Tribute

Specific Plan

A Master Planned Community by

Castle & Cooke Arizona, Inc.

July 2006

Adopted by Ordinance 2006-015
Appendix "O" in Vista 2020
The City of Sierra Vista's General Development Plan,
July 13, 2006
Prepared For:

Castle & Cooke Arizona, Inc.
4100 Canyon De Flores
Sierra Vista, Arizona 85650
(520) 378-9344

and

City of Sierra Vista
Department of Community Development
1011 North Coronado Drive
Sierra Vista, Arizona 85635
(520) 458-3315

Prepared By:

McIntosh & Associates
2001 Wheelan Ct.
Bakersfield, California 93309
661.834.4814

© *July 2006 McIntosh & Associates*

For Further Information Contact:

Roger McIntosh
McIntosh & Associates
2001 Wheelan Ct.
Bakersfield, California 93309
661.834.4814

Tribute Specific Plan

Mayor & City Council

Tom Hessler, Mayor
Bob Strain, Mayor Pro Tem
Carol Dockter
Craig Johnson
Rick Mueller
Hank Huisking
Stephanie Prudence

Planning & Zoning Commission

Joseph Black, Chair
Robert Caulfield
Richard French (former commissioner)
Joe Kraps
Thomas McCloskey
Lillian Seagren
Mary Watts
John Wendle

City Manager

Charles P. Potucek
Mary Jacobs, Assistant City Manager

Department of Community Development

James Herrewig, Director
Donald Brush, AICP, Principal Planner
Barbara Piller, Building Administrator
Jenifer Thornton, Management Analyst
Jeff Pregler, Planner II
Pat Lawless, Neighborhood Officer
Noel Gonzales, Neighborhood Officer
Tina Moore, Planner I
Diane Mitchell, Administrative Secretary
Daniel Toxworth, Planner II

Adopted July 13, 2006

TABLE OF CONTENTS

CHAPTER 1 - SPECIFIC PLAN SUMMARY

Specific Plan Summary 1-1

CHAPTER 2 - INTRODUCTION

A. Purpose & Intent 2-1
B. Project Location 2-2
C. Project Description 2-3
D. Authority & Scope 2-7
E. Legal Description 2-7
F. Ownership & Tax Code 2-7

CHAPTER 3 - STATEMENT OF INTENT

A. Introduction 3-1
B. Plan Objectives 3-2
C. Alternative Planning Tools 3-2
D. Land Use Plan Consistency 3-3
E. Zoning Code Consistency 3-3
F. Community Benefits 3-3
G. Land Use Context Compatibility 3-4
H. Environmental Suitability 3-4
I. Public Services Suitability 3-5

CHAPTER 4 - SITE AND AREA ANALYSIS

A. Surface Hydrology and Water Resources 4-1
B. Topography and Slope Analysis 4-1
C. Land Use Information 4-2
D. Soils 4-3
E. Vegetation Communities and Sensitive Biological Species 4-4
F. Existing Structures, Roads, and Other Development 4-5
G. Existing Infrastructure and Public Services 4-6
H. Traffic 4-8
I. Cultural Resources Investigation 4-9
J. Synthesis and Summary of Analysis 4-9

CHAPTER 5 - CONCEPT PLAN

A. Purpose & Intent 5-1
B. Development Goals 5-1
C. Land Use Plan 5-8
D. Circulation Concept Plan 5-11
E. Public Facilities Plan 5-14
F. Drainage Concept Plan 5-16
G. Grading Concept Plan 5-18
H. Open Space and Recreation Concept Plan 5-18
I. Landscape Concept plan 5-20

CHAPTER 6 - DEVELOPMENT REGULATIONS

A. Purpose & Intent 6-1
B. Definitions 6-1
C. General Provisions 6-3
D. Development Standards Comparison 6-5
E. Zoning and Land Use Summary 6-8
F. Zoning Districts and Permitted Land Uses 6-8
G. Residential Development Standards 6-12
H. Commercial Development Standards 6-15
I. Public Facility Development Standards 6-17
J. Open Space Development Standards 6-18
K. Additional Development Standards 6-19

CHAPTER 7 - DESIGN GUIDELINES

A. Introduction 7-1
B. Site planning 7-1
C. Landscape 7-5
D. Architectural Guidelines 7-12

CHAPTER 8 - SPECIFIC PLAN IMPLEMENTATION

A. Purpose 8-1
B. Phasing Plan 8-1
C. General Implementation Responsibilities 8-2
D. Drainage 8-3
E. Circulation 8-3
F. Sewer System, Water, and Utility Implementation 8-3
G. Average Density and Target Dwelling Units 8-4
H. Monitoring Program 8-4
I. Development Review Procedures 8-5
J. General Administration 8-6
Plan Monitoring Report 8-7
Park and Open Space Monitoring Report 8-8
Trail Monitoring Report 8-9

BIBLIOGRAPHY

APPENDIX A Tribute Specific Plan Legal Description

APPENDIX B Comparison Between the City of Sierra Vista Development Standards and the Tribute Specific Plan Development Standards

APPENDIX C Recommended Practices

APPENDIX D Archaeological and Historic Resources Study

APPENDIX E Tribute Specific Plan Plant List

LIST OF EXHIBITS

follows page

CHAPTER 2

Exhibit 2.1: Regional Location Map 2-2
Exhibit 2.2: Site Location Map 2-2

CHAPTER 3

Exhibit 3.1: VISTA 2020 Land Use Plan 3-3
Exhibit 3.2: Tribute Specific Plan Land Use 3-3
Exhibit 3.3A: VISTA 2020 General Development Plan 3-4
Exhibit 3.3B: VISTA 2020 General Development Plan 3-4

CHAPTER 4

Exhibit 4.1: Surface Water Plan 4-1
Exhibit 4.2: On-Site Hydrology 4-1
Exhibit 4.3: Topography 4-1
Exhibit 4.4A: Existing Zoning Map H 4-2
Exhibit 4.4B: Existing Zoning Map I 4-2
Exhibit 4.4C: Existing Zoning Map M 4-2
Exhibit 4.4D: Existing Zoning Map N 4-2
Exhibit 4.4E: Existing Zoning Map Q 4-2
Exhibit 4.5: Soils 4-3
Exhibit 4.6: Vegetative Density Map 4-5
Exhibit 4.7: Regional Sewer Map 4-6
Exhibit 4.8: Regional Water Line Map 4-6
Exhibit 4.9: Water Service Areas 4-6

CHAPTER 5

Exhibit 5.1: Lewis Springs Wash Concept 5-10
Exhibit 5.2A: Circulation Plan 5-12
Exhibit 5.2B: Roundabouts 5-12
Exhibit 5.3: Roadway Cross-Section A – 100' Minor Arterial 5-13
Exhibit 5.4A: Roadway Cross-Section B1 – 100' Commercial Collector 5-13
Exhibit 5.4B: Roadway Cross-Section B2 – Modified 100' Commercial Collector 5-13
Exhibit 5.4C: Roadway Cross-Section B3 – 80' Residential Collector 5-13
Exhibit 5.4D: Roadway Cross-Section B4 – Modified Residential Collector 5-13
Exhibit 5.5: Roadway Cross-Section C – Typical Local Residential Street, Two-Way, No Parking, 56' Right-of-Way 5-13
Exhibit 5.6: Roadway Cross-Section D – Typical Local Residential Street, Two-Way, Designated Parking on One Side, 56' Right-of-Way 5-13

LIST OF EXHIBITS (Continued)

follows page

Exhibit 5.7: Roadway Cross-Section E – Typical Local Residential Street, Two-Way, Designated Parking on Both Sides, 56' Right-of-Way 5-14

Exhibit 5.8: Roadway Cross-Section F - Typical Local Residential Street, One-Way, Designated Parking on One Side, 34' Right-of-Way 5-14

Exhibit 5.9: Roadway Cross-Section G – Alley, 22' Right-of-Way or Easement 5-14

Exhibit 5.10: Public Facilities Plan – Sewer 5-14

Exhibit 5.11: Public Facilities Plan – Water 5-14

Exhibit 5.11B: School Location Map 5-15

Exhibit 5.12: Hydrology Sub-Basins 5-16

Exhibit 5.13A: Open Space and Recreation Plan 5-19

Exhibit 5.13B: Multi-Purpose Trail Map 5-19

Exhibit 5.14: Landscape Concept Plan 5-20

CHAPTER 8

Exhibit 8.1: Phasing Plan 8-1

LIST OF TABLES

CHAPTER 4

Table 4.1: Surrounding Land Use Designation (VISTA 2020) and Zoning 4-2
Table 4.2: Traffic Table 4-9

CHAPTER 5

Table 5.1: Land Use Summary 5-9

CHAPTER 6

Table 6.1: Sierra Vista Development Code Equivalent 6-3
Table 6.2: Development Standards Comparison Table 6-6
Table 6.3: Specific Plan Zoning and Land Use Summary 6-10
Table 6.4: Low Density Residential (L) Development Standards 6-13
Table 6.5: Medium Density Residential (M) Development Standards 6-13
Table 6.6: High Density Residential (H) Development Standards 6-14
Table 6.7: Commercial Development Standards 6-16
Table 6.8: Public Facility Development Standards 6-17
Table 6.9: Minimum Buffer Distances 6-19

1. SPECIFIC PLAN SUMMARY

Overall guidance for the physical development of the City of Sierra Vista is provided by VISTA 2020, the City's General Development Plan. It sets forth goals, objectives, policies and programs for the growth of the entire jurisdiction in a variety of subject areas. The Tribute Specific Plan provides detailed guidance and regulations for the development of approximately 1916 acres located in Sierra Vista, Arizona. The Specific Plan contains subject areas similar to VISTA 2020, but for a localized area and in greater detail. This Specific Plan, as defined in the City of Sierra Vista Development Code, establishes development of regulations. It will amend zoning ordinances to create more appropriate land use or density designations; address specific area concerns such as aesthetic and setback features; and will serve as the basis for future agreements that may be necessary for development of the Specific Plan. The Specific Plan essentially creates an area plan, zoning ordinance, circulation plan, infrastructure plan, and park and recreation plan, all tailored to particular uses in a limited geographic area.

The Tribute Specific Plan is a long-range plan for development of a high-quality, master planned community which provides needed housing stock and commercial, office, and institutional services in a manner consistent with VISTA 2020. The new community proposed by the Tribute Specific Plan emphasizes livable neighborhoods. Livable neighborhoods are characterized by a well-defined community identity and by encouragement of social interaction among residents. In order to achieve this goal, the Tribute Specific Plan incorporates Neo-Traditional neighborhood design elements such as houses facing the street (i.e., the buildings should be oriented to the street and sidewalk in order to make the streets feel safe and inviting. This can be accomplished by having front doors, porches, and windows facing the street, rather than streetscapes of garage door after garage door), alley-loaded garages, pedestrian-friendly design, neighborhood parks, a balanced mix of uses, and community connectivity.

The Tribute Specific Plan consists of a planned community that is organized into Planning Areas. These Planning Areas include Residential, Open Space, Commercial, and Public Facility Planning Areas. The Specific Plan establishes development standards and allowed land uses for each Planning Area. For Planning Areas where residential development is allowed, the Specific Plan also determines the average density and target dwelling units. Residential uses are permitted within High, Medium, and Low Density Residential Planning Areas, as well as within Public Facility and some of the Commercial Planning Areas, allowing for the development of a wide range of housing opportunities that will accommodate residents with diverse lifestyles and from a variety of socioeconomic groups.

The main commercial focal point within the Specific Plan site will be the Town Center, with a mix of commercial, service, office, and institutional uses. Residential units may also be developed within the Town Center, contributing towards the creation of a pedestrian-friendly development. The Town Center will provide services and employment to Specific Plan area residents. The Specific Plan promotes the ability to walk and bicycle to the Town Center from residential areas and thus reduces dependence

on automobile travel. Additional Commercial Planning Areas are provided for within the Specific Plan site and will support development as it occurs.

The Specific Plan also creates a comprehensive open space network that will include a linear park along a man-made wash, the Lewis Springs Wash, as the main open space element. The linear park along the wash will provide the community with recreational opportunities and will connect neighborhoods with the Town Center area. The Lewis Springs Wash will flow in a southwest to northeast direction, satisfying drainage requirements and providing for aquifer recharge. In addition, regional detention basins, neighborhood parks, connected pedestrian walkways including those along drainage swales and the existing natural wash along the northern boundary (Pueblo del Sol [PDS] South/Mountain Mesas Wash), will contribute to the recreation/open space opportunities within the Specific Plan site.

Public Facilities Planning Areas include three sites for potential development of two elementary schools and one high school within the Specific Plan area. The school site locations are conceptual and will be defined in consultation with the Sierra Vista Unified School District. Should the School District choose not to build the schools on the potential school sites, these sites will be made available for residential development.

Chapter 1 of the Tribute Specific Plan provides an overview of the Plan. Chapter 2, Introduction, establishes the basic information including the Specific Plan purpose and intent, project location, project description, and site ownership. Chapter 3, Statement of Intent, provides information on the Specific Plan objectives and the legal and planning framework rationale. Chapter 4, Site and Area Analysis, describes the physical, biological, and social environment within and near the Specific Plan site. Chapter 5, Concept Plan, creates concepts for the individual components of land use, circulation, public facilities, water resources, grading, open space and recreation, and landscape that aid in implementation of the Specific Plan. Chapter 6, Development Regulations, outlines the uses to be permitted in the designated residential, commercial, public facility, and open space areas of the Specific Plan. It also provides standards of development for these areas. Chapter 7, Design Guidelines, presents standards and recommendations to be applied to community development as a whole in order to create a cohesive physical environment, with an overall community theme. Finally, Chapter 8, Specific Plan Implementation, provides guidance and regulations for the administration of the Specific Plan. This chapter sets forth the general administration and subdivision procedures, outlining phasing for project implementation.

The authority for preparation of Specific Plans is found in the Arizona Revised Statutes, Section 9-461.09 through 9-461.10 and in the City of Sierra Vista Development Code, Article 151.27.

2. INTRODUCTION

A. Purpose & Intent

The Tribute Specific Plan site consists of approximately 1916 acres within the City of Sierra Vista, Arizona. At the City of Sierra Vista regular City Council meeting held July 22, 1999, the Sierra Vista City Council adopted three resolutions affecting the Tribute Specific Plan site:

- Resolution 4236 – The annexation and development agreement for Castle & Cooke site Sections 17 and 18 (795 acres). The development agreement established terms for annexation of the property into the City and defined certain zoning and development parameters for the property.

- Resolution 4241 – Adoption of an Amendment to Map 5 in VISTA 2010, the City of Sierra Vista General Development Plan (1999). This Resolution amended VISTA 2010 to include the proposed land use plan for Castle & Cooke's vacant property located east of Highway 92 within Sections 5, 8, 17, and 18. While the total land area involved was 2055 acres, the changes to VISTA 2010 only affected approximately 200 acres, or ten percent of the property. The amendment reflected changes in land use, traffic circulation, and the city limits for the property proposed for annexation at that time.

- Resolution 4242 – Adoption of an Amendment to the Wastewater Management and Sewerage Master Plan. This amendment included changes to the sewer line alignments required for the development proposed under the annexation and development agreement included in resolution 4236. It also proposed augmentations to the city's existing sewer systems, which would alleviate capacity problems that the existing sewer lines were experiencing at that time.

Members of the public requested that a referendum be held on the three propositions. The referendum took place on September 12, 2000 and the public approved the three propositions.

The Tribute Specific Plan has been incorporated as part of VISTA 2020, which was ratified by the citizens of Sierra Vista in May 2003. Land uses within the Specific Plan area are consistent with the overall development goals and objectives for the City of Sierra Vista. The Tribute Specific Plan will implement VISTA 2020 for the area included within the Specific Plan boundaries.

The Tribute Specific Plan allows for a mix of residential, commercial, institutional, and recreational land uses. It establishes the location, land use, intensity, and character of development. It examines various land uses, considering environmental compatibility and development capacity for

residential, commercial, institutional, and recreational uses. Finally, it provides adequate infrastructure to allow flexibility in future growth, while maintaining a continuity of quality and design.

The Tribute Specific Plan is a device used to implement VISTA 2020. It is a more detailed plan for a focused area. The Specific Plan articulates planning considerations and establishes regulations or controls for the proposed uses. The Specific Plan is the combination of concepts, procedures, and regulations from numerous planning documents. It serves as the zoning for the Specific Plan property.

The Tribute Specific Plan is a planning document and does not govern over engineering issues such as sewer, water, and drainage. The Tribute Specific Plan does not govern over roadways, except as shown in the Specific Plan (roadway cross sections, included in Chapter 5). All roadways deviating from the City of Sierra Vista Development Code standards shall be private, unless otherwise allowed by the City during the plat stage.

The Tribute Specific Plan may be updated after approval to reflect changing market conditions, government regulations, and physical conditions. The plan shall only be updated upon mutual agreement between the developer and the City of Sierra Vista. Estimated build-out for the Specific Plan area is 15 to 20 years.

B. Project Location

The Specific Plan area is located in the southeast portion of the City of Sierra Vista, Arizona, within Sections 5, 7, 8, 9, 17, and 18 of Township 22 South, Range 21 East, Gila and Salt River Base and Meridian, Cochise County. The site is bounded to the west by Highway 92 and to the east by unincorporated state lands. The northern boundary is located approximately half a mile south of State Route 90. Avenida del Sol runs north-south along the center of the project site. Buffalo Soldier Trail defines the southern boundary (see Exhibit 2.1: Regional Location Map and Exhibit 2.2: Site Location Map).

The City of Sierra Vista lies at the base of the Huachuca Mountains. The San Pedro River is east of the site and is a perennial watercourse with a rich riparian habitat.

Southern Arizona has a well-developed corridor of tourist attractions within the Sierra Vista vicinity which generates significant economic and employment benefits. The expanded area boasts the Mexican border communities of Douglas/Agua Preita, Naco, and Nogales, as well as Bisbee, the Lavender Pit, the Copper Queen underground mine tour, Tombstone, the San Pedro Riparian National Conservation area, the Nature Conservancy's bird sanctuary at Ramsey Canyon, abandoned mining towns such as Charleston and Duquesne, and the

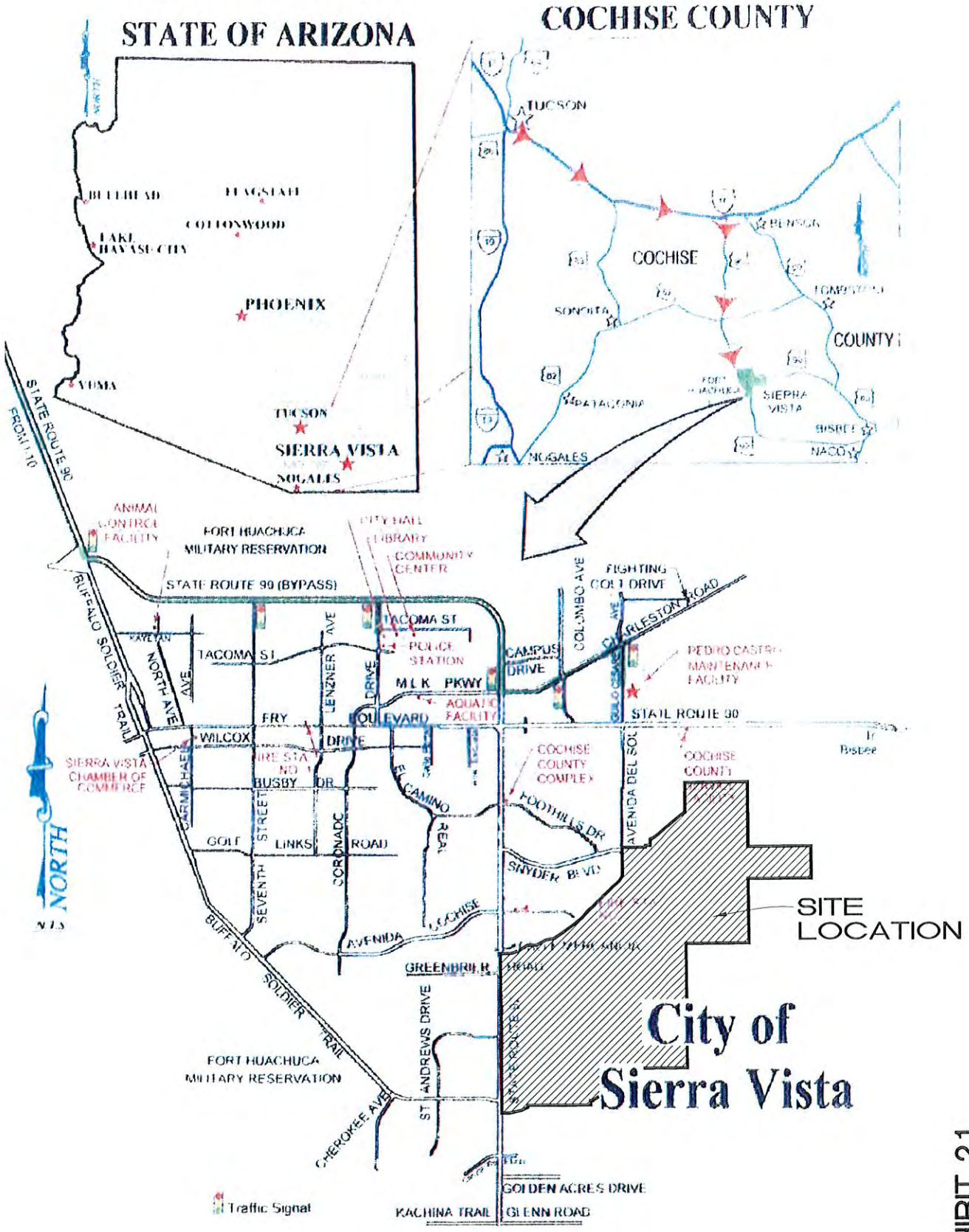


EXHIBIT 2.1
REGIONAL LOCATION MAP

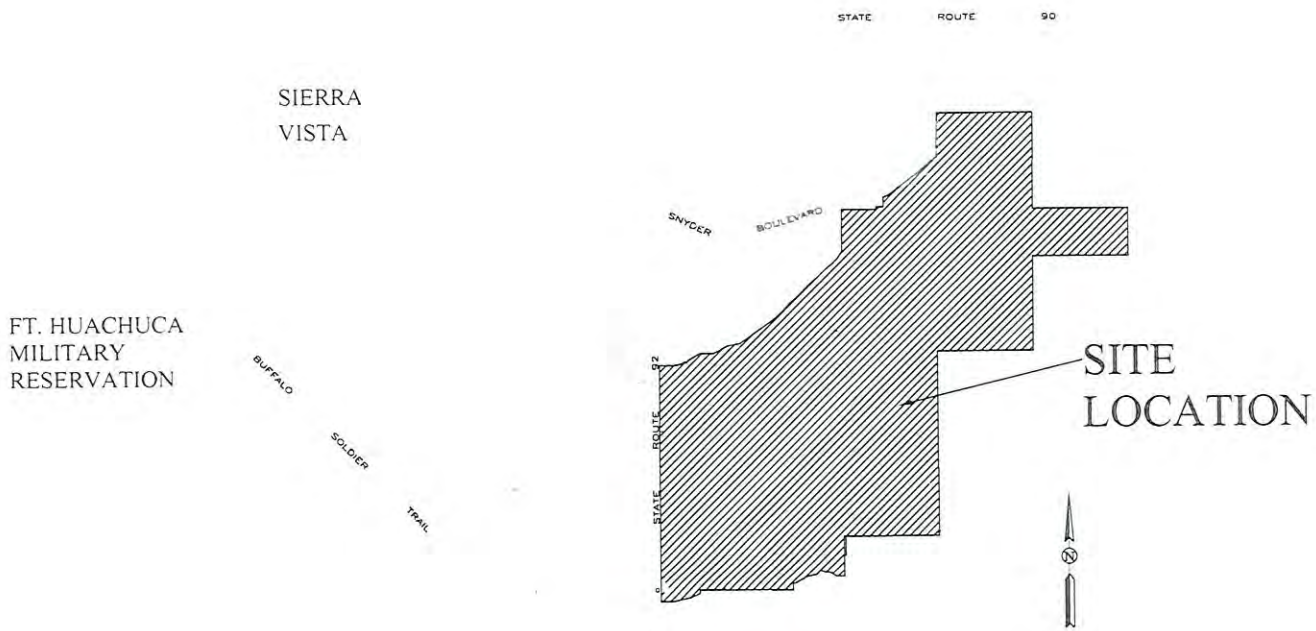


EXHIBIT 2.2

SITE LOCATION MAP

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING • CIVIL ENGINEERING ©2005

Kartchner Caverns. The quality and diversity of these tourist services and facilities encourages visitors exploring and recreating in Sierra Vista. These services provide the potential for employment opportunities.

C. Project Description

The Tribute Specific Plan consists of a mix of residential, commercial, recreational, and institutional uses that provide for a diverse and thriving environment. The Specific Plan sets forth regulations and guidelines to create an exceptional system of open space, parks, recreation areas and public facilities to serve the new community. The Specific Plan site is subdivided into residential, open space, commercial, and public facility Planning Areas.

1. Residential Planning Areas

There are three categories of Residential Planning Areas, following the guidelines included in VISTA 2020: High, Medium, and Low Density Residential. High Density Residential Planning Areas include higher density housing types along with single family homes to accommodate diverse lifestyles and socio-economic groups. Development within Medium and Low Density Residential Planning Areas will consist of single-family detached homes. Residential areas will also include neighborhood parks and recreation areas.

Flexibility is permitted relative to the absolute number of residential units in each Planning Area. The target number of dwelling units in each Planning Area is shown further in this document (Chapter 6, Table 6.3). The target number of dwelling units may be exceeded in individual Planning Areas, but the total number of residential units for the entire Specific Plan area may not exceed 6,959.

2. Open Space Planning Areas

The Specific Plan acknowledges the surrounding natural environment and the existing natural constraints on site. The Specific Plan responds effectively to the geography and climate of the region by creating a comprehensive open space network that has the following components:

- A large public linear park connected to neighborhood trails as well as to the Town Center. This linear park will include a man-made drainage feature, called the Lewis Springs Wash, and pedestrian and bicycle trails. Recreational spaces may also be implemented along the Lewis Springs Wash trail.

- Regional detention basins that will also function as multi-use parks. There will be one or two regional detention basins within the Specific Plan area.
- Two natural washes, one along the northern boundary (Pueblo del Sol [PDS] South/Mountain Mesas Wash) and one along the southern boundary of the Specific Plan site (Garden Canyon Wash), which will remain in their natural state. In addition, the West Channel is a man-made drainage facility that is also included in the Specific Plan Open Space Planning Areas.
- Neighborhood active and passive recreation areas, the "neighborhood parks," local detention basins, and connected pedestrian ways and walkways, including those along drainage swales. These recreation and open space elements will be developed within Residential Planning Areas.

3. Commercial Planning Areas

A Town Center will serve the new community and adjoining areas by providing a variety of activities, including commercial services and institutional and residential uses. The mixed use environment will allow for the creation of an active community core with an attractive street life and a vibrant business center. The Town Center will define the heart of the community and will be adjacent to residential development. Additional commercial areas will be located north and south of the Town Center. The Specific Plan promotes the ability to walk and bicycle to the Town Center from residential areas and thus reduces dependence on automobile travel. The pedestrian and bicycle trails along the Lewis Springs Wash and along major roadways will contribute greatly to connect the Town Center with the Specific Plan neighborhoods. Additional Commercial Planning Areas are provided for within the Specific Plan site and will contribute to support development as it occurs. These smaller commercial centers will be developed at the intersections of Buffalo Soldier Trail/Greenbrier Road, Avenida del Sol/Snyder Boulevard, and Avenida del Sol/Avenida Cochise.

4. Public Facility Planning Areas

The Tribute Specific Plan includes three sites for the potential construction of schools (two elementary schools and one high school). Both elementary school sites are located near the Lewis Springs Wash, allowing for easy bicycle and pedestrian access. Two of the school sites are located along Avenida del Sol and one is located along Schrader Road. These school site locations are conceptual.

The need for schools to serve the Specific Plan area and the schools final location will be determined in consultation with the Sierra Vista Unified School District. Should the school district choose not to build schools on one or more of these sites, the site or sites will be made available for residential development, following the standards for Medium Density Planning Areas within PF1 and PF2 and the standards for Low Density Planning Areas within PF3.

5. Circulation

Streets are intended to be an integral part of the community design and special attention will be given to roadways, parkway landscaping, and the architectural treatment and location of homes fronting streets. An important design element in some areas is the careful siting of the garages so they do not dominate the street scene. The Specific Plan establishes a hierarchy of different internal thoroughfares (roads, streets and pathways) that is pedestrian friendly, traffic-calmed, and includes roadways landscaped with an enhanced semi-desert vegetation theme, pedestrian crossings, and good overall connectivity to effectively distribute traffic throughout the community. Depending on the location, level of importance, and capacity, the typical roadway cross-sections will vary (roadway cross sections within the Specific Plan area will be as shown in Chapter 5 of this document), allowing for effective vehicular speed calming measures, ample parking, safety, and ease of circulation. This Specific Plan places great emphasis on designing the streets as neighborhood amenities that are pedestrian friendly and contribute to the creation of a more "walkable" community, which promotes and enhances safety and sociability.

The pedestrian and bicycle trail along the Lewis Springs Wash will contribute to tie the community together. The trail will connect important components, such as schools and the Town Center, to the Specific Plan neighborhoods.

6. Signage, Landscaping, and Lighting

Entry and internal monumentation, landscaping, and lighting will provide a unifying theme for the community that will also be attractive and provide environmental benefits. The Tribute Specific Plan encourages the use of water wise landscaping techniques and implementation of a xeriscape concept, with emphasis on appropriate plant materials (the Tribute Specific Plan Plant List is included in Appendix E), blending development into the existing desert vegetation and promoting water conservation. Groundcovers and shade trees may be used to reduce the amount of paving, softening the appearance of the streets and parking

areas while reducing the solar heat gain. In addition, landscaping encourages wildlife to visit the site through the use of attractive native plant species that provide food and cover. The Tribute Specific Plan encourages the use of low pressure sodium lights, which would contribute to conserve energy and minimize undesirable light into the night sky affecting astronomical observations. Site development lighting will be designed to minimize direct light rays from going offsite. Lighting shall be directed downward onto the pavement/property and not onto neighboring areas, which will contribute to avoid light and glare impacts.

