

CENTEX HOMES

Your Gold Key to Quality

TANOAN AND TOP OF THE RANCH III

**A PLANNED RESIDENTIAL DEVELOPMENT
AND REZONING REQUEST TO ACCOMPANY
REZONING APPLICATION Z-92-13
6600 West Deer Valley Road**

Prepared for:

**CITY OF GLENDALE
Community Development Group
5850 West Glendale Avenue
Glendale, Arizona 85302**

Prepared by:

**CENTEX HOMES
4711 N. Twelfth Street
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FEBRUARY 1993

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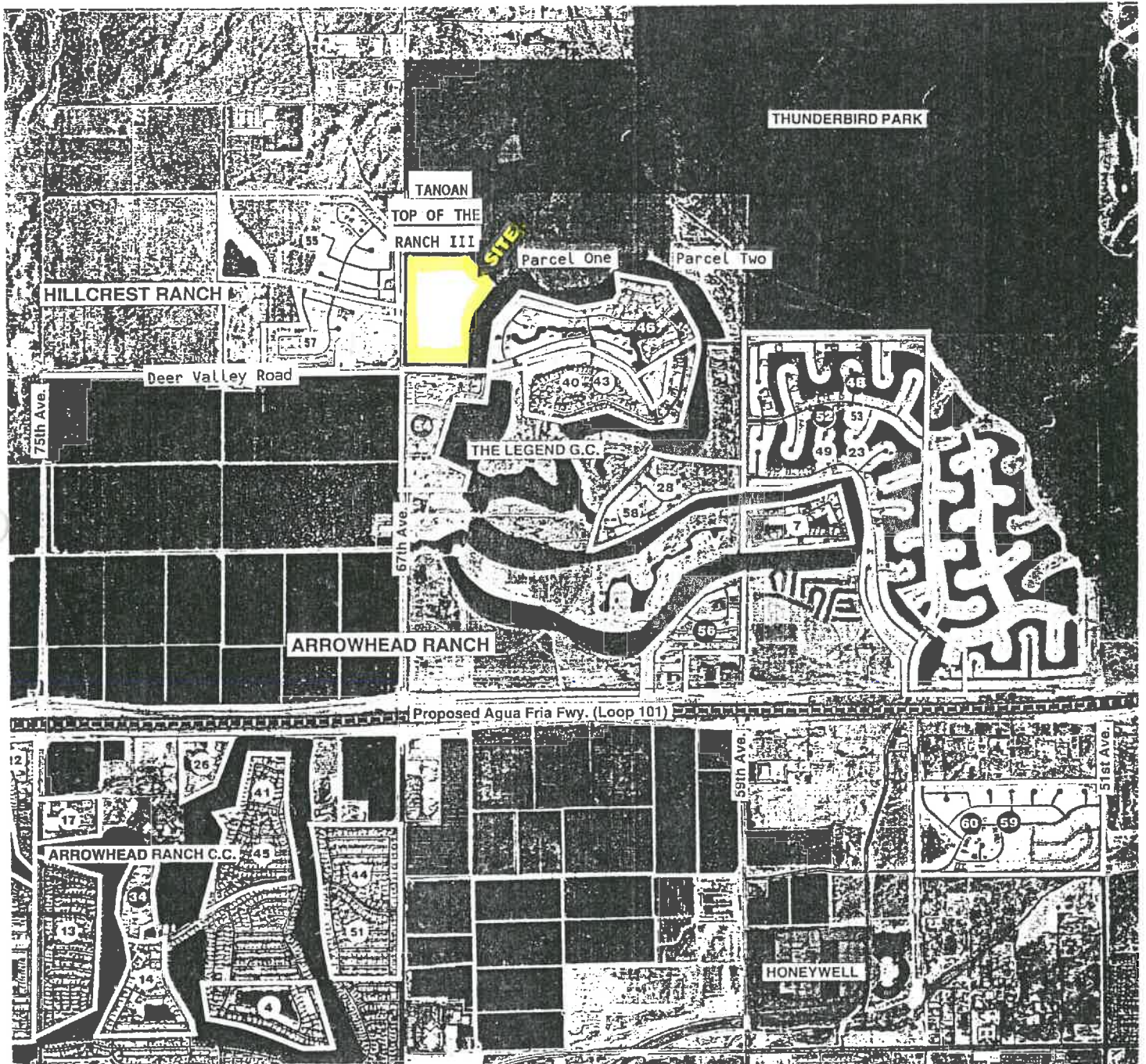


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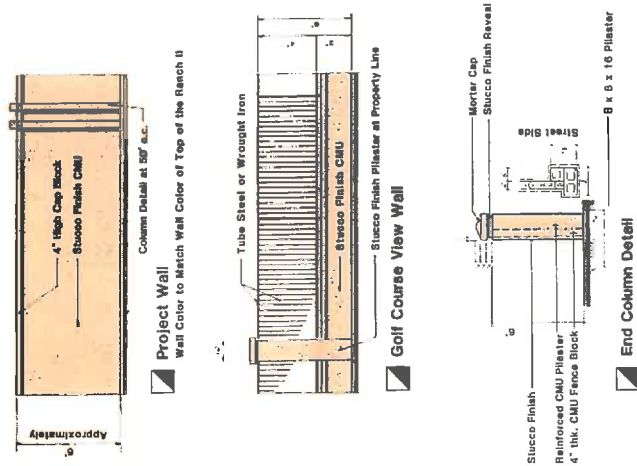


Lot Information
 TOTAL NUMBER OF LOTS 171
 TYPICAL LOT SIZE 500 35 x 110
 (81) 65 x 110

- Site Legend**
- A DEER VALLEY ROAD ENTRY MONUMENTATION
SEE Entry Monument Exhibit
 - B 67TH AVENUE ENTRY MONUMENTATION
SEE Entry Monument Exhibit
 - C LANDSCAPED COMMON AREA
SEE Site Detail & Streetscape Exhibit
 - D LANDSCAPE TRACT IN ADDITION TO STREET R/W

- Wall Legend & Notes**
- TOP OF THE RANCH & TANOAN PROJECT WALL
 - GOLF COURSE VIEW WALL
 - 8' HIGH 4" FENCE BLOCK WITH STUCCO & PAINT FINISH
 - END COLUMN (Typical)
- ALL BLOCK WALLS ALONG THE STREETS, COMMON AREAS, CORNER LOTS AND BETWEEN DWELLING UNITS WITHIN THE PROJECT SHALL BE STUCCOED AND PAINTED

- Landscape Notes**
1. ALL LANDSCAPING WILL HAVE PREDOMINATE XERISCAPE THEME AND WILL MEET OR EXCEED ALL GLENDALE CITY REQUIREMENTS
 2. ALL LANDSCAPING IN R/W AND TRACTS WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.



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TANOAN

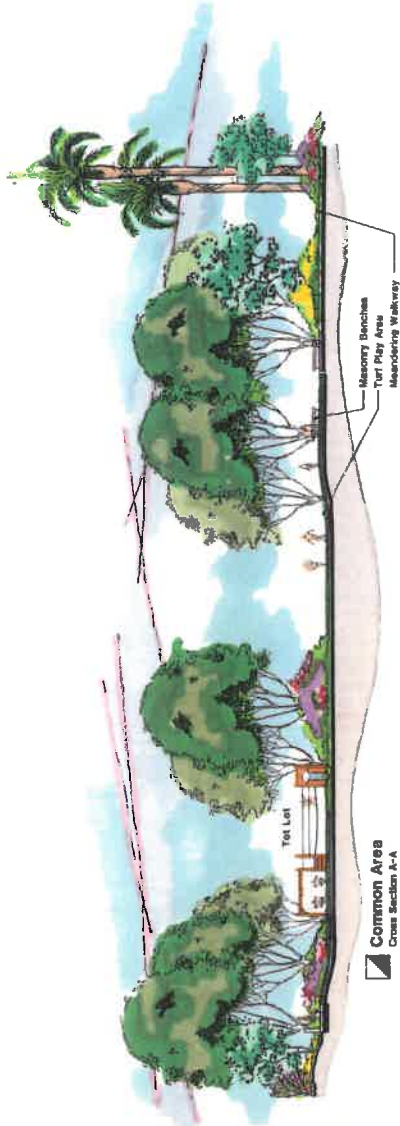
Top of the Ranch III

Glendale, Arizona

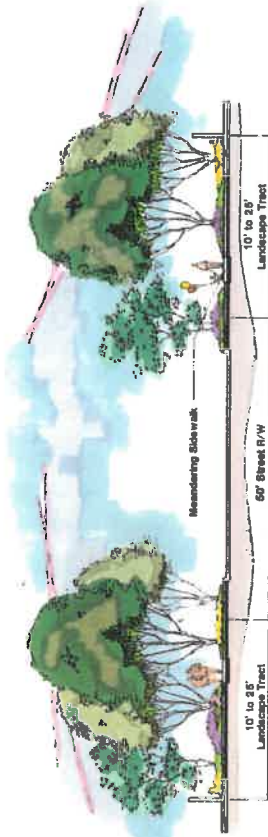
PRELIMINARY DEVELOPMENT PLAN

pd/sA
 pd/saury Associates
 1000 N. GLENDALE BLVD., SUITE 100
 GLENDALE, AZ 85140





Common Area
Cross Section A-A



66th Avenue Streetscape
Cross Section B-B



Common Area
Tract X

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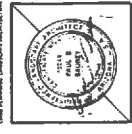
TANOAN

Top of the Ranch III

Glendale, Arizona

SITE DETAILS & STREETSCAPE

pd/saurey Associates
ARCHITECTS, LANDSCAPE ARCHITECTS



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As outlined by the Glendale General Plan Development Guide, the following elements of development are addressed.

LAND USE

LAND PLAN; DENSITY

TANOAN and **TOP OF THE RANCH III** are proposed subdivisions of a 51.3 acre parcel located in Section 18 of the Legend Neighborhood at the northeast corner of Deer Valley Road and 67th Avenue. The composite preliminary plat on page 2 shows an irregular-shaped parcel which abuts Thunderbird Regional Park to the north and is situated directly west of Hole No. 2 of the Legend Golf Course.

The present R-4 zoning will allow 20 units per acre. The City has addressed the overabundance of undeveloped multiple-family residential lands in the General Plan, and this rezoning application will contribute to the lowering of potential development densities to accomplish a more acceptable balance. At the same time, market demand will be answered by providing two separate products which satisfy current market trends. The focus of housing for the 90's is leaning toward lesser density, more living space and better quality of life through well planned communities. The request for R1-8 PRD zoning is consistent with the proposed subdivisions as well as the desires of the community.

Phase One, the proposed plat for **TANOAN**, is approximately 25 acres and is planned for 81 lots. The minimum lot size of 60' by 110' was chosen to create a transition from (a) the 15 acre commercial parcel in Hillcrest Ranch located at the northwest corner of 67th Avenue and Deer Valley Road, and (b) the arterial intersection of 67th Avenue and Deer Valley Road, to the larger homes and golf course to the east. Although the minimum **TANOAN** lot size of 6,600 square feet is typical, over 35% of the plat is comprised of lots in excess of that minimum size.

Phase Two, the proposed plat for **TOP OF THE RANCH III**, is approximately 26 acres and is planned for 90 lots. The minimum lot

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size is 75' X 110'; however, several different lot sizes have been incorporated into this plat to achieve an acceptable transition to a future development parcel. The proposed Arrowhead Ranch Parcel One is located between Thunderbird Park and Top of the Ranch I and II. The surrounding neighborhood has expressed a desire to preserve Parcel One for minimum lot sizes of 10,000 square feet. Therefore, the lots approaching the entry into Parcel One are oversized lots. As noted on the Preliminary Development Plan on page 3, those lots range from 10,200 to 9,600 square feet on the golf course side, and 10,000 to 14,500 square feet on the Thunderbird Park side. The oversizing was accomplished by a combination of increased lot widths and depths necessary to produce 10,000 square foot lots. This same concept was used in the T.W. Lewis Parcel Two approved in late 1992. In addition to the oversizing for transition purposes, all lots which back to the golf course are at least 115' feet deep; nine of these lots are 120' deep. It should also be noted that the cul-de-sac design contributes many larger lots to result in over 60% of the lots being in excess of the 8,250 minimum square foot size.

The overall proposed gross density of this 51 acre parcel is 3.33 dwelling units per acre. The 1989 Arrowhead Ranch Master Plan shows this property at a density of 2.5 to 3.5 units per acre. The composite land plan achieves both a transition and a separation of product very well. The **TANOAN** lots buffer the **TOP OF THE RANCH III** lots from the greater share of arterial traffic and potential commercial development. The two lot sizes are separated by a landscaped boulevard on 66th Avenue with houses either siding or backing from one product to the other. While one product carries a square footage range somewhat smaller than the other, a later discussion of product will demonstrate a high degree of compatibility, which will be necessary to market the larger product.

It is common for landscaped boulevards to occur on arterial streets, but the treatment of 66th Avenue, which divides the two products, is unique. This street will appear wider and provide more separation than a normal collector street, and the meandering landscape and sidewalk treatments will be inviting to pedestrians. The surrounding residents will not only enjoy the "pocket park" located in the center of the project, they will enjoy getting there, also.

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CIRCULATION

The street pattern, which will connect to Deer Valley Road and 67th Avenue, will also provide access to the proposed Arrowhead Ranch Parcel One at the northeast corner of the project. Concern was expressed by the immediate neighborhood that traffic from this project to Parcel One and Parcel Two would encourage higher-than-normal speeds. The circuitous route through **TANOAN** and **TOP OF THE RANCH III** for access to both arterials should serve to eliminate this problem. All streets in the project will be designed and built to City of Glendale standards and dedicated to the City for use by the public.

Deer Valley Road will be improved to a full-width street, and a landscaped median will be installed between 65th Avenue and 67th Avenue.

URBAN DESIGN

LOT ORIENTATION

Both neighborhoods have been designed with as many north-south oriented lots as possible to provide the proper solar orientation that energy-conscious homebuyers are now demanding. In addition, both products will feature energy and water saving features which will contribute to an energy-efficient community. The Standard Features on pages 22 and 35 will outline the intent to provide a quality product with emphasis on water and energy conservation.

OPEN SPACE; LANDSCAPING AND NEIGHBORHOOD AMENITIES

The orange trees will be maintained along 67th Avenue and additional street landscaping will be installed in the right-of-way. Hillcrest Boulevard will serve as the major entryway to the project, and landscape tracts have been added on both sides of this street. Landscape tracts along 65th Drive approaching Parcel One have been included to enhance the entry into that neighboring

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future subdivision, and as previously noted, landscape tracts along 66th Avenue will transform that collector into a major focal point of the development. Landscaped medians are planned for both entryways into the project.

Tract K will act as a pocket park and will be landscaped and developed with a tot lot. Walking trails and masonry benches will be installed, leaving enough open area for running and throwing balls. It should be noted that Tract K is 100% usable open space--no retention or drainage facilities will be required on this tract.

All open spaces will be landscaped attractively with lush appearing, predominately drought tolerant plant materials as shown on the Site Details & Streetscape on page 4. All tracts noted on the plats will be deeded to the Arrowhead Ranch Master Association III, who will maintain them.

WALLS; ENTRYWAY MONUMENTATION

To provide continuity to the northern portion of the Legend Neighborhood, the project wall along Deer Valley Road adjacent to Top of the Ranch II will be used for the perimeter of this project. In addition, the walls separating homes from landscape tracts going north on 66th Avenue and 65th Drive will be stuccoed and painted. The rear property line wall abutting the golf course will be constructed of similar design, materials and color as the existing wall on other portions of the Legend Golf Course. All wall returns between houses will be stuccoed and painted. Exact location of project walls and design detail can be seen on the Preliminary Development Plan on page 3.

Hillcrest Boulevard forms the major entryway into both projects; however, major monumentation is planned for both this entrance and the 66th Avenue entrance on Deer Valley Road. Please see page 5 for monumentation detail.

HOME DESIGN

The products to be offered at **TANOAN** and **TOP OF THE RANCH III** are executive, luxury homes intended to appeal to a broad range of buyers. The architectural character shown by the elevations and

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floor plans on pages 16 through 21 and 27 through 34 demonstrates the quality intended for this project. Defined entryways, varied rooflines, building footprint offsets and concrete tile roofs will create architectural interest. All homes will feature upgraded rear elevations with tile roof or parapet design on the patio cover, stuccoed patio columns and window projections on second stories. Both products will utilize ground-mounted heating and cooling equipment, and front yard landscaping packages, which include underground irrigation systems, will be standard features.

TANOAN will offer a product debut in the metropolitan Phoenix area. Six models with two or three elevations each and ranging in size from 1,412 to 2,558 square feet will appeal to the young professional with a small family or the older couple whose children are grown. Four out of six models have three-car garages; three out of six models are single-story homes. The single-story homes to be offered in **TANOAN** reflect very strong floor plans. Because the single-story floor plans in Top of the Ranch were of excellent design, the Top of the Ranch I and II subdivisions developed with an even mix of one and two-story homes resulting in a varying skyline. Centex Homes has identified projects throughout the metropolitan Phoenix area where the two-story homes have become predominate to create a cavern-like effect. Careful planning in the **TANOAN** design should eliminate that potential flaw. Building setback standards are provided which allow more yard space than the standard R1-8 minimums. These standards are outlined on page 23 and are graphically shown by the plot plans on pages 24 through 26.

During review of the floor plans and development standards, please note:

- When placed on a lot using the minimum 17' front setback, all houses will allow a range of 27' to 33' for the rear yard. This provides the generous rear yard space desired for pool and play area
- In answer to neighborhood concern regarding distance between homes, minimum 5' and 10' side yard setbacks have been established on all lots.
- Four out of six plans will allow greater distance between homes behind the garage.

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TOP OF THE RANCH III will be a continuation of the Top of the Ranch I and II homes, a product which has proven very successful in the Legend Neighborhood. The six existing models now being sold, plus two additional models, will be offered. These large executive homes range in size from 1,871 to 3,427 square feet and have three elevations each. A variety of 3, 4 and 5 bedroom plans, all with three-car garages, will satisfy the homebuyer looking for a large home on a large lot. Again, building setback standards, shown on pages 36 and 37, are generous. These standards are consistent with the Top of the Ranch I and II subdivisions, with the exception of side yards--neighborhood preference has indicated more yard space between homes, so 5' and 10' side yard setbacks have been proposed rather than 5' and 5'.

