line a distance of 1059.72 feet to a point on the west line of said Section 8, from which the northwest corner of said Section bears North  $00^{\circ}04'09''$  East a distance of 640.50 feet;

**LA RESERVE**



Thence continue North 54°26'21" East along said right-of-way line a distance of 986.06 feet to a point of curve to the left having a radius of 3919.72 feet;

Thence northeasterly along the arc of said curve a distance of 110.16 feet through a central angle of 01°36'37" to a point on the south line of Section 5, from which the southwest corner of said Section bears North 89°53'21" West a distance of 890.09 feet;

Thence continue along the arc of said curved right-of-way line to the left a distance of 1721.72 feet through a central angle of 25°10'01" to a point of intersection with the non-tangent north line of the south half of the south half of said Section 5;

Thence departing said right-of-way line South 89°42'42" East along said north line a distance of 602.48 feet;

Thence South 89°00'16" East along said north line a distance of 1308.34 feet;

Thence South 00°14'12" East a distance of 1276.46 feet to a point on the south line of said Section 5;

Thence North 03°56'08" East a distance of 206.75 feet;

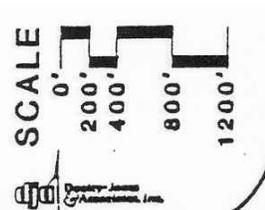
Thence South 37°38'47" East a distance of 259.73 feet to a point on the north line of Section 8, from which the north quarter corner bears South 89°47'53" West a distance of 1498.13 feet;

Thence South 35°23'22" East a distance of 489.06 feet;

Thence South 35°23'58" East a distance of 213.34 feet;

Thence South 35°19'01" East a distance of 249.55 feet;

Thence South 54°26'06" East a distance of 688.89 feet to a point on the east line of said Section 8;



LA RESERVE

La Reserve Boundary (Excluding AiResearch Parcel) May 20, 1985  
DJA Job No. 80-010.64

Thence South 00°01'51" East along said east line a distance of 4080.53 feet to the southeast corner of said Section;

Thence North 89°47'48" West along the south line of said Section a distance of 5202.24 feet to the southwest corner of said Section, said corner being the point of beginning;

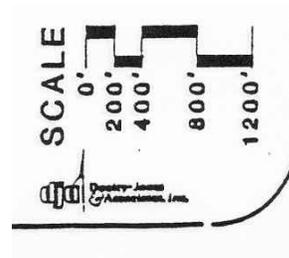
EXCEPT: The following described parcels:

Parcels 1 through 5 as recorded in Docket 7224 at Page 1387 of Records of Pima County, Arizona.

Said portion of land containing 1114.22 acres, more or less.

MO: JM:pw W-LEG-2

# LA RESERVE



## APPROVED PLANT LIST

The Architectural Review Committee has found the plants included in the following list to be inherently compatible with the natural desert within the existing La Reserve area. Landscaping and revegetation within the transition and walled areas with these plants is encouraged by the ARC. All Sonoran Desert species of cacti are acceptable for use within the La Reserve community. Species known to occur within the Tucson Basin and not included on this list are acceptable for planting, subject to the approval of the ARC. Written approval must be obtained from the ARC prior to revegetation with species not included on this list. Other plant material may be subsequently added to or deleted from this list as determined appropriate for the La Reserve community by the Architectural Review Committee. It is suggested that Arizona Flora:-2nd Edition. Kearney and Peebles; University of California Press, 1960, be used as the standard reference for clarification of questions concerning plants.

We have attempted to list native plants or indigenous plants. This refers to species which have not been introduced in the last 50 years and which grow within the immediate biogeographical zone or range. By definition, therefore, a plant which occurs within the range of "Sonoran" plants but only in Mexico would not be considered "native" to the Tucson Basin. Some exceptions have been allowed to promote use of plants which possess exceptional characteristics appropriate to the La Reserve community. Plants names preceded by an asterisk indicate species which are located most easily through commercial outlets. Following the approved plant list is a detailed description of selected plants to assist the residents and builders of La Reserve to select appropriately for their specific landscape requirements.