Major entrances into the development from St. Andrews Drive, Buffalo Soldier Trail, and Greenbrier Road will be identified by gateway features (primary monumentation). These gateways will utilize a combination of natural and enhanced landscaping, monumentation, and specific lighting. The gateway theme and general design, as well as details of these gateway features will be provided at the time of approval of subdivision maps and street improvement plans. Each of the neighborhoods located off the Specific Plan arterials and collectors may also be identified with individualized signing and landscape treatment (secondary monumentation). Signing may be developed within landscape areas or on decorative wall surfaces. All signage shall be subject to the requirements of Section 151.10 of the Sierra Vista Development Code. A Comprehensive Sign Plan will be developed to address signage throughout all or a portion of the Specific Plan area, including Residential, Commercial, Public Facilities, and Open Space areas.

7. Community Design Standards

The Specific Plan includes design guidelines and standards covering key aspects of development, such as urban architecture and landscape guidelines. These design guidelines and standards ensure high quality residential community design and a sustainable built environment. Building types will vary in shape, form, height, and intensity. It is important to create architectural interest and variety in the streetscapes by designing diverse but harmonious building types and elevations. Proper use and placement of building types will define the character of the public realm by not having streets dominated by protruding garages while defining the vertical elements of the street in an attractive manner. Design guidelines that include street landscaping, neighborhood parks, homes with porches facing the street, narrower streets and shorter blocks to slow vehicular traffic, and buildings with rear loaded garages will contribute greatly to the creation of a high quality, pedestrian-friendly, and lively community.

These community design concepts are presented in more detail in Chapters 5 and 7 of this document.

D. Authority & Scope

The Tribute Specific Plan was prepared pursuant to the provisions of the Arizona Revised Statues, Title 9, Chapter 4, Article 2, Section 9-461.09 through 9-461.10. The Arizona Revised Statutes authorizes jurisdictions to adopt Specific Plans by ordinance as regulation. Hearings will be held by both the Planning and Zoning Commission and the Mayor and City Council before the Specific Plan is adopted.

The Tribute Specific Plan is a regulatory plan which will serve as zoning for the project. Proposed development plans, or agreements, preliminary plats, site plans, and any other development approval must be consistent with this Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City's General Plan.

The intent of the Specific Plan is to provide a concise development plan for the proposed site. This Specific Plan will serve to implement the development of VISTA 2020 within the bounds of the regulations provided herein and will be adopted by ordinance as a regulatory document.

E. Legal Description

See Appendix A.

F. Ownership & Tax Code

The Tribute Specific Plan area is owned by Castle & Cooke Arizona, Inc.

Cochise County Assessor Tax Parcel Numbers are as follows:

107-47-066
107-47-087
107-47-088C
107-49-300C
107-78-800
107-34-003B
107-56-022

3. STATEMENT OF INTENT

A. Introduction

The Tribute Specific Plan consists of a planned community that includes a mixture of single family residential lots, varying in size from 3,150 square feet to over 20,000 square feet and multi-family residential development including townhome, condominium, and apartment units. The planned community will provide for a variety of land uses, including commercial and institutional. The development will include a linear park along a man-made wash, the Lewis Springs Wash, as the main open space element. The linear park along the wash will provide the community with recreational opportunities and will connect neighborhoods with the Town Center area. The Lewis Springs Wash will flow from a southwest to northeast direction, satisfying drainage requirements and providing for aquifer recharge.

The Tribute Specific Plan is a long-range plan allowing for a progressive community committed to the concept of livable neighborhoods. The livable neighborhood concept goal is to create a sense of community identity and foster social interaction among residents. In order to achieve this goal, the Tribute Specific Plan incorporates Neo-Traditional[1] neighborhood design elements such as houses oriented to the street and sidewalk in order to create a safe and inviting environment for pedestrians, pedestrian-friendly design, neighborhood parks, a balanced mix of uses, and community connectivity.

Development is suitable for this location. City growth is expanding toward this area, which is already bounded with residential development to the north and west. This area is characterized by gently sloping terrain and it reflects the vegetation and natural characteristics typical of the local desert environment.

The Tribute Specific Plan allows public planning officials to consider the merits of the entire site development plan rather than judge each residential, recreational, and open space element separately. The Specific Plan also shapes development to respond to the physical constraints of the site, coordinates the residential, commercial, institutional, and open space uses, and provides adequate circulation, recreation, and public facilities. The Specific Plan establishes the type, location,

[1] The Neo-Traditional Planning movement seeks to promote new ways to design and develop distinctive, attractive, safe, and pedestrian-friendly neighborhoods for building and maintaining sustainable communities and regions. Neo-Traditional Planning principles include incorporating mixed-uses, providing housing opportunities and choices, creating a sense of place, providing a variety of transportation choices, preserving open spaces and critical environmental areas, and fostering community and stakeholder collaboration in development decisions. Neo-Traditional Planning encourages the implementation of traditional features as grid-street patterns, prominent front porches, backyard garages, multi-use buildings housing clustered near commercial service areas, and alley-loaded lots.

intensity, development, character, and required infrastructure for development to take place.

B. Plan Objectives

The plan objectives recognize major development issues, the landowner's objectives, and City requirements. The Tribute Specific Plan objectives are:

- To implement the goals and policies of VISTA 2020;
- To ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards, and guidelines;
- To provide a range of opportunity for land uses, based on current, anticipated, and future demand;
- To provide uniform regulations for land use, circulation, and landscaping;
- To provide a development phasing plan which estimates the sequence of development;
- To provide design guidelines which establish a framework for the evolution of a cohesive, aesthetically pleasing community plan.

C. Alternative Planning Tools

Conventional zoning regulations separate uses into fixed distinct districts. For this reason, these regulations do not promote coordinated development, nor do they provide any flexibility to responsively adapt to future community needs or market conditions. Conventional zoning categories apply to the entire city and can be less appropriate than a detailed Specific Plan designed for the site and surrounding land uses.

Planned Area Developments permit more creativity in the design and development of a residential, commercial, and/or industrial area than the lot-by-lot approval of conventional zoning. However, Planned Area Developments are more appropriate when used for the coordinated development for smaller sites being developed as a single phase. Planned Area Developments do not allow any flexibility and do not incorporate unifying design guidelines or development regulations. In addition, Planned Area Developments do not provide for a multi-phase project and the timeframe necessary for implementation of a master planned community. The Specific Plan will provide a means of responding to existing plan policies that piecemeal rezoning and Planned Area Developments would not permit.

The use of a Specific Plan suits this property's need for an adequate development framework. The Specific Plan provides the bridge between VISTA 2020 and individual development. It establishes a flexible, orderly, and environmentally sound framework for development. The Specific Plan is the only planning tool capable of maintaining the structure of VISTA 2020 policies while allowing the flexibility to respond to future development conditions. The Specific Plan concept allows the Tribute Specific Plan area to be planned as a single integrated unit with the flexibility to adapt to the changing needs of a growing community. Other land use planning techniques, such as rezoning and planned area development, are not as flexible to adapt to new market conditions. In addition, the Specific Plan establishes development regulations and design guidelines that will ensure high quality coordinated development.

D. Land Use Plan Consistency

The Tribute Specific Plan is in substantial conformance with VISTA 2020. The general plan identifies residential, public, commercial, and recreational/open space land use designations within the site area (see Exhibits 3.1: VISTA 2020 Land Use Plan and 3.2: Tribute Specific Plan Land Use).

E. Zoning Code Consistency

The Tribute Specific Plan is generally consistent with the Sierra Vista Zoning Code (see Chapter 4, Item C for detailed information on the City if Sierra Vista Zoning). The Development Regulation section indicates the closest existing equivalent development standards (Chapter 6, Item C). The entire 1916-acre Specific Plan site lies within the City of Sierra Vista Planning Area.

F. Community Benefits

The Tribute Specific Plan area is positioned to respond to and accommodate community growth.

The total population in the City of Sierra Vista was 32,983 in 1990. Census figures put the population of the unincorporated area just to the east and to the south of the city at 9,237. This area is often referred to as Sierra Vista Southeast (U.S. Census Bureau, Census 1990 Summary Tape File 1 [STF-1] 100-Percent Data). In 2000, the total population in the City of Sierra Vista was 37,775, with 14,348 inhabitants within Sierra Vista Southeast (U.S. Census Bureau, Census 2000 Summary File 1 [SF-1] 100-Percent Data). This represents a population increase of approximately 14.5 percent from 1990 to 2000 in the City of Sierra Vista. If the population within the unincorporated area is added, the population growth from 1990 to 2000 was approximately 23.5 percent. According to the Arizona Department of Economic Security (2004), the total estimated population

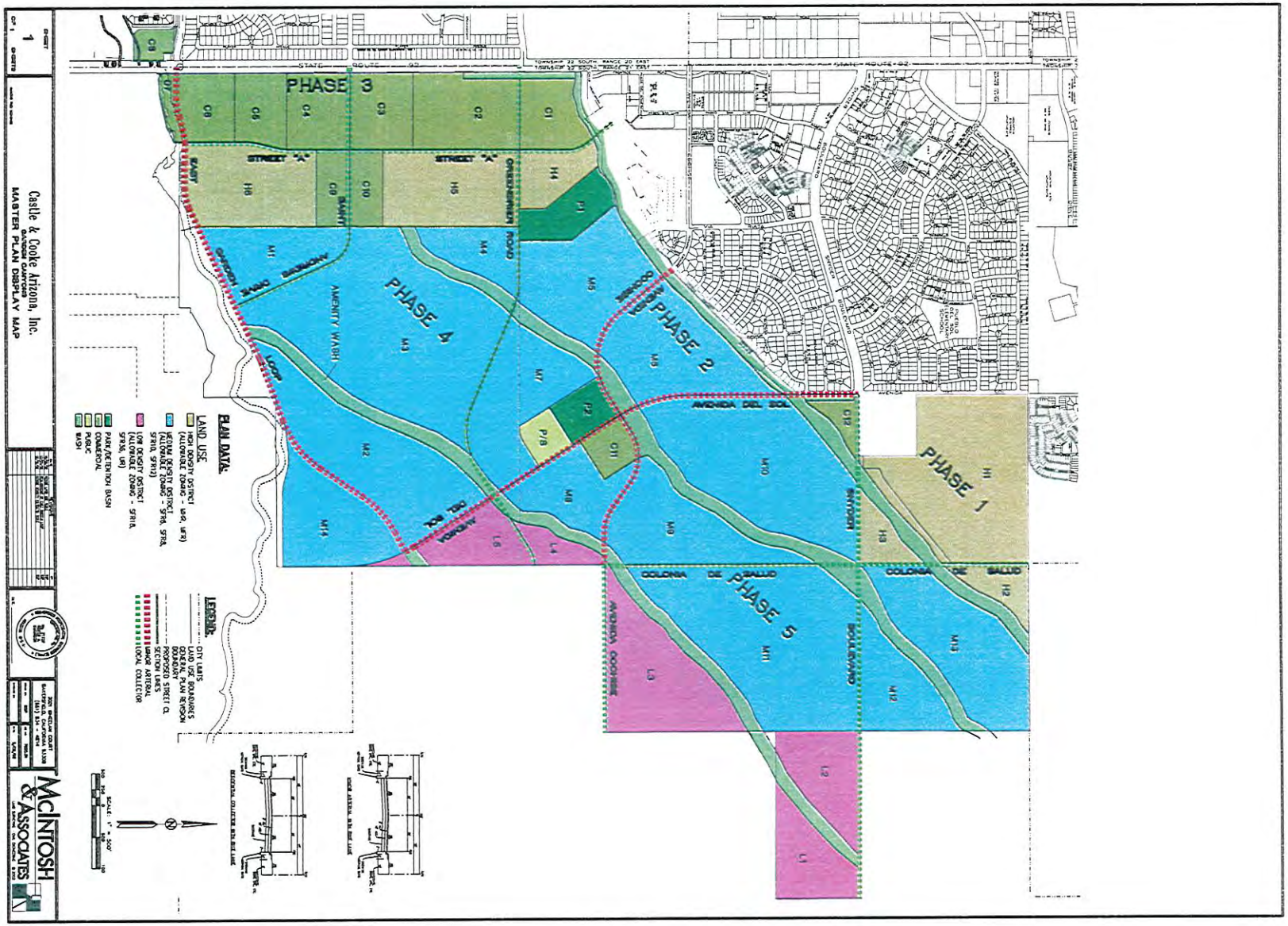


EXHIBIT 3.1

VISTA 2020 LAND USE PLAN

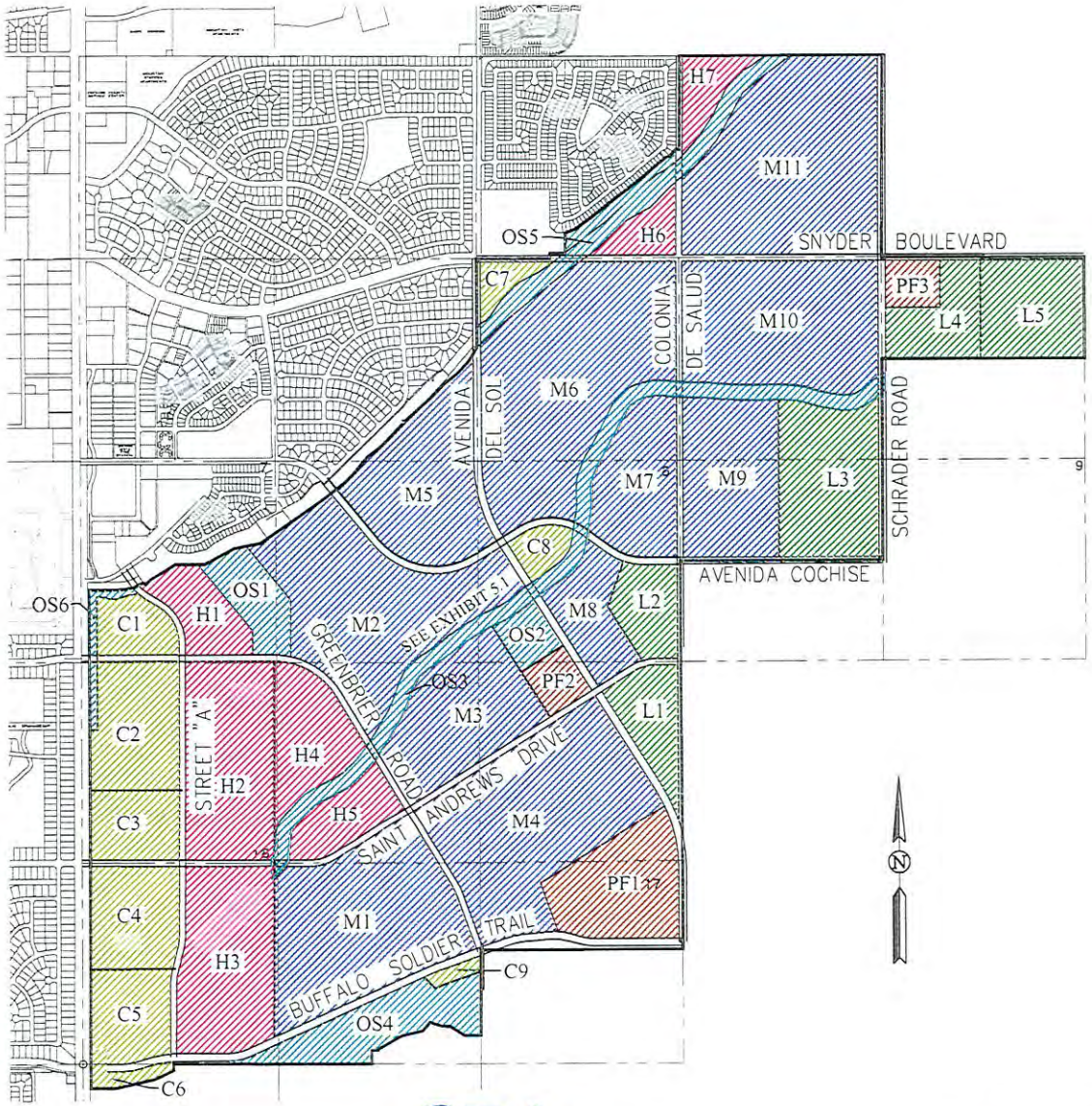
Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING • CIVIL ENGINEERING ©2005



LEGEND

C2 PLANNING AREAS

- RESIDENTIAL - LOW
- RESIDENTIAL - MEDIUM
- RESIDENTIAL - HIGH
- OPEN SPACE
- PUBLIC FACILITIES
- COMMERCIAL

EXHIBIT 3.2
LAND USE PLAN

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

in the City of Sierra Vista in 2003 was 40,430. This represents a population increase of approximately seven percent from 2000 to 2003 within the incorporated area of the City of Sierra Vista.

As the population in Sierra Vista increases, the demand for housing and services will also increase. A portion of the community's needs will be met with development of the Tribute Specific Plan area. Establishing land use designations early on will provide for some of the long term needs of the increasing population as well as ensure that the community will be built-out as planned.

The Specific Plan's long term commitment to quality development, land use designations, development standards, design guidelines, and an implementation plan will provide benefits to the neighborhood, community, and region. The property owners within and adjacent to the plan area, as well as the region, will benefit similarly from the increased certainty regarding land use and property values.

G. Land Use Context Compatibility

The Tribute Specific Plan addresses present and future growth in Sierra Vista. VISTA 2020 identifies four areas within the City where growth is likely to occur, one of which is on land owned by Castle & Cooke Arizona, Inc. The Tribute Specific Plan provides an overall framework for development of appropriate land uses and provision of needed services. The Plan considers the sensitivity of the region, the neighborhood, and the site. Planned as an area of residential, commercial, institutional, and recreational uses, the community will have the vitality necessary for a high quality of life.

The existing designated land uses within ¼-mile of the site are (see Exhibits 3.3A and 3.3B: VISTA 2020 – General Development Plan):

- **NORTH**: High Density Residential, Commercial, and Open Space
- **EAST**: Medium and Low Density Residential, Commercial, Public, and Open Space. Most of the area east of the Specific Plan site is currently owned by the State of Arizona and is vacant.
- **SOUTH**: Open Space and Industrial
- **WEST**: Medium Density Residential, Commercial, Public, and Open Space

H. Environmental Suitability

The Specific Plan area is environmentally suitable for development. The area is characterized by soils suitable for development, gentle slopes, and semidesert

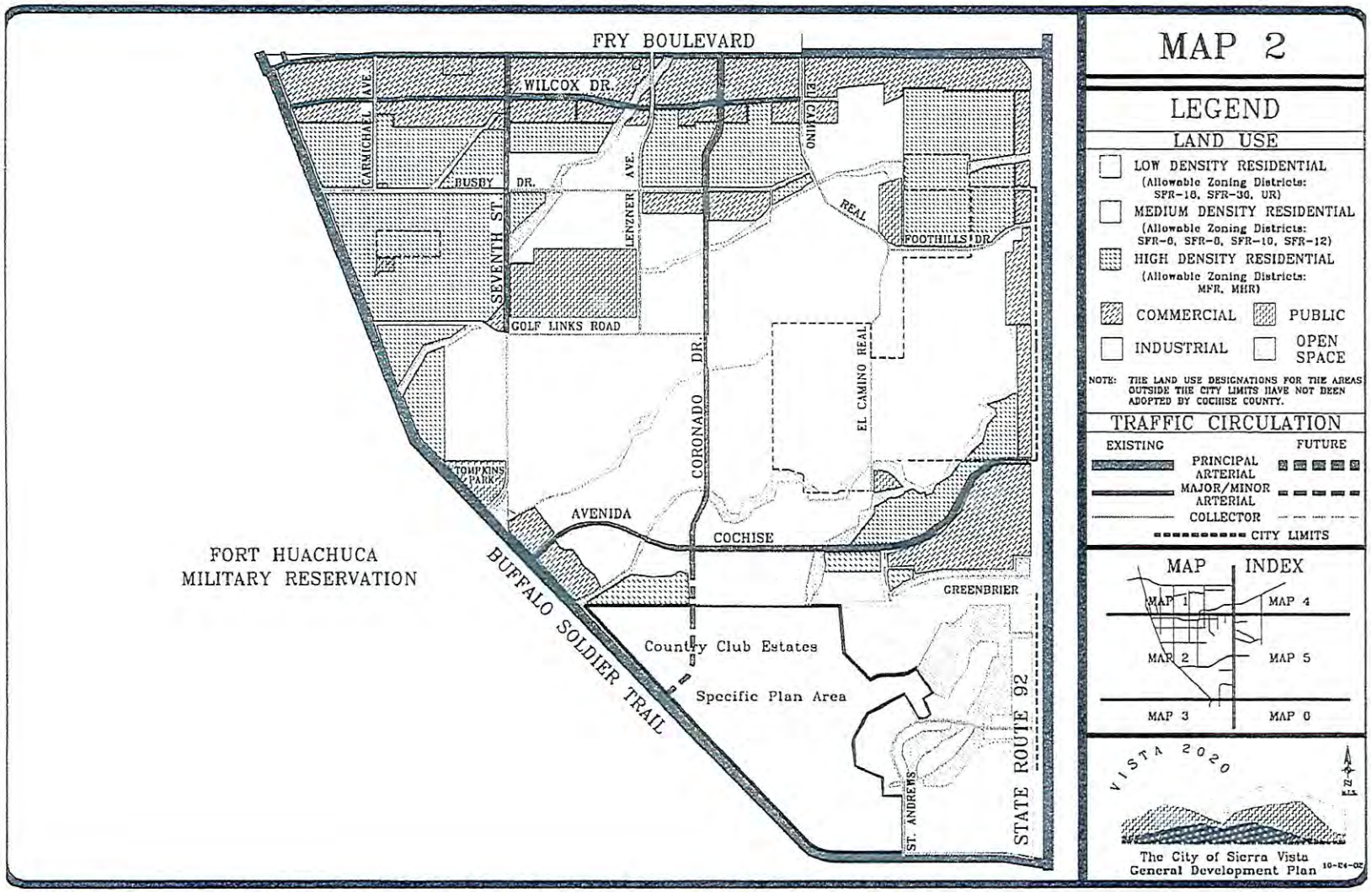


EXHIBIT 3.3 A

GENERAL DEVELOPMENT PLAN

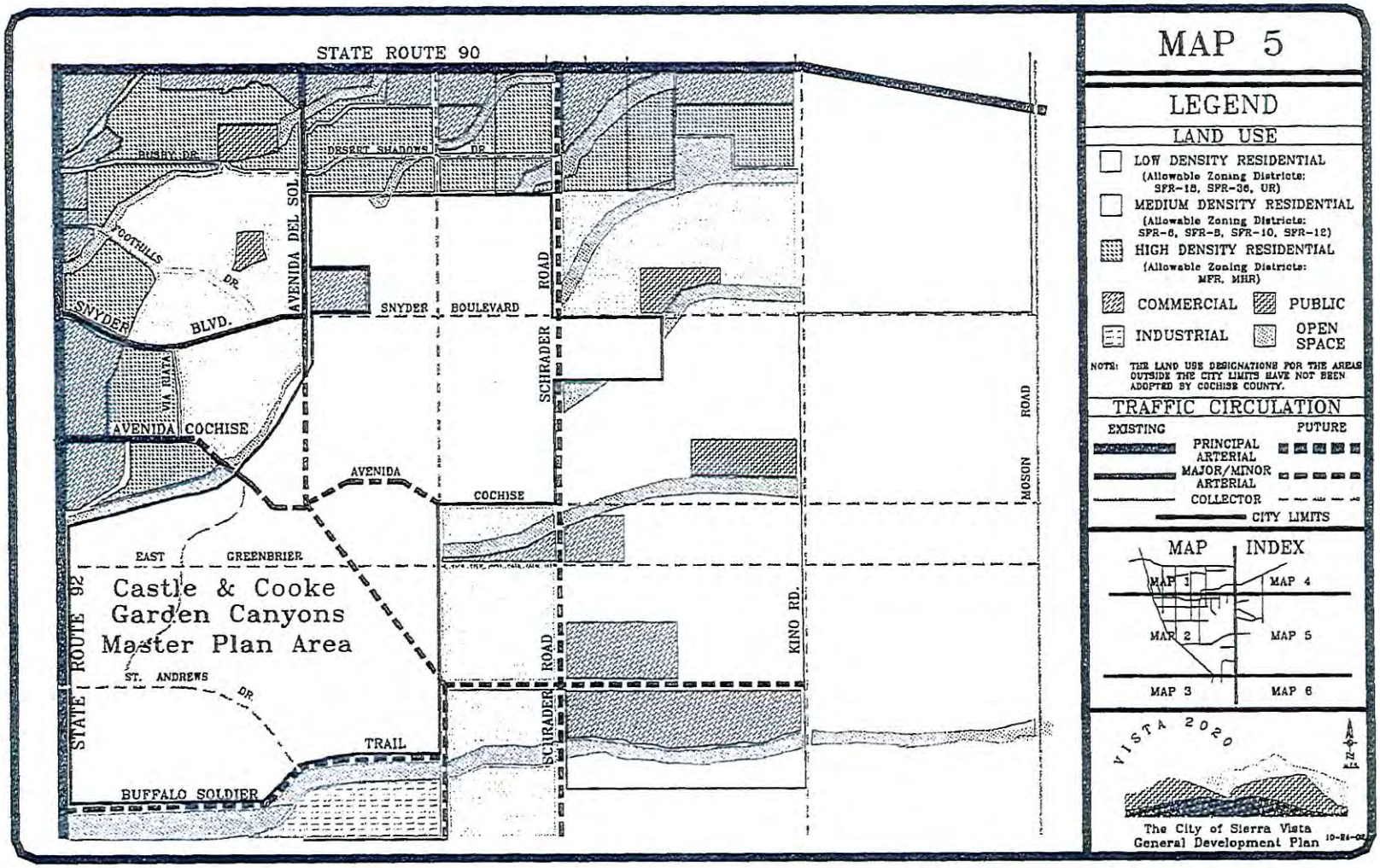


EXHIBIT 3.3 B

GENERAL DEVELOPMENT PLAN

vegetation. The parcel is relatively flat, with two drainage washes bordering the site: the PDS South/Mountain Mesas Wash along the north border and the Garden Canyon Wash along the south border of the property. In addition to the PDS South/Mountain Mesas Wash and the Garden Canyon Wash, two other smaller washes, the Lewis Springs Wash and the Bakarich-McCool Wash, also exist within the Specific Plan area.

There have been limited archeological surveys conducted on-site. According to the Arizona State Museum (Su Benaron, Assistant Permits Administrator for the ASM) and an Archaeological and Historic Resources Study prepared for the portions of the project area (refer to Appendix D – Archaeological and Historic Resources Study), no significant archaeological or historical resources were found within the property boundaries by these surveys.

These environmental conditions are considered in this Specific Plan and will be respected and planned for during development.

I. Public Services Suitability

Existing public services in the vicinity of the Specific Plan area, including sewer and water facilities, provide an adequate foundation for its development. Basic utilities, such as electric, natural gas, and telephone, have facilities in the immediate vicinity of the Specific Plan Area such that any extensions required to serve the site will be non-subsidized.

Highway 92 and Avenida del Sol are major paved roadways adjacent to the property. Avenida del Sol will be extended through the central portion of the property and Buffalo Soldier Trail will be extended along the southern border of the Specific Plan Area as development occurs. Other major roadways that will be extended to provide adequate traffic circulation to the development area are St. Andrews Drive, Avenida Cochise, Snyder Boulevard, Greenbrier Road, Colonia de Salud, and Schrader Road.

4. SITE AND AREA ANALYSIS

A. Surface Hydrology and Water Resources

Two major washes are located within the Tribute Specific Plan area: the Pueblo del Sol (PDS) South/Mountain Mesas Wash at the northern boundary, and the Garden Canyon Wash along the southern boundary of the Specific Plan site (See Exhibit 4.1: Surface Water Plan). These washes are contained within the study area of the *Hydrologic and Hydraulic Investigation Report for the City of Sierra Vista and Surrounding Areas.*[1] This study's recommendations are included in the Surface Water Plan for the City of Sierra Vista.

The Specific Plan area has been studied by the Federal Emergency Management Agency (FEMA). The Specific Plan area is contained within Flood Insurance Rate Map (FIRM) Panels 040017 0005 D and 040017 0010 D (City of Sierra Vista, Cochise County, AZ, revised April 2, 2003), and 040012 1251E (Cochise County, AZ, revised April 2, 2003). The FIRM Maps depict the two major watersheds on site as the PDS South/Mountain Mesas Wash and the Garden Canyon Wash. These two washes were designated as Zone AE, and the remaining portion of the Specific Plan area is classified as Zone X. Zone AE are special flood hazard areas inundated by 100-year flood, with Base Flood Elevations (BFE) determined. Zone X are areas determined to be outside the 500-year floodplain. In addition to the PDS South/Mountain Mesas Wash and the Garden Canyon Wash, two other smaller washes – the Lewis Springs Wash, Zone AE, and the Bakarich-McCool Wash – also exist within the Specific Plan area. The Lewis Springs Wash is centrally located within the project site; however, the local drainage pattern will be modified slightly to develop a man-made amenity wash including a pedestrian and bicycle trail and landscaping. A Conditional Letter of Map Revision (CLOMR) and subsequent Letter of Map Revision (LOMR) will be prepared to change FEMA's Zone AE designation within the Lewis Spring Wash (See Exhibit 4.2: On-Site Hydrology).