Again, when reviewing floor plans and development standards, please note:

- The rear yard minimum of 18' will be required for only one plan, the 707. However, this design orients the patio and yard space to one side of the lot, rather than the rear. Ample room for pool and play area still remains, only in a different configuration. This style is very popular in Florida.
- The other seven plans will allow between 20' and 32' of rear yard area, in addition to the expanded side yards as a result of the 5' and 10' side setbacks.
- The garage design on six out of eight plans allows even more side yard room behind the garage.
- The development standards propose an allowable 3' patio encroachment into the rear yard. This encroachment is not needed for any of the current plans. The neighborhood expressed a desire for Centex Homes to continue offering custom features, which enhance the values of the neighborhood. This encroachment will only be necessary when customizing requires additional space in the rear of the home.

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Approximately 28 lots in the northern portion of **TOP OF THE RANCH III** will require retaining walls. The development standards on page 37 address the mitigation of visual impact from hillside cuts and the use of retaining walls. For example, the deep lots backing to Thunderbird Park will be cut only to the extent necessary for a 25' usable back yard. Illustrations of retaining walls and treatment of grade differential are shown on page 6, Cross Sections.

The Planning and Zoning Commission toured the Arrowhead Ranch area in July, 1992. The majority of comments received about the Top of the Ranch project from that tour were highly favorable. It was noted that occasionally two homes would appear to be too close together because of the 5' and 5' side setbacks. The development standards proposed through this rezoning application will assure the feeling of overall spaciousness by (a) providing additional lot width (75' vs. 70'), (b) providing additional lot depth (110' vs. 105') and (c) restricting the side yard setbacks to utilize the extra width as additional space between homes.

CHARACTER AREA

TANOAN and **TOP OF THE RANCH III** are within the Foothills Character Area of Glendale. While most Character Area standards relate to the master planning and major infrastructure of a certain area, Centex Homes has made every effort to comply with the number one guideline for development:

"Place emphasis on high-quality residential dwelling units."

The proposal submitted to you by Centex Homes addresses this guideline as evidenced by the following components:

- Major entryway monumentation with landscaped medians will identify this project as an upscale, luxury home neighborhood;
- Landscaped perimeter and interior tracts provide visual relief and create a feeling of spacious surroundings;

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- An open space area with neighborhood amenities suitable for the residents of **TANOAN** will be provided;
- The architectural character of both product lines is unsurpassed in the Legend Neighborhood.

CONCLUSION

This proposal is presented to the City of Glendale after considerable interaction with the planning staff, surrounding neighborhood and with a great deal of help from Cholla District Councilmember Elaine Scruggs. Because of a growing concern by the Legend Neighborhood of being "left out" of the planning process for the remainder of their community, this project has evolved through the incorporation of different sets of criteria presented by Centex Homes, the neighbors and planning staff. Two neighborhood meetings were held prior to any public hearings, and those meetings resulted in a better understanding by the neighborhood of the planning process necessary for successful, quality projects and a better understanding by Centex of the needs and desires of the community.

The first meeting was held on December 16, 1992 at the Foothills Public Safety Building. Approximately 30 people attended this meeting, along with Bob Coons and Elaine Scruggs. Centex presented a land plan, elevations and floor plans for the **TANOAN** homes and an overall description of the proposed development. The project was well received, and it was suggested that support could be gained from the community if larger lots were planned at the entry into Parcel One.

The land plan was then submitted to the planning staff, and additional comments regarding landscaping and open space configuration were given to Centex.

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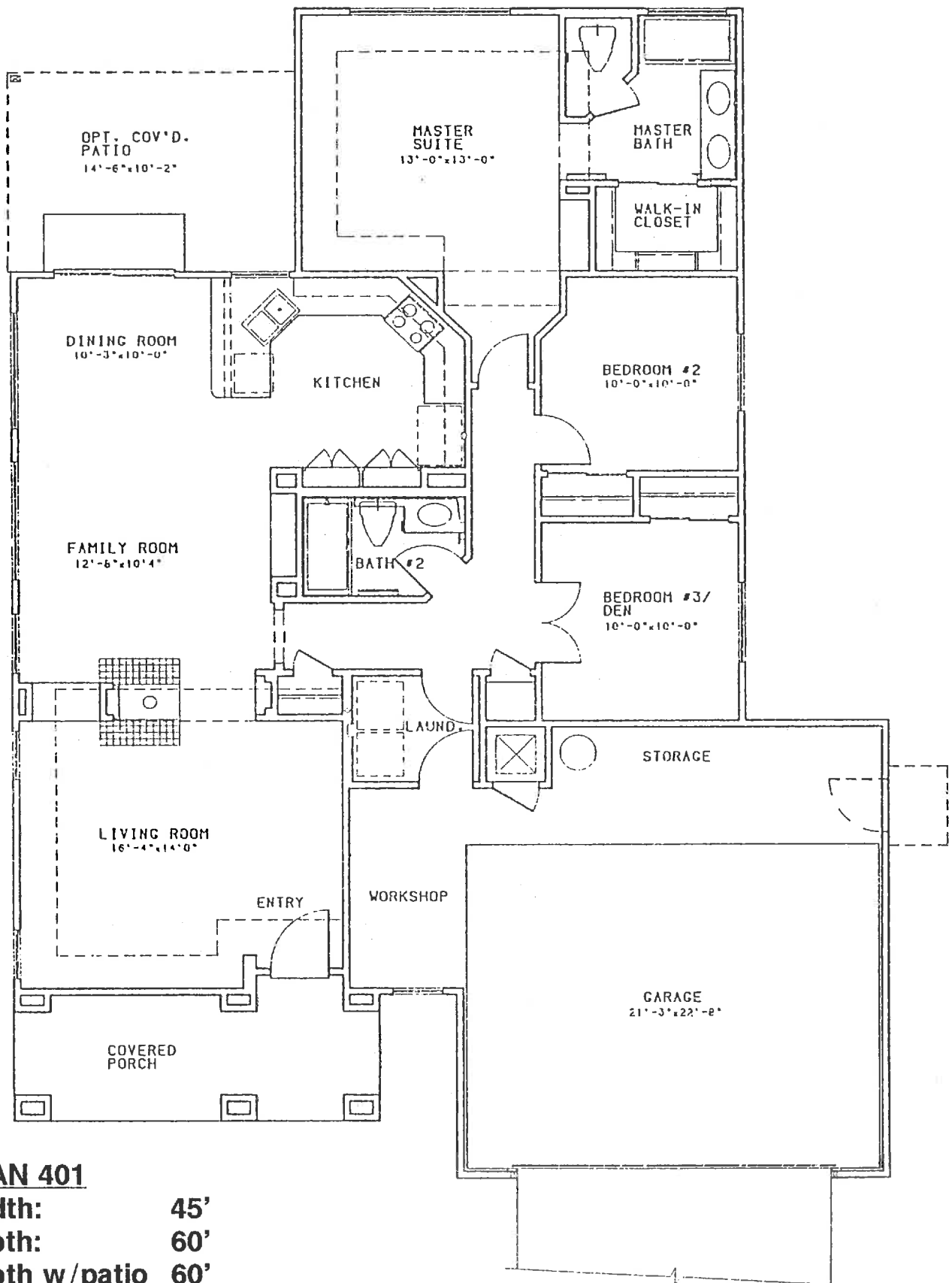
The second neighborhood meeting was held at the Top of the Ranch sales office on February 3, 1993. At this meeting, again attended by approximately 30 neighbors and Jon Froke, a revised land plan incorporating changes requested by the neighborhood and the planning staff was reviewed. In addition, landscape concepts and entryway monumentation were discussed. All comments were favorable and Centex was commended for responding to the neighbors.

The neighborhood has been identified as upscale and luxury, and **TOP OF THE RANCH III** will assure the continuation of that identity. Centex Homes and the neighborhood have also recognized that to sell **TOP OF THE RANCH III**, the product to be built in **TANOAN** will require a high degree of compatibility; Centex believes the new **TANOAN** product will satisfy that requirement.

These two subdivisions achieve market segmentation while remaining at the same level of quality. Each product fulfills the need of a different type of buyer, yet both types will demand a high quality product. To use an analogy, a **TANOAN** home will be the Mercedes 190 compared to the larger **TOP OF THE RANCH III** product; it may be a little smaller, but the quality is still very evident.

The quality of the project is also visible in the landscaping, neighborhood amenities and community identification features. The products will blend well as a result of using the same features throughout the project.

Finally, it should be noted that over 56% of the total 171 lots are in excess of the standard R1-8 square footage minimum. With the overall project quality and the landscaped, large-lot entry into Parcel One at the northeast corner of the property, the surrounding neighborhood can be assured that Parcel One will be developed in accordance with the desires of the community.



PLAN 401

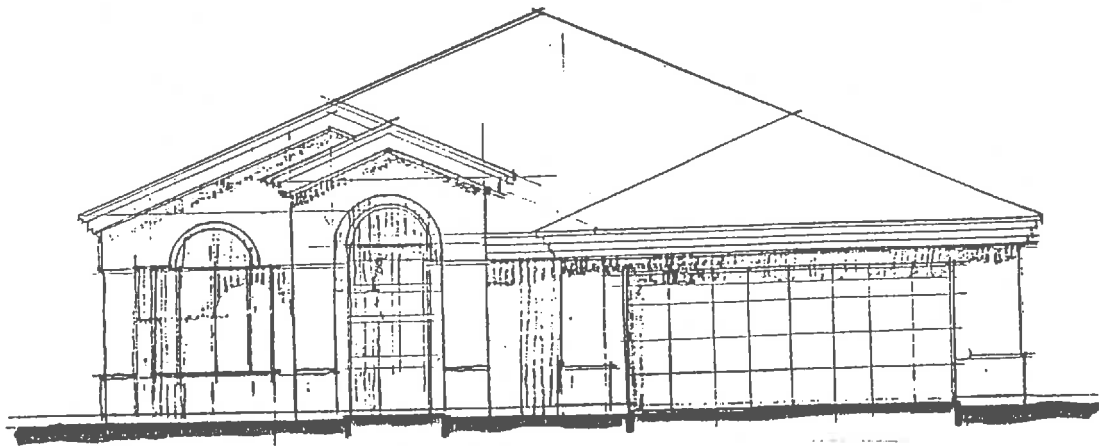
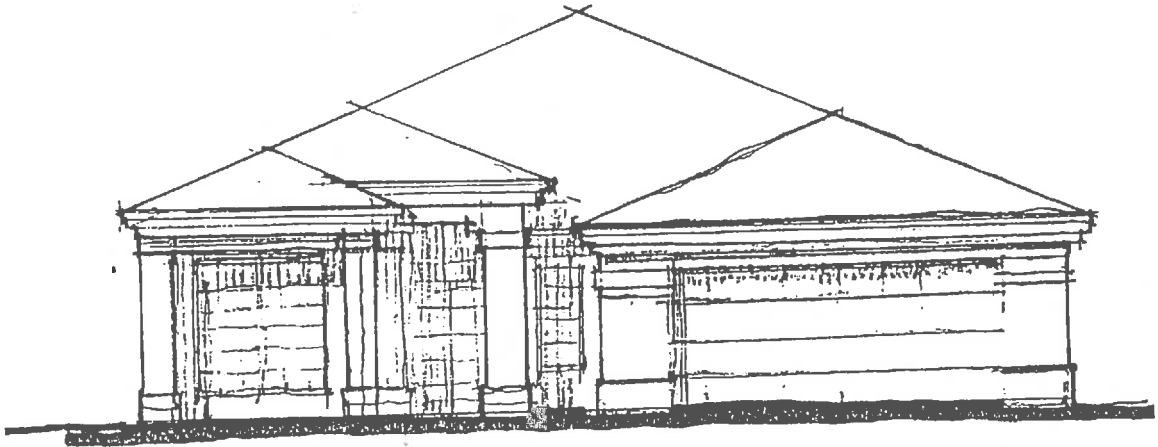
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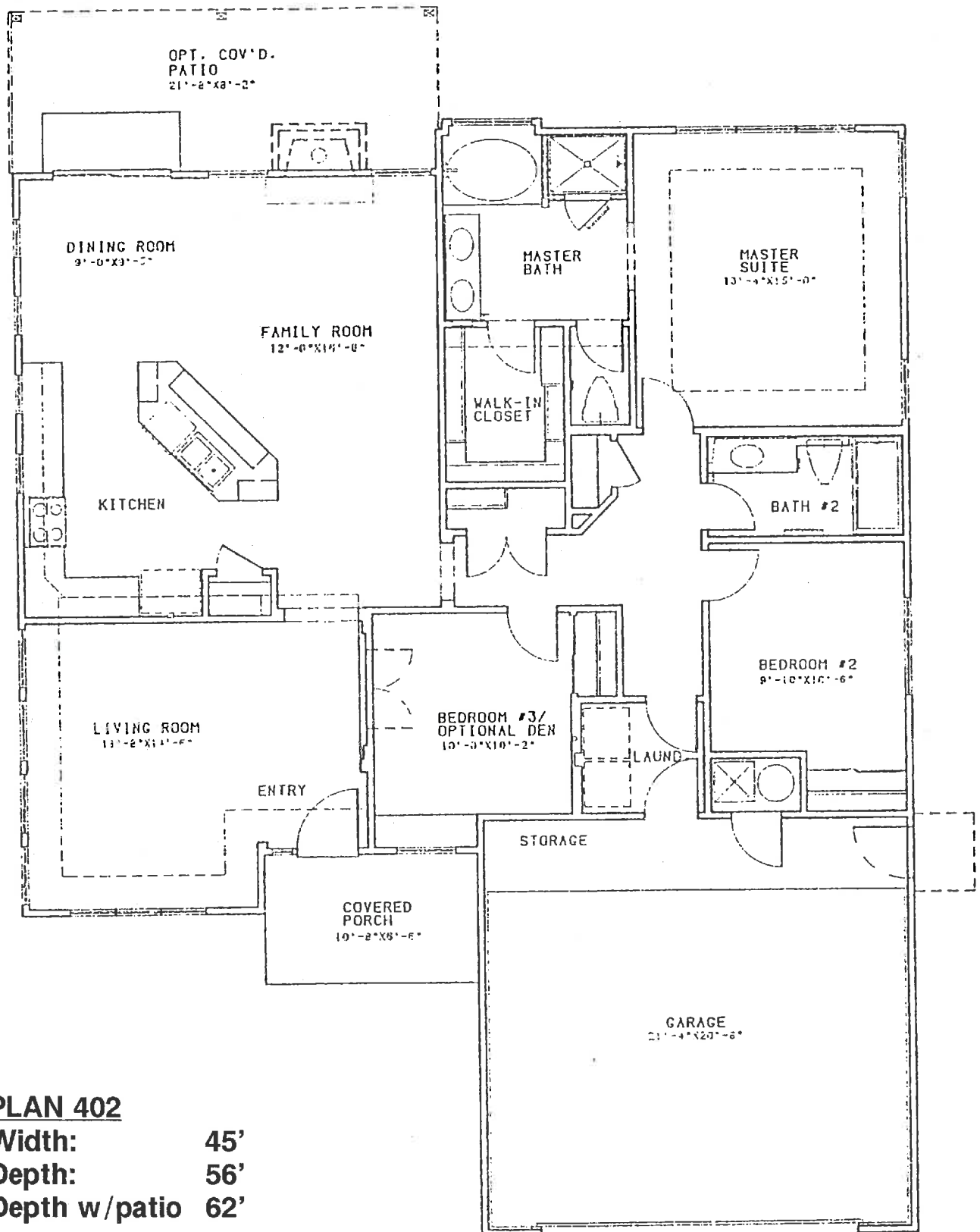
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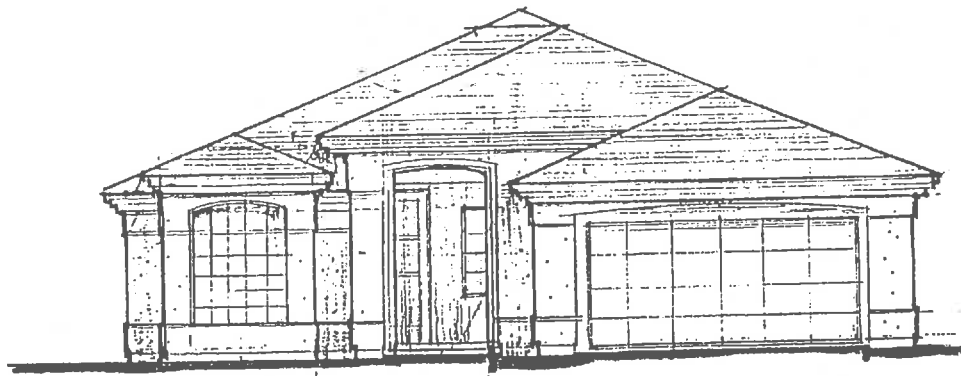
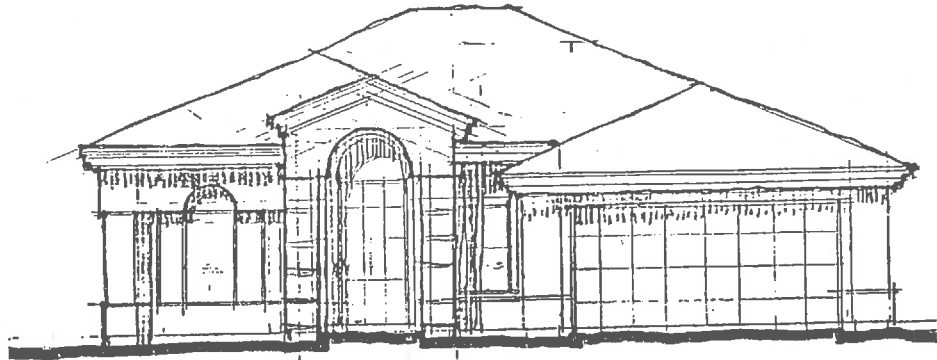
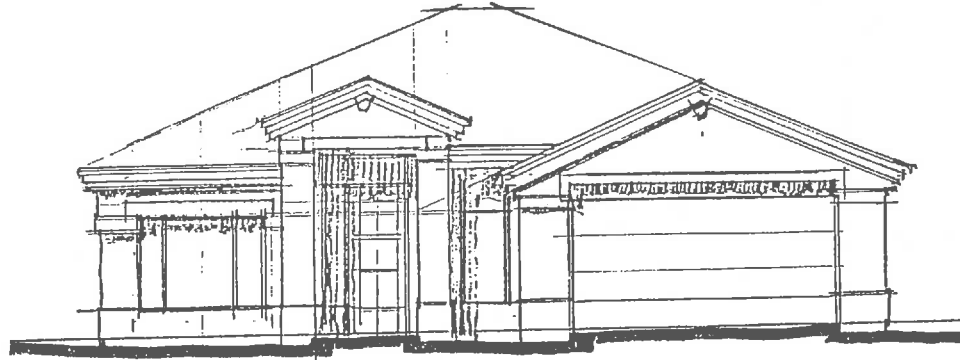