### APPENDIX A

APPROVED PLANT LIST	
Abutilon californicum	California Abutilon
Acacia angustissima	Fern Acacia
A. constricta	White Thorn Acacia
A. craspedocarpa	Leather Leaf Acacia
*A. farnesiana	Sweet Acacia
A. greggii	Catclaw Acacia
A. millefolia	Santa Rita Acacia
*A. redolens	Prostrate Acacia (non-native but "naturalized")
*Agave species	Century Plants, Spanish Daggers
*A. palmeri	Palmer Agave
*A. schottii	Amole

* <i>A. utahensis</i>	Utah Agave
<i>Aloisia lycioides</i>	White Bush
<i>Amaranthus palmeri</i>	Palmer's Amaranth
<i>Amaranthus palmeri</i>	Silktassel
<i>Ambrosia deltoidea</i>	Bur Sage
<i>Anisacanthus thurberi</i>	Chuparosa (Desert Honeysuckle)
<i>Arctostaphylos pungens</i>	Pointleaf Manzanita
<i>Artemisia ludoviciana</i>	Native Worm Wood, White Sage
<i>A. dracunculoides</i>	Prairie Broomweed
<i>Asclepias subulata</i>	Desert Milkweed
* <i>Atriplex canescens</i>	Four Wing Salt Bush
<i>A. hymenelytra</i>	Desert Holly
<i>A. lentiformis</i>	Quail Bush
<i>A. mulleri</i>	
<i>A. nummularia</i>	Old Man Salt Bush
<i>A. polycarpa</i>	Desert Salt Bush, Cattle Spinach
* <i>A. sernibaccata</i>	Australian Salt Bush (non-native but "naturalized")
<i>Bebbia juncea</i>	Bebbia
<i>Beloperone californica</i>	Chuparosa
<i>Berberis haematocarpa</i>	Red Barberry
<i>Buddleja marrubifolia</i>	Wooley Butterfly Bush, Summer Lilac
<i>Bursera Fagaroides</i>	Elephant Tree
<i>B. microphylla</i>	Elephant Tree
<i>Caesalphina gillessii</i>	Yellow Bird of Paradise (non-native but "naturalized")
* <i>C. pulcherrima</i>	Mexican Bird of Paradise (non-native but "naturalized")
<i>Calliandra californica</i>	Fairy Duster
* <i>C. eriophylla</i>	Fairy Duster, False Mesquite
<i>C. penninsularis</i>	Fairy Duster
<i>Canotia holacantha</i>	Crucifixion Thorn
<i>Carlowrightia arizonica</i>	Carlowrightia
* <i>Carnegiea gigantea</i>	Saguaro
* <i>Cassia artemesioides</i>	Feathery Cassia
<i>C. circinnata</i>	
<i>C. covesii</i>	Desert Senna
<i>C. goldmannii</i>	
<i>C. leptophylla</i>	
<i>C. nemophylla</i>	Green Feathery Cassia
<i>C. philodinea</i>	Silver Cassia
<i>C. purpurea</i>	

<i>C. sturtii</i>	Strurts Cassia
<i>C. wislizenii</i>	Shrubby Cassia
<i>Celtis pallida</i>	Desert Hackberry
<i>C. reticulate</i>	Netleaf Hackberry, Palo Blanco
* <i>Cercidium floridum</i>	Blue Palo Verde
* <i>C. microphyllum</i>	Foothill Palo Verde
<i>C. praecox</i>	Palo Brea, Sonoran Palo Verde
<i>Cercocarpus montanus</i>	Mountain Mahogany
* <i>Chilopsis linearis</i>	Desert Willow, Desert Catalpa
<i>Clianthus formosus</i>	Sturts Desert Pea
<i>Condalia lycioides</i>	Graythorn
<i>C. spathulata</i>	Mexican Crucillo
<i>Cordia parviflora</i>	
<i>Crossosoma bigelovii</i>	Crossosoma
* <i>Dales greggii</i>	Indigo Bush
<i>D. formosa</i>	Feather Dalea
<i>D. pulchra</i>	Gregg Dalea
<i>D. parryi</i>	
<i>D. Wislizenii</i>	Indigo Bush
<i>D. neomexicana</i>	
<i>D. pogonethera</i>	
* <i>Dasyiron wheeleri</i>	Desert Spoon
* <i>Dodonaea viscosa</i>	Hop Bush
<i>Echinocereus englemannii</i>	Hedgehog Cholla
<i>E. triglochidiatus</i>	Claret Cup Hedgehog
* <i>Encelia farinose</i>	Brittle Bush
<i>Ephedria trifurca</i>	Mormon Tea
<i>Eriogonum fasciculatum</i>	Buckwheat
<i>Fallugia paradoxa</i>	Apache Plume
<i>Fendlera rupicola</i>	Cliffendlerbush
<i>Ferocactus wislizenii</i>	Barrel Cactus
* <i>Fouquieria splendens</i>	Ocotillo
<i>Franseria ambrosioides</i>	Canyon Ragweed
<i>Gutierrezia californica</i>	Snakeweed
<i>Haplopappus laricifolia</i>	Turpentine Bush
<i>H. tenuisectus</i>	Burro Weed
<i>Hedcoma nanum</i>	Mockpenny Royal
* <i>Hesperaloe parviflora</i>	Red Yucca (non-native but "naturalized")
<i>Holacantha emoryi</i>	Crucifixion thorn
<i>Hyptis emoryi</i>	Desert Lavendar
<i>Janusia gracilis</i>	Janusia
<i>Jatrophia cardiophylla</i>	Limber Bush
<i>Joboa simmondsia</i>	Joboa
<i>Krameria grayi</i>	White Ratany
* <i>Larrea tridentate</i>	Creosote Bush