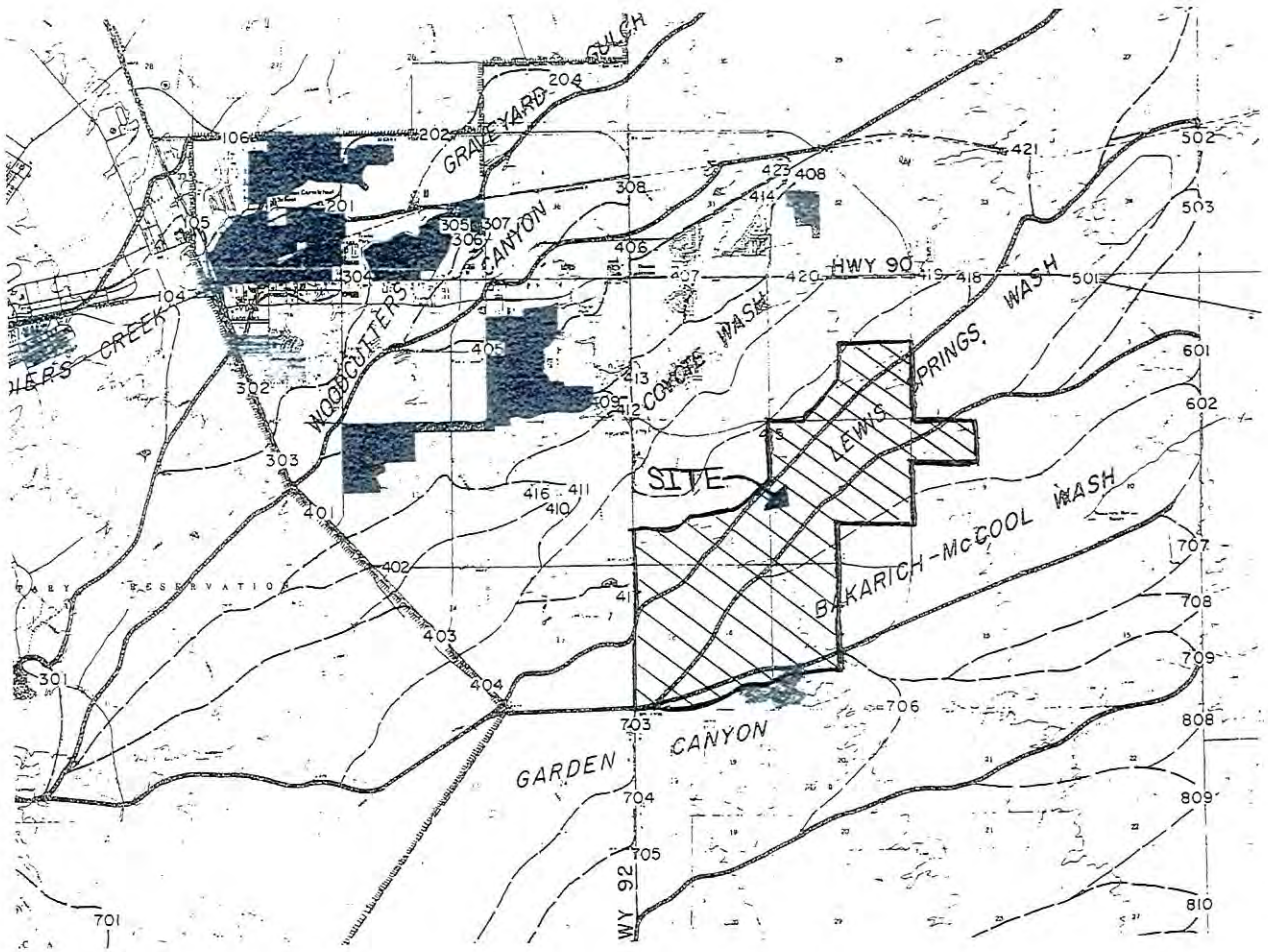
B. Topography and Slope Analysis

This project site generally slopes from the southwest to the northeast (See Exhibit 4.3: Topography). The average cross-slope for the project site was determined to be one percent by the following equation:

Average Cross-slope (S_1) = $\Delta E / L$

where: ΔE = change in elevation = 190 feet

[1] Simons, Li & Associates, Inc. (SLA), June 3, 1986

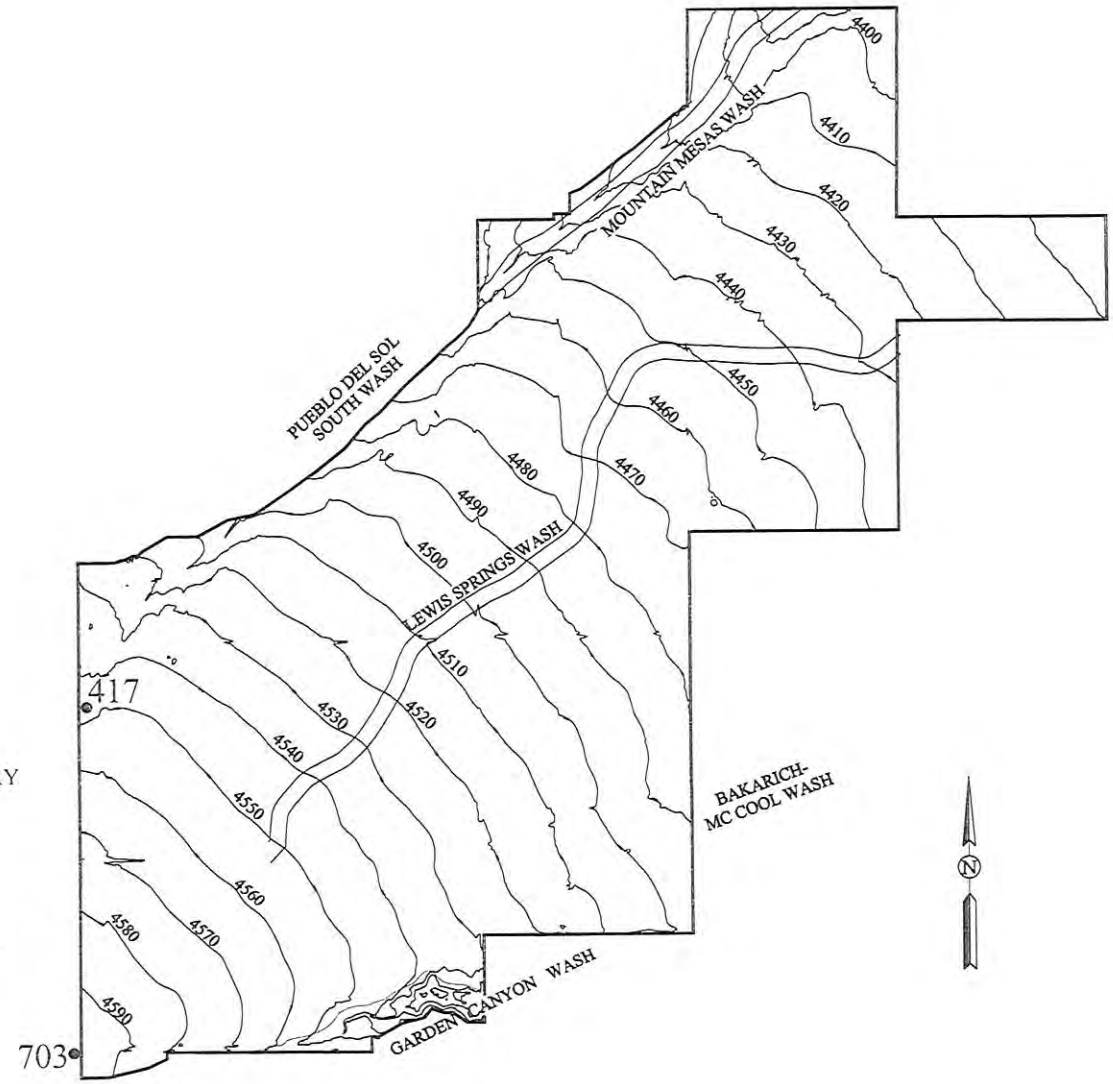


LEGEND

▬	MAJOR BASIN BOUNDARY
▪▪▪▪▪▪	SUB - BASIN BOUNDARY
417	CONCENTRATION POINT

EXHIBIT 4.1

SURFACE WATER PLAN



LEGEND

~ 100-YEAR FLOODPLAIN BOUNDARY

417 CONCENTRATION POINT
Q - 100 = 1,139 cfs

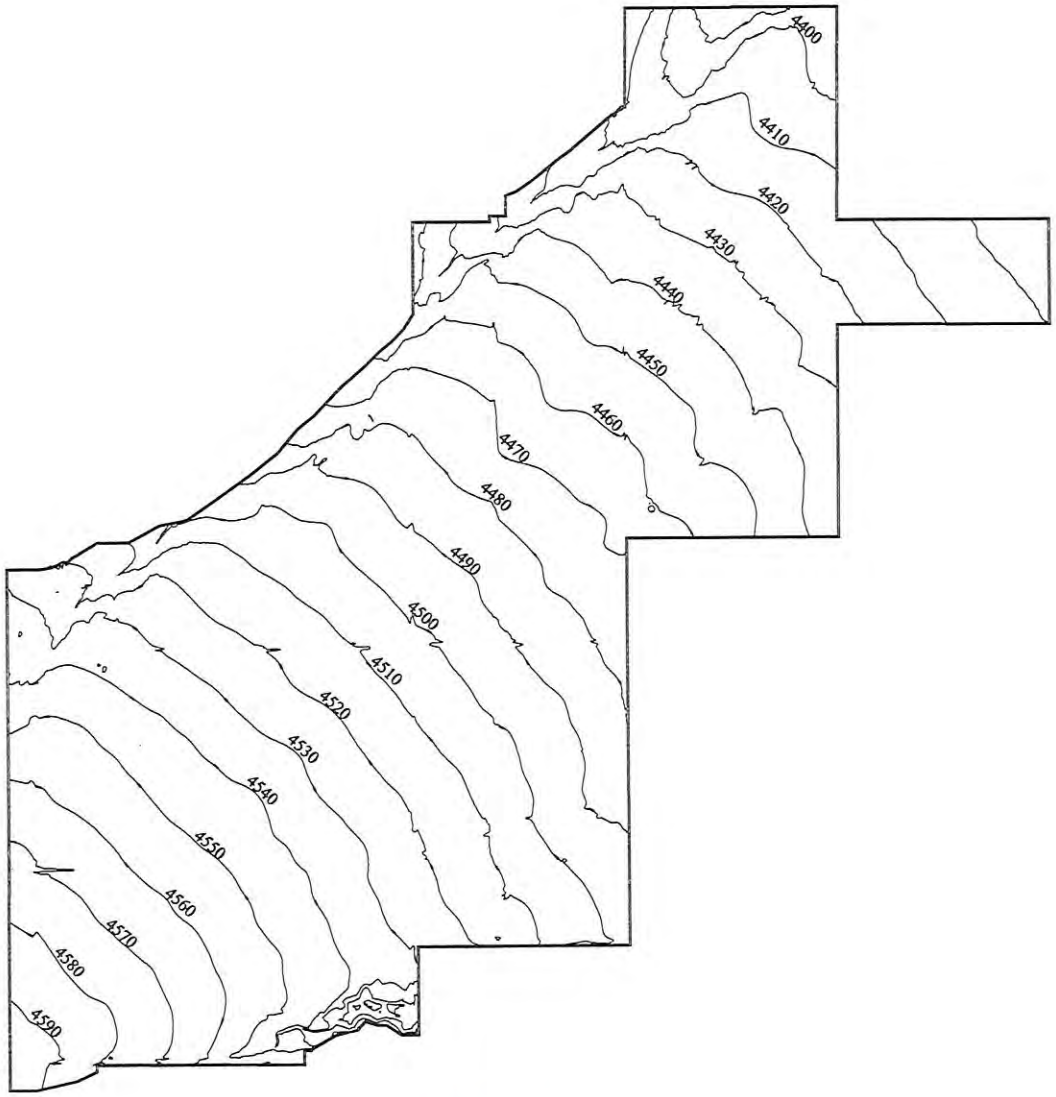
703 CONCENTRATION POINT
Q - 100 = 7,870 cfs

REF: SIMONS, LI & ASSOCIATES, INC., 1986 HYDROLOGIC AND HYDRAULIC INVESTIGATION REPORT FOR THE CITY OF SIERRA VISTA AND SURROUNDING AREAS.

EXHIBIT 4.2
ON-SITE HYDROLOGY

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005



CONTOUR INTERVAL = 10'

EXHIBIT 4.3
TOPOGRAPHY

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

L = length in feet measured from the upstream area to the downstream area of the project site = 16,522 feet
S_1 = 1.1 = 1%

There are no significant topographic features located on the site. The area is typified by shallow to moderately incised, broad bottomed, washes separated by expansive low lying ridges.

C. Land Use Information

The majority of the Tribute Specific Plan area was originally zoned Single Family Residential, with a small portion zoned Multi Family Residential and Heavy Industrial in the northern portion of the site (City of Sierra Vista Zoning, Sierra Vista Department of Community Development). In the Single Family Residential zone, one residence was originally allowed on each 36,000- or 8,000-square foot lot, depending on the location. On-site washes have been designated in the development code as Flood Hazard Overlay Districts. When adopted, the Tribute Specific Plan will supersede the original City of Sierra Vista zone designations.

Surrounding land use and zoning designations within one-quarter mile are as shown in Table 4.1 (see Exhibits 3.4A and 3.4B: VISTA 2020 – General Development Plan and Exhibits 4.4A thru 4.4E: Existing Zoning).

The existing structures in the immediate surrounding area of the site are primarily single- or two-story homes. The only structures located within the Specific Plan area are a PDS water facility and an electrical substation. These structures are located at the western portion of the site, near the PDS South Wash and near the intersection of Highway 92 and Buffalo Soldier Trail, respectively. There are no known historically significant structures on or around the subject property.

Table 4.1: Surrounding Land Use Designation (VISTA 2020) and Zoning

	LAND USE DESIGNATION	ZONE
NORTH	High Density Residential, Medium Density Residential, Commercial, Open Space	SFR 36, SFR 6, GC, MFR
WEST	Medium Density Residential, Commercial, Public, Open Space	GC, SFR 6, SFR 10, MFR
SOUTH	Open Space, Industrial	MFR, UR
EAST	Medium Density Residential, Low Density Residential, Commercial, Public, Open Space	UR

Notes: SRF 36=Single Family Residential on 36,000-square foot lot; SFR 10= Single Family Residential on 10,000-square foot lot; SFR 6= Single Family Residential on 6,000-square foot lot; MFR=Multi-Family Residential; GC=General Commercial; UR=Urban Ranch.

The Tribute Specific Plan is in substantial conformance with VISTA 2020. The General Plan establishes residential, commercial, open space, and public uses designation for the Specific Plan site.

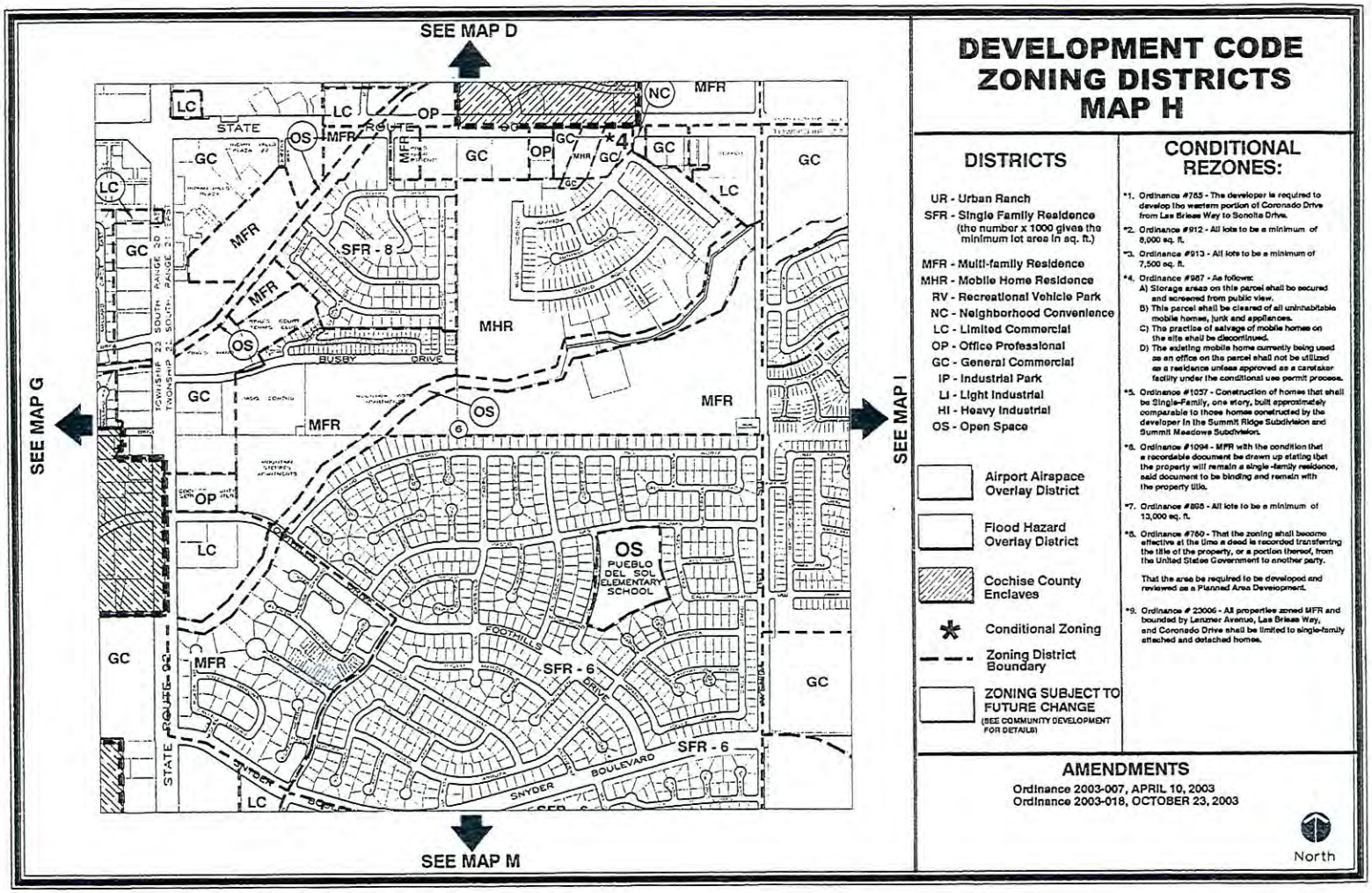


EXHIBIT 4.4 A

EXISTING ZONING MAP H

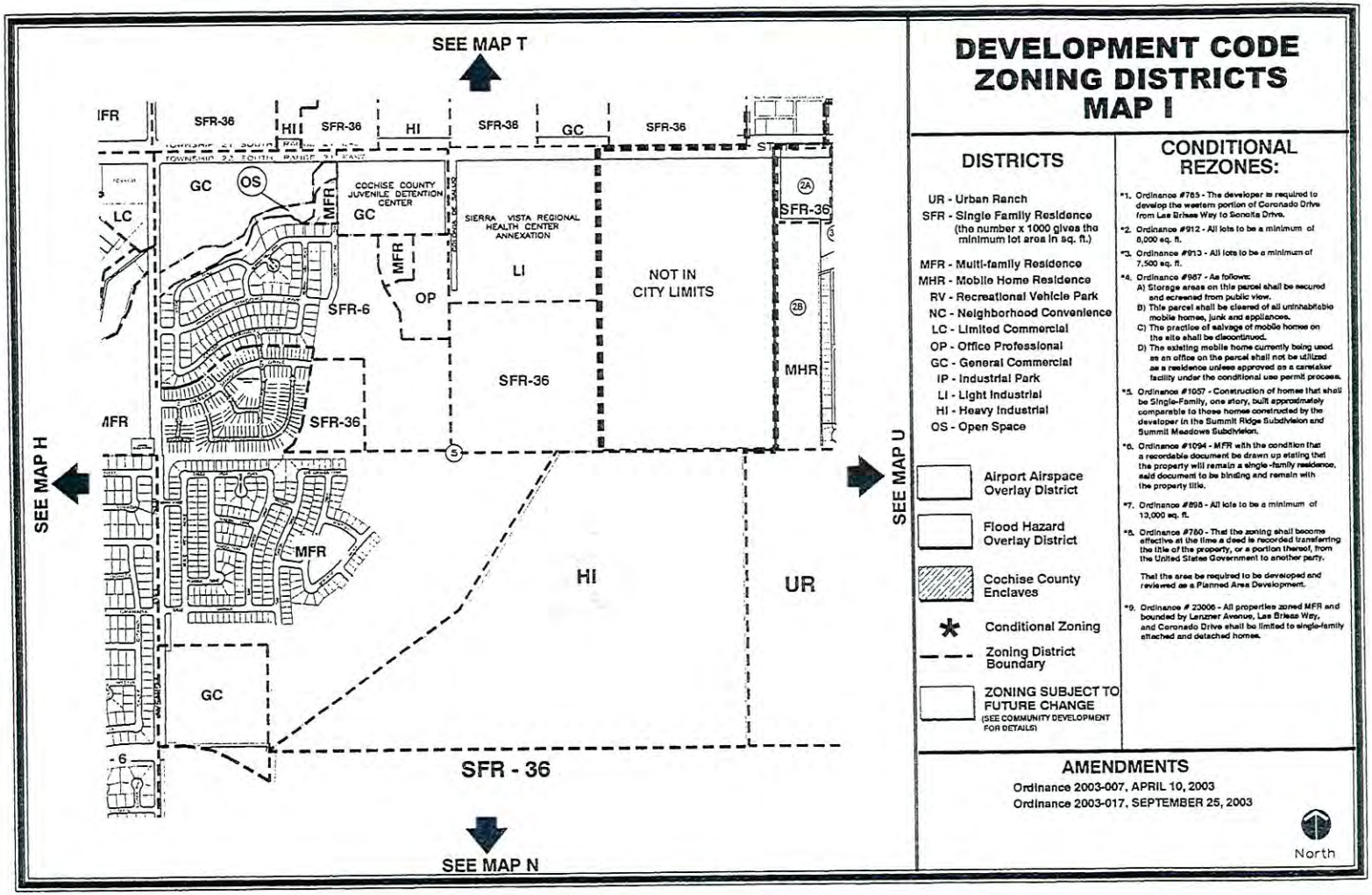


EXHIBIT 4.4 B

EXISTING ZONING MAP I

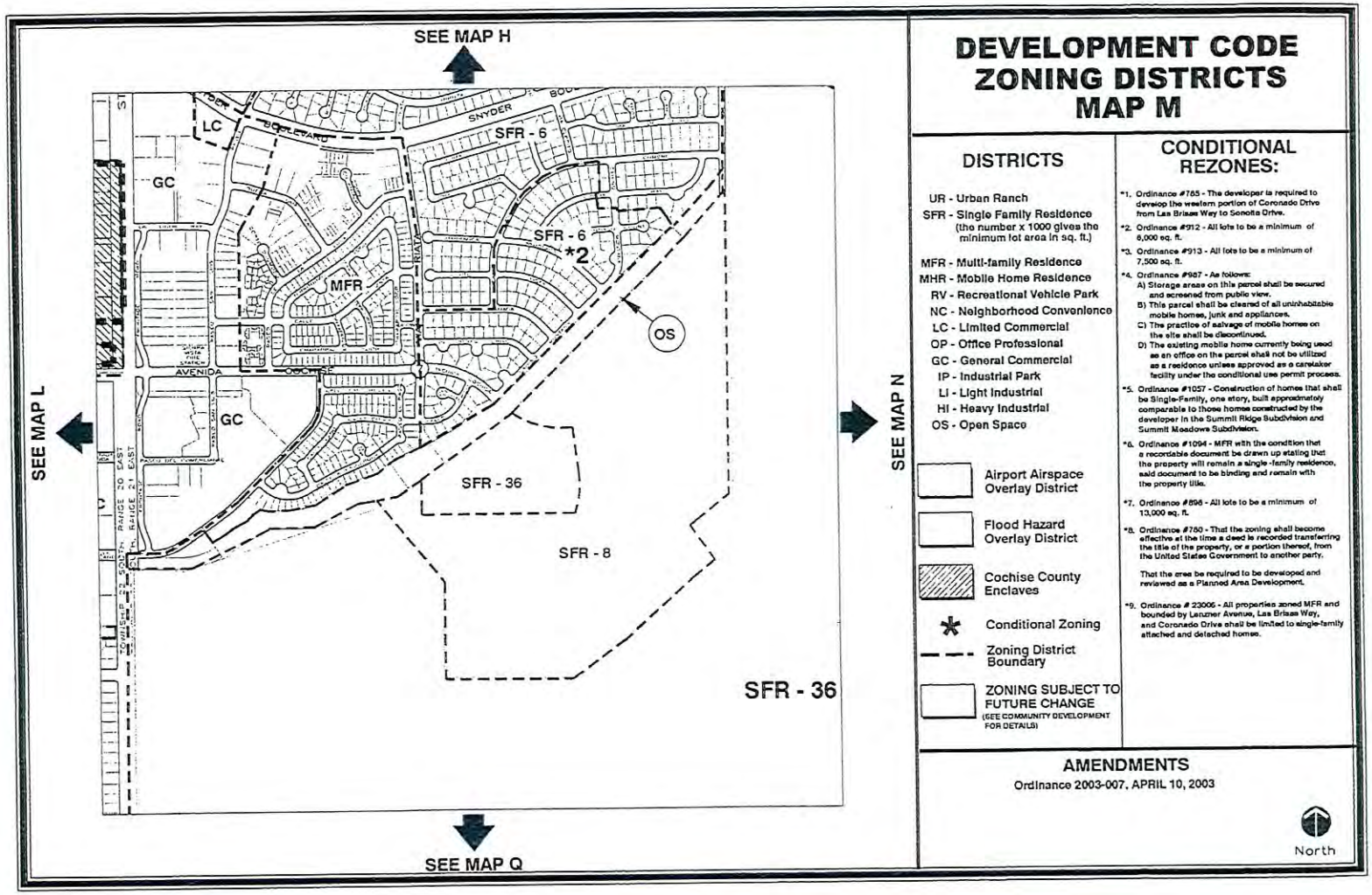


EXHIBIT 4.4 C

EXISTING ZONING MAP M

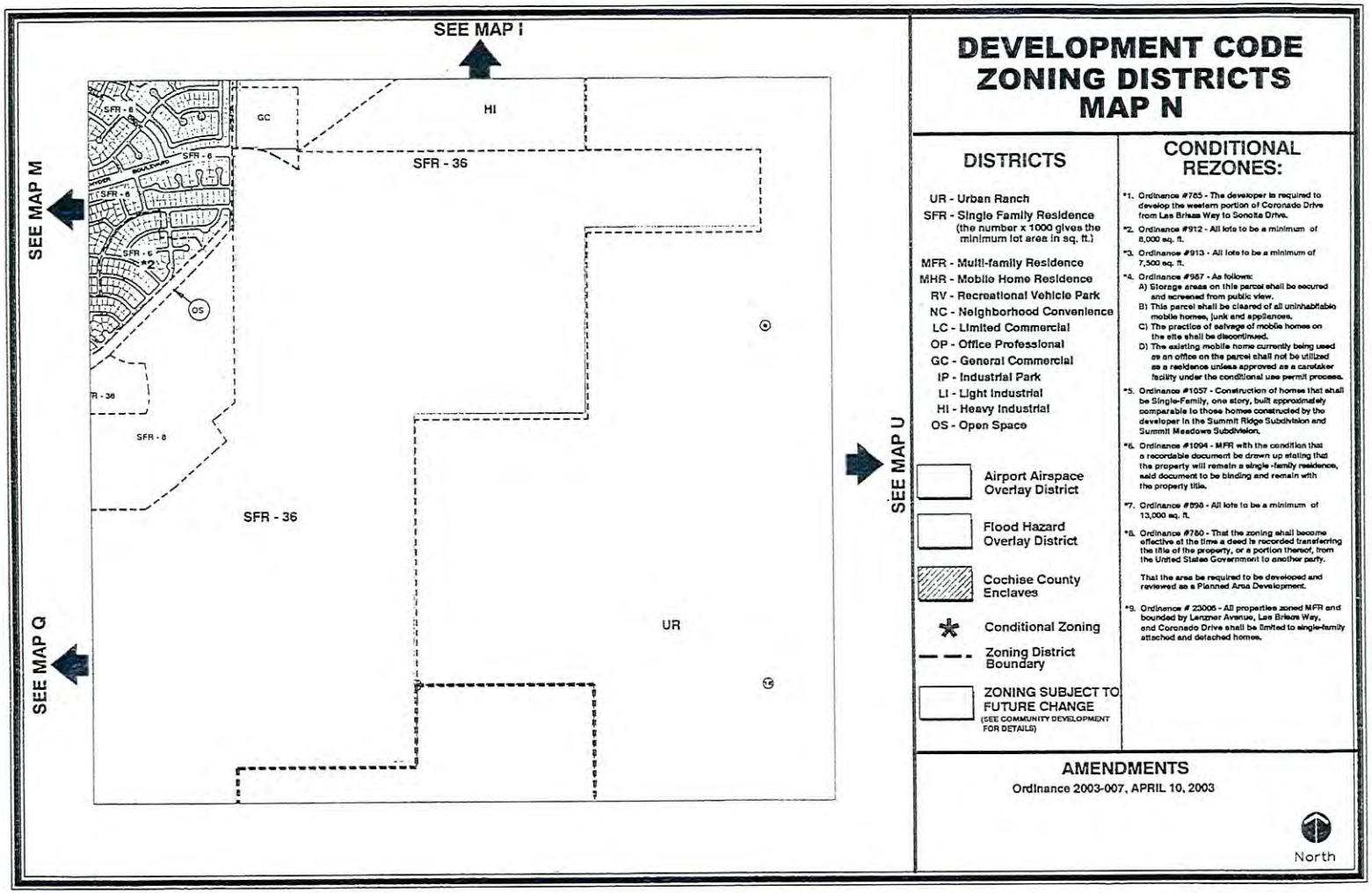


EXHIBIT 4.4 D

EXISTING ZONING MAP N

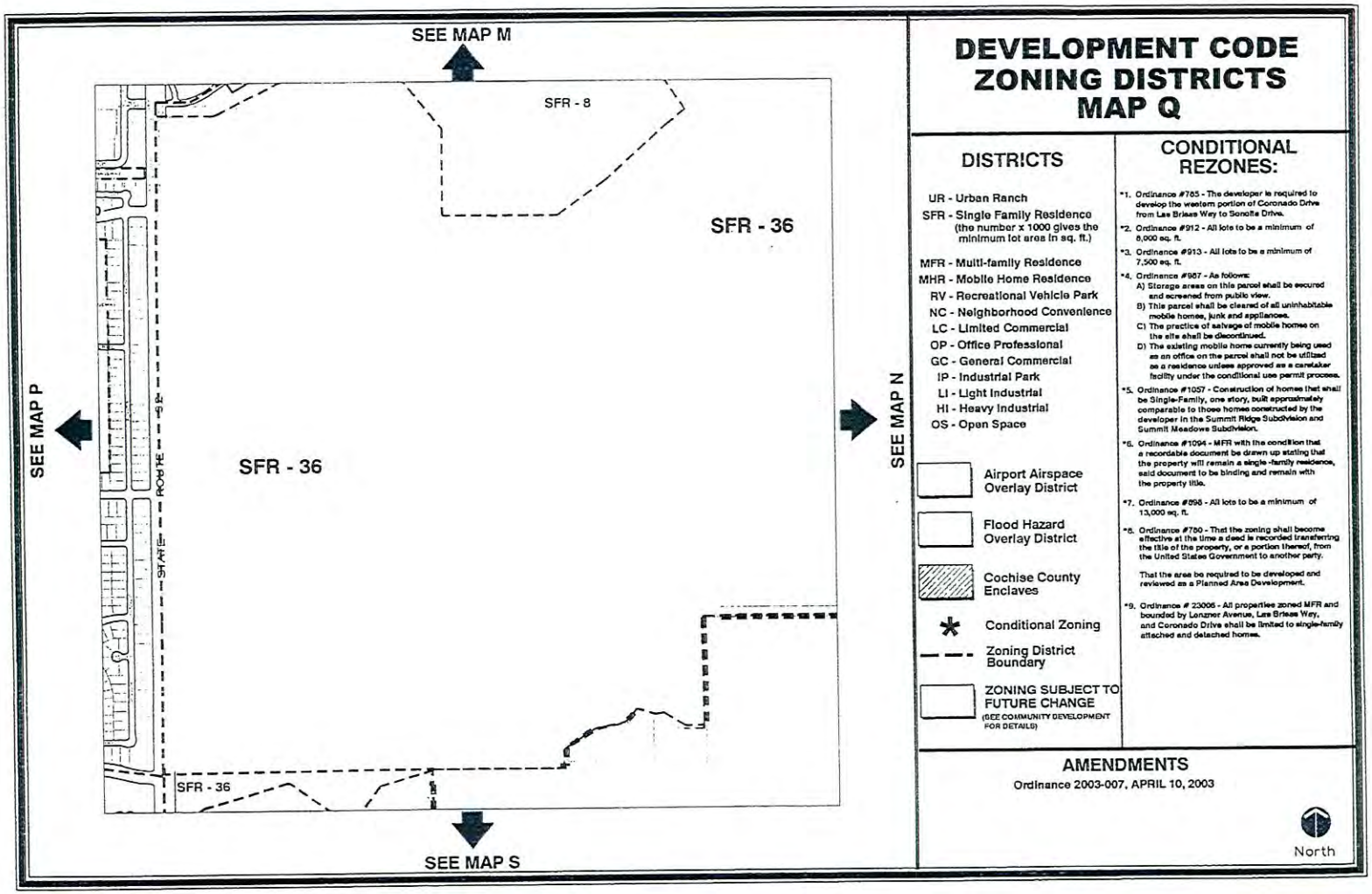


EXHIBIT 4.4 E

EXISTING ZONING MAP Q

D. Soils

Soil properties of importance in planning and engineering design include permeability, shear strength, compaction, expansion, drainage and shrink-swell potential. Preliminary results indicate that existing soils are suitable for development utilizing standard engineering and construction practices. No soil testing has been completed on site. More detailed soil analyses will be necessary prior to any construction activity.