**TANOAN
PLAN 401
1412 SQ. FT.**

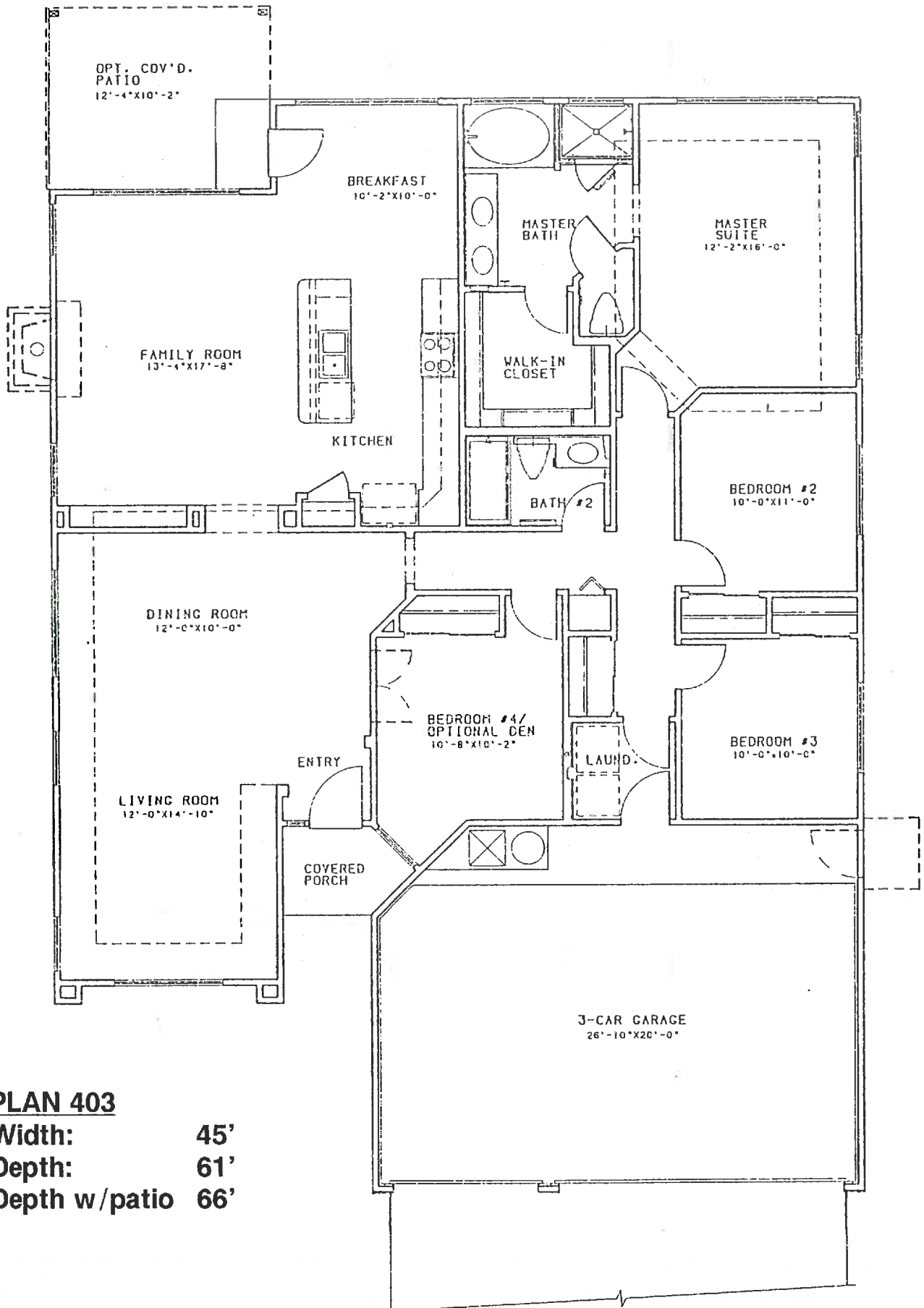


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**TANOAN
PLAN 402
1609 SQ. FT.**



PLAN 403

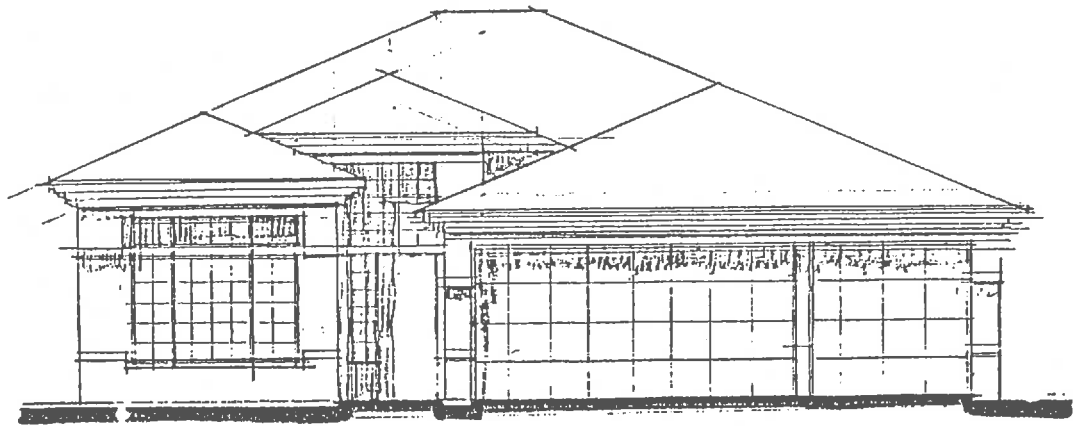
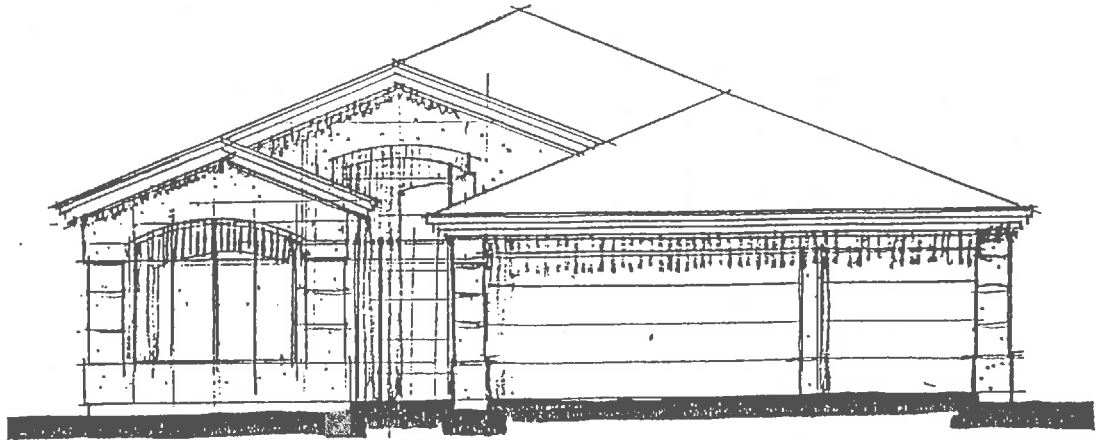
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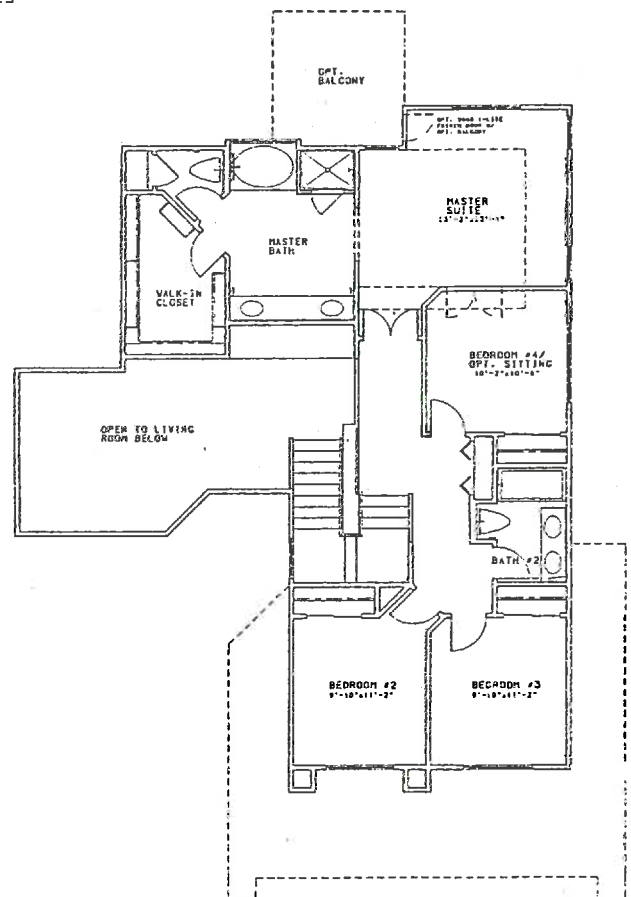
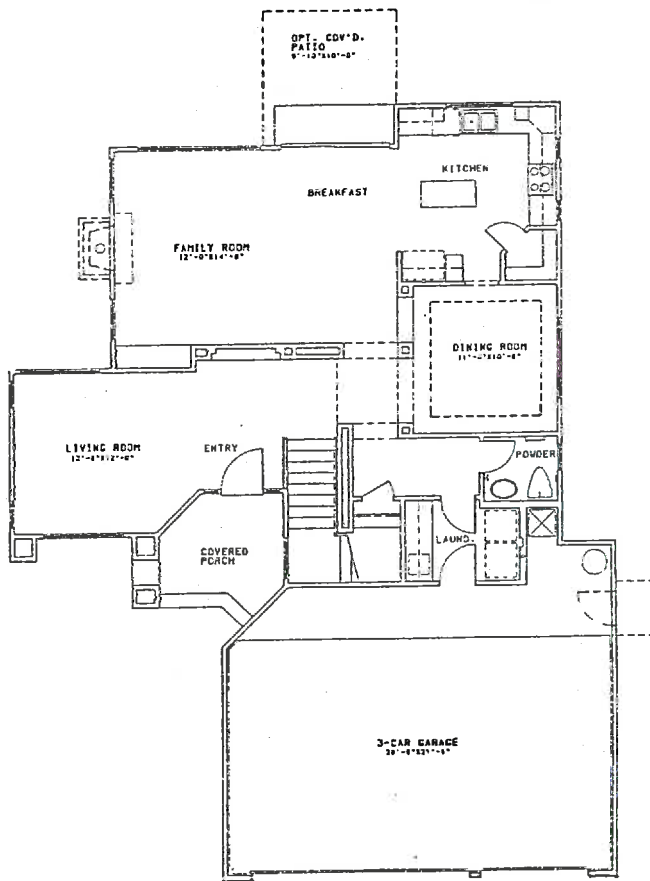
Depth w/patio 66'

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**TANOAN
PLAN 403
1888 SQ. FT.**



PLAN 404

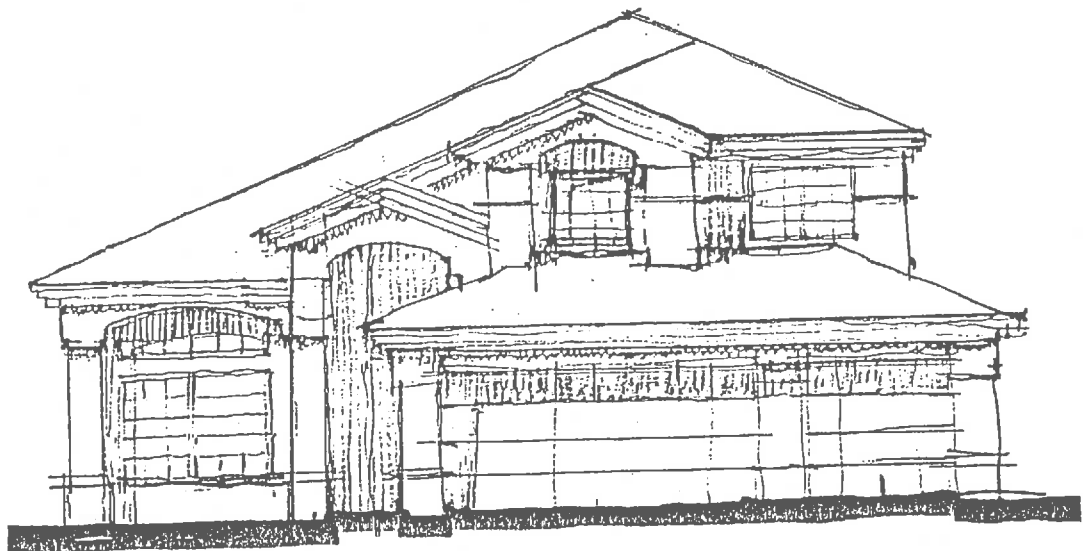
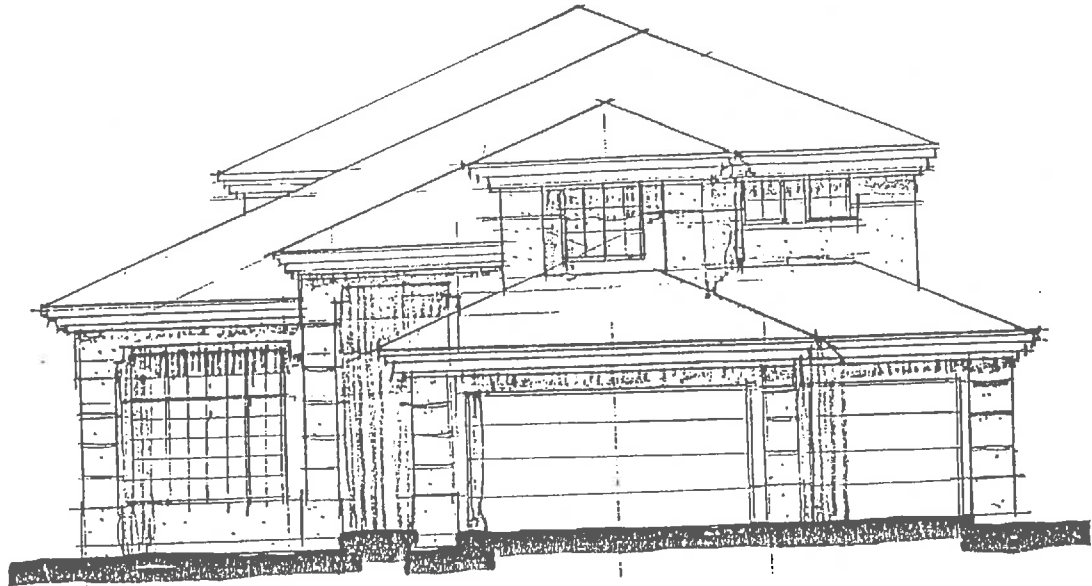
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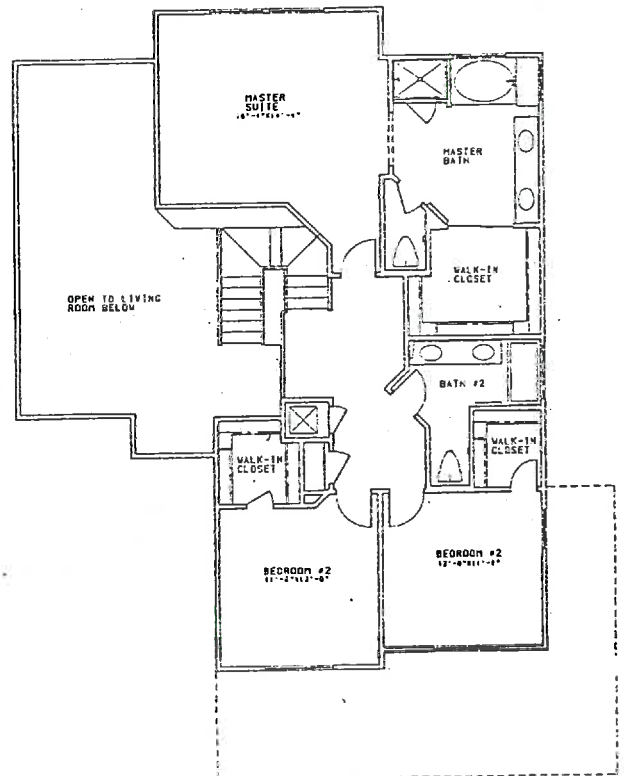
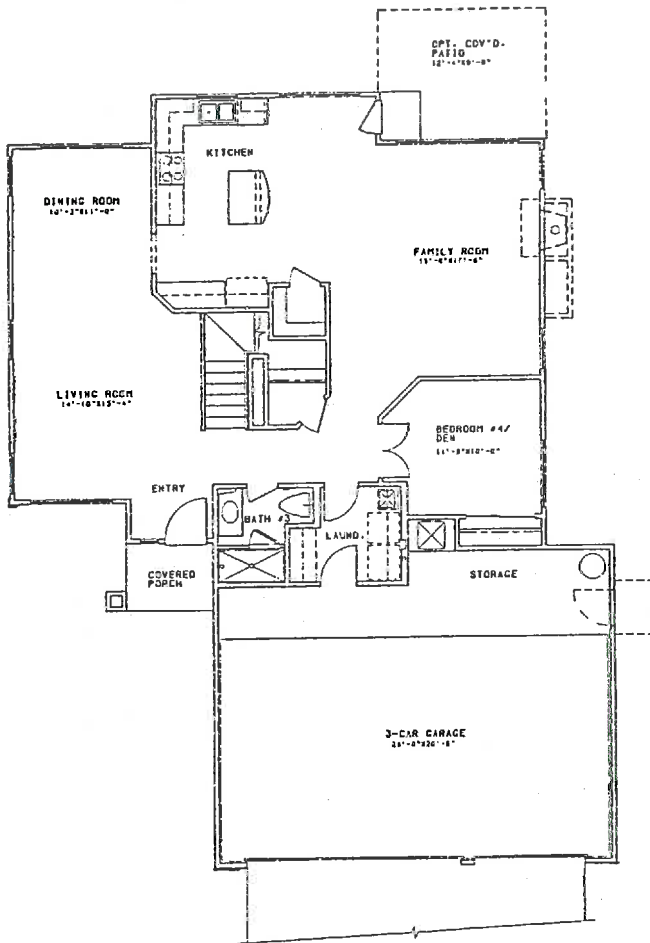
Depth w/patio 65'

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**TANOAN
PLAN 404
2204 SQ. FT.**