* <i>Leucophyllum frutescens</i>	Texas Ranger (non-native but "naturalized")
Lupine spp.	
<i>Lycium andersoni</i>	Anderson Lycium
<i>L. berlandieri</i> var. <i>longistylurn</i>	Berlandier's Wolfberry
<i>L. exsertum</i>	Thornbush
<i>L. fremonti</i>	Wolfberry, Tomatillo
<i>L. macrodon</i>	Thornbush
<i>L. pallidum</i>	Wolfberry
<i>Lysilorna candida</i>	Palo Blanco
* <i>L. thornberi</i>	Fern of the Desert
<i>Mammillaria microcarpa</i>	Fish-Hook
<i>M. aggregate</i>	Pincushion
<i>Mimosa biuncifera</i>	Catclaw, Wait-a-Minute Bush
<i>M. dysocarpa</i>	Velvet Pod Mimosa
<i>Mimulus cardinalis</i>	
<i>M. glabratus</i>	
<i>M. guttatus</i>	
<i>M. nasutus</i>	
<i>M. pilosus</i>	
<i>M. rulbellus</i>	
<i>Nicotiana</i> spp.	Wild Tobacco
<i>Nolina bigelovii</i>	Bigelow Nolina
<i>N. microcarpa</i>	Beargrass
* <i>Oenothera berlandieri</i>	Mexican Primrose (non-native but "naturalized")
<i>Olneya tesota</i>	Ironwood
<i>O.fesota</i>	Ironwood
<i>Opuntia acanthocarpa</i>	Staghorn Cholla
<i>O. bigelovii</i>	Teddy Bear Cholla
<i>O. englemannii</i>	Englemann Prickly Pear
<i>O. fulgida</i>	Spiney Chainfruit Cholla
<i>O. fulgida</i> var. <i>mammillata</i>	Smooth Chainfruit Cholla
<i>O. phaeacantha</i>	Sprawling Prickly Pear
<i>O. spinosior</i>	Cane Cholla
<i>O. versicolor</i>	Staghorn Cholla
<i>Penstomen dasyphyllus</i>	
<i>P. microphyllus</i>	
<i>P. parryi</i>	
<i>P. pseudospectabilis</i>	
<i>P. thurberi</i>	
<i>Philostrophe cooperi</i>	Paperflower
* <i>Prosopis alba</i>	Argentine Mesquite (non-native but "naturalized")
* <i>P. chilensis</i>	Chilean Mesquite (non-native

	but “naturalized”
* <i>P. hybrid</i>	South American Mesquite (non-native but “naturalized”)
<i>P. juliflora</i>	Western Honey Mesquite
<i>P. juliflora</i> var. <i>velutina</i>	Velvet Mesquite
<i>P. pubescens</i>	Fremont Screwbean
* <i>Quercus terbinella</i>	Canyon Oak
<i>Rahymnus betulaefolia</i>	Birch-leaf buckthorn
<i>R. crocea</i>	Redberry
* <i>Rhus ovata</i>	Mountain Laurel
<i>R. trilobata</i>	Squaw (skunk) Bush
<i>Ruellia nudiflora</i>	
<i>Salvia carnosa</i>	
<i>S. columbariac</i>	Chia
<i>S. henryi</i>	
<i>S. parryi</i>	Parrys groundsel
<i>S. pinquifolia</i>	
<i>S. columbariac</i>	Chia
<i>S. quercelorum</i>	
<i>Senica amissa</i>	
<i>S. lemmoni</i>	Lemmons groundsel
<i>S. subincisa</i>	
<i>S. vulgaris</i>	
<i>S. longilobus</i>	Threadleaf groundsel
<i>Seneco salignus</i>	Willow-leaf groundsel
* <i>Simmondsia chinensis</i>	Jojoba, Goat Nut (non-native but “naturalized”)
<i>Sophora formosa</i>	
* <i>Tecoma stans</i>	Trumpetbush, Arizona Yellow Bells
<i>Vaquilinea californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Golden Eye
<i>V. Tomentosa</i>	Golden Eye
<i>Vitis arizonica</i>	Arizona Grape
<i>Yucca baccata</i>	Banana Yucca
* <i>Y. elato</i>	Soap Tree Yucca
<i>Y. schottii</i>	Schott’s Yucca
<i>Y. thornberi</i>	Thornberry Yucca
<i>Zauschneria latifolia</i>	Hummingbird Flower
<i>Zizyphus obtusifolia</i>	Greythorn, White Crucillo