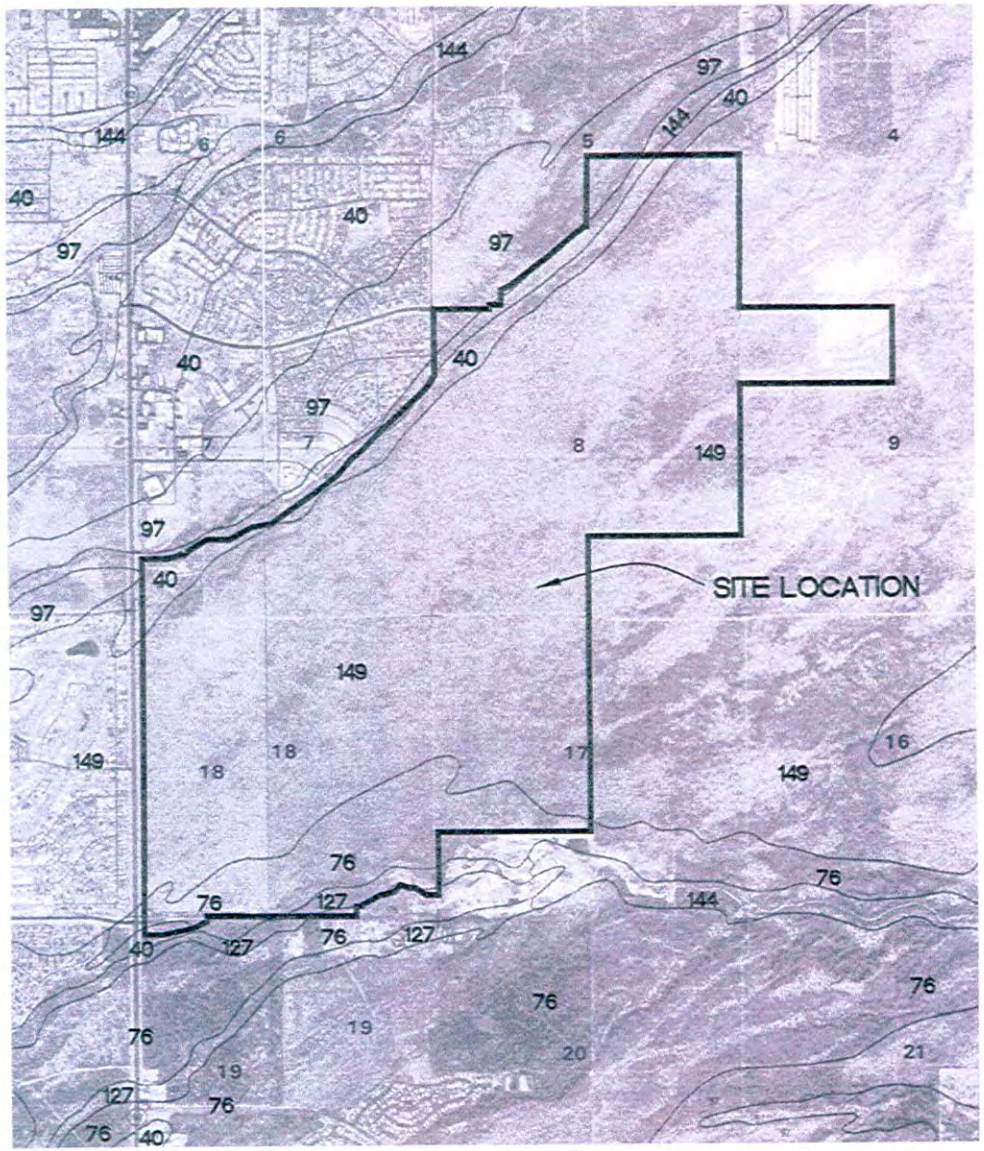
According to United States Department of Agriculture, Natural Resources Conservation Service data (USDA – NRCS, 2000), the Specific Plan site is primarily composed of the soil types listed below. Numbers in parenthesis refer to USDA, NRCS Soil Map Units numbers (see Exhibit 4.5: Soils).

- Vana series (149). This soil type exists in the vast majority of the Specific Plan area. This series consists of well-drained fine sandy loams with an indurated hardpan, typically ten inches thick, found at a depth of about 14 inches. Permeability is moderately slow, runoff is medium, and shrink-swell potential is low. Water erosion hazard is moderate but wind erosion potential is moderately high. The hardpan layer limits potential rooting depths to 8-20 inches.

- Libby-Gulch complex (97). A small portion of this complex occurs in the northern portion of the Specific Plan area, north of the Mountain Mesas Wash. The primary soil type in this complex is a gravelly clay loam, typically limy and occasionally gypsiferous. Clays, clay loams, and sandy clay loams (all limy) are also found. Soils are well-drained with slow to moderate permeability and runoff. The shrink-swell potential is moderate to high. Erosion hazards due to wind and water are slight to moderate.

- Graveyard-Sierravista complex (76). A small portion of this complex occurs in the southern portion of the Specific Plan area. This complex consists of very deep, well drained to somewhat excessively drained sandy loams. Permeability is moderately rapid to moderately slow. Runoff rate is low or medium. The shrink-swell potential is low to moderate. Hazard of erosion by water is moderate or severe and by wind is moderately high. This unit has high concentrations of calcium carbonate. Excess rock fragments in the soils may interfere with excavations.

- Riverwash-Bodecker complex (127). This complex occurs in the southern portion of the Specific Plan area, along the Garden Canyon Wash. The soils in this complex are very deep and excessively drained, with rapid to very rapid permeability. Runoff rate is very low and shrink-swell potential is low. The Bodecker soil has a high hazard of wind erosion. When vegetation is



LEGEND

- 40 COURTLAND-SASABE-DIASPER COMPLEX
- 76 GRAVEYARD-SIERRAVISTA COMPLEX
- 97 LIBBY-GULCH COMPLEX
- 127 RIVERWASH-BODECKER COMPLEX
- 144 UBIK COMPLEX
- 149 VANA FINE SANDY LOAM

EXHIBIT 4.5
SOILS

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING · CIVIL ENGINEERING © 2005

removed, care should be taken to prevent excessive dust and soil loss. Because of the hazard of flooding, structures should not be located in this unit.

- Courtland-Sasabe-Diaspar complex (40). A narrow strip of this complex occurs in the northern portion of the Specific Plan area, along the PDS South Wash/Mountain Mesas Wash. These well-drained soils consist largely of sandy clay loams and clay loams and occur along a wash in the northern portion of the site. Occasionally layers of sandy loam, gravelly sandy clay loam and gravelly clay loam are also encountered. Permeability is moderately slow with slow to moderate runoff. The shrink-swell potential is moderate with some high potential in Sasabe soils. These soils have moderately high erosion hazard due to wind and slight to moderate due to water.

- Ubik complex (144). A narrow strip of this complex occurs in the northern portion of the Specific Plan area, along the PDS South Wash/Mountain Mesas Wash. These well-drained silt loams and fine sandy loams occur along a wash in the northern portion of the site. Moderate permeability, slow runoff and low shrink-swell potential characterize these soils. Erosion hazard due to water is slight to moderate.

E. Vegetation Communities and Sensitive Biological Species

The Specific Plan area is located within the Semidesert Grassland biome[2] or biotic community and is characterized by perennial grasses and scrub-shrub species. Scrub species within the Semidesert Grassland biome include Mesquite *(Prosopis glandulosa, P. juliflora, P. velutina*), Whitethorn and Catclaw Acacia (*Acacia constricta, A. greggii*), Soaptree Yucca (*Yucca elata*), Prickly Pear (*Opuntia spp.*), Pincushion cacti (*Mammillaria spp.*), and Agave (*Agave spp.*).

Grasses found within the Semidesert Grassland biome in the Sierra Vista area include:

Poverty three-awn	*Aristida divaricata*
Red three-awn	*A. longiseta*
Purple three-awn	*A. purpurea*
Wright three-awn	*A. wrightii*
Cane beardgrass	*Bothriochloa barbinodis*
Sideouts grama	*Bouteloua curtipendula*
Black grama	*B. eriopoda*
Blue Grama	*B. gracilis*
Lehmann lovegrass	*Eragrostis lehmanniana*

[2] Biotic Communities of the Southwest. Brown, David E. and Charles H. Lowe. 1980. Accessed at <http://www.columbia.edu/itc/cerc/seeu/bio2/restrict/modules/images/Biotic%20Communities%20of%20Southwest_files/b1.jpg> on October 5, 2004.

Green sprangletop	*Leptochloa dubia*
Vine mesquite grass	*Panicum obtusum*
Little Bluestem	*Schizachyrium scoparium*
Bristlegrasses	*Setaria spp.*
Wright Sacaton	*Sporobolus wrightii*
Fluffgrass	*Tridens pulchellus*

Two major washes are present on the site: the PDS South/Mountain Mesas Wash and the Garden Canyon Wash. In addition, two smaller washes, – the Lewis Springs Wash and the Bakarich-McCool Wash, exist within the Specific Plan area. The local drainage pattern will be modified slightly to develop a man-made amenity wash including a pedestrian and bicycle trail and landscaping.

The PDS South/Mountain Mesas Wash and the Garden Canyon Wash exist in a relatively natural state and support a xero-riparian scrub vegetative community, which is characterized by greater densities and larger specimens of the Semidesert Grassland shrubs and trees.

Vegetation densities on the site (Exhibit 4.6: Vegetative Density) were measured from aerial photographs. Densities represent canopy coverage, including shrub and tree canopies. Cacti, grasses and other ground covers were not considered. Vegetation densities were divided into three categories: high density, medium density, and low density.

Most of the site supports low vegetation densities in terms of canopy cover. Medium vegetative density characterized by an increase in Mesquite, Acacia, or Desert Willow is found along the PDS/Mountain Mesas and Garden Canyon Washes xero-riparian areas. No areas of high density cover occur on the site. The understory of grasses, forbes and perennials creates the ground cover over much of the site. Grasses, shrubs and trees play an important role in stabilizing soils on site.

F. Existing Structures, Roads and Other Development

The subject property is currently vacant, except for a PDS Water Company Facility and an electrical substation located in the western portion of the Specific Plan Area, near the PDS South Wash and near the intersection of Highway 92 and Buffalo Soldier Trail, respectively. There are no roads or other improved structures within the property.

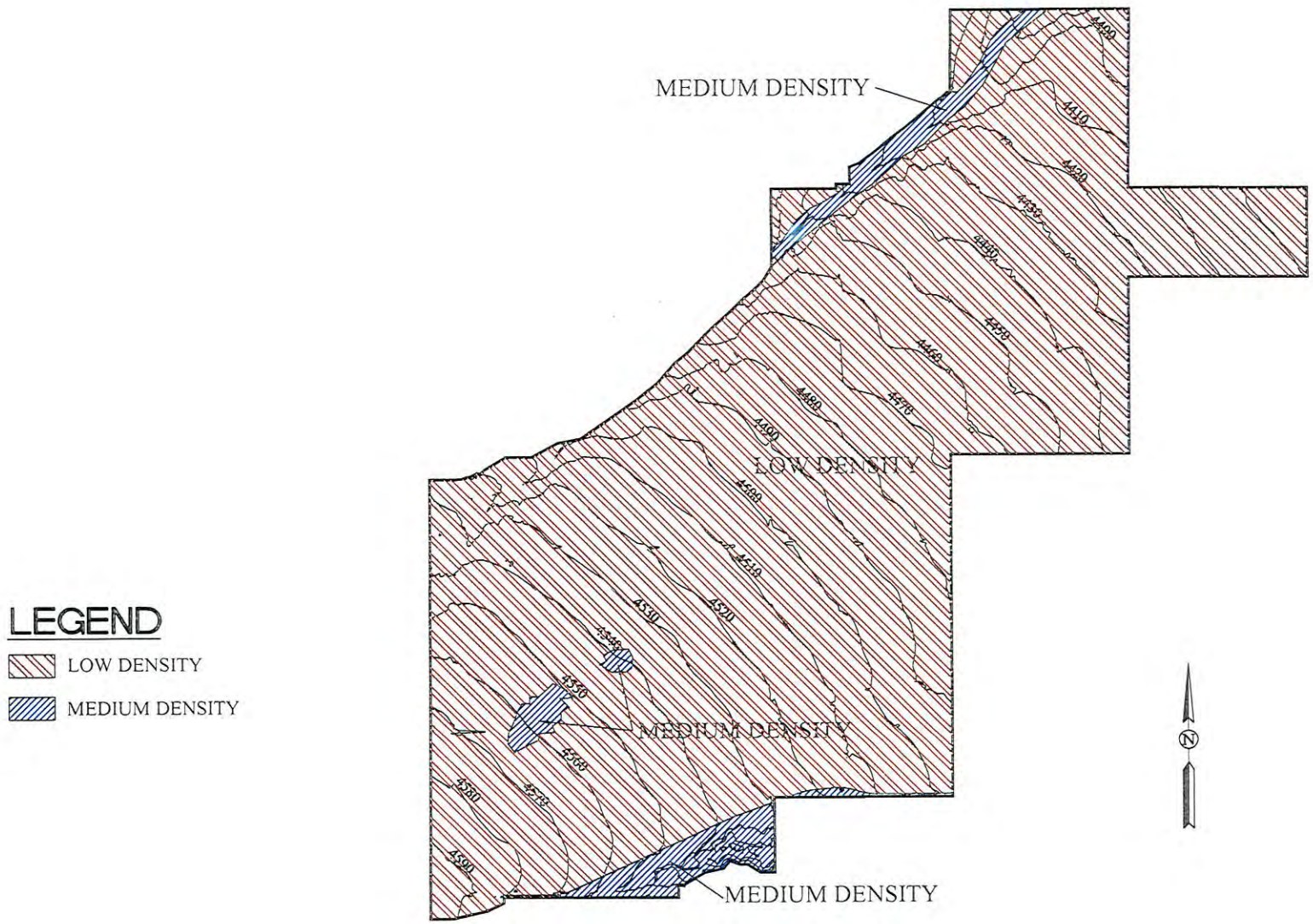


EXHIBIT 4.6
VEGETATIVE DENSITY

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

G. Existing Infrastructure and Public Services

1. Utilities

The Specific Plan area is contained near a well-established network of public services. Water, electric, gas, and sewer services are presently installed in the adjacent subdivisions to the north and west (see Exhibit 4.7: Regional Sewer Map and Exhibit 4.8: Regional Water Line Map).

Highway 92, the future extension of Buffalo Soldier Trail, and Avenida del Sol are major conduits for the utility needs of the community at large. Therefore, primary utility access points are readily available to the project area.

The utility companies serving the site are:

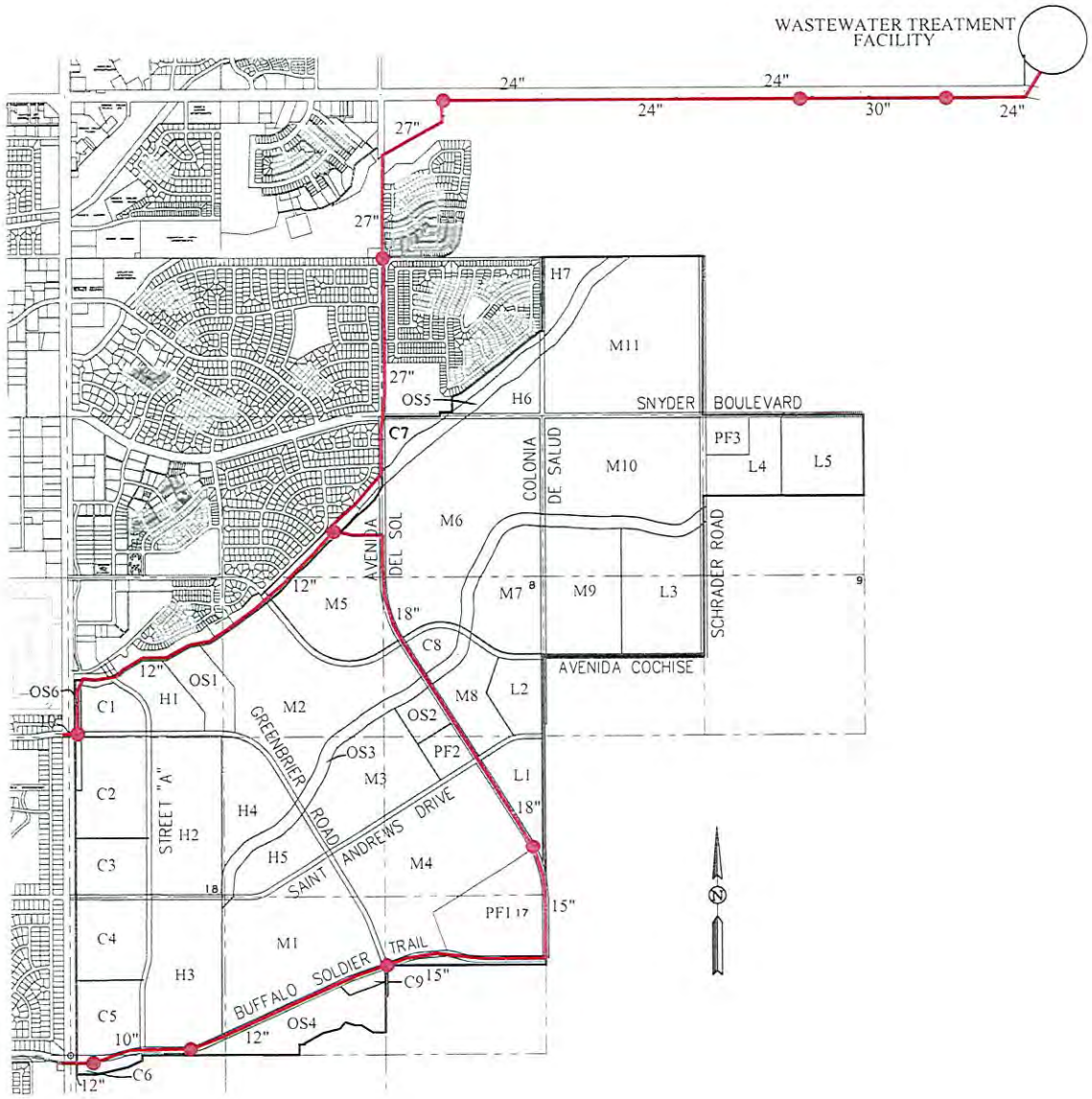
Power	Sulphur Springs Valley Electric Company
Water	Bella Vista Water (north of Snyder Boulevard) and Pueblo del Sol Water Company (south of Snyder Boulevard) (see Exhibit 4.9: Water Service Areas)
Gas	Southwest Gas
Sewer	City of Sierra Vista
Telephone	Qwest

2. Schools

The Specific Plan area is within the Sierra Vista Public Schools District. This school district currently serves approximately 6,760 children, with six elementary schools, two middle schools, and one high school. As of September 2004 there were 2,580 students enrolled in the elementary schools, 1,549 in the middle schools, and 2,634 in the high school. The school district also includes a performing arts center.

Sierra Vista is also served by Cochise College and the University of Arizona South (UAS). Cochise College offers two-year degree programs and has approximately 2,495 students in their Sierra Vista campus. UAS offers students the opportunity to complete four-year degrees in the Sierra Vista area, and has approximately 776 students at their Sierra Vista campus, of which 451 are full-time students.

The Tribute Specific Plan area plans for two elementary schools and one high school. The location of the school sites is conceptual. The need for schools to serve the Specific Plan area and the schools' final location will be determined in consultation with the Sierra Vista Unified School District. Should the school district choose not to build schools on one or



LEGEND

EXISTING SEWER LINE

DENOTES CHANGE IN SEWER SIZE

EXHIBIT 4.7

REGIONAL SEWER MAP

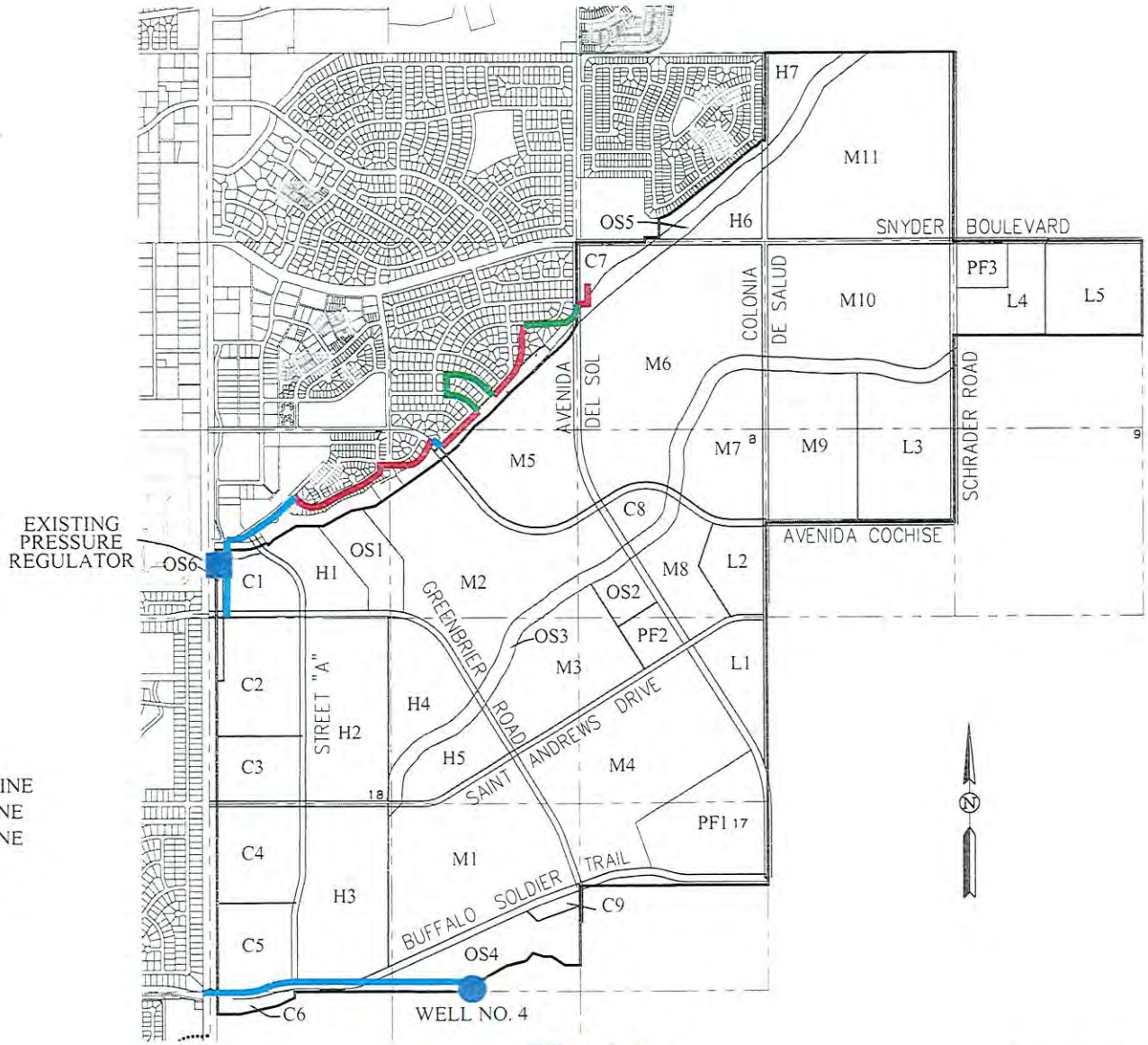
Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING - CIVIL ENGINEERING ©2005



LEGEND

- EXISTING 12" WATER LINE
- EXISTING 8" WATER LINE
- EXISTING 6" WATER LINE
- EXISTING WELL SITE
- EXSITING PRESSURE REGULATOR

EXHIBIT 4.8

REGIONAL WATER LINE MAP

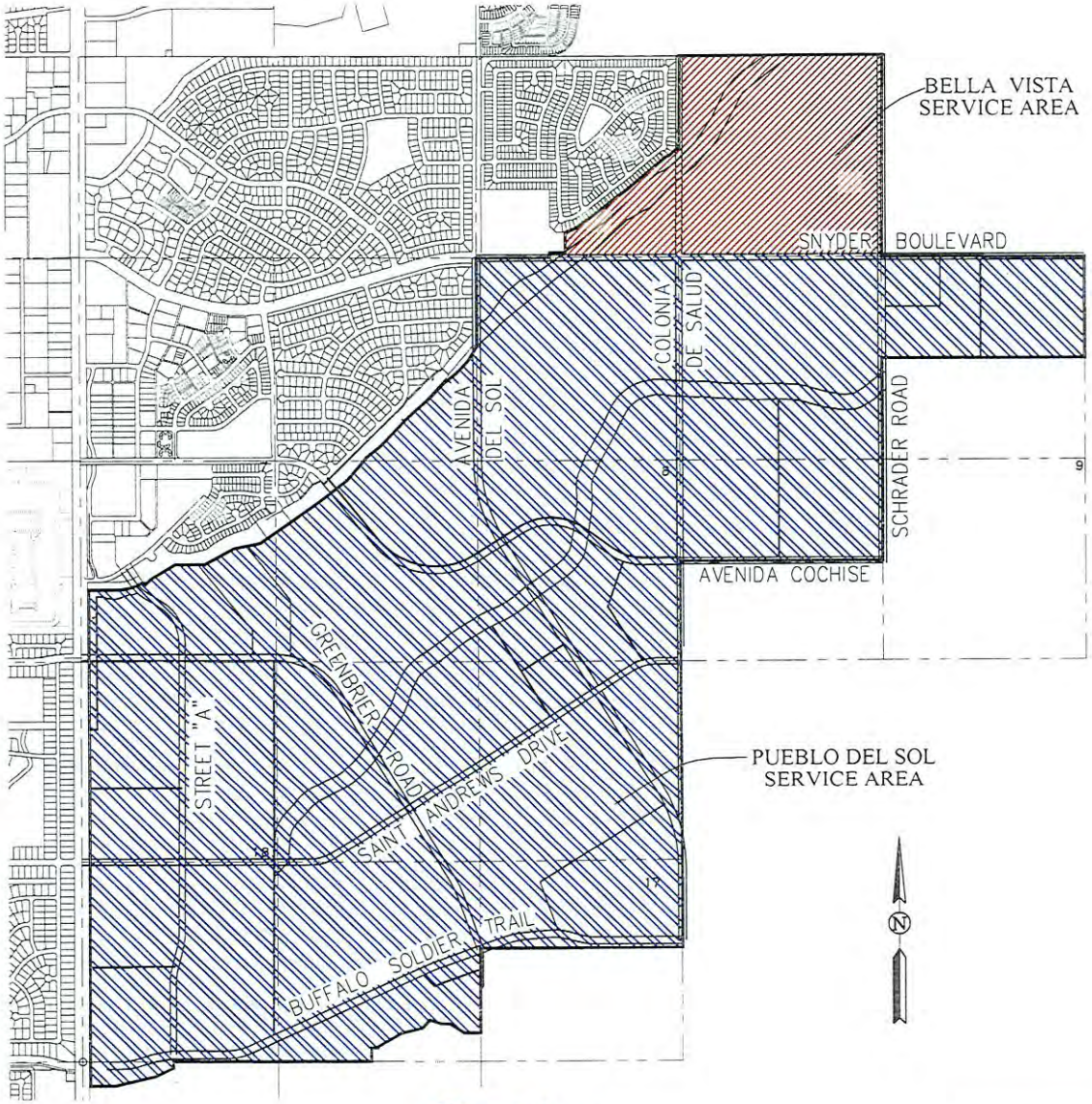
Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY: CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING · CIVIL ENGINEERING ©2005



LEGEND

- BELLA VISTA SERVICE AREA
- PUEBLO DEL SOL SERVICE AREA

EXHIBIT 4.9
WATER SERVICE AREAS

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

more of these sites, the site or sites will be made available for residential development, following the standards for Medium Density Planning Areas within PF1 and PF2 and the standards for Low Density Planning Areas within PF3.