PLAN 405

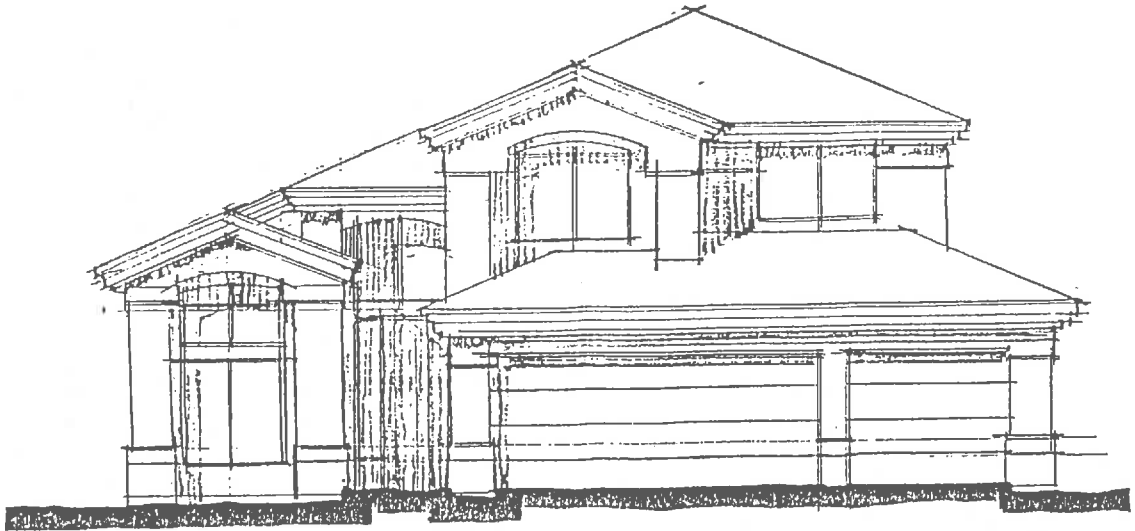
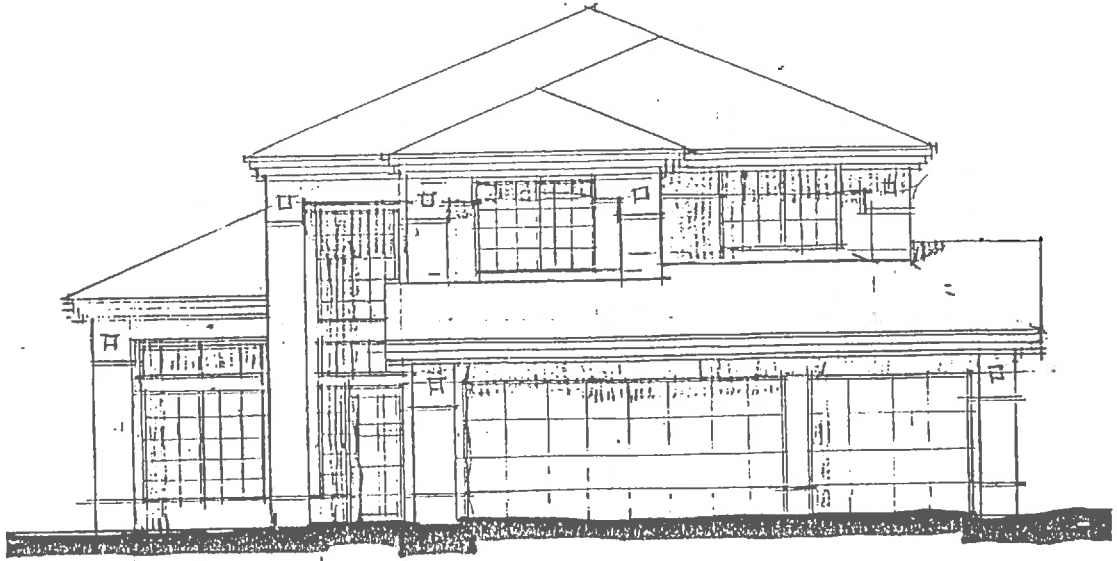
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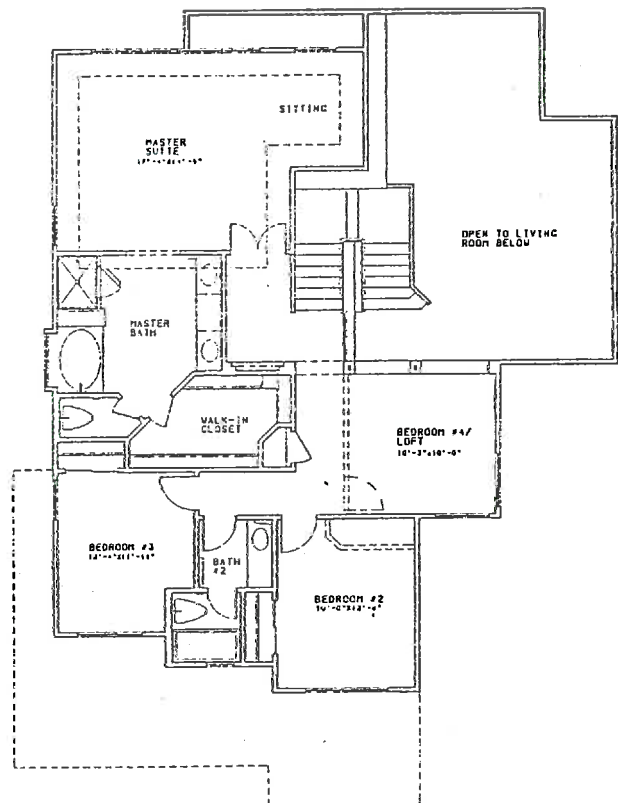
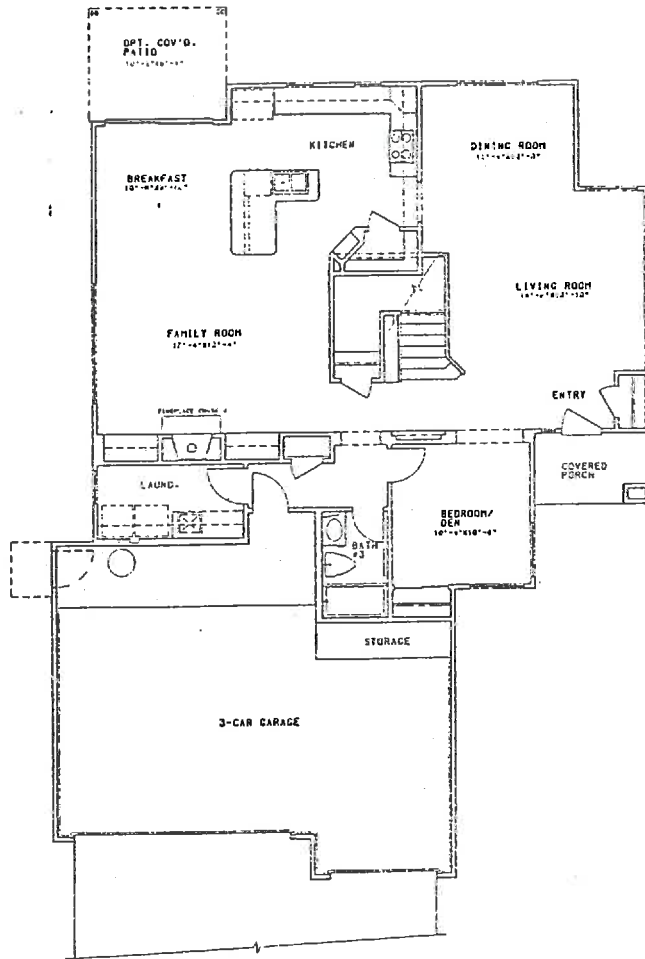
Depth w/patio 64'

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**TANOAN
PLAN 405
2396 SQ. FT.**



PLAN 406

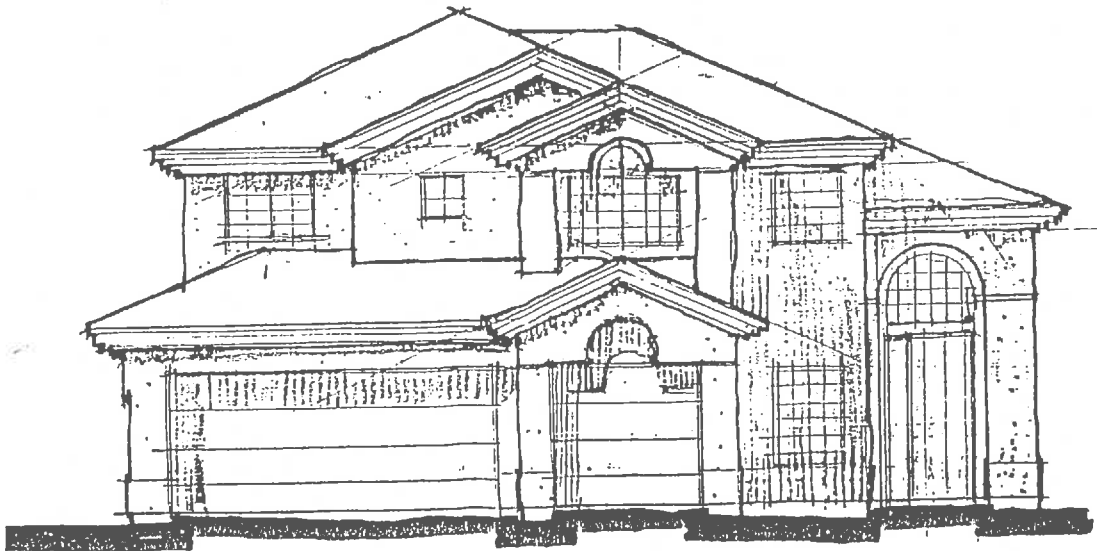
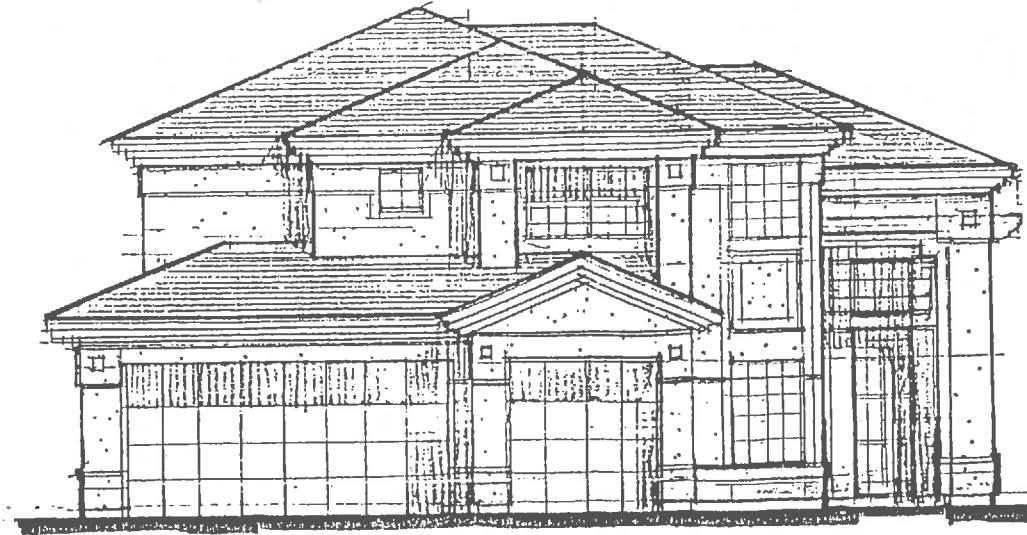
Width: 45'

Depth: 59'6"

Depth w/patio 65'

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**TANOAN
PLAN 406
2558 SQ. FT.**

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TANOAN STANDARD FEATURES

EXTERIOR

- Elegantly styled exteriors with a custom home look
- Concrete tile roof
- Weatherproof exterior receptacles-front & rear
- Masonry rear yard fences
- Front & rear yard hose bibbs
- Private covered patios with outdoor lighting
- Spacious three car garages (per plan)
- Convenient automatic door opener
- Front yard landscaped with watering system
- Choice of custom exterior color combinations

BATHROOM FEATURES

- Custom oak cabinetry
- Cultured marble vanities with integral bowls
- Elongated water closets
- Moen faucets with lifetime warranty
- Full width vanity mirrors

KITCHEN FEATURES

- Custom oak cabinetry with choice of finishes
- Laminate countertops with over 100 choices
- Stainless steel kitchen sink
- Heavy duty disposal
- Whirlpool dishwasher
- Whirlpool self-cleaning oven
- Water line for refrigerator icemaker
- Kitchen convenience package
- Custom designed kitchen island (per plan)
- Conveniently located full size laundry rooms
- Large pantries (per plan)

INTERIOR

- Dramatic interior architecture
- 32 panel carved wood entry door
- Soaring cathedral & vaulted ceilings
- Interior spaces designed for the way you live
- Elegant light fixtures
- Elegant polished brass lever hardware
- Ceramic tile entry
- Spacious closets & additional storage areas
- Decora electric switches
- Custom textured walls & ceilings
- Rounded drywall corners (including windows)
- Interconnected smoke detectors
- Two ceiling fan outlets
- Copper wiring - 110 volt circuits
- Spacious linens (per plan)
- 220 volt outlet & vent for dryer
- Pre-wired for TV & telephone (2 each)
- Quality sheet vinyl in kitchen & baths
- Deluxe carpet with many standard selections

ENERGY & WATER SAVING FEATURES

- APS certified Level III energy efficient home
- Honeywell programmable thermostats
- R-30 fiberglass batted ceiling insulation in living areas
- R-17 rated exterior walls at livable areas
- Ground mounted high efficiency heating & cooling system
- Water saving plumbing fixtures
- 1.6 gallon water closets
- Dual pane windows
- Water heater timer

MASTER SUITE AND BATHROOM

- Spacious master suites with double door entry (per plan)
- Large mirrored wardrobe & walk-in closets (per plan)
- Special steel rods with built-in shelving
- Elegant Moen faucets with lifetime warranty
- Compartmentalized water closets
- Extra large vanities with make-up area (per plan)
- Romantic oval tub with separate shower

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**Z-92-13
TANOAN
DEVELOPMENT STANDARDS
R1-8 PRD
6600 WEST DEER VALLEY ROAD**

(a) Lot area. There shall be not less than six thousand six hundred (6,600) square feet of lot area per each residence unit. The lot shall be not less than sixty (60) feet in width or less than one hundred ten (110) feet in depth.

(b) Lot coverage. The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five (45) percent of the total lot area.

(c) Front yard. There shall be a minimum front yard setback of seventeen (17) feet.

(d) Side yards.

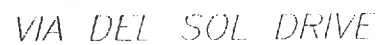
1. On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width, and the other not less than five (5) feet in width. Fireplace and bay window may encroach two (2) feet into the ten (10) foot side yard only.

2. On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. Fireplace and bay window may encroach not more than two (2) feet into the side yard.

(e) Rear yard. There shall be a rear yard having a depth of not less than eighteen (18) feet. A patio may encroach three (3) feet into the rear yard.

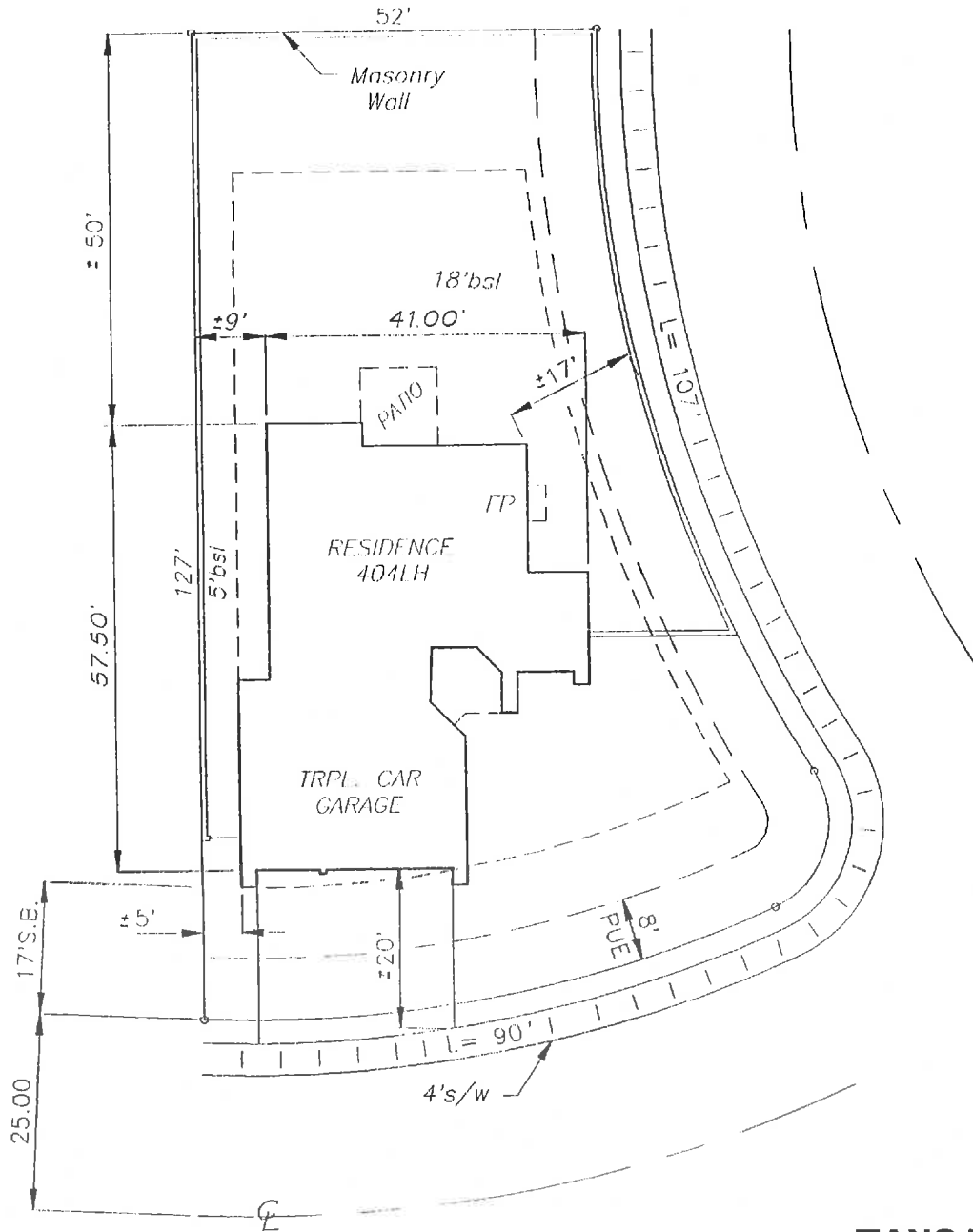
(f) Height. No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed fifteen (15) feet.