3. Parks and Recreation

The nearest existing park to the Specific Plan boundary is the Purple Heart Park, located north of Foothills Drive and west of Avenida del Sol. A multi-use trail is located along the west side of Highway 92, north of Greenbrier Road, and another trail is located on the east side of Highway 92, north of Calle Mercancia. A third multi-use trail is currently under construction along Highway 92 north of Buffalo Soldier Trail. No other private or public trails, parks, or recreation areas are located within a one-mile radius of the Specific Plan boundary.

The communities of Sierra Vista and Fort Huachuca offer a variety of recreational facilities within several miles of the site. The City of Sierra Vista has four neighborhood parks (less than five acres) and three community parks (less than 100 acres). Taken altogether, these facilities provide playground equipment, picnic tables, baseball diamonds, a soccer field, a swimming pool, tennis courts, and a motor-cross track. Special Interest parks include an equestrian park with rodeo grounds, and a Little League ballpark with four diamonds.

Residents who have access to the military base at Fort Huachuca may also take advantage of five parks, three swimming pools, a rodeo arena, ball fields, Little League diamonds, a golf course, and a skeet/archery range. In addition, recreational opportunities are available in several canyons, including the Garden Canyon, located in the Huachuca Mountains on military property.

The Coronado National Forest is within a half-hour drive and provides numerous opportunities for camping, hiking, hunting, picnicking and birdwatching. A segment of the Arizona Trail, a 750-mile long trail extending from Mexico to Utah, passes through the Miller Peak Wilderness along the crest of the Huachuca Mountains. The Nature Conservancy's Ramsey Canyon Preserve, located a few miles south of Sierra Vista, is a popular location for birdwatching.

The San Pedro Riparian Conservation Area, located five miles east of the city, is nationally recognized as an important bird migration route and habitat.

The main open space and recreational facility within the Tribute Specific Plan area will be a linear park that will follow the course of a wash from the southwest to the northeast portion of the Specific Plan area. A meandering pedestrian and bicycle trail will follow the entire length of the wash, providing residents with the opportunity to walk and bicycle the trail system. The trail will increase connectivity between neighborhoods as well as provide pedestrian and bicycle access to the Town Center. It will be an all-weather surface trail, cleared to a width of ten feet. Native and natural[3] landscape material will be used in order to preserve the scenic beauty of the area.

The Specific Plan area will have one or two regional detention basins that will also function as multi-use parks. In addition, the Specific Plan will include neighborhood parks, which will range from one to three acres in size each. These parks will be primarily passive recreation areas for individual neighborhoods. Some of the neighborhood parks may have playground equipment and furniture.

H. Traffic

Presently, the road infrastructure for the Specific Plan area consists of Highway 92 and Avenida Cochise to the west and Avenida del Sol to the north. The extension of Buffalo Soldier Trail and the extension of St. Andrews Drive will provide access to the first phase of development within the plan area, adjacent to Highway 92. Avenida del Sol will be extended south to provide internal access into the Specific Plan area and will connect with Buffalo Soldier Trail. Additionally, Highway 92 will experience increased traffic upon development of the Specific Plan area, but is not contained within the site. Table 4.2: Traffic Table describes the major planned roadways within the Specific Plan area.

[3] *Natural landscaping* is designed with plants that are appropriate for the site's microclimate and topography. This can mean *native plants*, but not always. An example of natural landscaping is using drought-tolerant plants in areas that are dry and windy, and using plants appropriate for wet areas in spillways and waterways.

Table 4.2: Traffic Table

Classification	Road Names	Future Right- of-Way Width	Future Pavement Width	Design Speed
Minor Arterial	Buffalo Soldier Trail Avenida Cochise (west of Colonia de Salud) Avenida del Sol (within Tribute) Schrader Road (within Tribute)	100'	66'-68'	50 mph
Residential Collector	St. Andrews Drive (along residential frontage) Avenida Cochise (east of Colonia de Salud) Greenbrier Road (along residential frontage) Colonia de Salud Snyder Boulevard	80'	50'-52'	35 mph
Commercial Collector	St. Andrews Drive(along commercial frontage) Street "A" Greenbrier Road (along commercial frontage)	100'	66'-68'	40 mph

Notes: Residential Collectors may be configured as Modified Residential Collectors, with a 92'-102' future right-of-way, a 50'-52' future pavement width, a 12'-22' landscaped median, and a 35 mph design speed.

Commercial Collectors may be configured as Modified Commercial Collectors, with a 100'-110' future right-of-way, 50'-52' future pavement width, a 12'-22' landscaped median, and a 40 mph design speed.

I. Cultural Resources Investigation

There have been limited archeological surveys conducted on-site. According to the Arizona State Museum (Su Benaron, Assistant Permits Administrator for the ASM) and an Archaeologic and Historic Resources Study prepared for the portions of the project area (refer to APPENDIX D – Archaeological and Historic Resources Study), no significant archaeological or historical resources were found within the property boundaries by these surveys.

J. Synthesis and Summary of Analysis

The majority of the site is appropriate for development with preservation and/or mitigation plans for water, cultural, and biological resources. If any cultural resource is unearthed during grading activities, an archaeologist will examine it for cultural and historical value. The most limiting known factor for development within the Specific Plan area is the floodplains.

5. CONCEPT PLAN

A. Purpose & Intent

This chapter contains a description of the goals, objectives and policies of the Specific Plan combined with various plan components. These components provide the rationale for the development regulations found in Chapter 6. The Tribute Specific Plan is planned as a residential community with commercial, recreational, institutional, and open space features. As future development occurs, the needs of the Tribute Specific Plan community and the needs of the City of Sierra Vista as a whole may change. The needs of Fort Huachuca play an important role in determining the pattern of development in the City. This Specific Plan establishes provisions for flexible development.

B. Development Goals

In recognizing the major development issues, the landowner's objectives and City requirements, a set of development plan goals have been established:

- Implement the goals and policies of VISTA 2020
- Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards, and guidelines (smart growth and quality growth)
- Utilize the drainage-ways as a community amenity for recreation and open space that will also enhance aquifer recharge
- Minimize future groundwater pumping for landscape irrigation through the implementation of environmentally-friendly measures such as the use of water wise landscaping throughout the Specific Plan area.
- Utilize green building techniques to minimize development impacts on energy and water resources.
- Provide uniform regulations for land use, circulation, and landscaping
- Provide guidelines to create "livable neighborhoods,' following Neo Traditional design concepts
- Provide backbone infrastructure system and public facilities to support development in an efficient and timely manner

The Tribute Specific Plan development goals are closely related to goals and policies included as part of VISTA 2020, since the Specific Plan implements VISTA 2020. Some of VISTA 2020 Goals and related Strategies that are addressed in the Specific Plan are the following:

VISTA 2020 Land Use Element

Goal 2-1: Use generally acceptable planning principles to develop land use plans.

The Specific Plan takes into account the future growth of the City of Sierra Vista and provides flexibility to meet the increase in housing demand, as well as demand for commercial, educational, and recreational facilities. The Specific Plan also plans for commercial land uses with safe access, avoiding conflicts with residential neighborhoods. In addition, the Plan provides for a variety of residential land use densities.

Goal 2-2: Ensure that development meets all codes, regulations, and acceptable planning principles.

The Specific Plan includes design flexibility and places higher density developments near commercial and employment centers, major community facilities, parks, and transportation routes, both included as strategies for achievement of this goal in VISTA 2020.

Goal 2-3: Protect designated environmentally sensitive land and floodplains by designating them as open spaces.

The Tribute Specific Plan designates the PDS South/Mountain Mesas Wash, the Garden Canyon Wash, and the Lewis Springs Wash as open space, therefore protecting environmentally sensitive areas and floodplains.

Goal 2-5: Build new infrastructure according to City Codes and standards.

New infrastructure implemented within the Specific Plan area will follow applicable City Codes and standards. Roadways will follow cross sections presented in this Specific Plan. All roadways deviating from the City of Sierra Vista Development Code standards shall be private, unless otherwise allowed by the City during the plat stage.

Goal 2-6: Minimize conflicts between land uses using appropriate performance standards and design guidelines.

VISTA 2020 recommends commercial developments to provide safe and adequate buffering. Buffers for the Specific Plan area will be as stated in this document (Chapter 6, Section K). In addition, the Specific Plan establishes limits on structure heights and encourages green building techniques that allow for more energy-efficient buildings.

Goal 2-8: Prepare specific plans, as necessary, as appendices to the general plan.

The Tribute Specific Plan site is included in VISTA 2020's Land Use Element as a master-planned community. The development of a specific plan for the site is consistent with VISTA 2020 Goals.

Goal 2-9: Designate private open space areas in high-density land use plans.

The Specific Plan determines that Residential Planning Areas may have one or more private neighborhood parks. Tribute will include a minimum of 24 acres within neighborhood parks. These parks will range from one to three acres in size each.

VISTA 2020 Circulation Element

Goal 3-1/3-2: Develop/Maintain a safe, convenient, and energy efficient transportation system, including streets, public transit, bicycle routes, sidewalks, and multi-modal paths.

The Specific Plan transportation system follows closely the transportation system included in VISTA 2020, with minor modifications.

Goal 3-4: Increase alternate transportation options in order to reduce vehicular congestion.

The multi-use trails along Lewis Springs Wash and major roadways, the creation of a pedestrian-friendly community, and the possibility of implementation of bicycle trails along roadways will contribute to the achievement of this goal.

VISTA 2020 Open Space Element

Goals 4-1/4.2: Identify/Obtain potential open space land.

Goal 4-3: Designate adequate open space land to meet the community standard of ten acres per 1,000 residents.

Goal 4-4: Designate adequate open space land to meet the community standard of .83 miles of multi-modal paths per 1,000 residents.

Goal 4-5: Coordinate with appropriate jurisdictions or organizations to provide a stewardship program to protect open space land.

The Specific Plan identifies and plans for the reservation of the Lewis Springs Wash, Garden Canyon Wash, PDS South/Mountain Mesas Wash, and West Channel, areas next to drainage swales, private neighborhood parks, and local and regional detention basins as park and open space areas. The Specific Plan also plans for the implementation of a multi-modal trail along the Lewis Springs Wash.

Approximately 156.11 acres of the Tribute Specific Plan area are included within the Open Space Planning Areas, and therefore, reserved for open space and recreation purposes. Tribute will also include a minimum of 24 acres within neighborhood parks. According to VISTA 2020, the amount of targeted open space should be calculated at a rate of ten acres per 1,000 residents. The maximum number of dwelling units that will be allowed within the Specific Plan area is 6,959. The City of Sierra Vista's standard multiplier of 2.48 persons per household indicates that a total of 17,258 residents may occupy the site. Based on this number of residents, the Specific Plan area would be required to have approximately 173 acres of open space if the maximum 6,959 residential units are built. Tribute will include a total of 180.11 acres of parks and open space. The Specific Plan will meet VISTA 2020 requirements for open space at completion.

VISTA 2020 also recommends that residential developments include 0.83 miles of multi-use trails per 1,000 residents. Based on a total of 17,258 residents (if 6,959 dwelling units are built), the Specific Plan area would be required to have approximately 14.3 miles of multi-use trails. The Tribute Specific Plan will include approximately 14.22 miles of multi-use trail, including the trail along the Lewis Springs Wash (Exhibit 5.13B). Paseos and multi-use trails along local streets will contribute to guarantee that the Specific Plan meet the recommended amount of trails for the development. The Specific Plan will meet VISTA 2020 requirements for trails at completion.

The Specific Plan also encourages coordination with appropriate jurisdictions or organizations to provide a stewardship program to protect open space land.

VISTA 2020 Growth Element

Goal 5-1: Target growth to identified growth areas.

VISTA 2020 states that future development should occur within target areas. The Tribute Specific Plan site is identified in VISTA 2020 as a future growth area. The Specific Plan also encourages retention of open space, as mentioned above, and encourages multi-modal transportation

systems, such as the multi-use trails. In addition, the Specific Plan considers the needs of Forth Huachuca.

VISTA 2020 Environmental Planning Element

Goal 6-1: Maintain a high standard of air quality.

The Specific Plan uses traffic flow techniques that encourage the efficient flow of traffic movement. The Specific Plan also encourages the use of green building techniques that may contribute to minimize the demand for electric power. Implementation of the Specific Plan will follow Best Management Practices to minimize blowing dust caused by land clearing and grading.

Goal 6-2: Maintain a high standard of water quality.

The Specific Plan includes a drainage concept plan that considers storm water management. Implementation of the Specific Plan will follow Best Management Practices for storm water management and to reduce and mitigate storm water-related environmental impacts.

The Specific Plan will meet the City of Sierra Vista standards for open space at completion, which will guarantee the maintenance of an adequate amount of permeable surfaces in the development.

Goal 6-3: Protect and enhance natural resources.

Natural resources were considered in the development of the Tribute Specific Plan. The connectivity of open space areas will encourage wildlife movement. Native vegetation will be maintained, to the extent possible, along washes and within natural or unimproved open space areas. In addition, the Specific Plan includes the Lewis Springs Wash and regional and local detention basins, which will contribute to aquifer recharge.

VISTA 2020 Water Resources Element

Goal 8-1: Conserve available water supply.

Goal 8-2: Support efforts to minimize the impacts of groundwater pumping.

The Tribute Specific Plan includes water conservation, water reuse, and water augmentation measures that will contribute to conserve available water supply and minimize the impacts of groundwater pumping. These measures are detailed in Appendix C and include:

- The use of water wise landscaping techniques in the Tribute Specific Plan's common areas, open spaces, and parks. The amount of turf in residential development will be restricted.
- The use of turf in commercial areas will be prohibited.
- Harvested rainwater may be utilized to irrigate neighborhood parks within the Specific Plan area.
- Water- and energy-efficient fixtures and appliances will be installed in new residences.
- The Specific Plan provides for public education programs for water conservation, including distribution of a manual on water wise landscaping techniques and listing plant species that may be included in the Specific Plan area, (the Tribute Plant List is included in Appendix E).
- Construction of the Lewis Springs Wash, which will be part of the drainage system for the Specific Plan area and will contribute to groundwater recharge. In addition, the Garden Canyon Wash and PDS/Mountain Mesas Wash will remain in their natural state, further contributing to aquifer recharge.
- A regional detention basin will be developed during the first phase of Tribute. This detention basin will be a multi-use facility that will provide park and active recreational uses and promote aquifer recharge. Storm water detention will also be employed within and adjacent to the numerous neighborhood parks, also promoting aquifer recharge.

VISTA 2020 Conservation Element

Goal 9-1: Maintain and protect the natural environment and resources of Sierra Vista and the surrounding area.

Goal 9-2: Mitigate impacts on the aquifer caused by pumping.

Goal 9-3: Minimize development impacts on designated wildlife corridors and sensitive vegetation areas.

The Tribute Specific Plan designates the PDS South/Mountain Mesas Wash and the Garden Canyon Wash as open spaces, therefore protecting the natural environment and resources of Sierra Vista. Existing native vegetation along those washes will be preserved to the extent possible.

The Specific Plan encourages the development and implementation of water conservation, water reuse, and water augmentation programs (please see Goals 8.1 and 8.2 above). The use of water wise landscaping

throughout the project and the construction of the Lewis Springs Wash and both regional and local detention basins will contribute to minimize future groundwater pumping and to enhance aquifer recharge. The Specific Plan also encourages the use of green building techniques to promote water and energy conservation, as well as efficient community planning (please refer to Appendix C).

VISTA 2020 Parks and Recreation Element

Goal 10.1: Develop and maintain a system of high quality and environmentally sensitive parks, recreation facilities, and programs

The Specific Plan plans for the creation of a high quality park and recreation system, composed of the Lewis Springs Wash, Garden Canyon Wash, PDS South/Mountain Mesas Wash, areas next to drainage swales, neighborhood parks, and regional detention basins. VISTA 2020 encourages the development of private facilities that complement the City's park system. The neighborhood parks are recreation facilities that will be maintained privately. In addition, VISTA 2020 considers future designation of scenic drives within the city. The proposed roadway along the Lewis Springs Wash may enhance the drivers' visual experience while traversing the Specific Plan area.

VISTA 2020 Public Facilities and Services Element

Goal 11-2: Consider, for general plan purposes, planning for new and renovated schools.

The Specific Plan plans for the reservation of a high school and two elementary school sites.

Goal 11-4: Consider the natural element, surrounding land uses, and community design standards when locating and developing public buildings and facilities.

Public buildings shall preferably be located within the Town Center area, which will guarantee adequate infrastructure, no land use conflicts, and optimal accessibility.

VISTA 2020 Economic Development Element

Goal 15-2: Ensure that private development is consistent with the City's environmental goals and concerns.

The Tribute Specific Plan meets several Goals included in VISTA 2020's Land Use, Open Space, Environmental Planning, Water Resources, Conservation, and Parks and Recreation Elements. The Specific Plan is

consistent with the City of Sierra Vista's environmental goals and concerns.

VISTA 2020 Urban Design Element

Goal 17-1: Develop a city distinguished by its orderly and aesthetic character and its harmony with the environment.

Goal 17-2: Develop a cohesive urban character that distinguishes the City of Sierra Vista as a community unto itself.

VISTA 2020 establishes many strategies to promote an orderly, cohesive, and aesthetically pleasant community that are fully incorporated in the Specific Plan Design Guidelines:

- Site and orient buildings with consideration to the pedestrian or vehicular nature of the street
- Encourage the location of off-street parking facilities to the rear and sides of structures
- Require appropriate landscaping and setbacks as a condition of residential, commercial, and industrial subdivision and site plan approval
- Vary the scale and nature of mature landscape materials as appropriate to the site, structure, and signage
- Require lighting that does not pollute the night sky

In addition, the Urban Design Element encourages a mix of land uses, the creation of pedestrian-friendly neighborhoods, and the creation of landscaped gateways at appropriate vehicular entrances to the City, which are strategies included in the Specific Plan. The Town Center will provide an urban environment for shopping and pedestrian usage.

C. Land Use Plan

The Tribute Specific Plan encompasses approximately 1916 acres and is divided into 41 land use Planning Areas, some of which include designated areas for natural open space (Exhibit 3.2: Tribute Specific Plan Land Use). The proposed primary land use allocation is summarized in Table 5.1: Land Use Summary. The total acreage shown in Table 5.1 includes land devoted to internal local streets. The Specific Plan area will accommodate a residential community with a Town Center that will include a mix of commercial, institutional, and residential uses. The community will be developed along the north and south sides of a linear park. This park will follow the course of a man-made wash and will provide recreational and open space opportunities, improve the community connectivity, and contribute to the drainage and water recharge systems. All

land uses are integrated regarding circulation, open space, drainage ways, aesthetic and visual setting, development standards, and design guidelines.

1. Residential Land Uses

The Tribute Specific Plan incorporates three residential land use categories within 23 Planning Areas. Residential Land Uses include Low Density Residential (Planning Areas L1 through L5), Medium Density Residential (Planning Areas M1 through M11), and High Density Residential (Planning Areas H1 through H7), which correspond to the uses identified in VISTA 2020. Residential densities vary depending on their location within the plan area. Larger lots are located in the eastern portion of the Specific Plan area. Medium-sized lots account for the majority of the residential development area. Multi-family development will be located in the southwestern quadrant of the project site, near the Town Center, and in the northern portion of the Specific Plan area, near the Mountain Mesas Wash. In addition, residential developments such as apartment units may be developed within Commercial Planning Areas C3 and C4 (Town Center). Residential units may also be developed within the Public Facilities Planning Areas (PF1, PF2, and PF3) if the School District decides not to build schools within these sites.

Table 5.1: Land Use Summary

Land Use	Proposed Use	Planning Areas	Acres
High Density Residential (H)	Single-Family and Multi-Family Residential	H1, H2, H3, H4, H5, H6, H7	*245.29*
Medium Density Residential (M)	Single-Family Residential	M1, M2, M3, M4, M5, M6, M7, M8, M9, M10, M11	*966.13*
Low Density Residential (L)	Single-Family Residential	L1, L2, L3, L4, L5	*173.73*
Commercial (C)	Commercial, Institutional, and Residential Uses: Office, Stores, Hotels, Civic/ Community Center, Public Institutions, Apartments	C1, C2, C3 (Town Center), C4 (Town Center), C5, C6, C7, C8, C9	*174.74*
Open Space (OS)	Parks, Recreation Facilities, Enhanced or Re-vegetated Open Space	OS1 (Detention Basin), OS2 (Detention Basin) OS3 (Lewis Springs Wash)	*84.51*
	Undisturbed/Undeveloped Open Space	OS4 (Garden Canyon Wash) OS5 (Mtn. Mesas Wash) OS6 (West Channel)	*71.60*
Public Facilities (PF)	Possible Elementary and High School or Residential Uses	PF1 (High School), PF2 (Elementary School) PF3 (Elementary School)	*70.46*
Major Roadways	Circulation	n/a	*130.01*
Total Acreage			*1,916.47*

2. Commercial Land Uses

The Specific Plan outlines the Town Center as a focal gathering point for the community. The Town Center will be located in Planning Areas C3 and C4. There will be commercial uses north and south of the Town Center, where large box retail will be allowed (C1, C2, and C5). The primary vehicle access to the Town Center will be through an extension of St. Andrews Drive. Buffalo Soldier Trail and St. Andrews Drive will have unrestricted access to and from Highway 92. Street "A" will connect to Calle Mercancia, providing additional Highway access. Greenbrier Road will have restricted access to Highway 92. Pedestrians and bicyclists will be able to access the Town Center from the multi-use trail along Lewis Springs Wash.

The Town Center will consist of commercial uses and public building, and may also include residential uses. Initially, commercial activities will be a combination of small stores, restaurants, and a grocery store. Office uses will be incorporated gradually. Big box retail stores will be permitted in the northern and southern portions of the Town Center, set back from the future extension of St. Andrews Drive. The area to the north of the Town Center may also include a convention facility and a hotel if demand requires it. Institutional uses that may be located adjacent to the Town Center include a civic center, fire and police facilities, and a community library.

Four additional commercial areas are also planned for, one central to the Specific Plan area (C8, at the intersection of Avenida del Sol and Avenida Cochise), one within the northern portion of the area (C7, at the intersection of Avenida del Sol and Snyder Boulevard), and two south of Buffalo Soldier Trail (C6 and C9). These additional commercial areas will be smaller and developed at later stages of the Specific Plan implementation.

3. Recreational and Open Space Land Uses

The future Lewis Springs Wash (OS3) is planned to be the main recreational and open space feature in the community (see Exhibit 5.1: Lewis Springs Wash Concept). The open space area along the wash will allow for passive recreation uses, while a multi-use trail along the wash will accommodate pedestrians, joggers, and bicyclists. The trail will increase connectivity within the Specific Plan area, since it will extend from the eastern end of the project to the future Town Center. A roadway will run along one side of the Lewis Springs Wash. In addition to contributing to organize the community's open space and circulation, the wash is expected to function as a drainage facility that will play a part in aquifer recharge. The Specific Plan provides for the

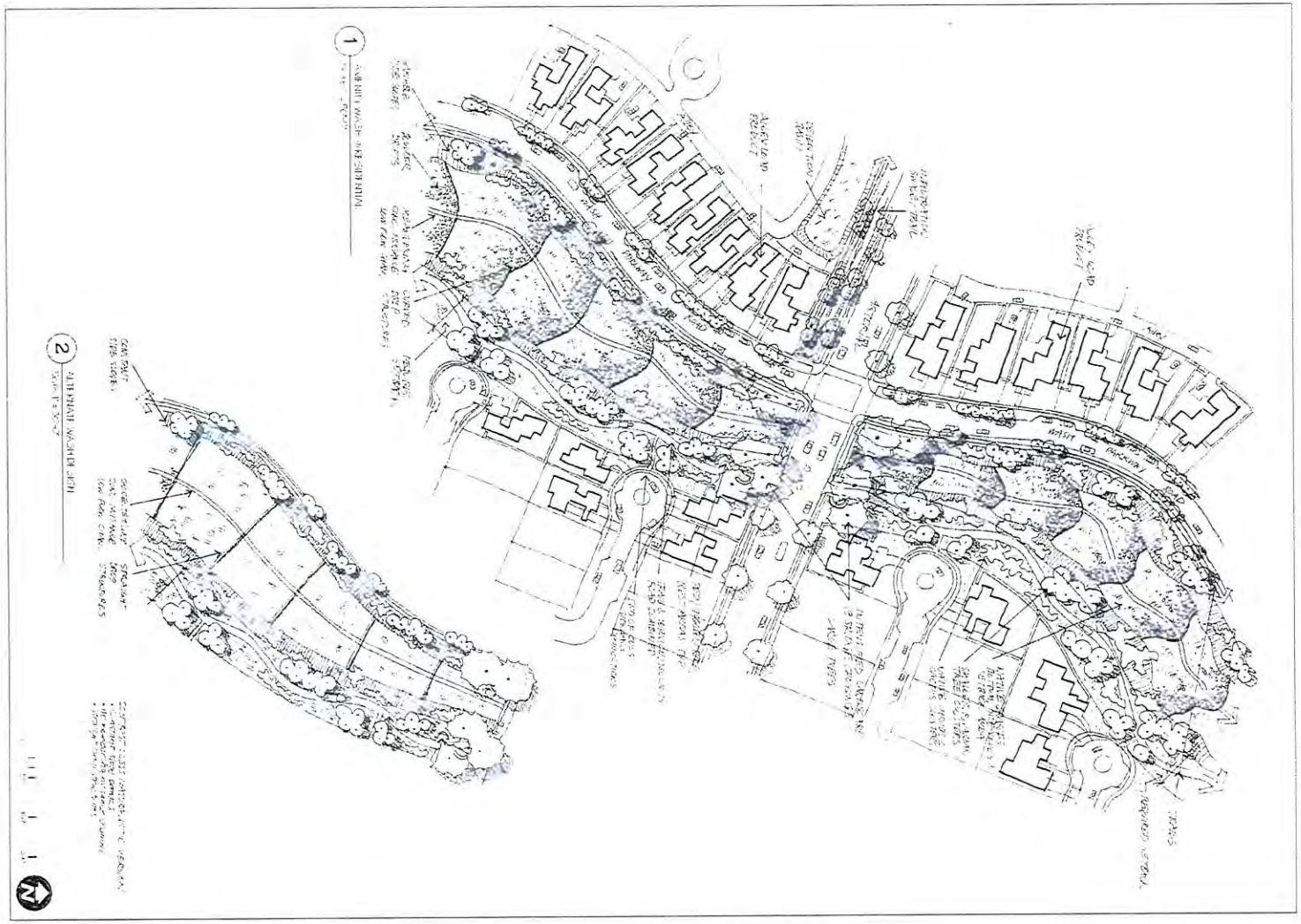


EXHIBIT5.1

LEWIS SPRINGS WASH CONCEPT

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING • CIVIL ENGINEERING ©2005

implementation of the Lewis Springs Wash and regional and local detention basins as a means of enhancing aquifer recharge.

The Specific Plan also plans for neighborhood parks that will contribute to supply adequate recreational and open space opportunities within the community. Some of the neighborhood parks may also serve as local detention basins. With implementation of the Lewis Springs Wash and the neighborhood parks, each residence will be within walking distance from a park (approximately half a mile), which will contribute greatly to a high quality of life in the Specific Plan area. There will be also one or two regional detention basins (OS1 and OS2) within the Specific Plan area that will function as passive recreational areas. Connected pedestrian ways and walkways, including those along drainage swales, will enhance the recreational and open space opportunities in the community.

Wherever possible, the Specific Plan preserves open space, wildlife habitat, and native vegetation. The existing PDS South/Mountain Mesas Wash (OS5) located at the northern boundary of the Specific Plan area and the Garden Canyon Wash (OS4) at the southern boundary will be maintained as natural open spaces to preserve native vegetation and provide habitat for wildlife. The man-made Lewis Springs Wash that bisects the project area will have clusters of introduced vegetation to enhance the recreational and aesthetic experience. This xero-riparian wash will have potential for both recreational and habitat uses. The West Channel (OS6), located near commercial areas C1 and C2, will be part of the drainage system for the Specific Plan area.

D. Circulation Concept Plan

The Tribute Specific Plan traffic and circulation system consists of roadways, trails and pedestrian access designed to facilitate attractive neighborhoods that encourage pedestrian use and pedestrian safety while providing efficient traffic flow. The Specific Plan area will also be accessible by public transit, which shall be provided by the Sierra Vista Public Transit System. The Town Center area will have one signature bus stop located near the intersection of Street "A" and Saint Andrews Drive to enhance public access alternatives to the area.

Buffalo Soldier Trail, St. Andrews Drive, Street "A", Greenbrier Road, Avenida Cochise, Snyder Boulevard, Avenida del Sol, Colonia de Salud, and Schrader Road will serve as the primary outlets for traffic circulation through the subject property. A roadway will be built along one side of the Lewis Springs Wash, traversing the Specific Plan area to connect with St. Andrews Drive. Local residential streets will intersect these roadways at controlled access locations through median placement and curb cuts (see Exhibit 5.2 A: Circulation Plan).

The Transportation and Circulation Element of the City of Sierra Vista General Comprehensive Plan (VISTA 2020) designates Buffalo Soldier Trail, Avenida del Sol, Avenida Cochise (west of Colonia de Salud), and Schrader Road as future minor arterials. VISTA 2020 also designates St. Andrews Drive, Greenbrier Road, Avenida Cochise (east of Colonia de Salud), Snyder Boulevard (east of Avenida del Sol), and Colonia de Salud as future collectors. Therefore, these roadway alignments, as shown, conform to VISTA 2020.

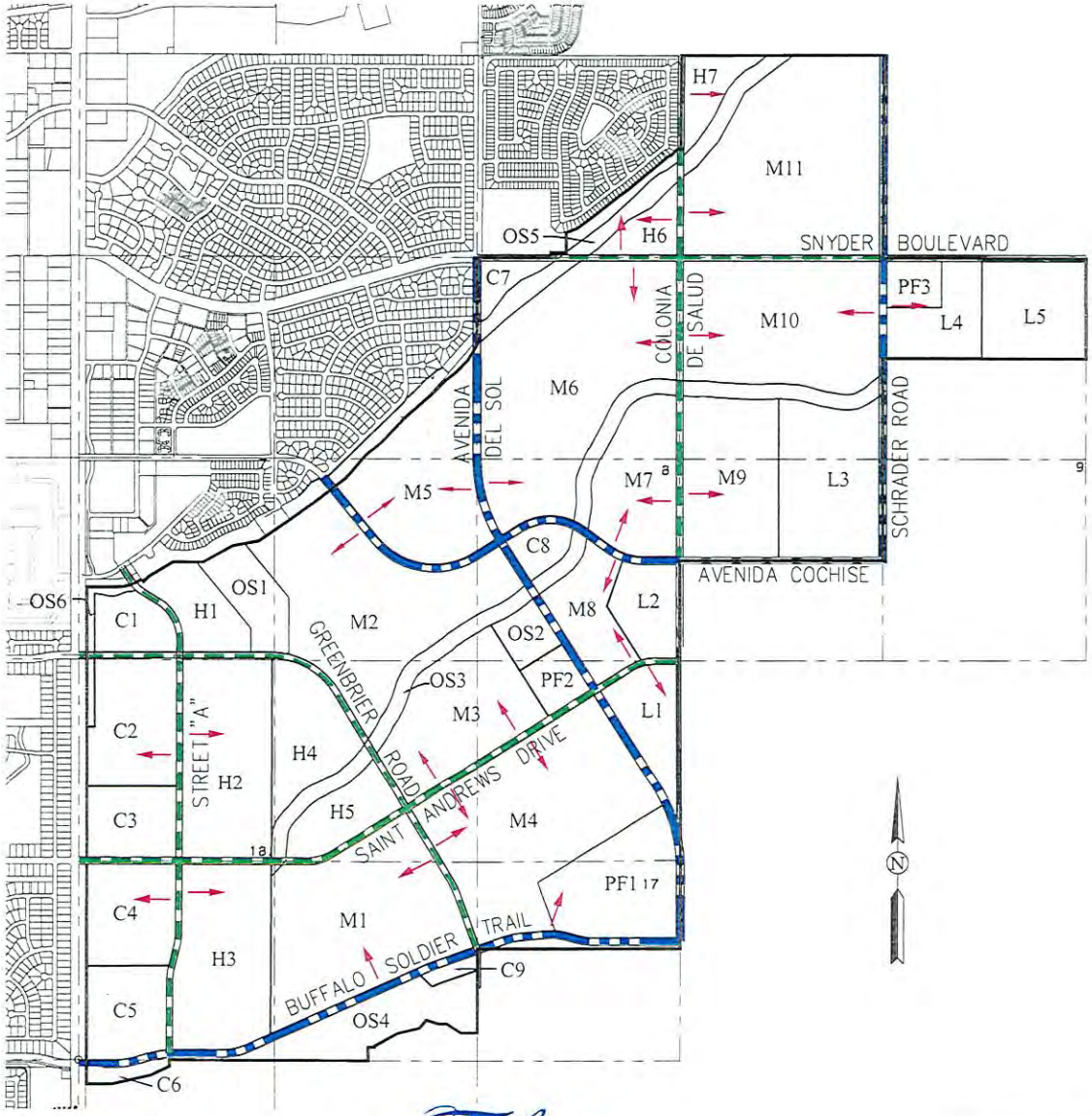
The local traffic will circulate through the planned development areas via pedestrian-friendly street patterns that include a combination of relatively narrow, gridded streets, and short cul-de-sacs. Roundabouts may be implemented to improve circulation and contribute to traffic calming within the Specific Plan area (see Exhibit 5.2 B: Roundabouts). Roundabout locations represented in Exhibit 5.2 B are conceptual. Implementation of roundabouts will be subject to the City of Sierra Vista approval.

Bicycle and pedestrian access shall be encouraged. The major feature for this purpose within the Specific Plan area is the pedestrian and bicycle trail along the Lewis Springs Wash. Bicycle trails may also be implemented along major roadways.

Some of the Specific Plan streets may be private, developed in conjunction with gated communities. The use of access gates on the private streets is permitted. Gated communities will have pedestrian access gates.

Exhibit 5.3 shows the proposed street section for the minor arterials within the Specific Plan area. Minor arterials will have a 100-foot right-of-way that will include: a six-foot landscape strip, a four-foot sidewalk, a four-foot parkway, two-foot curb, a 14-foot bike/through lane, and a 12-foot through lane on each side. In addition, the minor arterials will have either a 16-foot raised landscape median or a 16-foot left turn lane in the center. The sidewalk may be replaced with a ten-foot multi-use trail on one side of the roadway, which would require a three-foot parkway and three-foot landscape strip alongside the multi-use trail, instead of the four-foot parkway and six-foot landscape strip for the sidewalk. In this case, the roadway will have a 12-foot through lane along the multi-use trail instead of a 14-foot bike/through lane.

Exhibit 5.4 A shows the proposed street section for the 100-foot commercial collectors. These roadways will include: a six-foot landscape strip, a four-foot sidewalk, a four-foot parkway, a two-foot curb, a 14-foot bike/through lane, and a 12-foot through lane on each side. In addition, the commercial collectors will have either a 16-foot raised landscape median or a 16-foot left turn lane in the center. The sidewalk may be replaced with a ten-foot multi-use trail on one side of the roadway, which would require a three-foot parkway and three-foot landscape strip alongside the multi-use trail, instead of the four-foot parkway and six-foot landscape strip for the sidewalk. In this case, the roadway will



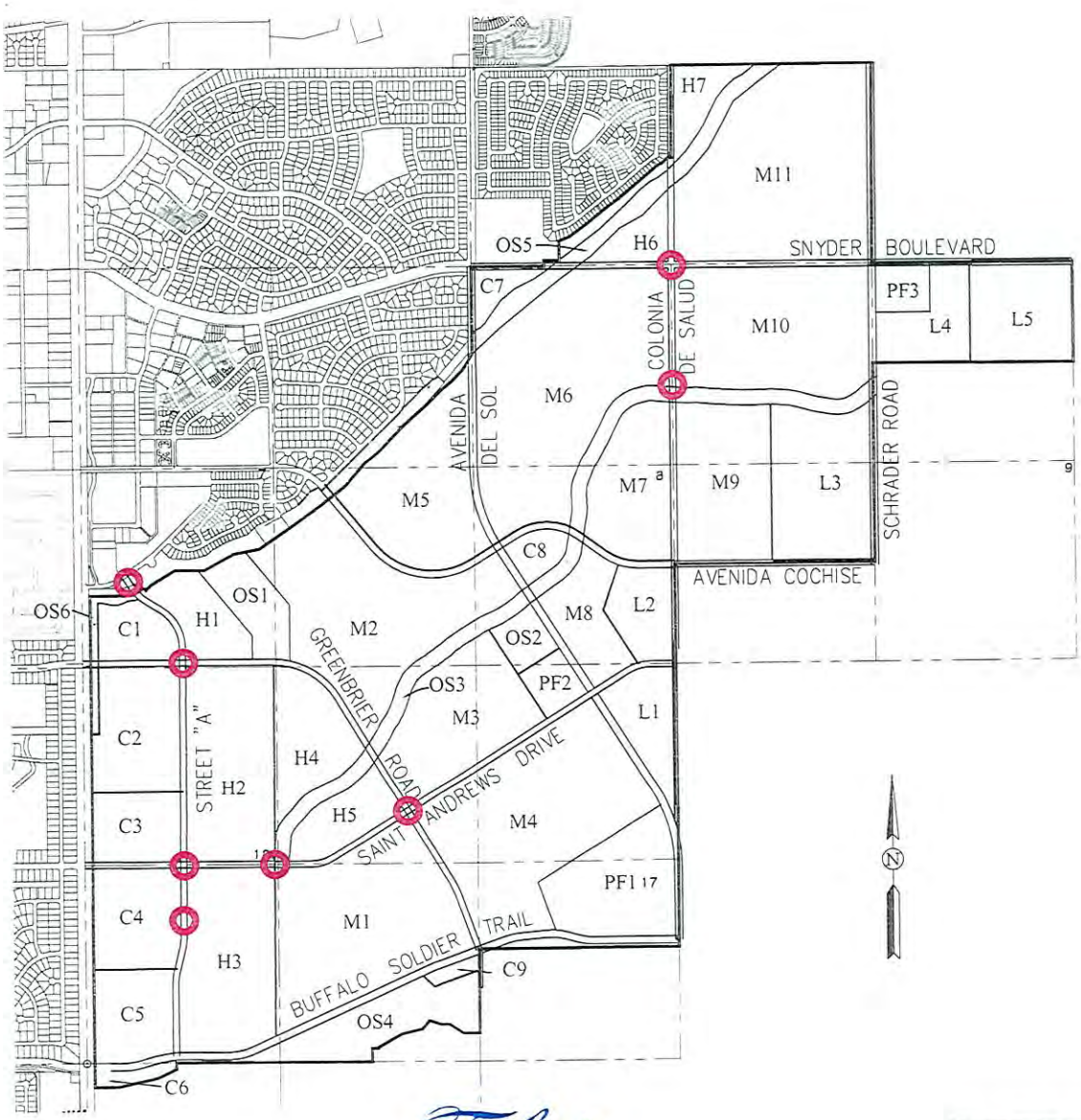
LEGEND

- MINOR ARTERIAL
- COLLECTOR STREET
- RESIDENTIAL STREET

EXHIBIT 5.2 A
CIRCULATION PLAN

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005



LEGEND

POSSIBLE ROUNDABOUT LOCATION

EXHIBIT 5.2 B
ROUNDABOUTS

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING © 2005

have a 12-foot through lane along the multi-use trail instead of a 14-foot bike/through lane.

Exhibit 5.4 B shows the proposed street section for the modified 100-foot commercial collectors. These roadways will include: an eight-foot landscape strip, a four-foot sidewalk, a four-foot parkway, a two-foot curb, a 14-foot bike/through lane, and a 12-foot through lane on each side. In addition, the modified commercial collectors will have a 12 to 22-foot landscape median. The sidewalk may be replaced with a ten-foot multi-use trail on one side of the roadway, which would require a four-foot landscape strip alongside the multi-use trail, instead of the eight-foot landscape strip for the sidewalk. In this case, the roadway will have a 12-foot through lane along the multi-use trail instead of a 14-foot bike/through lane.

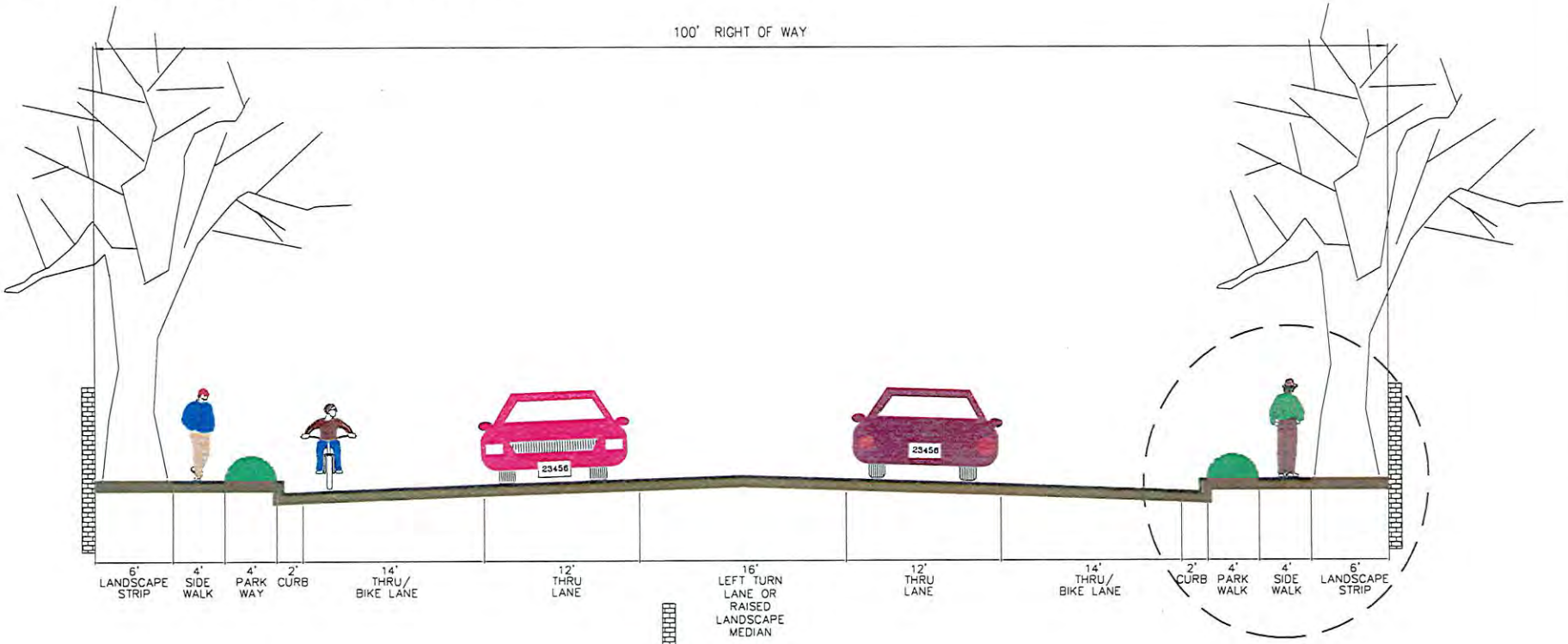
Exhibit 5.4 C shows the proposed street section for the 80-foot residential collectors. These roadways will include: a four-foot landscape strip, a four-foot sidewalk, a four-foot parkway, a two-foot curb, a 14-foot parking or through/bike lane, and a 12-foot through lane on each side. The sidewalk may be replaced with a ten-foot multi-use trail on one side of the roadway, which would require a two-foot parkway and two-foot landscape strip alongside the multi-use trail, instead of the four-foot parkway and four-foot landscape strip for the sidewalk. In this case, the roadway will have a 12-foot through lane along the multi-use trail instead of a 14-foot bike/through lane.

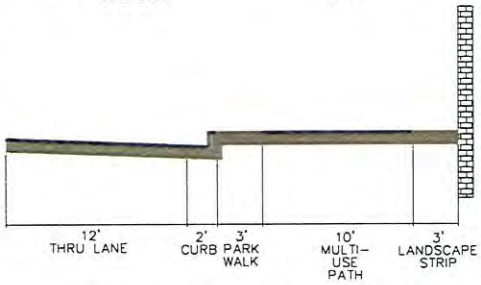
Exhibit 5.4 D shows the proposed street section for the modified residential collectors. These roadways will include: a four-foot landscape strip, a four-foot sidewalk, a four-foot parkway, a two-foot curb, a 14-foot parking or through/bike lane, and a 12-foot through lane on each side. In addition, the modified residential collectors will have a 12- to 22-foot landscape median. The sidewalk may be replaced with a ten-foot multi-use trail on one side of the roadway, which would require a two-foot parkway and two-foot landscape strip alongside the multi-use trail, instead of the four-foot parkway and four-foot landscape strip for the sidewalk. In this case, the roadway will have a 12-foot through lane along the multi-use trail instead of a 14-foot bike/through lane.

Exhibit 5.5 depicts the typical cross section for a two-way local residential street without parking. These local residential streets will have a 56-foot right-of-way and will include: a six-foot landscape strip, a four-foot sidewalk, a four-foot parkway, and a two-foot roll curb on each side, with 24 feet remaining for the through lanes.

Exhibit 5.6 shows the typical two-way local residential street with designated parking on one side. The total right-of-way will be 56 feet and will include a four-foot landscape strip, a four-foot sidewalk, a four-foot parkway, and a two-foot roll curb on each side. The roadway will include 20 feet for the through lanes and eight feet for parking.

BUFFALO SOLDIER TRAIL (WALL ON NORTH SIDE ONLY)
AVENIDA COCHISE
AVENIDA DEL SOL
SCHRADER ROAD
100' MINOR ARTERIAL





OPTIONAL A.C. MULTI-USE TRAIL SECTION

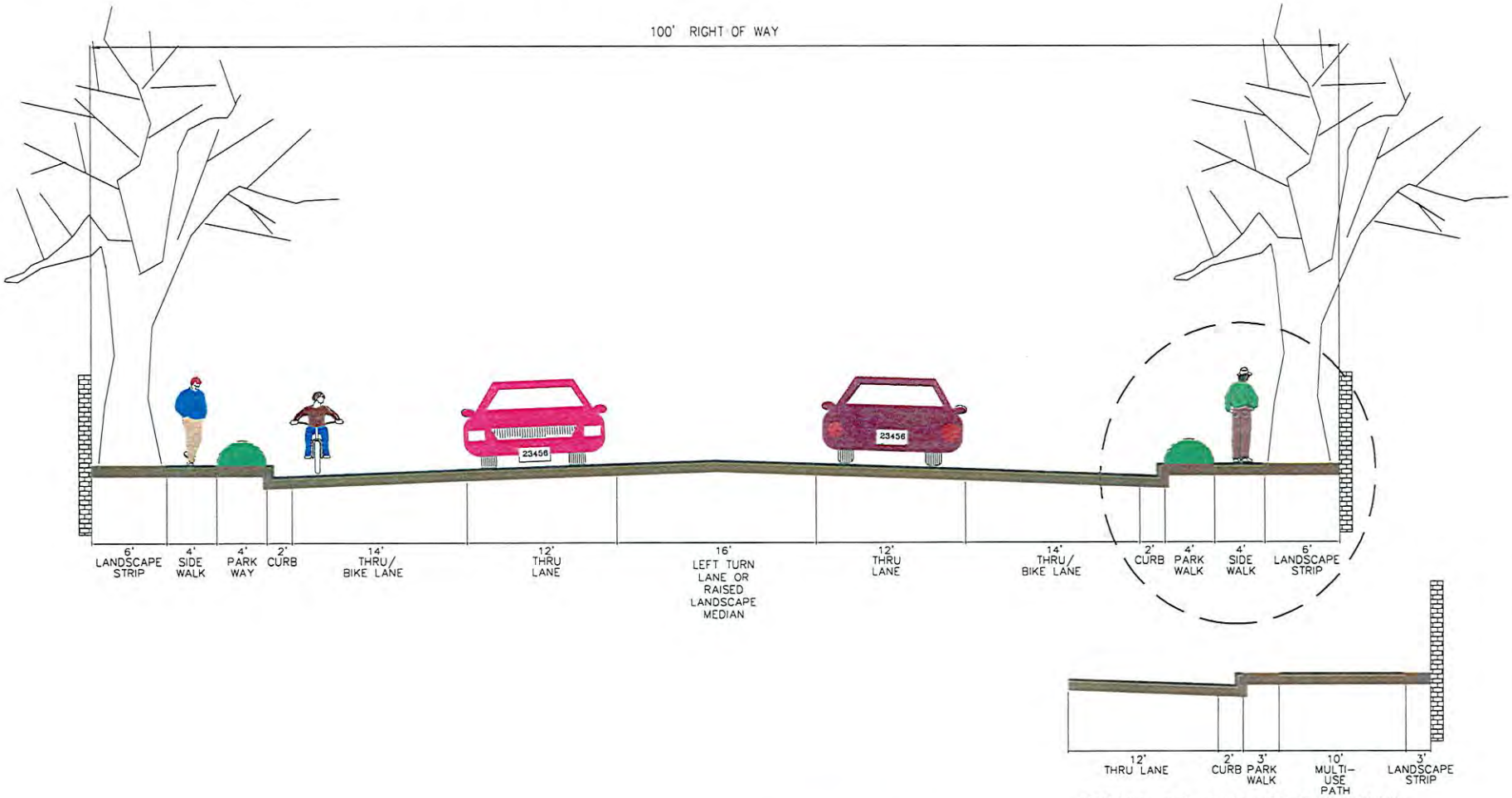
EXHIBIT 5.3

ROADWAY CROSS-SECTION A

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

ST. ANDREWS DRIVE
STREET "A"
GREENBRIER ROAD
100' COMMERCIAL COLLECTOR



OPTIONAL A.C. MULTI-USE TRAIL SECTION

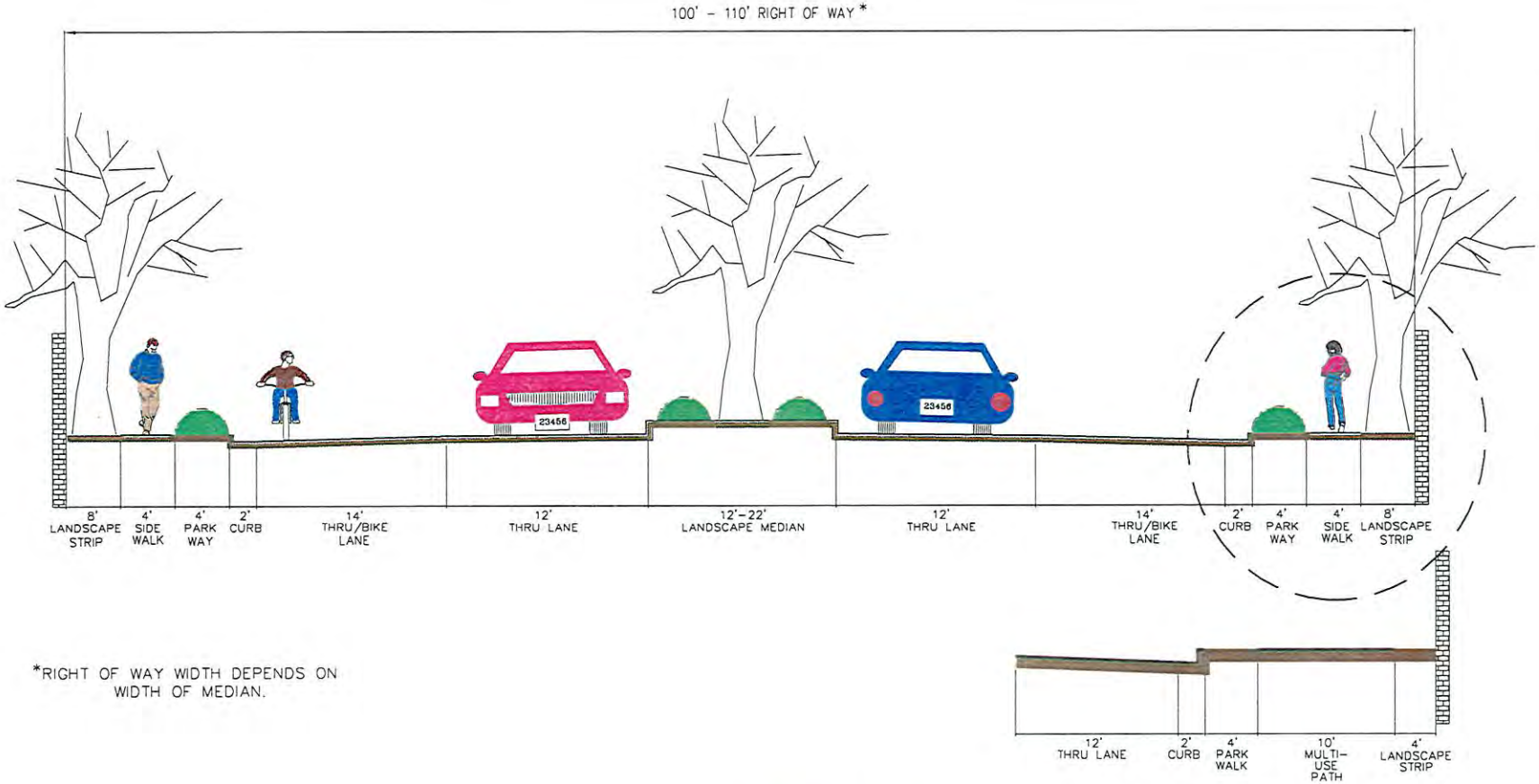
EXHIBIT 5.4 A

ROADWAY CROSS-SECTION B1

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

ST. ANDREWS DRIVE
GREENBRIER ROAD
STREET "A"
MODIFIED 100' COMMERCIAL COLLECTOR



*RIGHT OF WAY WIDTH DEPENDS ON WIDTH OF MEDIAN.