Your Gold Key to Quality



**TANOAN
LOT 71
STANDARD LOT**

CENTEX HOMES
Your Gold Key to Quality

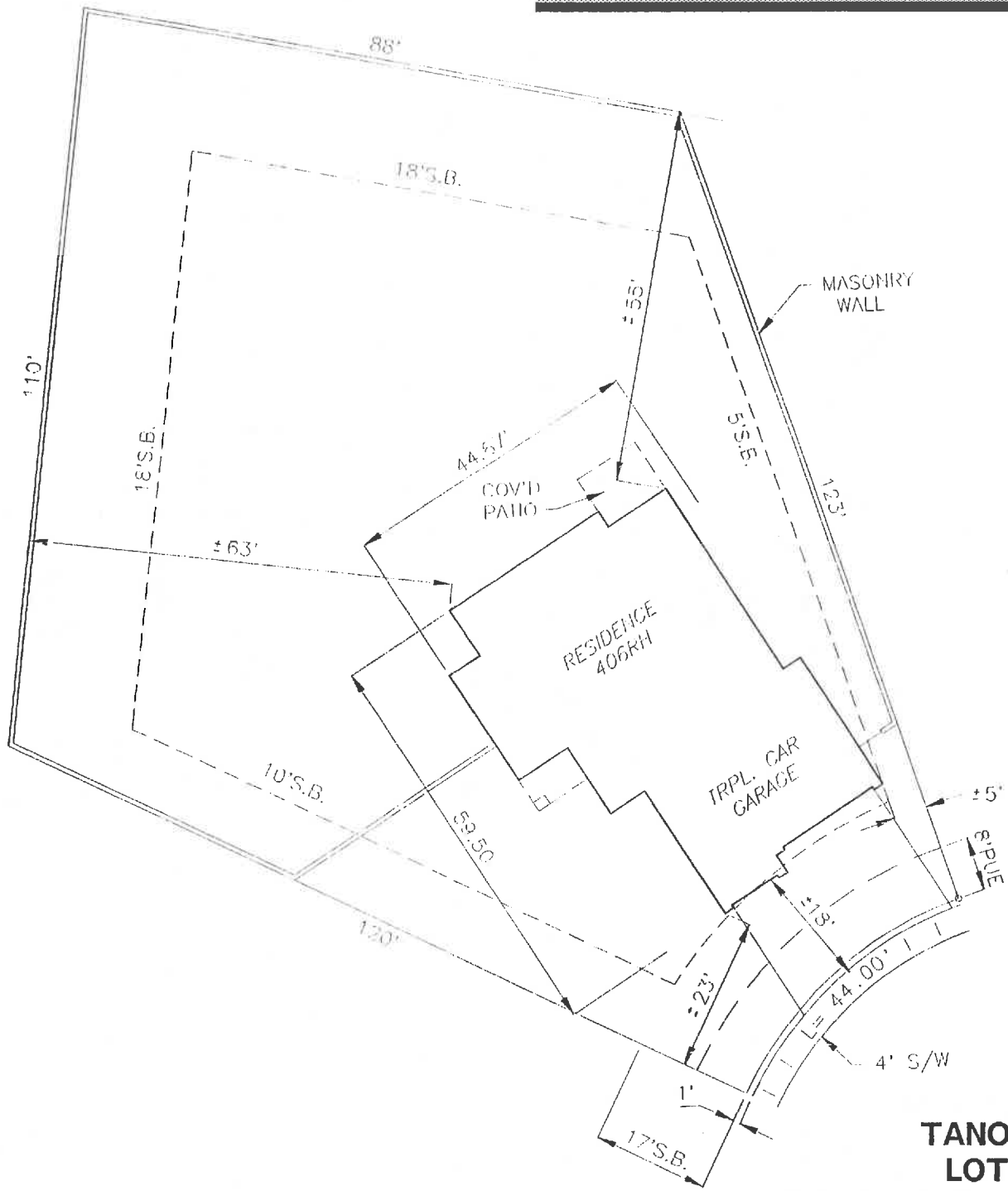


VIA MONTOYA DRIVE

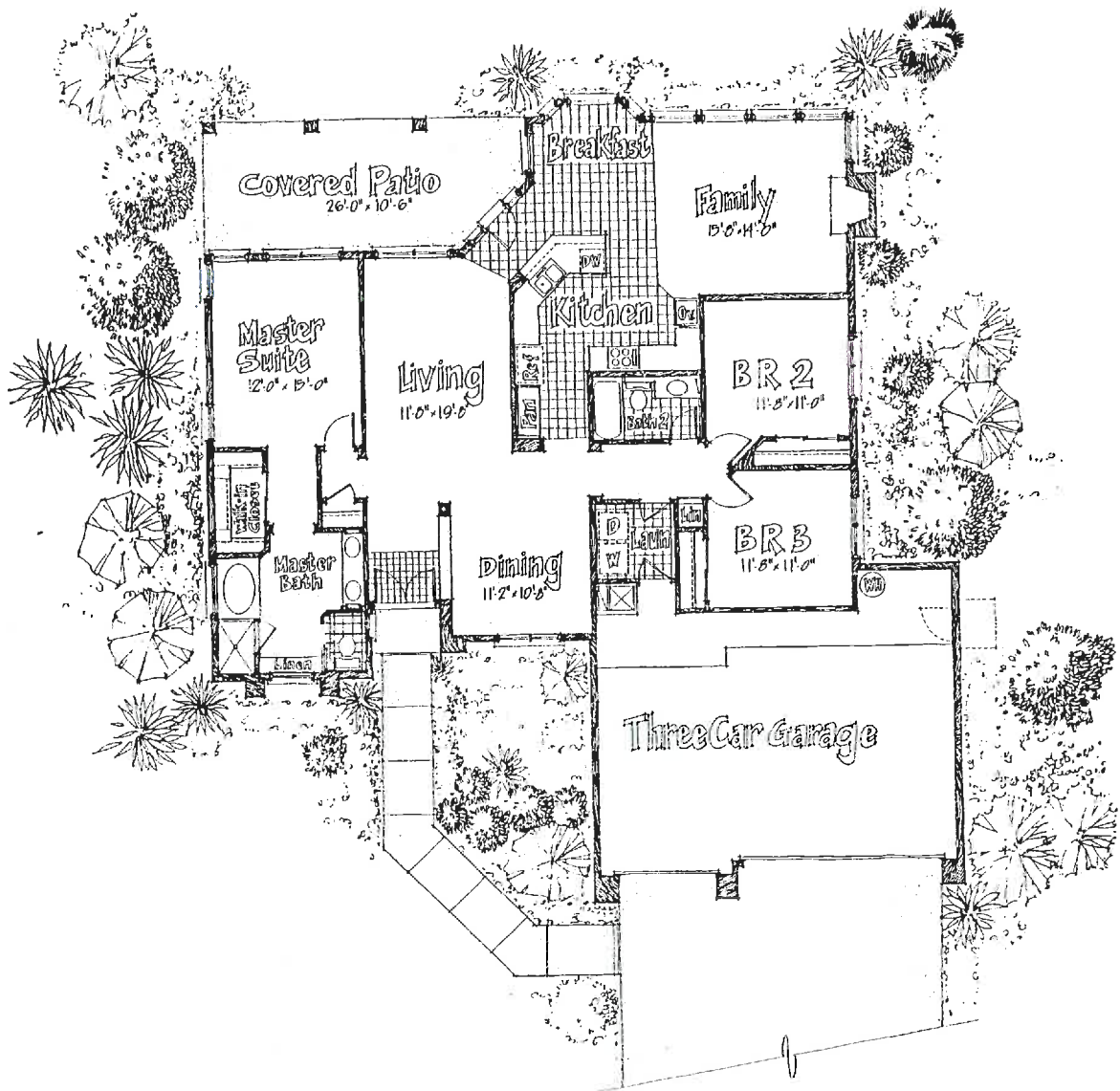
**TANOAN
LOT 13
CORNER LOT**

CENTEX HOMES

Your Gold Key to Quality



**TANOAN
LOT 20
CUL-DE-SAC LOT**



PLAN 701

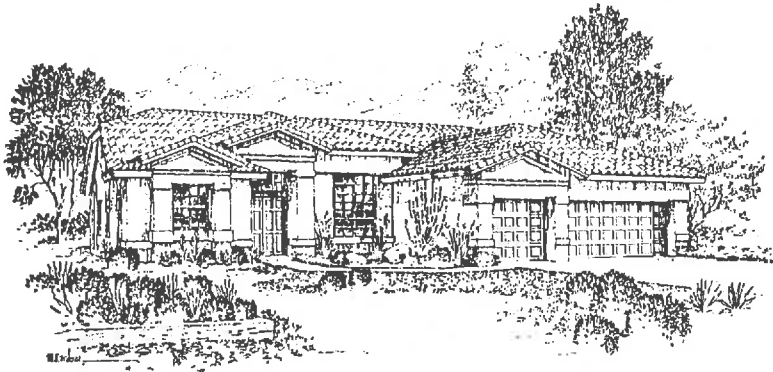
Width: 60'

Depth: 61'

Depth w/patio 61'

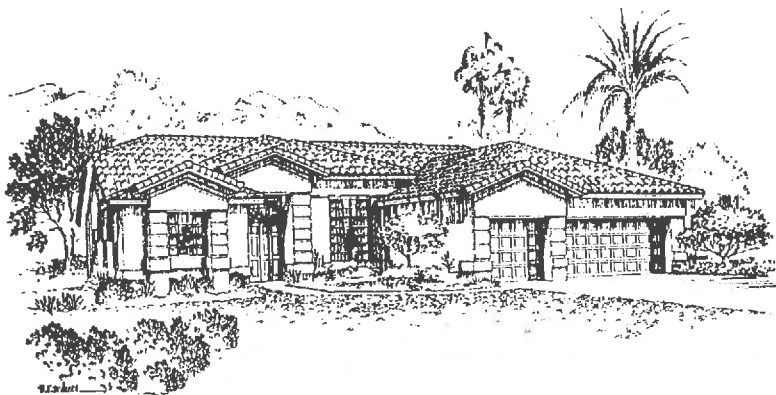
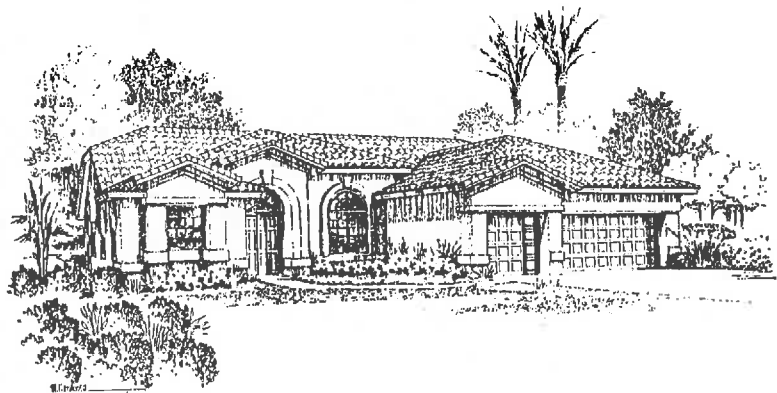
CENTEX HOMES

Your Gold Key to Quality



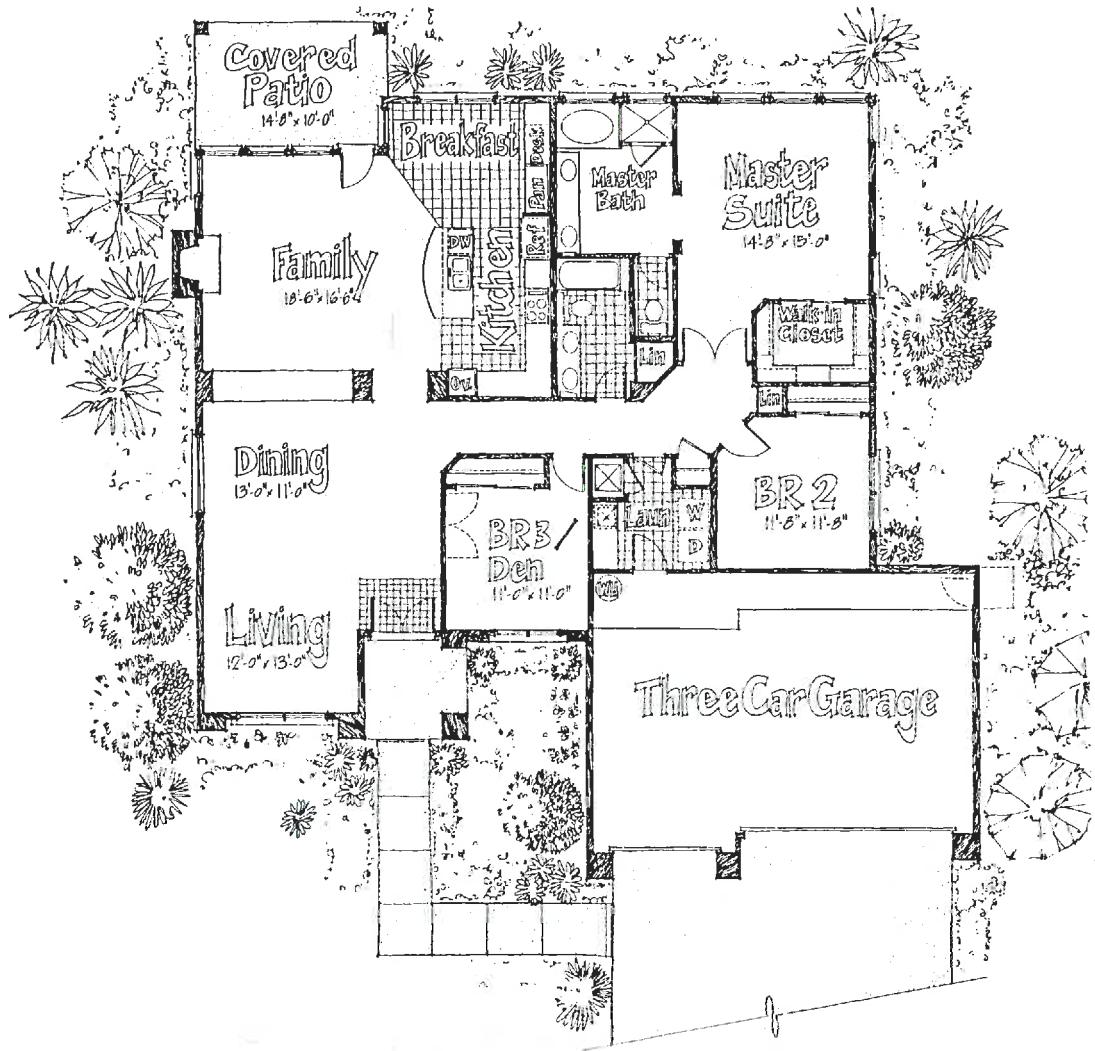
ELEV. "A"

ELEV. "B"



ELEV. "C"

**TOP OF THE RANCH III
PLAN 701
1871 SQ. FT.**



PLAN 702

Width: 60'

Depth: 59'8"

Depth w/patio 65'8"

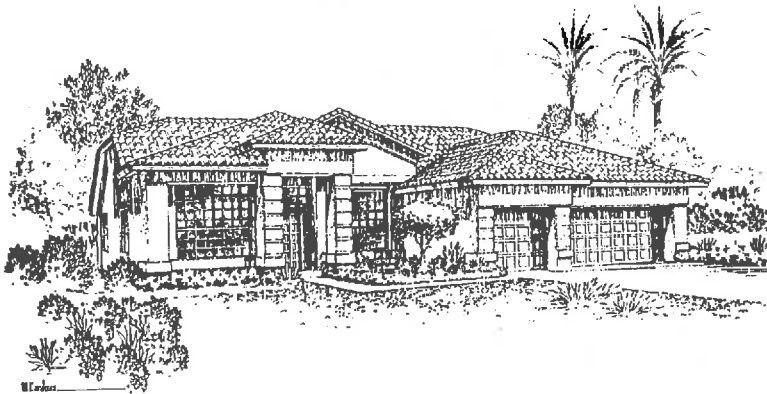
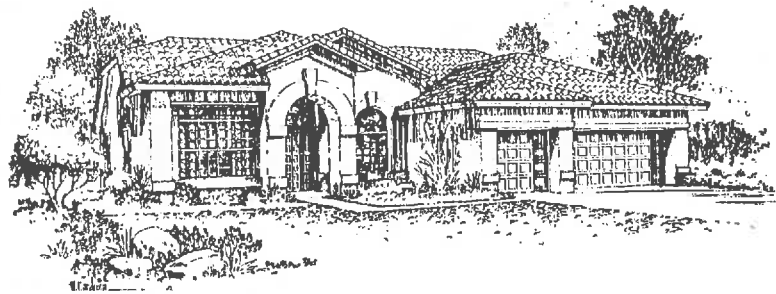
CENTEX HOMES

Your Gold Key to Quality



ELEV. "A"