OPTIONAL A.C. MULTI-USE TRAIL SECTION
100' - 110' RIGHT OF WAY*

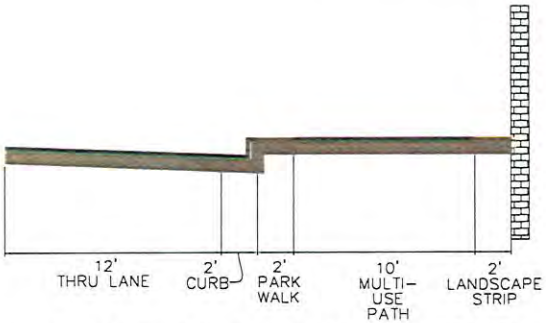
EXHIBIT 5.4B

ROADWAY CROSS-SECTION B2

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

MCINTOSH & ASSOCIATES
LAND SURVEYING · CIVIL ENGINEERING ©2005

ST. ANDREWS DRIVE
COLONIA DE SALUD
GREENBRIER ROAD
SNYDER BOULEVARD
AVENIDA COCHISE
80' RESIDENTIAL COLLECTOR



OPTIONAL A.C. MULTI-USE TRAIL SECTION

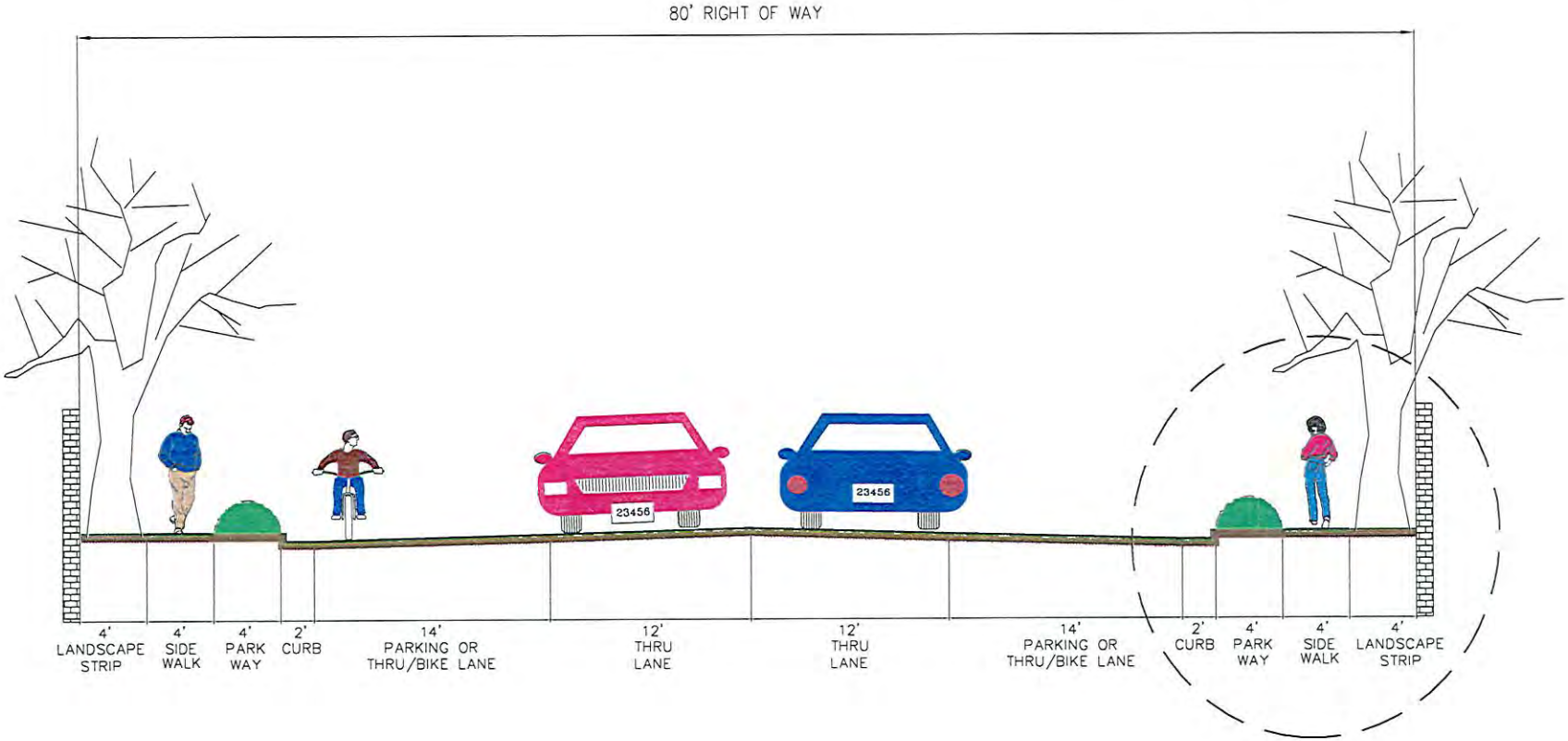


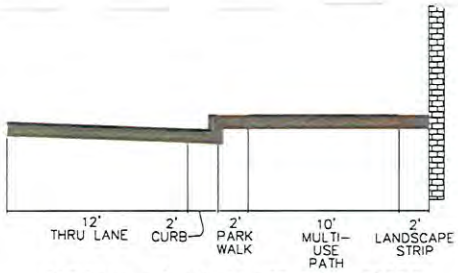
EXHIBIT 5.4 C

ROADWAY CROSS-SECTION B3

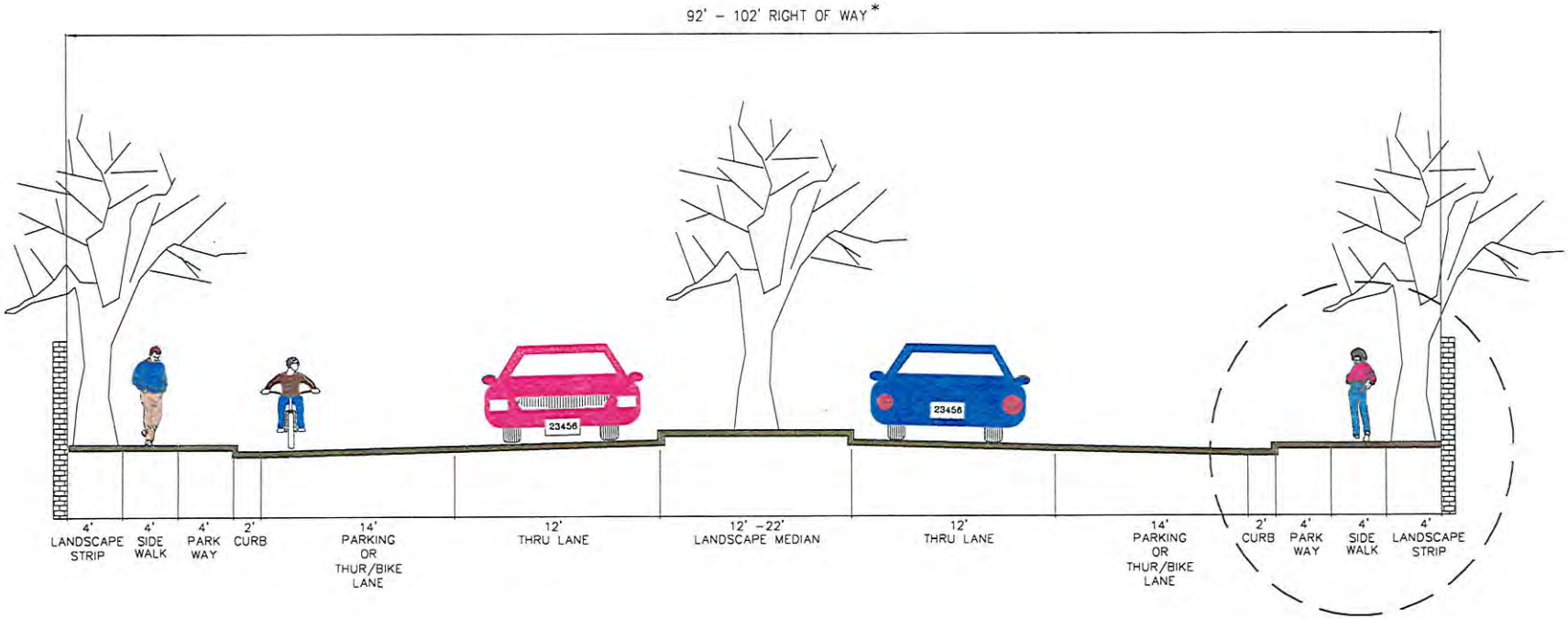
Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING - CIVIL ENGINEERING ©2005

ST. ANDREWS DRIVE
COLONIA DE SALUD
GREENBRIER ROAD
SNYDER BOULEVARD
AVENIDA COCHISE
MODIFIED RESIDENTIAL COLLECTOR



OPTIONAL A.C. MULTI-USE TRAIL SECTION



*RIGHT OF WAY WIDTH DEPENDS ON WIDTH OF MEDIAN.

EXHIBIT 5.4D

ROADWAY CROSS-SECTION B4

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

TYPICAL LOCAL RESIDENTIAL STREET
TWO WAY, NO PARKING
56' R/W

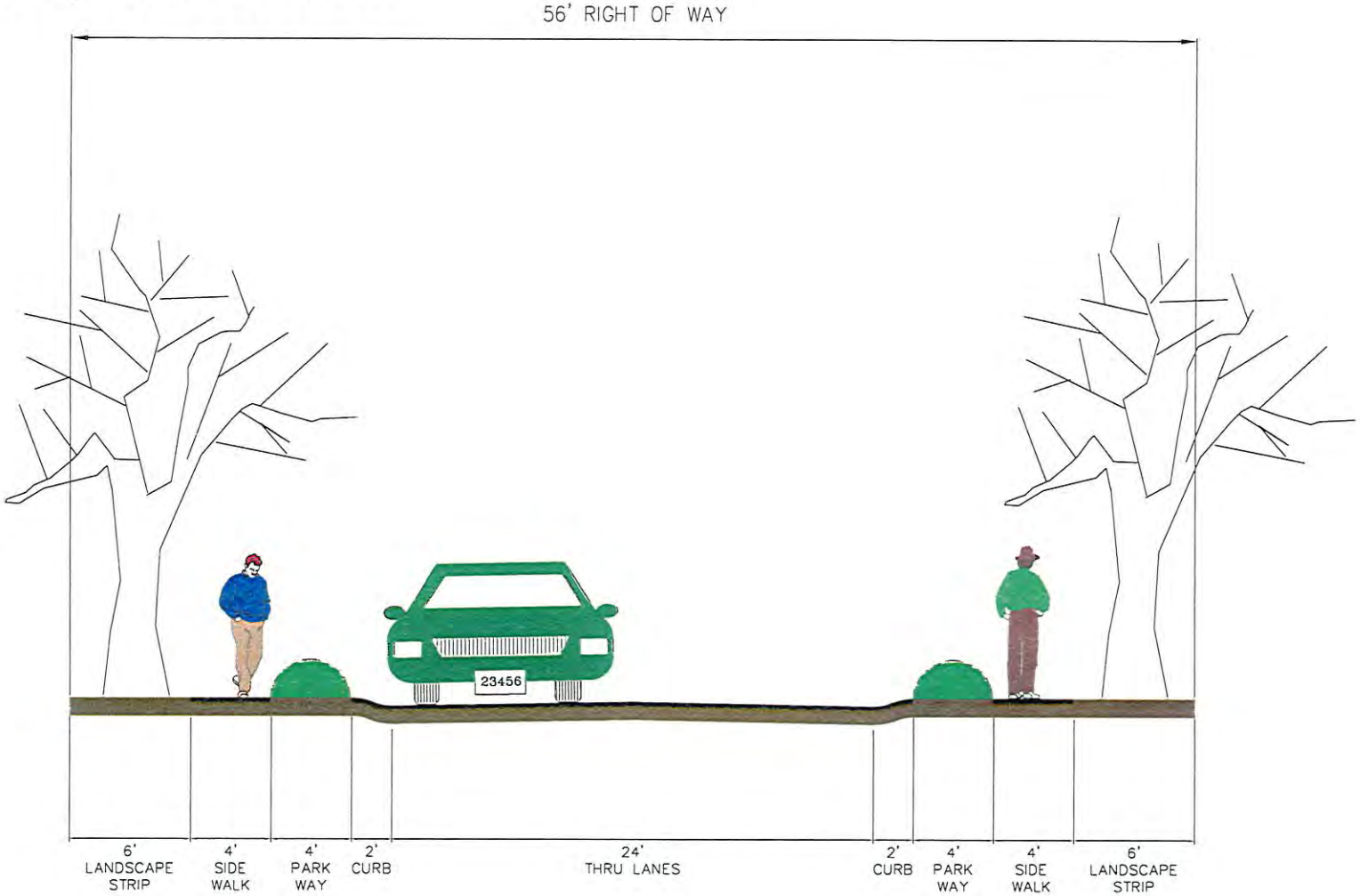


EXHIBIT 5.5

ROADWAY CROSS-SECTION C

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING © 2005

TYPICAL LOCAL RESIDENTIAL STREET
TWO WAY, DESIGNATED PARKING ONE SIDE
56' R/W

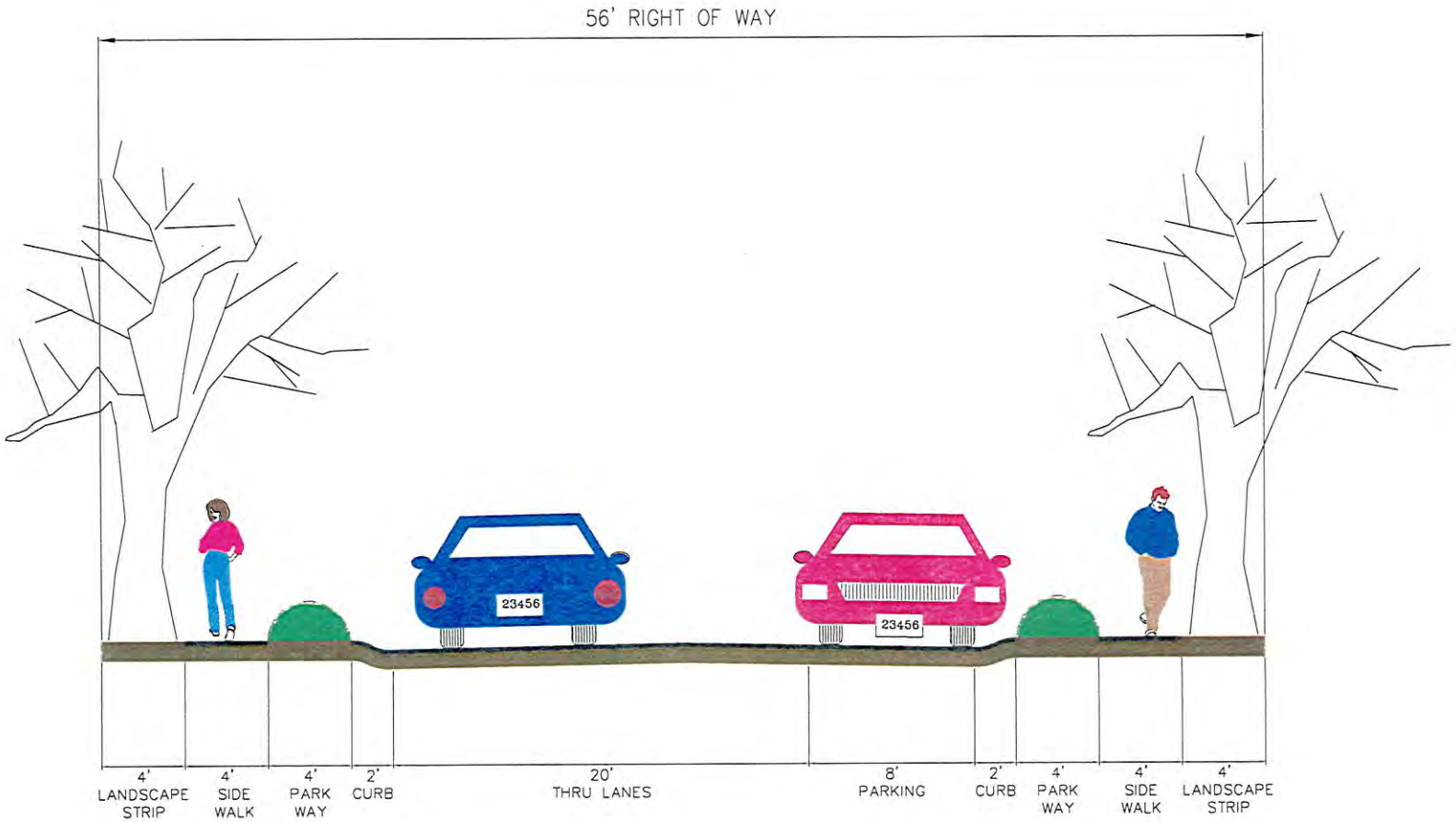


EXHIBIT 5.6

ROADWAY CROSS-SECTION D

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

Exhibit 5.7 illustrates the typical two-way local residential street with designated parking on both sides. The right-of-way for these streets is 56 feet and will include a four-foot landscape strip, a four-foot sidewalk, an eight-foot bump out curb/parkway, and a two-foot roll curb on each side, plus 20 feet for the through lanes.

Exhibit 5.8 shows the typical cross section for one-way local residential streets with designated parking on one side. These streets will have a 34-foot right-of-way with a two-foot roll curb on each side, a 14-foot through lane, an eight-foot parking lane, a four-foot parkway, and a four-foot sidewalk.

Exhibit 5.9 depicts the cross section for alleys within the Specific Plan area. Alleys have a 22-foot right-of-way or easement. The alley includes a four-foot parkway and a two-foot wedge curb on each side and a ten-foot through lane. Alleys will be primarily used for rear-entry garage access. Should the alleys be designated as easements and included within the lot area, cross lot drainage shall be allowed as long as the runoff from the 100-year storm is contained within the easement.

E. Public Facilities and Services Plan

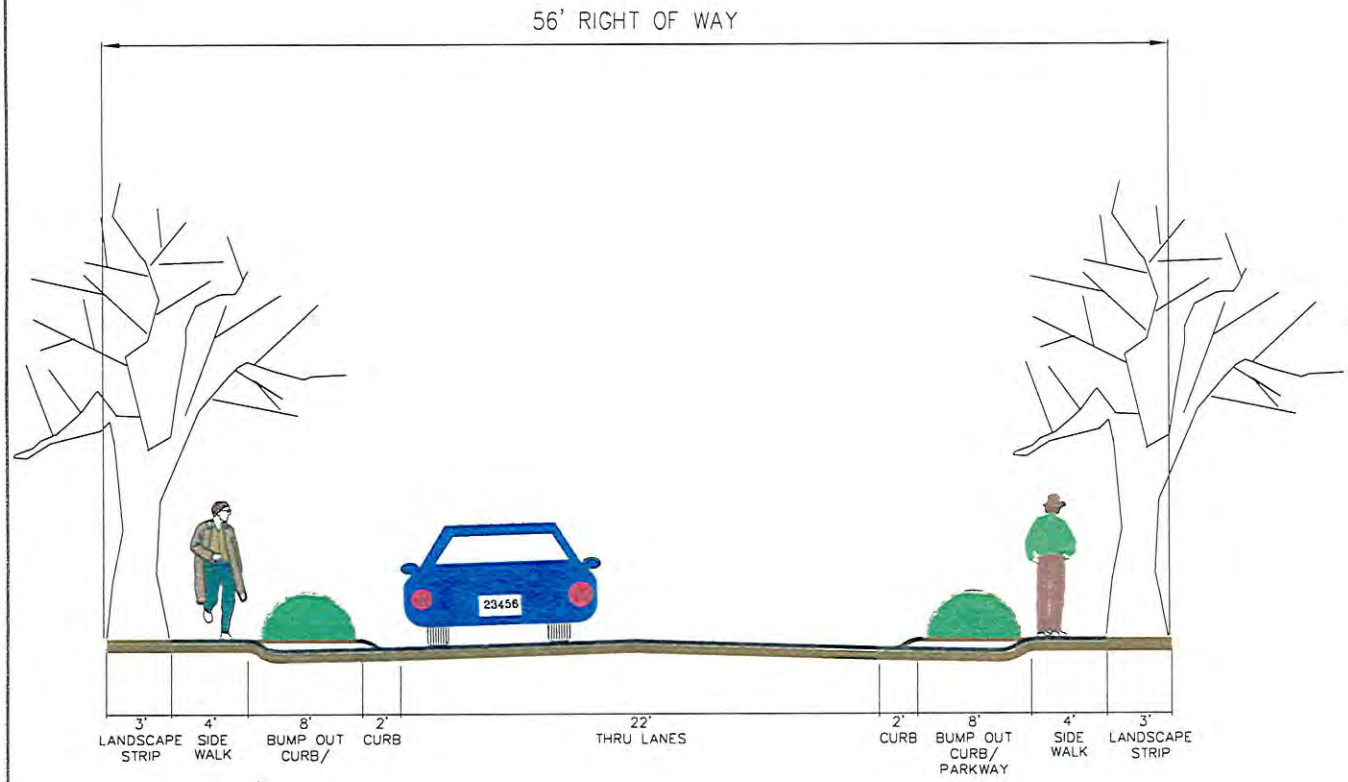
1. Utilities

All public utility systems within the Specific Plan will be developed to the required industry standards of the service provider and as required by the applicable government standards. The Specific Plan area will connect into the existing public services infrastructure system.

Sewer - Sewer service is provided by the City of Sierra Vista. The western portion of the Specific Plan site will be served by the existing PDS sewer interceptor, located along the planned Avenida del Sol and the future extension of Buffalo Soldier Trail (see Exhibit 5.10: Public Facilities Plan - Sewer). The eastern portion will be served by the future Golden Acres sewer interceptor. The Specific Plan sewage will drain to the existing wastewater treatment facility located northeast of the Specific Plan site, per the approved Master Sewer Study. The existing and planned sewer facilities will adequately serve the proposed development.

Water - Potable water will be provided by Bella Vista Water (north of Snyder Boulevard) and Pueblo del Sol (PDS) Water (south of Snyder Boulevard) (see Exhibit 4.8: Water Service Areas). Water lines are located south of Buffalo Soldier Trail and north of PDS South Wash. The proposed water system includes water distribution lines located along Greenbrier Road, St. Andrews Drive, Street "A", Buffalo Soldier Trail, Avenida del Sol, Colonia de Salud, Avenida Cochise, Snyder

TYPICAL LOCAL RESIDENTIAL STREET
TWO WAY, DESIGNATED PARKING BOTH SIDES
56' R/W



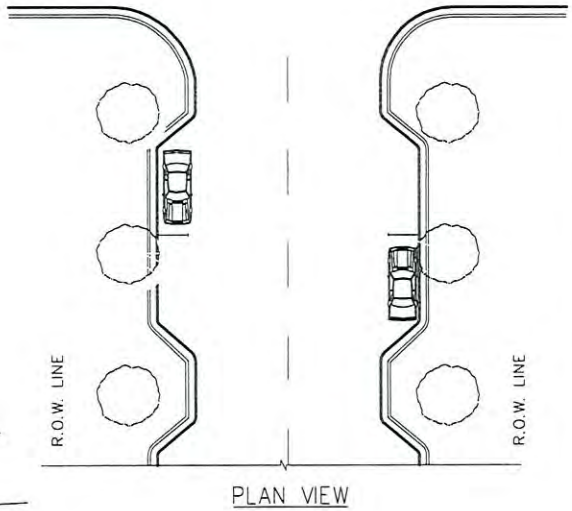


EXHIBIT 5.7

ROADWAY CROSS-SECTION E

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

TYPICAL LOCAL RESIDENTIAL STREET
ONE WAY, DESIGNATED PARKING ONE SIDE
34' RIGHT OF WAY

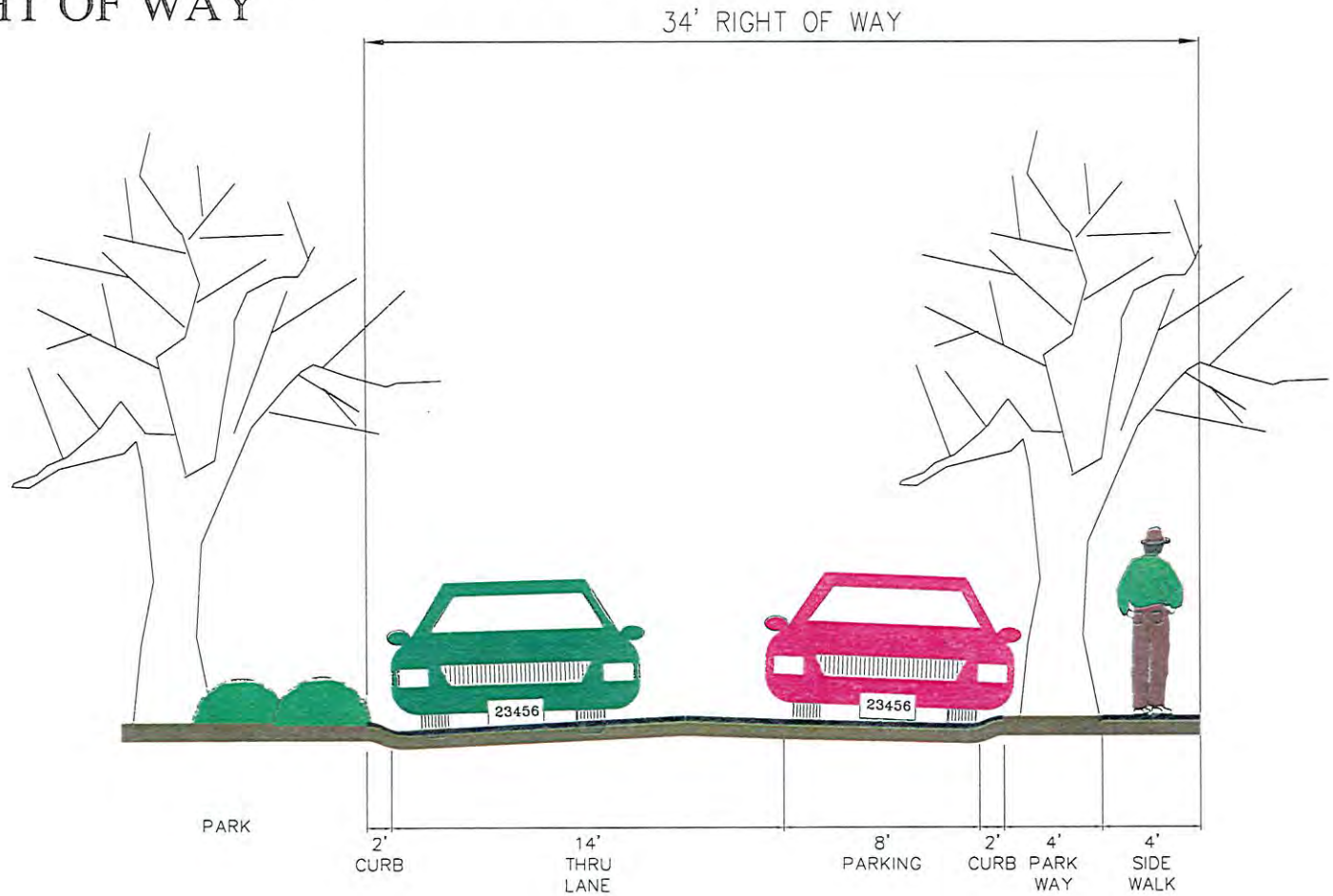


EXHIBIT 5.8

ROADWAY CROSS-SECTION F

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

ALLEY
22' R/W OR EASEMENT

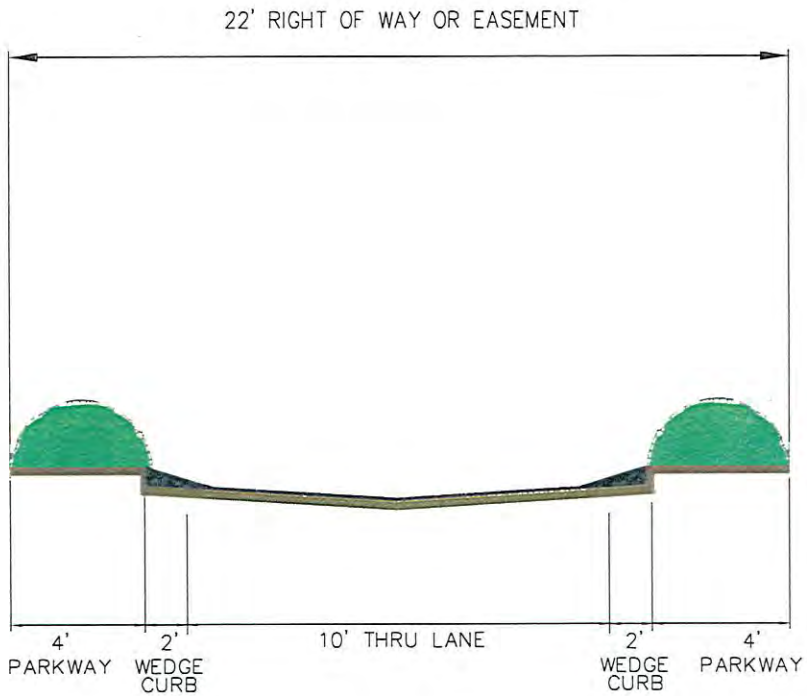
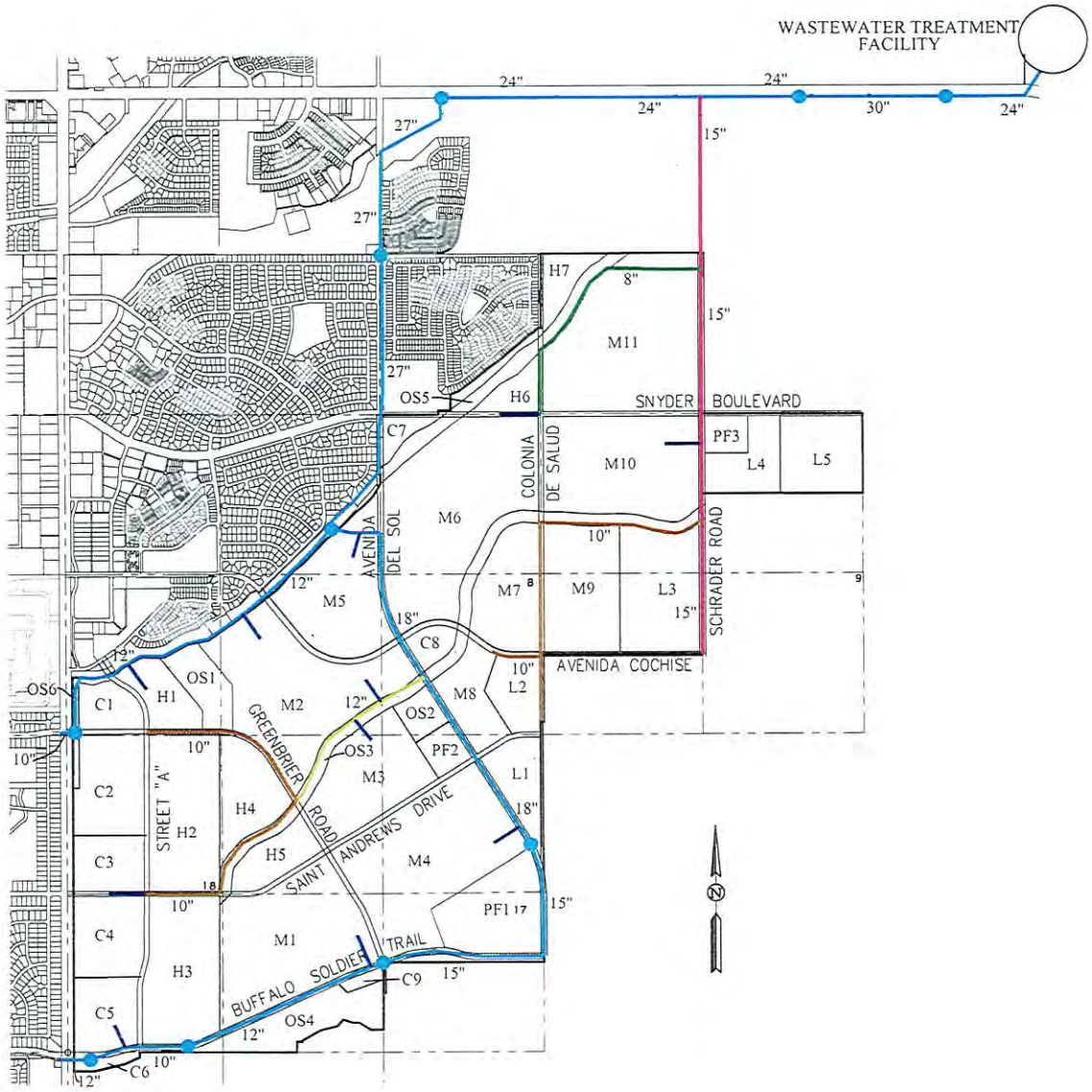


EXHIBIT 5.9

ROADWAY CROSS-SECTION G

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005



LEGEND

- 8" PROPOSED SEWER LINE
- 10" PROPOSED SEWER LINE
- 12" PROPOSED SEWER LINE
- 15" PROPOSED SEWER LINE
- SEWER STUB
- EXISTING SEWER LINE
- DENOTES CHANGE IN SIZE OF EXISTING SEWER LINE

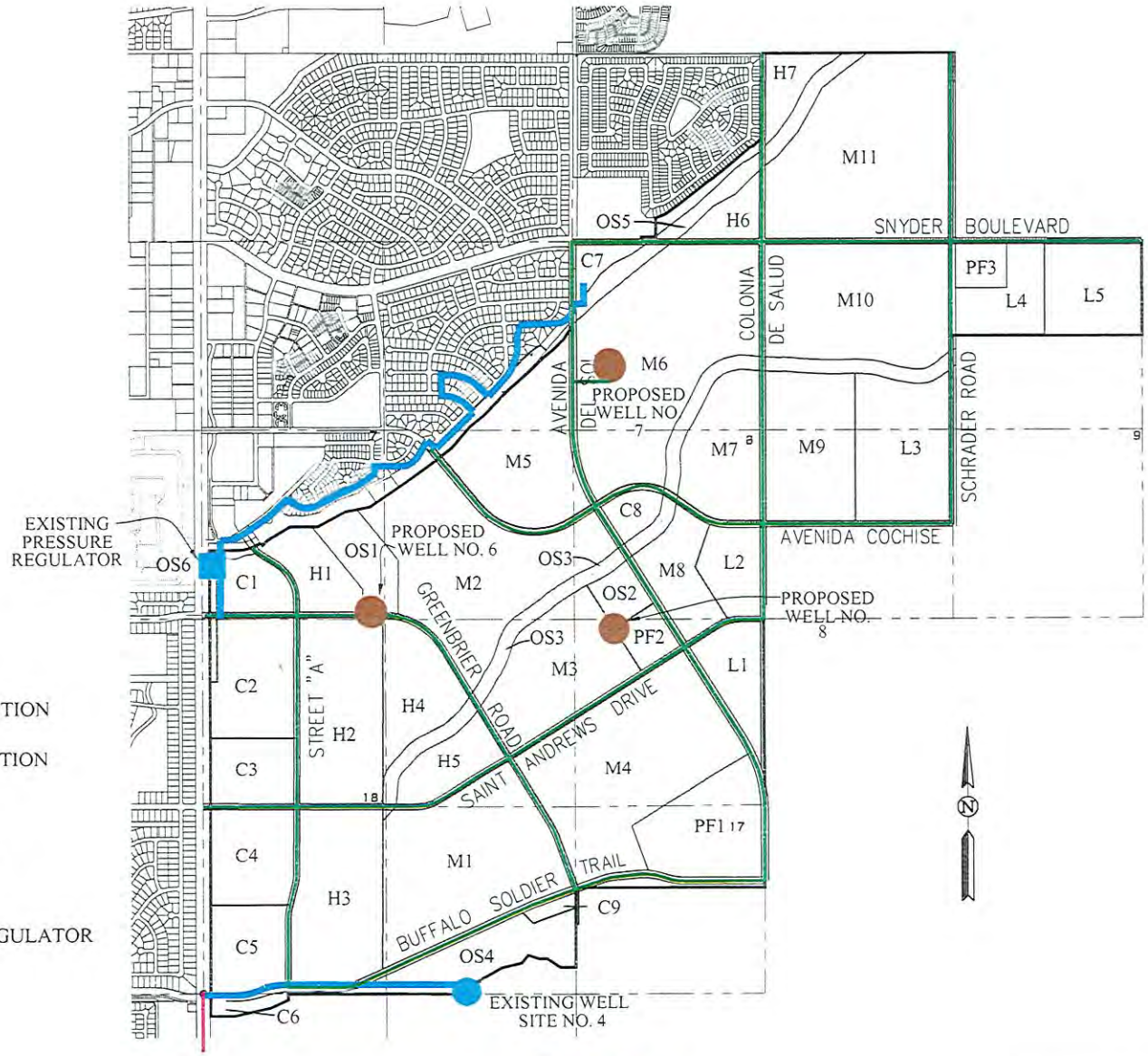
EXHIBIT 5.10

PUBLIC FACILITIES PLAN SEWER

Tribute
Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005



LEGEND

- PROPOSED 12" DISTRIBUTION WATER LINE
- PROPOSED 16" DISTRIBUTION WATER LINE
- PROPOSED WELL SITES
- EXISTING WATER LINE
- EXISTING WELL SITE
- EXISTING PRESSURE REGULATOR

EXHIBIT 5.11

PUBLIC FACILITIES PLAN WATER

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

Boulevard, and Schrader Road. It also includes three proposed wells and a proposed water storage and booster pump facility. Exhibit 5.11 shows conceptual location of well sites. Well sites will be located according to ADEQ requirements. The water supply system will be designed to meet Fire Department standards (Exhibit 5.11: Public Facilities Plan – Water).