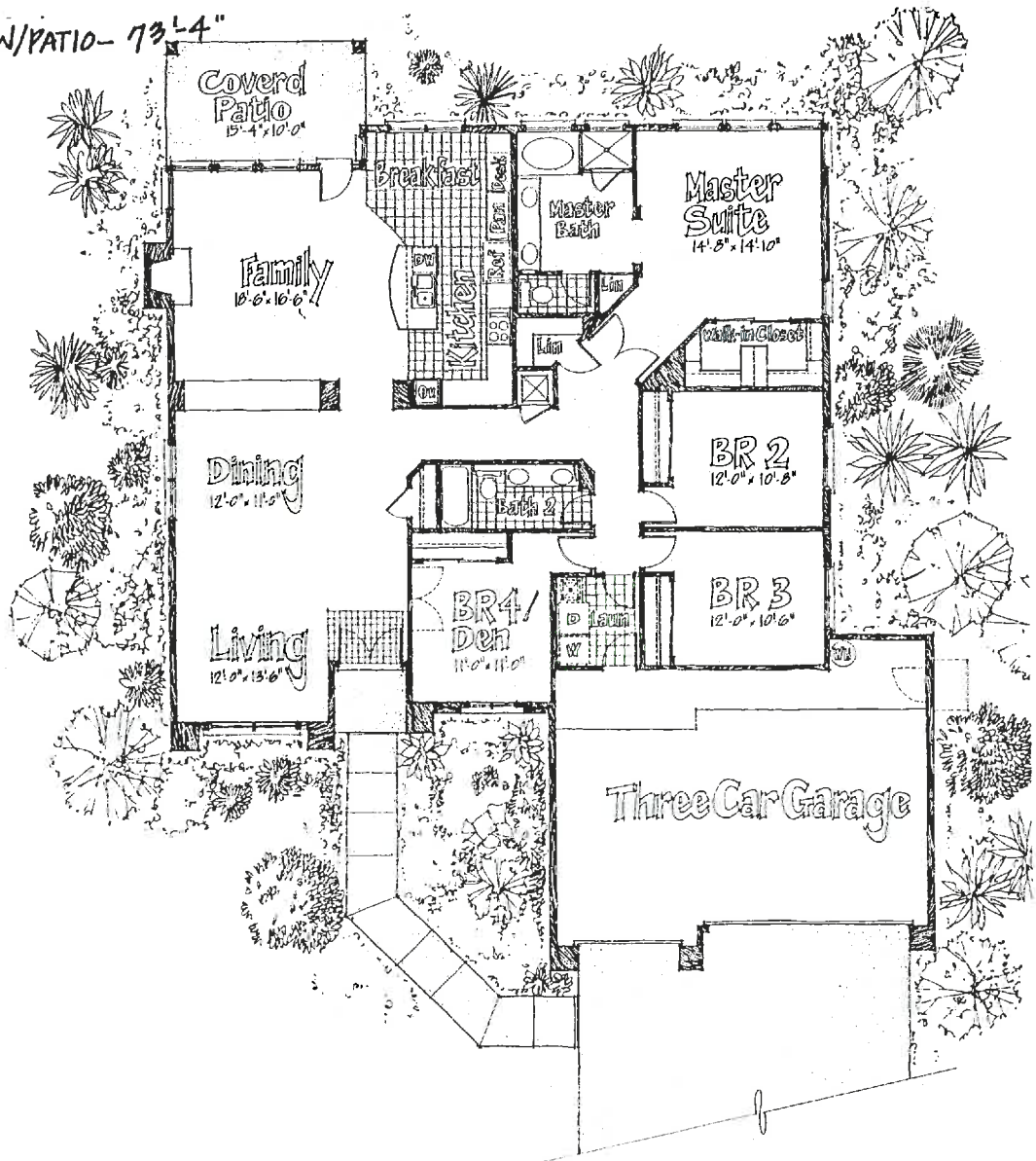
ELEV. "B"



ELEV. "C"

**TOP OF THE RANCH III
PLAN 702
2059 SQ. FT.**

W/PATIO- 73'-4"



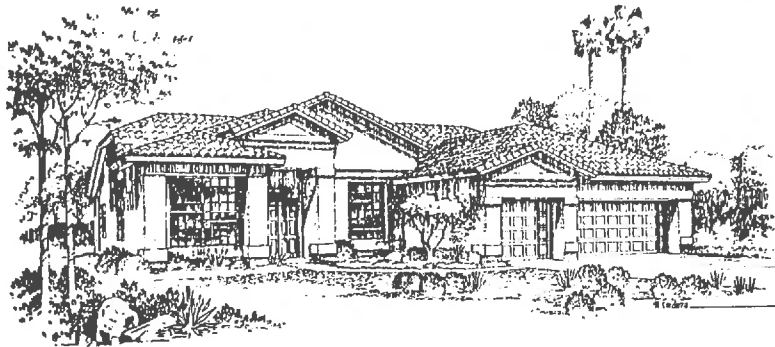
PLAN 703

Width: 60'

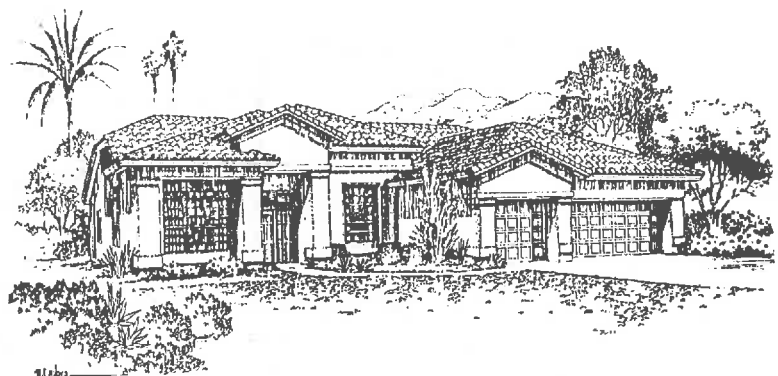
Depth: 66'-4"

Depth w/patio 73'-4"

CENTEX HOMES
Your Gold Key to Quality



ELEV. "A"

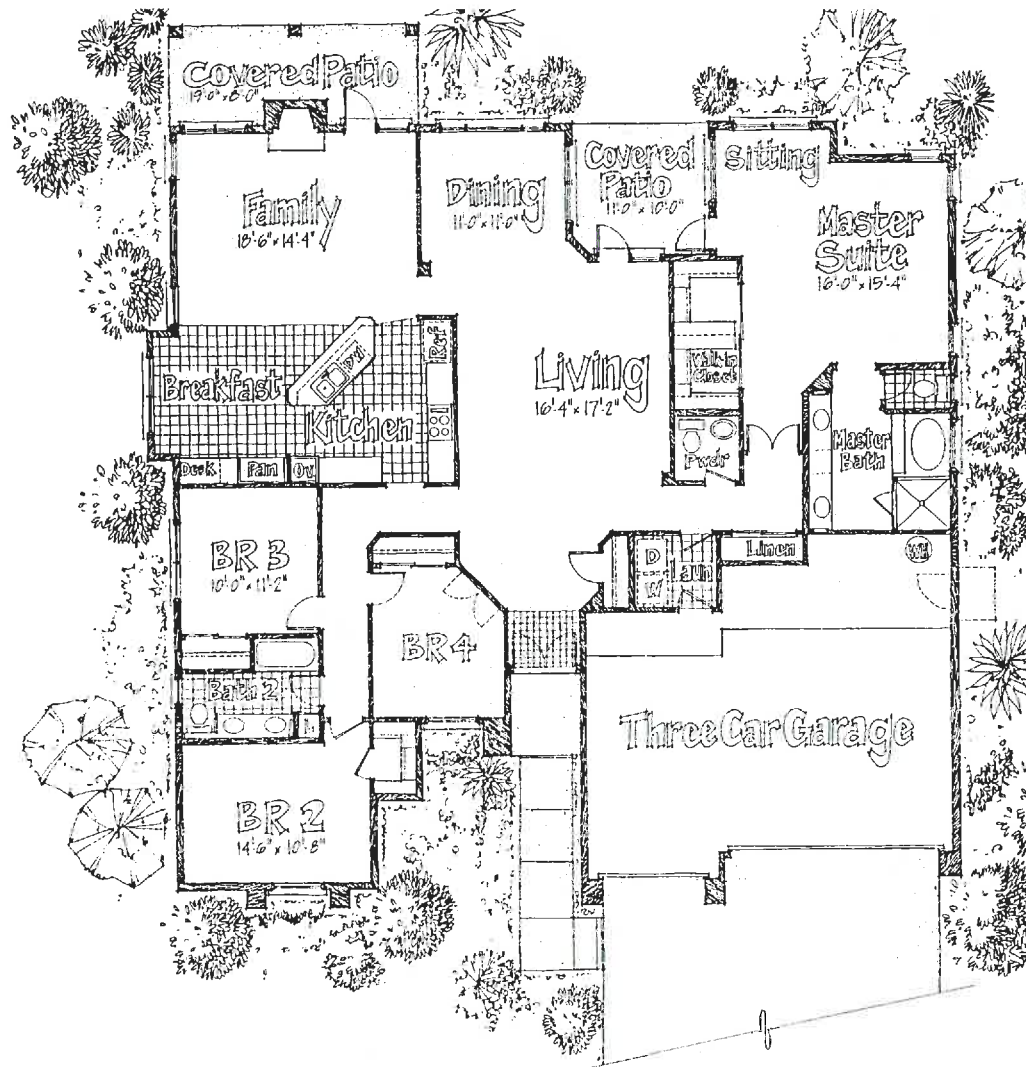


ELEV. "B"



ELEV. "C"

TOP OF THE RANCH III
PLAN 703
2258 SQ. FT.



PLAN 704

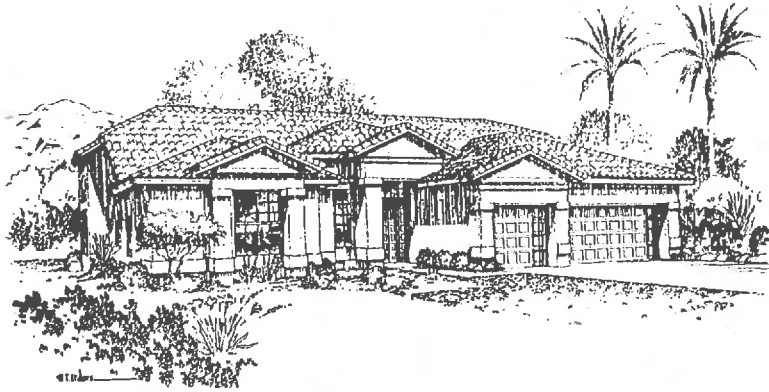
Width: 60'

Depth: 58'2"

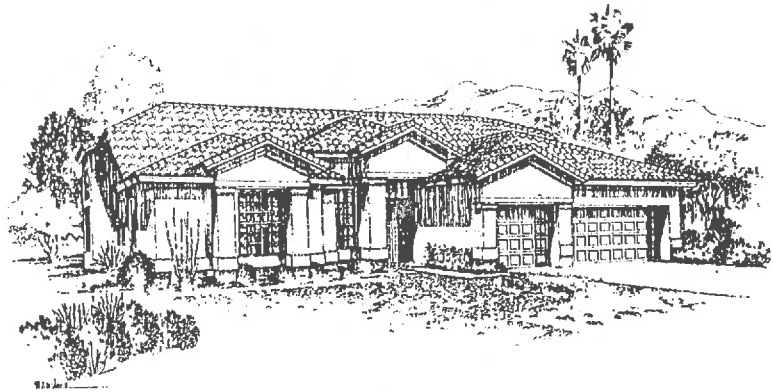
Depth w/patio 66'2"

CENTEX HOMES

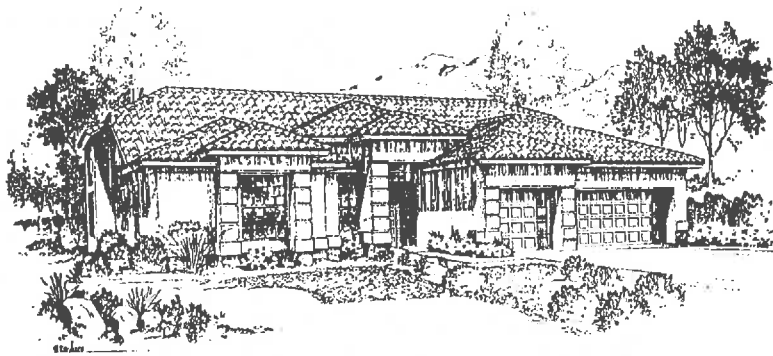
Your Gold Key to Quality



ELEV. "A"

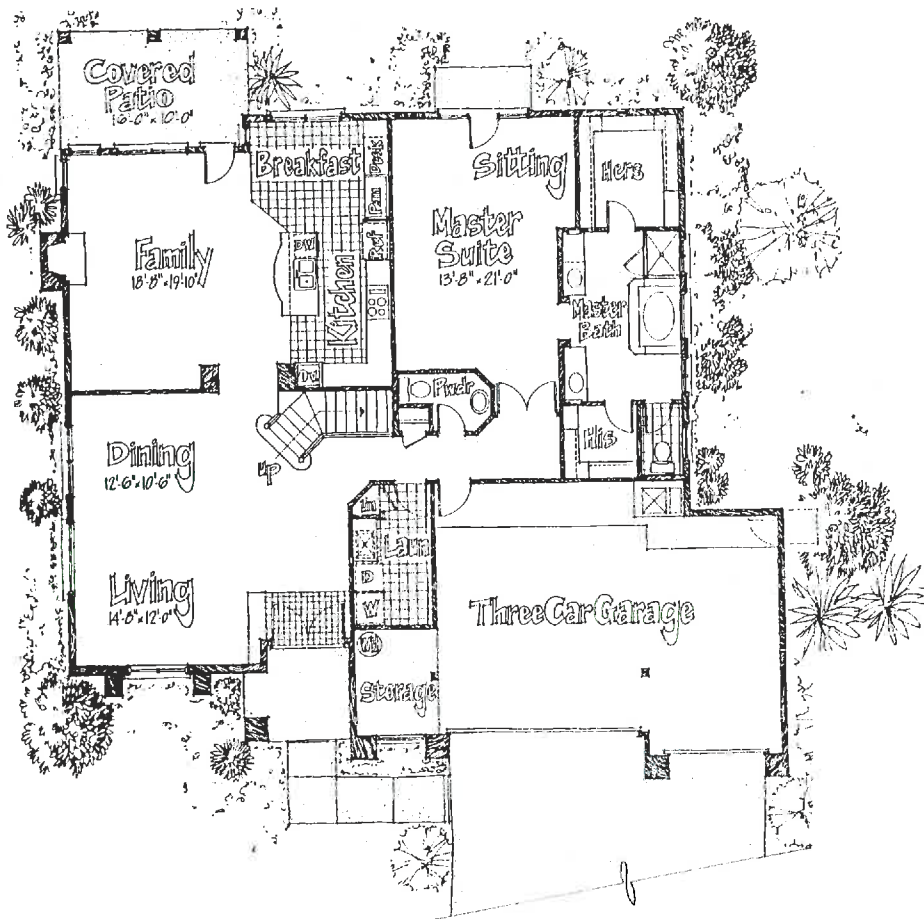


ELEV. "B"

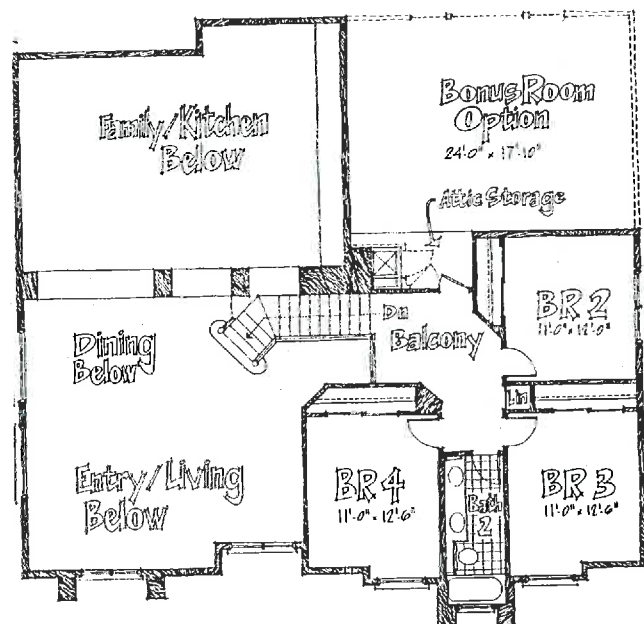


ELEV. "C"

**TOP OF THE RANCH III
PLAN 704
2480 SQ. FT.**



Upper Floor

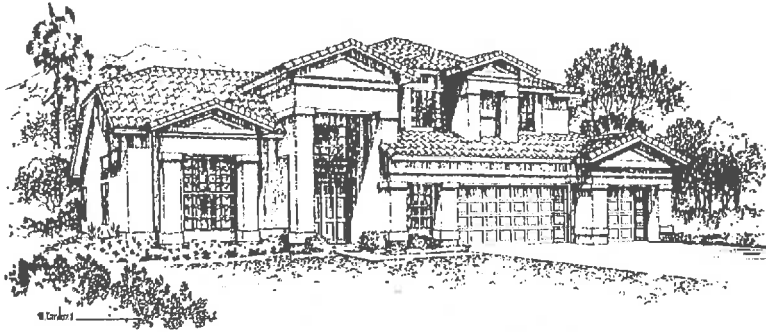


PLAN 705

Width: 60'
 Depth: 55'6"
 Depth w/patio 63'0"

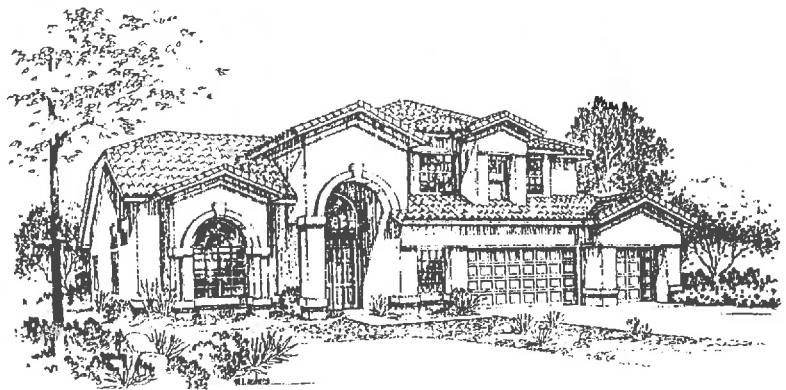
CENTEX HOMES

Your Gold Key to Quality



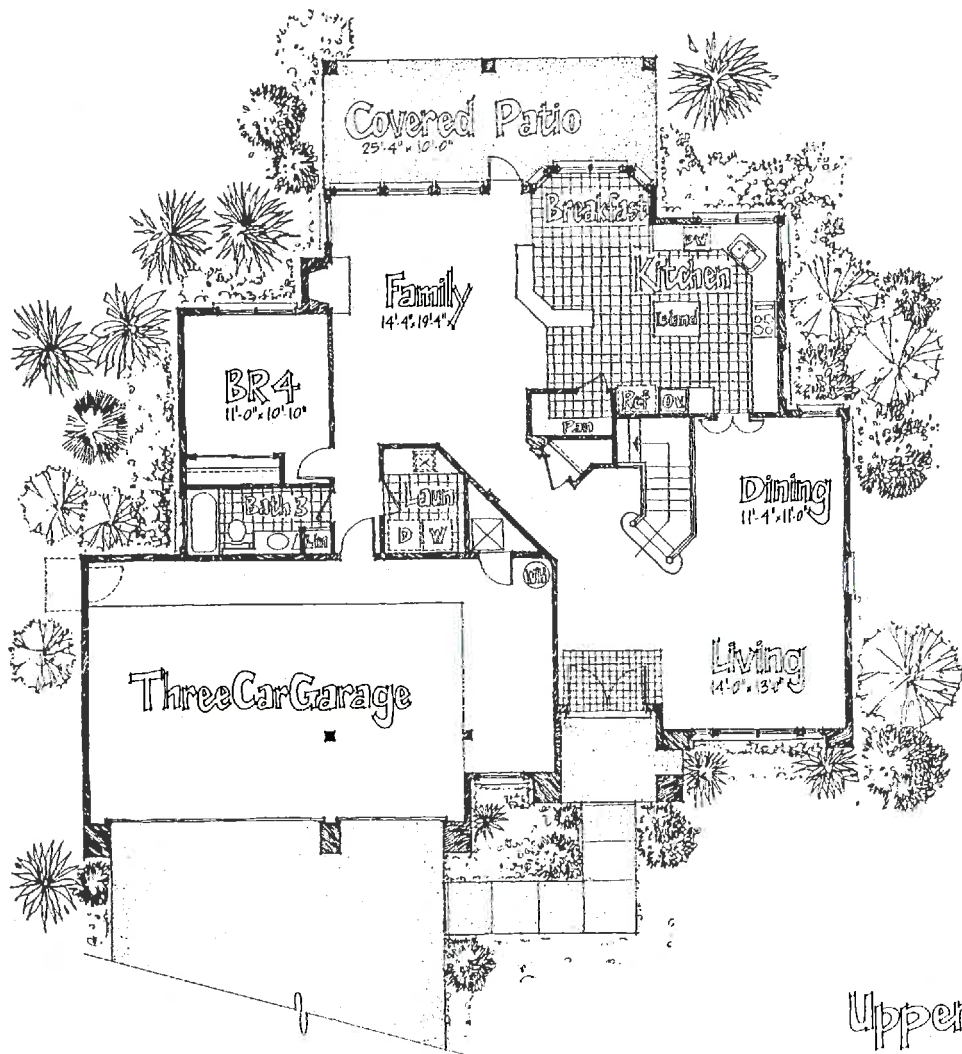
ELEV. "A"

ELEV. "B"

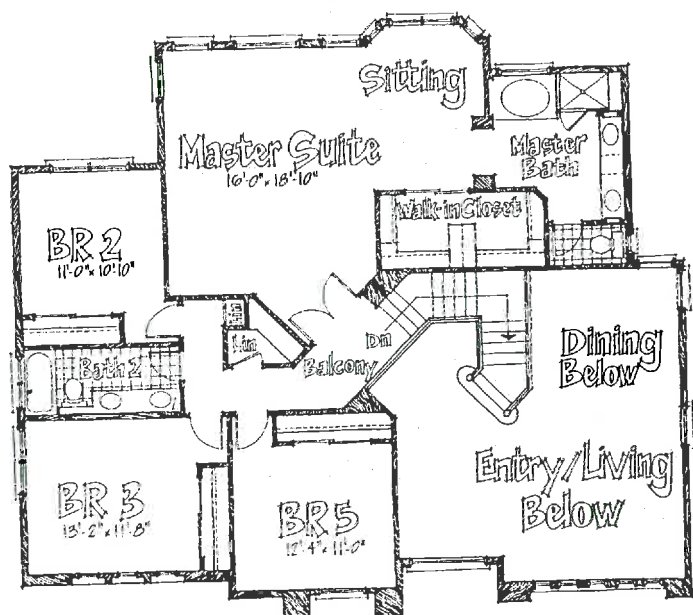


ELEV. "C"

**TOP OF THE RANCH III
PLAN 705
2756 SQ. FT.**



Upper Floor

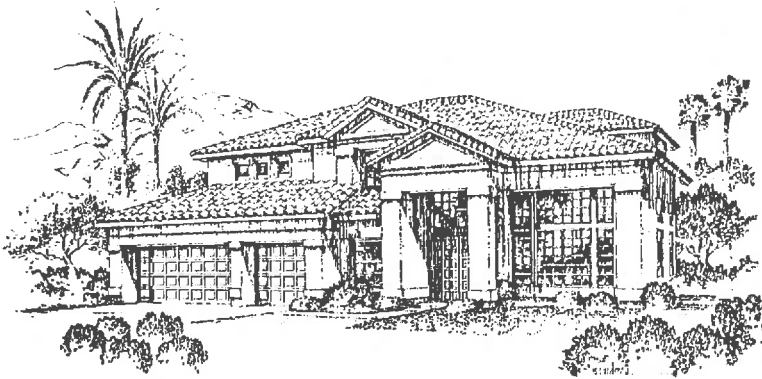


PLAN 706

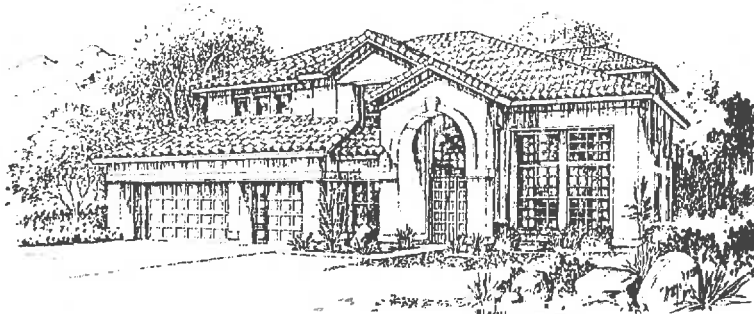
Width: 59'
 Depth: 50'10"
 Depth w/patio 60'10"

CENTEX HOMES

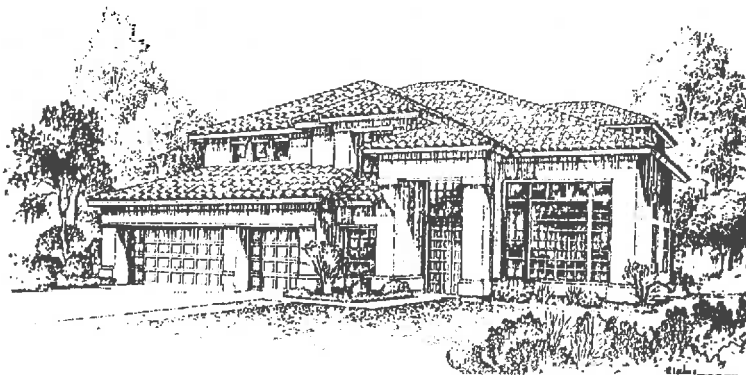
Your Gold Key to Quality



ELEV. "A"

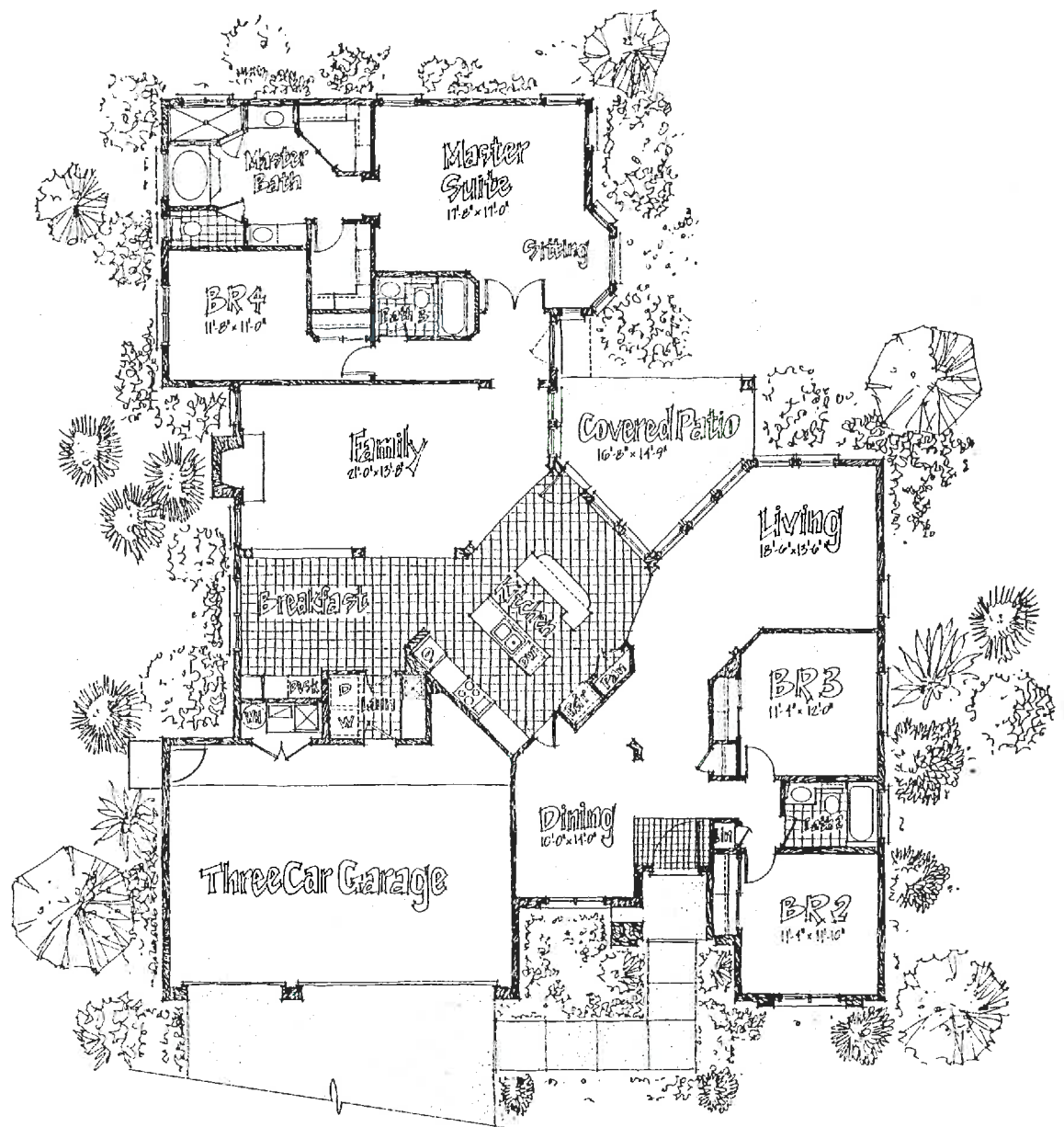


ELEV. "B"



ELEV. "C"

**TOP OF THE RANCH III
PLAN 706
2956 SQ. FT.**



PLAN 707

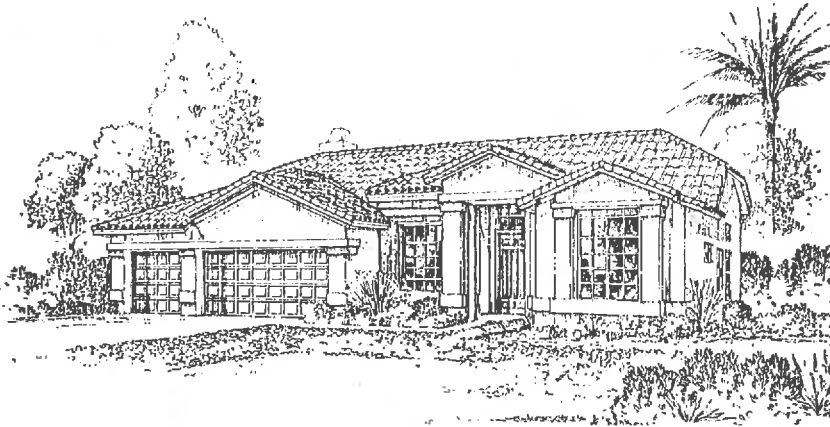
Width: 60'

Depth: 75'

Depth w/patio 75'

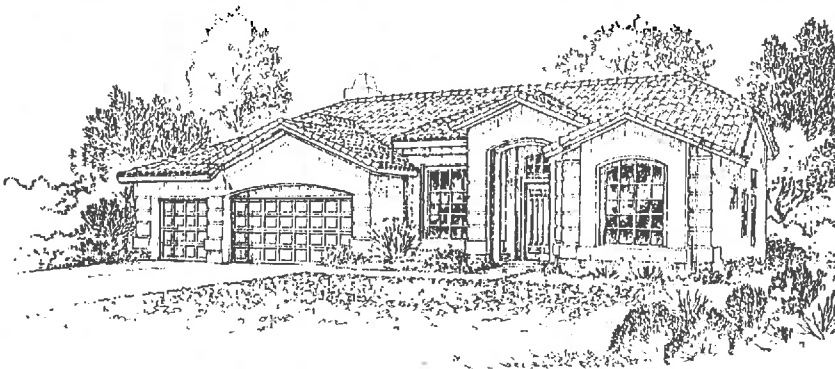
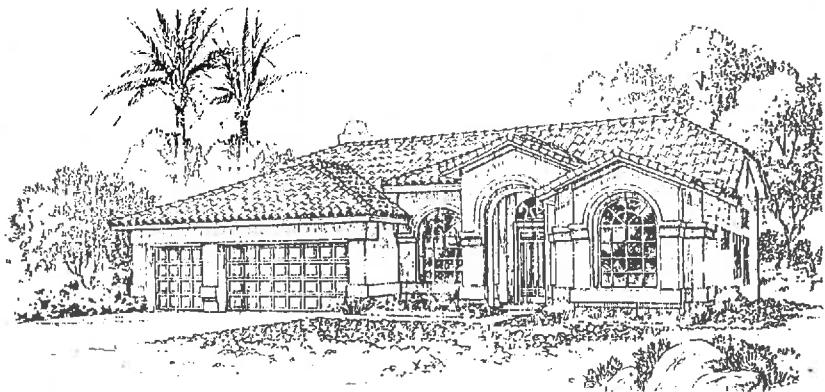
CENTEX HOMES

Your Gold Key to Quality



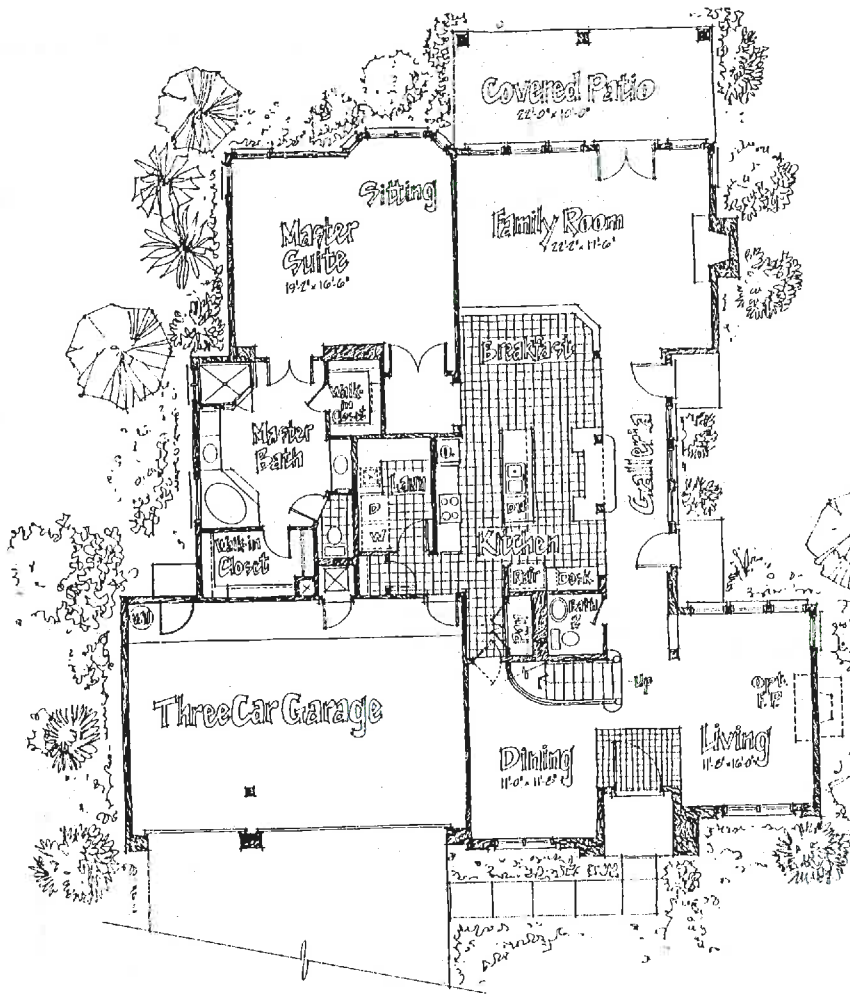
ELEV. "A"

ELEV. "B"

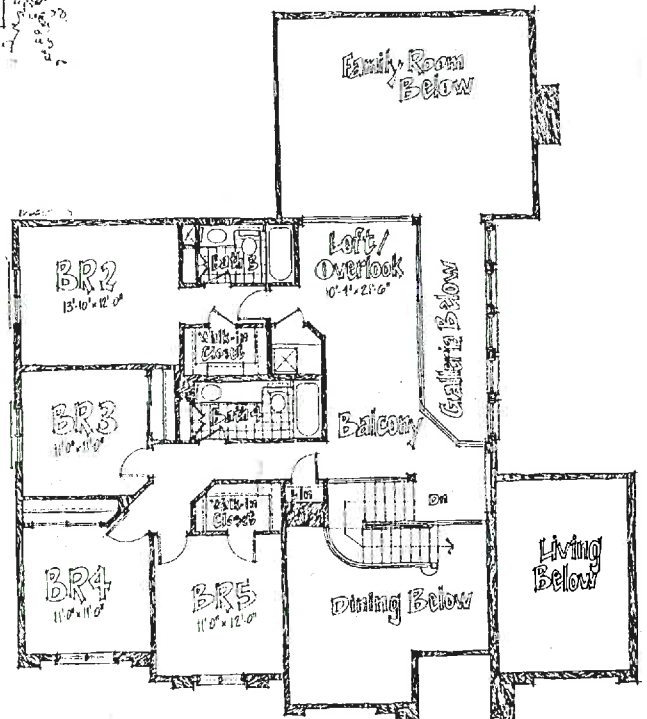


ELEV. "C"

**TOP OF THE RANCH III
PLAN 707
2618 SQ. FT.**



Upper Floor



PLAN 708

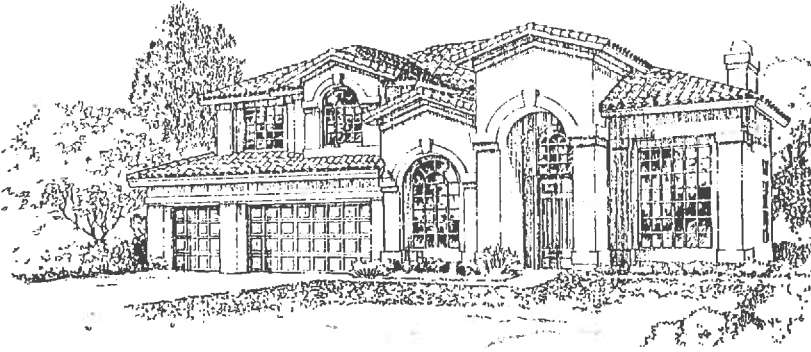
Width: 60'

Depth: 60'

Depth w/patio 70'

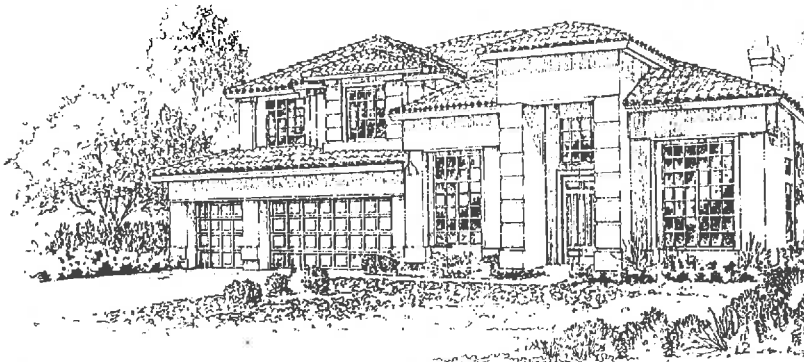
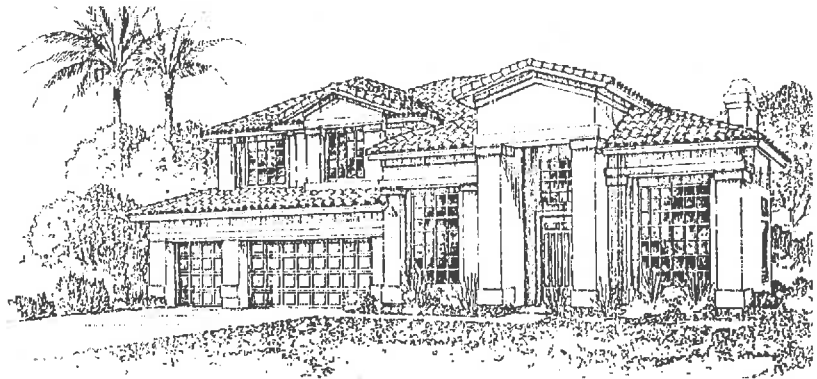
CENTEX HOMES

Your Gold Key to Quality



ELEV. "A"

ELEV. "B"



ELEV. "C"

**TOP OF THE RANCH III
PLAN 708
3427 SQ. FT.**

CENTEX HOMES

Your Gold Key to Quality

TOP OF THE RANCH III STANDARD FEATURES

EXTERIOR

- Elegantly styled exteriors with a custom home look
- Elegant custom double carved oak entry doors
- Concrete tile roof
- Masonry rear yard fences with stucco exterior
- Weatherproof exterior receptacles - front & rear
- Front & rear yard hose bibbs
- Private covered patios with outdoor lighting
- Automatic door opener on double door garages
- Spacious three car garages
- Planned community for privacy & security
- Front yard landscaped with watering system

BATHROOM FEATURES

- Custom oak cabinetry
- Cultured marble vanities with integral bowls
- Elongated water closets
- Moen faucets with lifetime warranty
- Full width vanity mirrors
- Cultured marble tub & shower surrounds

KITCHEN FEATURES

- Custom oak cabinetry with choice of finishes
- Laminate countertops with over 100 choices
- Cast iron kitchen sink
- Whirlpool built-in self-cleaning oven
- Full-size built-in microwave oven
- Heavy duty disposal
- Whirlpool dishwasher with pot scrubber cycle
- Whirlpool built-in cooktop
- Water line for refrigerator icemaker
- Kitchen convenience package
- Custom designed kitchen island (per plan)
- Recessed lighting
- Large pantries
- Custom desk (per plan)

INTERIOR

- Dramatic interior architecture
- 9 foot ceiling height with soaring cathedral & vaulted ceilings
- Interior spaces designed for the way you live
- Custom fireplace with built-in screens in family room
- Designer interior doors
- Elegant polished brass lever hardware
- Ceramic tile entry
- French doors in select locations
- Spacious closets & additional storage areas
- Decora electric switches & receptacles
- Custom textured ceilings
- Rounded drywall corners
- Interconnected smoke detectors
- Copper wiring - 110 volt circuits
- Pre-wired for TV & telephone (2 each)
- Quality sheet vinyl in kitchen & bath
- Deluxe carpet with many standard selections
- Elegant light fixtures
- Two ceiling fan outlets (family room & master bedroom)
- Garage service door to rear yard

ENERGY & WATER SAVINGS FEATURES

- APS approved Good Cents energy efficient home
- Honeywell programmable thermostats
- R-30 fiberglass batted ceiling
- R-19 rated exterior walls at livable areas
- Ground mounted high efficiency heating & cooling system
- Water saving plumbing fixtures
- 1.6 gallon water closets
- Dual glaze insulated windows

LAUNDRY ROOM

- Conveniently located
- Full size
- 220 volt outlet & vent for dryer

MASTER SUITE AND BATHROOM

- Spacious master suites with sitting areas (per plan)
- Large mirrored wardrobe & walk-in closets
- Special steel rods & shelving built-ins
- Elegant Moen Concentrix faucets & regulating valve at shower
- Compartmentalized water closets
- Extra large vanities with make-up area; cultured marble tub & showers

CENTEX HOMES

Your Gold Key to Quality

**Z-92-13
TOP OF THE RANCH III
DEVELOPMENT STANDARDS
R1-8 PRD
6600 WEST DEER VALLEY ROAD**

(a) Lot area. There shall be not less than eight thousand two hundred fifty (8,250) square feet of lot area per each residence unit. The lot shall be not less than seventy-five (75) feet in width or less than one hundred ten (110) feet in depth.

(b) Lot coverage. The main building and all accessory buildings or structures on a lot shall not occupy more than forty-five (45) percent of the total lot area.

(c) Front yard. There shall be a minimum front yard setback of seventeen (17) feet.

(d) Side yards.

1. On interior lots, there shall be two side yards, one of which shall be not less than ten (10) feet in width, and the other not less than five (5) feet in width. Fireplace and bay window may encroach two (2) feet into the ten (10) foot side yard only.

2. On a corner lot, a ten (10) foot side yard shall be maintained on the street side of the lot, for the entire depth of the lot. Fireplace and bay window may encroach not more than two (2) feet into the side yard.

(e) Rear yard. There shall be a rear yard having a depth of not less than eighteen (18) feet. A patio may encroach three (3) feet into the rear yard.

(f) Height. No building shall exceed a height of two (2) stories or thirty (30) feet. Accessory buildings shall not exceed fifteen (15) feet.

CENTEX HOMES

Your Gold Key to Quality

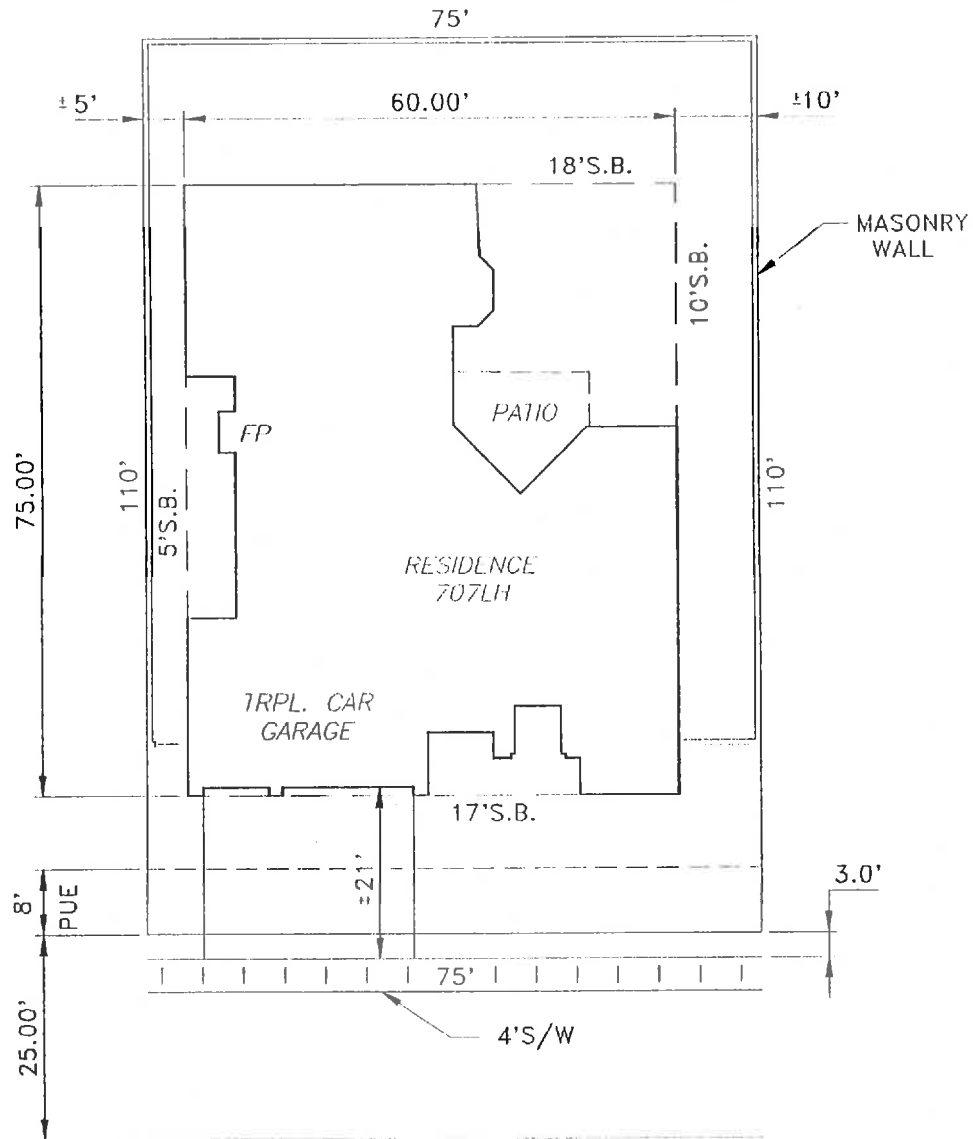
(g) Retaining Walls. The maximum height of retaining walls shall be six (6) feet.

(h) Slopes. Grading on hillside areas shall be minimized to include only the house pad and a maximum of twenty-five (25) feet of usable rear yard area. The visual effect and potential erosion of exposed slopes will be tempered by landscaping.

(i) No structures shall be built above the 15% slope line.

CENTEX HOMES

Your Gold Key to Quality

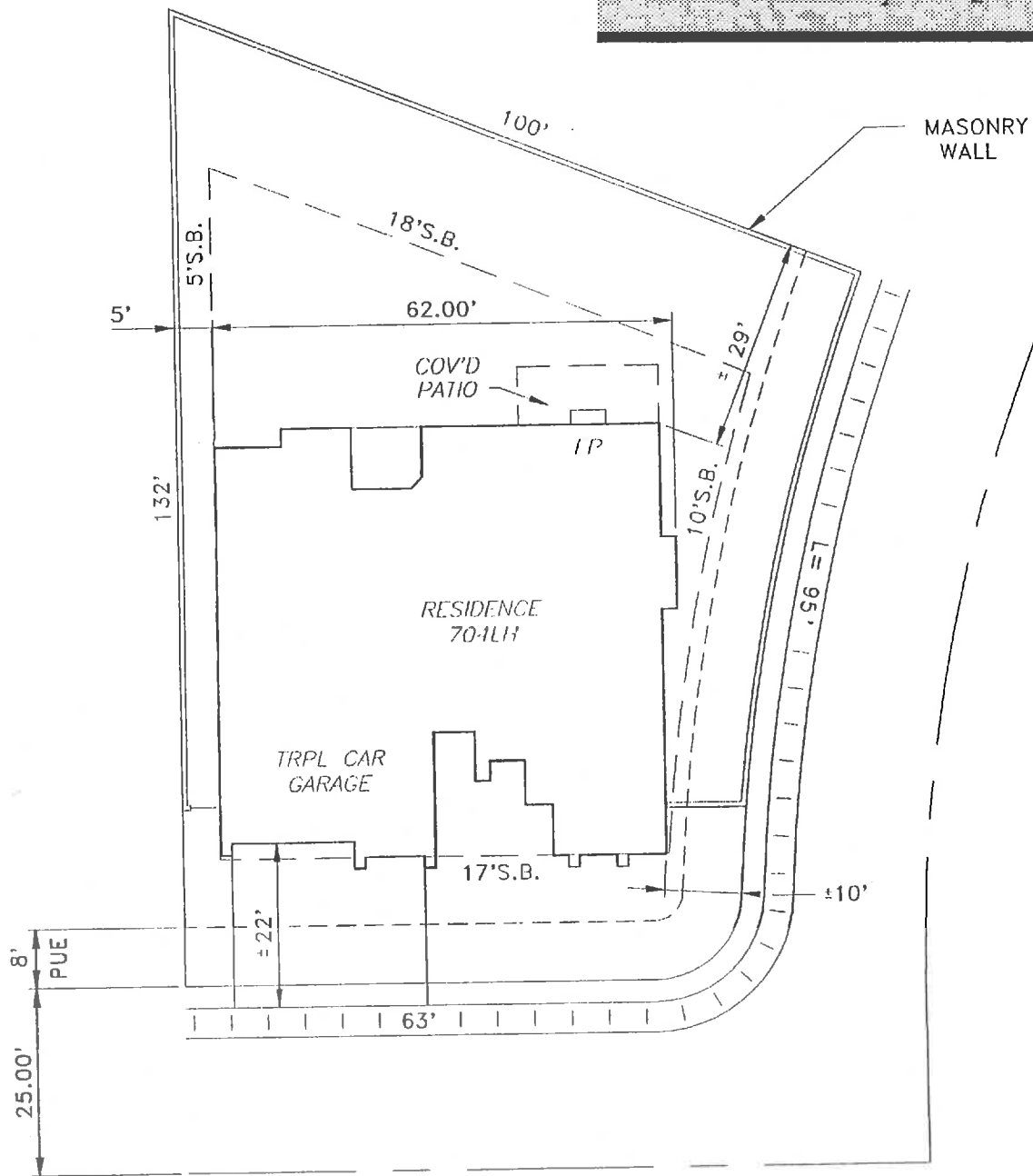


VIA MONTOYA DRIVE

**TOP OF THE RANCH III
LOT 160
STANDARD LOT**

CENTEX HOMES

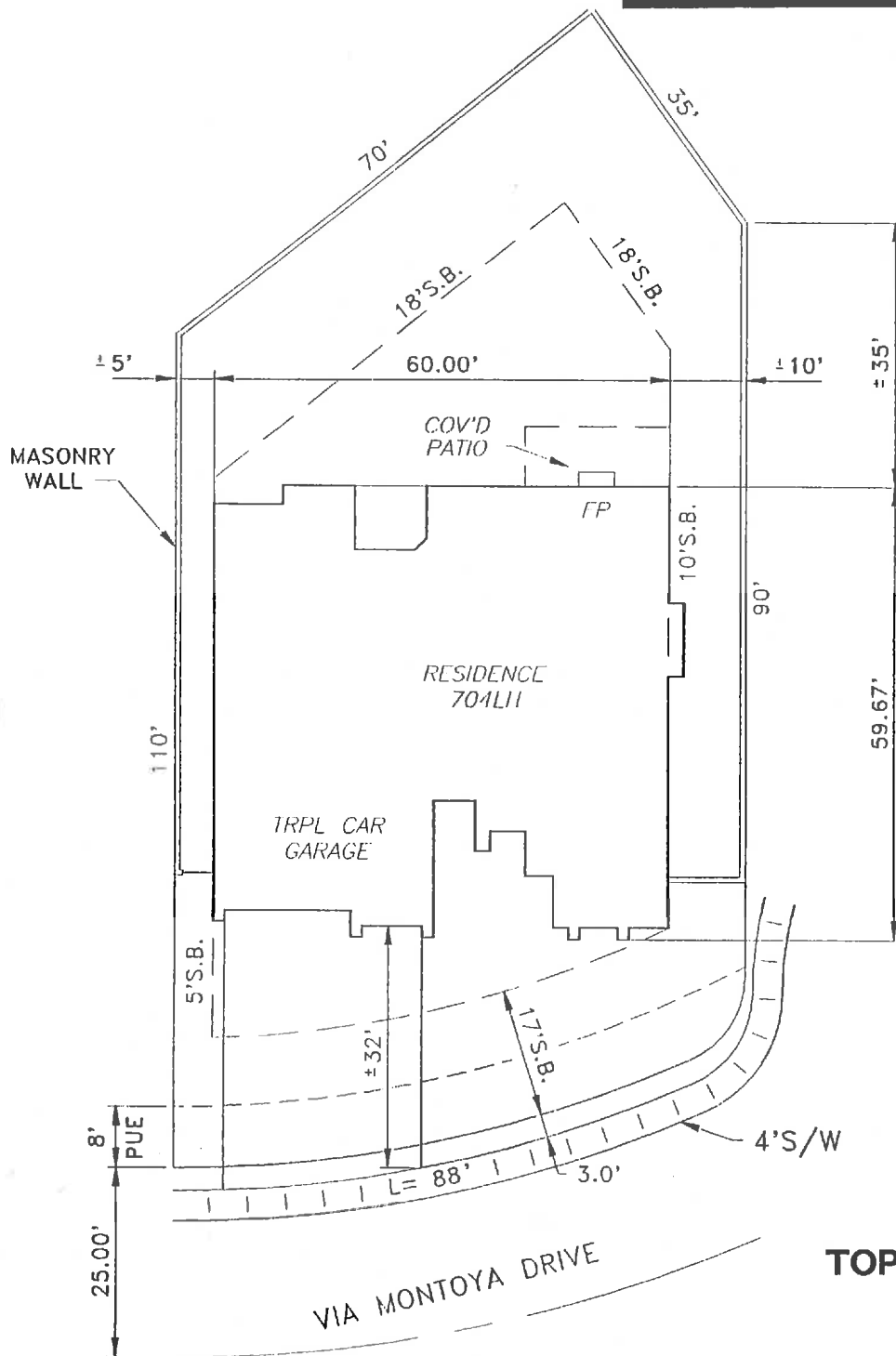
Your Gold Key to Quality



WEST DONALD DRIVE

TOP OF THE RANCH III
LOT 169
CORNER LOT

Your Gold Key to Quality



**TOP OF THE RANCH III
LOT 157
CUL-DE-SAC LOT**