Electricity, Gas, Telephone, and Cable Television - Electric Power will be provided by Sulphur Springs Valley Electric Company, natural gas will be provided by Southwest Gas. Telephone and internet will be provided by Qwest and cable television will be provided by Cox. These latter utilities will be installed along with the other utilities.

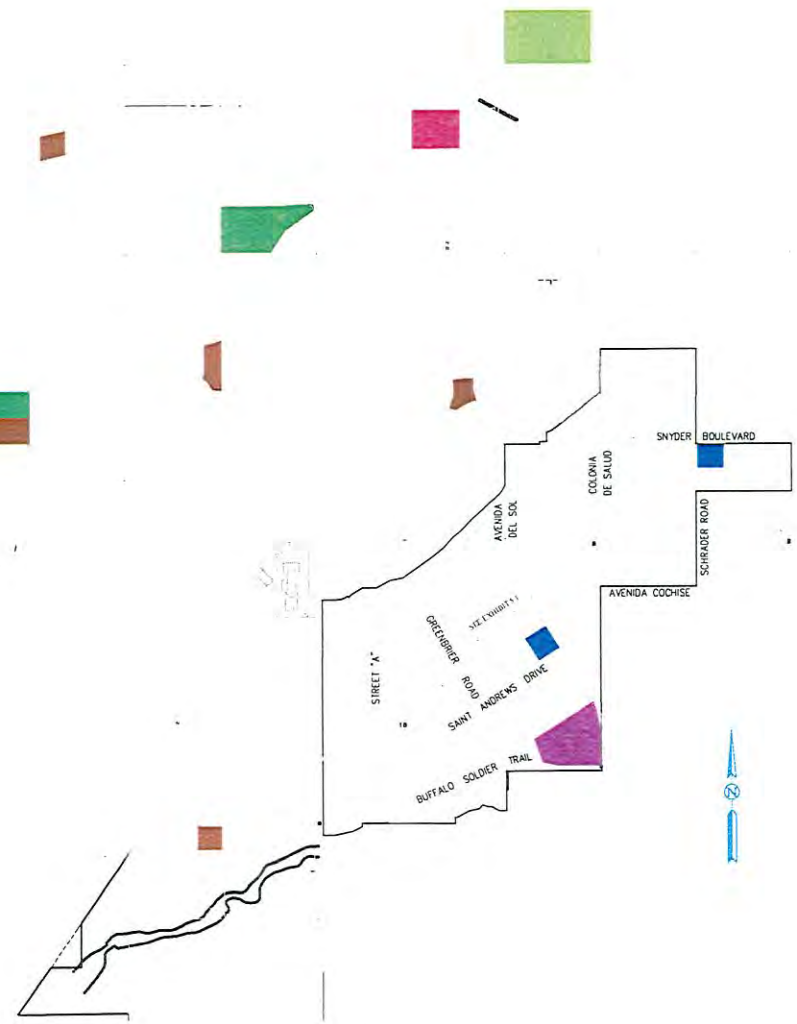
The Specific Plan area will provide additional system looping for all of the public services and facilitate development expansion. All development must comply with the City's obligations under the Municipal Separate Storm System (MS-4).

2. Schools

The Specific Plan anticipates the construction of two elementary schools and one high school within the planned area. Exhibit 5.11B shows the location of school facilities near Tribute and the location of the proposed school sites within the Specific Plan. Development of school facilities within the Specific Plan area will occur in conjunction with the Sierra Vista Unified School District and final determinations will follow consultation with the district. The school sites will be reserved for a minimum amount of time as follows:

The first elementary school site shall remain available for ten years, or until the residential area of the Tribute Specific Plan area has reached 40% of its build-out capacity, whichever is longer. The high school site shall be available for ten years, or until the residential area of the Tribute Specific Plan area has reached 60% of its build-out capacity, whichever is longer. The second elementary school site shall be available for fifteen years, or until the residential area of the Tribute Specific Plan area has reached 80% of its build-out capacity, whichever is longer.

Build-out capacity shall be measured at the point building permits are issued as compared to the maximum number of units projected in this plan. Should the school district choose not to build the schools within this time period, and provided efforts have been made and documented that communication has occurred between the school district and the developer in accordance with the time schedule specified above, the potential school sites will be made available for residential development



LEGEND

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- COLLEGE
- PROPOSED TRIBUTE ELEMENTARY SCHOOL SITE
- PROPOSED TRIBUTE HIGH SCHOOL SITE

EXHIBIT 5.11B
SCHOOL LOCATION MAP

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

following the standards for Medium Density Planning Areas_within PF1 and PF2 and the standards for Low Density Planning Areas within PF3.

One of the elementary schools is proposed to be centrally located to the Specific Plan area, at the intersection of St. Andrews Drive and Avenida del Sol. A possible ten-acre regional detention basin may be located adjacent to this elementary school. Regional detention basins will be multi-use facilities: they will be part of the drainage system and contribute to water recharge while also allowing for passive recreational uses. The second elementary school site is located at the intersection of Schrader Road and Snyder Boulevard. The high school is proposed to be located at the southern portion of the Specific Plan area, at the intersection of Avenida del Sol and Buffalo Soldier Trail.

F. Drainage Concept Plan

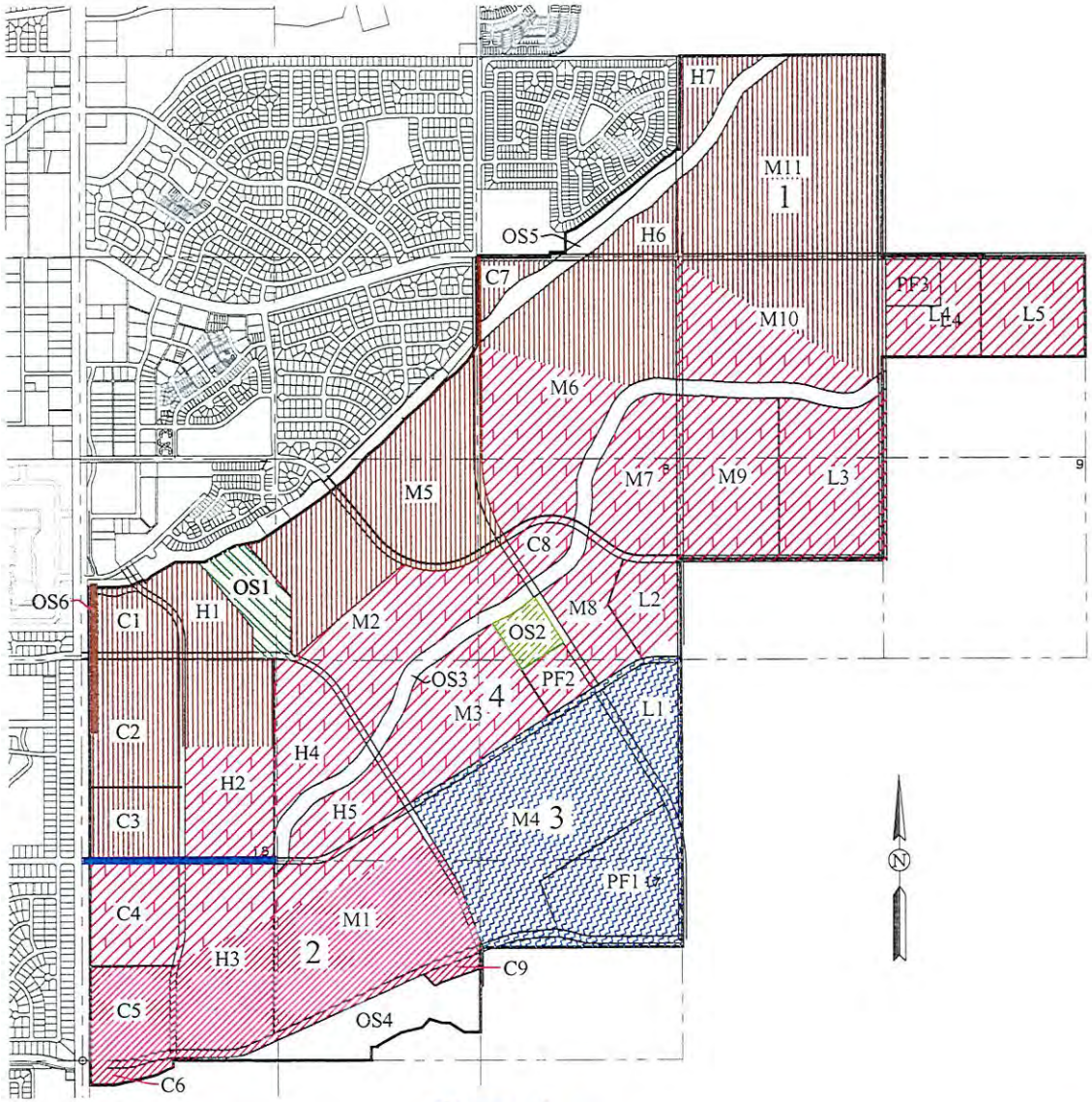
As mentioned previously, the two major washes located within the Tribute Specific Plan area are the PDS South/Mountain Mesas Wash at the northern boundary and the Garden Canyon Wash along the southern boundary of the Specific Plan site. The *Hydrologic and Hydraulic Investigation Report for the City of Sierra Vista and Surrounding Areas*[1] computed discharge values at concentration points within the Specific Plan area. These concentration points are designated points 417 and 703 (See Exhibit 4.2: On-Site Hydrology).

Concentration point 417 consists of a drainage area of 0.95 mi^2 and has a 100-year peak discharge of 1139 cubic feet per second. Concentration point 417 is located along Highway 92, approximately 900 feet south of the northwest corner of Section 18. The 1139 cubic feet per second discharge at concentration point 417 will be captured in a drainage channel at the site boundary, and conveyed north to the PDS South/Mountain Mesas Wash.

Concentration point 703 consists of 21.85 mi^2 and has a 100-year peak discharge of 7870 cubic feet per second. Concentration point 703 is located at the southwest corner of Section 18 in the Garden Canyon Wash. The 7870 cubic feet per second of discharge at concentration point 703 remains within the Garden Canyon Wash and is conveyed east through the wash.

The only other upstream runoff that enters the Specific Plan area comes from the Country Club Estates. The runoff consists of approximately 550 cubic feet per second and enters the site at the west quarter corner of Section 18 at St. Andrews Drive. The 550 cubic feet per second of discharge will be captured and conveyed east along St. Andrews Drive via storm drainpipe or a drainage channel to the commencement of the Lewis Springs Wash (OS3).

[1] Simons, Li & Associates, Inc. (SLA), June 3, 1986



LEGEND

- C2 PLANNING AREAS
- SUB-BASIN 1 TO PUEBLO DEL SOL/ MOUNTAIN MESA WASH
- SUB-BASIN 2 TO GARDEN CANYON WASH
- SUB-BASIN 3 TO BAKARICH-Mc COOL WASH
- SUB-BASIN 4 TO LEWIS SPRINGS WASH
- REGIONAL DETENTION BASIN
- POSSIBLE SECOND REGIONAL DETENTION BASIN
- OFFSITE RUNOFF TO PUEBLO DEL SOL WASH
- OFFSITE RUNOFF TO LEWIS SPRINGS WASH

EXHIBIT 5.12

HYDROLOGY SUB-BASINS

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY: CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING · CIVIL ENGINEERING ©2005

An offline regional detention basin will also be included in the Specific Plan area along the PDS South/Mountain Mesas Wash located just south of Chaparral Village South. The regional detention basin will consist of approximately 20 acres, with 3:1 side slopes and a depth of seven feet, including one foot of freeboard. The offline detention basin will be designed to allow smaller storms to flow through the existing wash as usual but will allow peaks from larger storms to be diverted through the basin where they will be released back into the wash at a much lower rate. The regional detention basin will be designed in stages so that the basin consists of multiple elevations, which would result in a deeper water level at the lowest basin bottom. By designing the basin to have multiple tiers, smaller storm events would not inundate the entire 20-acre basin thereby allowing outdoor recreation to continue in higher tiers of the basin/park site. The runoff from all commercial areas will be detained onsite in local detention basins. The detained runoff from Commercial Areas C1, C2, and C3 will combine in storm drainpipe along future Street "A" and drain north to the regional detention basin (OS1).

The drainage plan for the Tribute Specific Plan divides the site into four distinct sub-basins (See Exhibit 5.12: Hydrology Sub-Basins). Sub-basin number 1 consists of the north quarter of the Specific Plan Area. The runoff from sub-basin number 1 will be designed to drain to the north and enter the PDS South/Mountain Mesas Wash. Sub-basin number 2 includes the southwest quarter of the Specific Plan Area. The discharge from sub-basin number 2 will be designed to drain to the south and enter the Garden Canyon Wash. The third area, sub-basin number 3 is located along the southeast quarter of the Specific Plan area. The discharge from sub-basin number 3 will be designed to drain to the east and enter the Bakarich-McCool Wash. The last area is sub-basin number 4, which consists of the middle half of the Specific Plan Area. The runoff from sub-basin number 4 drains to a man-made wash identified as the Lewis Springs Wash. The Lewis Springs Wash will be designed to accommodate the flow from sub-basin number 4 with sufficient freeboard to protect adjacent development. The Lewis Springs Wash will flow from southwest to northeast through the center portion of the project site, and will include a pedestrian and bicycle trail and landscaping along the setbacks from the channel banks. The Lewis Springs Wash will be constructed in phases that coincide with adjacent development. Adequate energy dissipaters and erosion protection will be provided in the Lewis Springs Wash at the completion of each phase. At the termination of the Lewis Springs Wash to the east, the runoff will be released back into the natural environment at a capacity less than or equal to the historic flow rate.

A number of local detention basins will be scattered throughout the Specific Plan area. All runoff from the Planning Areas will be detained in local detention basins before discharging into their respective washes at a pre-development rate. The local detention basins will have 4:1 side slopes and a depth of 4 feet, including one foot of freeboard. The Surface Water Plan

designates a second regional detention basin (OS2), but due to the fact that all of the residential areas will be detaining their own runoff, this basin may not be required. Either individual detention or master detention will be utilized throughout the Specific Plan area.

G. Grading Concept Plan

Grading within the Specific Plan Area will be tailored to the existing topography of the site. The grading plan will, to the extent possible, establish road grades that are consistent with those of the existing City streets around the site, provide stable development pads for residential, commercial, and public facility structures and recreation amenities, and balance the cut and fill grading quantities onsite.

The lot-grading concept will encourage the integration of the proposed development with the Lewis Springs Wash and neighborhood parks. Substantial grading will be required to construct the Lewis Springs Wash.

H. Open Space and Recreation Concept Plan

The intent of the Open Space and Recreation Concept is, where feasible, to preserve open space and critical wildlife habitat while providing recreational opportunities in the Specific Plan area. The Tribute Specific Plan includes park/open space areas that will be both publicly and privately maintained. These areas are (see Exhibit 5.13 A: Open Space & Recreation Plan and Exhibit 5.13 B: Multi-Purpose Trail Map):

- Two natural washes: PDS South/Mountain Mesas Wash and Garden Canyon Wash;
- Lewis Springs Wash;
- West Channel;
- Regional Detention Basins;
- Local Detention Basins; and
- Neighborhood Parks.

The PDS South Wash/Mountain Mesas and Garden Canyon Washes will be maintained as natural open space and kept in their relatively natural state, as they currently exist. The future Lewis Springs Wash will be the main open space feature of the Specific Plan area. These xero-riparian corridors will provide habitat for wildlife, particularly native vegetation which provides an abundance of shelter, forage, and nesting opportunities. The West Channel will be a component of the drainage plan for the Specific Plan area.

The Lewis Springs Wash will serve as a linear park that will tie the community together and provide pedestrian and bicycle access to the Town Center. In addition to its recreational function, the Lewis Springs Wash will provide a visual and aesthetic amenity for residents. The wash will also be part of the drainage system and will be designed to enhance water recharge.

The Specific Plan features either one or two regional detention basins, as required. These basins will be multi-use facilities that will supplement the amount of available open space/passive recreation areas within the Specific Plan site. Adequate landscaping will ensure that the basins be able to withstand inundation.

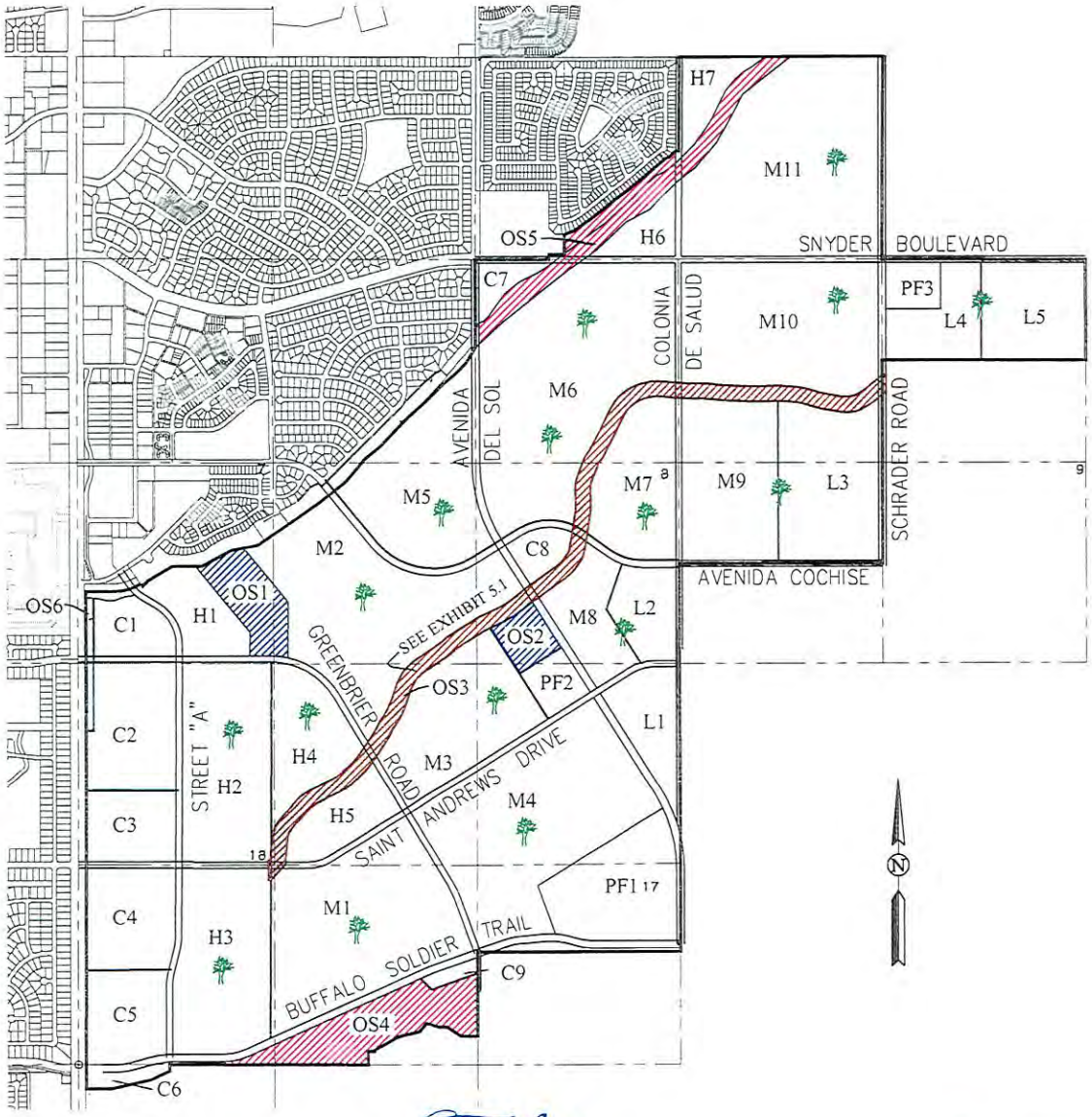
The Specific Plan also plans for neighborhood parks within Residential Planning Areas. These neighborhood parks contribute to enhance the quality of life in the Specific Plan area, since each residence will be within walking distance from a park (approximately half a mile). They also contribute to the creation of aesthetically pleasing neighborhoods. Neighborhood parks may be designed to accommodate small neighborhood events and may have amenities such as playground equipment and picnic tables. These parks are expected to be gathering places for the community and provide space for passive recreation. The specific amenities contained in each individual neighborhood park will be programmed to meet the specific recreation and community facility needs of the Planning Area where they are located. These parks will range from one to three acres in size each and may serve as local detention basins. The Tribute Specific Plan area will include a minimum of 24 acres within neighborhood parks. The Specific Plan will have a minimum of:

- One neighborhood park within each of the following Planning Areas: H2, H3, H4, M1, M2, M3, M4, M5, M7, M10, and M11
- Two neighborhood parks within M6
- One single neighborhood park to serve both M9 and L3, and one park to serve both L4 and L5, and one park to serve both M8 and L2

These parks will be maintained by property owner's associations.

Drainage swales and local detention basins will contribute to the amount of open space as well. In some instances, pedestrian and bicycle trails or passive recreation areas may be developed along the swales.

Landscaped pedestrian walkways along the interior arterial and collector roads can provide opportunities for exercise and socializing. Bicycle trails may also be implemented along the Specific Plan major roadways. Design and construction of bicycle trails will follow the City of Sierra Vista Development Code guidelines. Walkways and bicycle trails will be ultimately connected to



LEGEND

- LEWIS SPRINGS WASH
- NATURAL OPEN SPACE
- REGIONAL DETENTION BASIN/ RECREATIONAL FACILITY
- 1-3 ACRE POCKET PARKS (ACTUAL LOCATION TO BE DETERMINED UPON TIME OF DEVELOPMENT)

EXHIBIT 5.13 A

OPEN SPACE AND RECREATION PLAN

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY: CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING • CIVIL ENGINEERING ©2005

LEGEND

- 1-3 ACRE POCKET PARKS (ACTUAL LOCATION TO BE DETERMINED UPON TIME OF DEVELOPMENT)
- CONCEPTUAL MULTI-PURPOSE PATHWAY (ACTUAL LOCATION TO BE DETERMINED UPON TIME OF DEVELOPMENT)

Note: Implementation of the trail along Colonia de Salud will be subject to discussion and agreement between the City of Sierra Vista and the developer, since approximately 650 feet of the roadway is already built south of State Route 90 (approximately 0.5 mile north of the Specific Plan area).

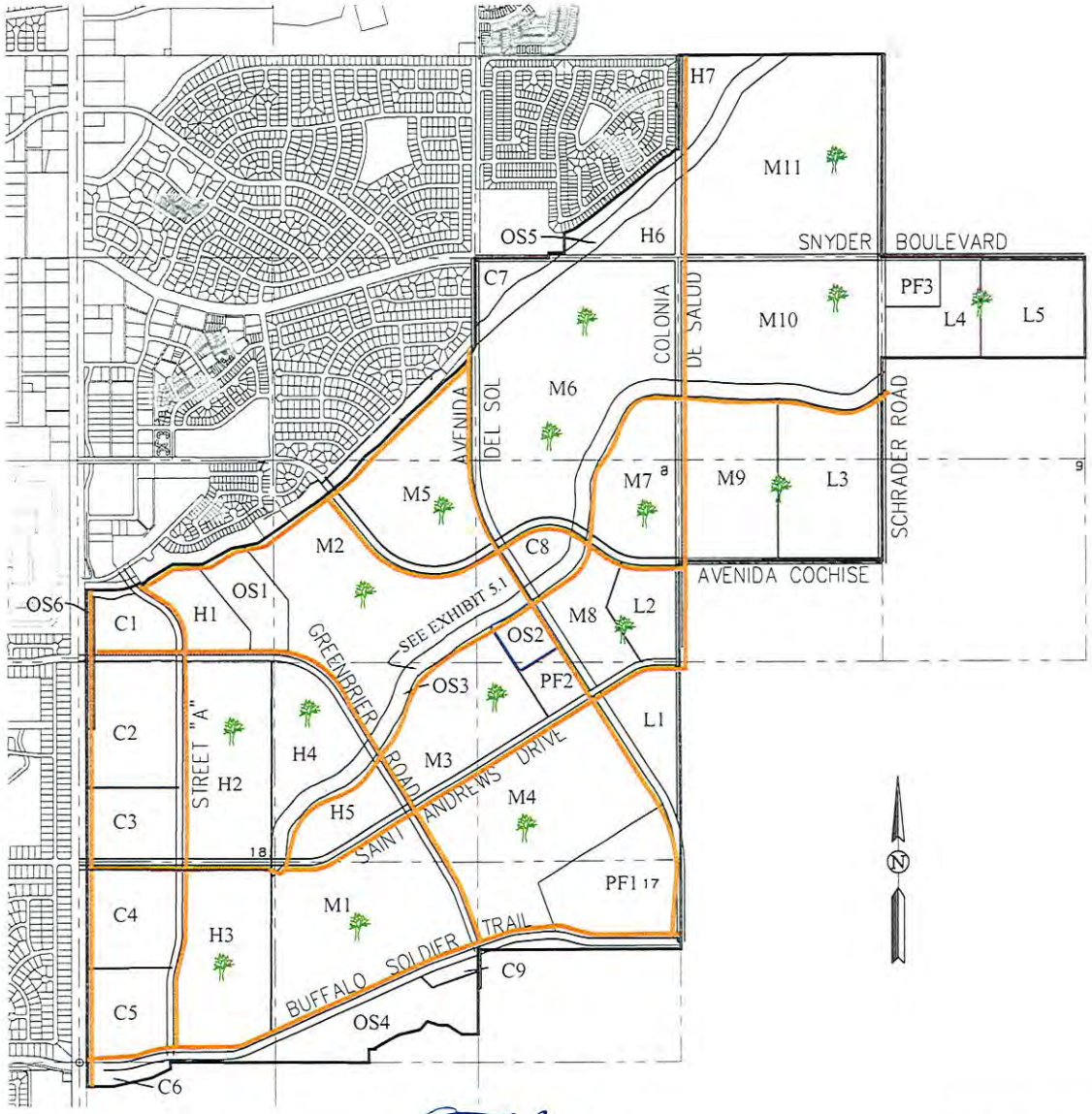


EXHIBIT 5.13 B
MULTI-PURPOSE TRAIL MAP

Tribute
Specific Plan
A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

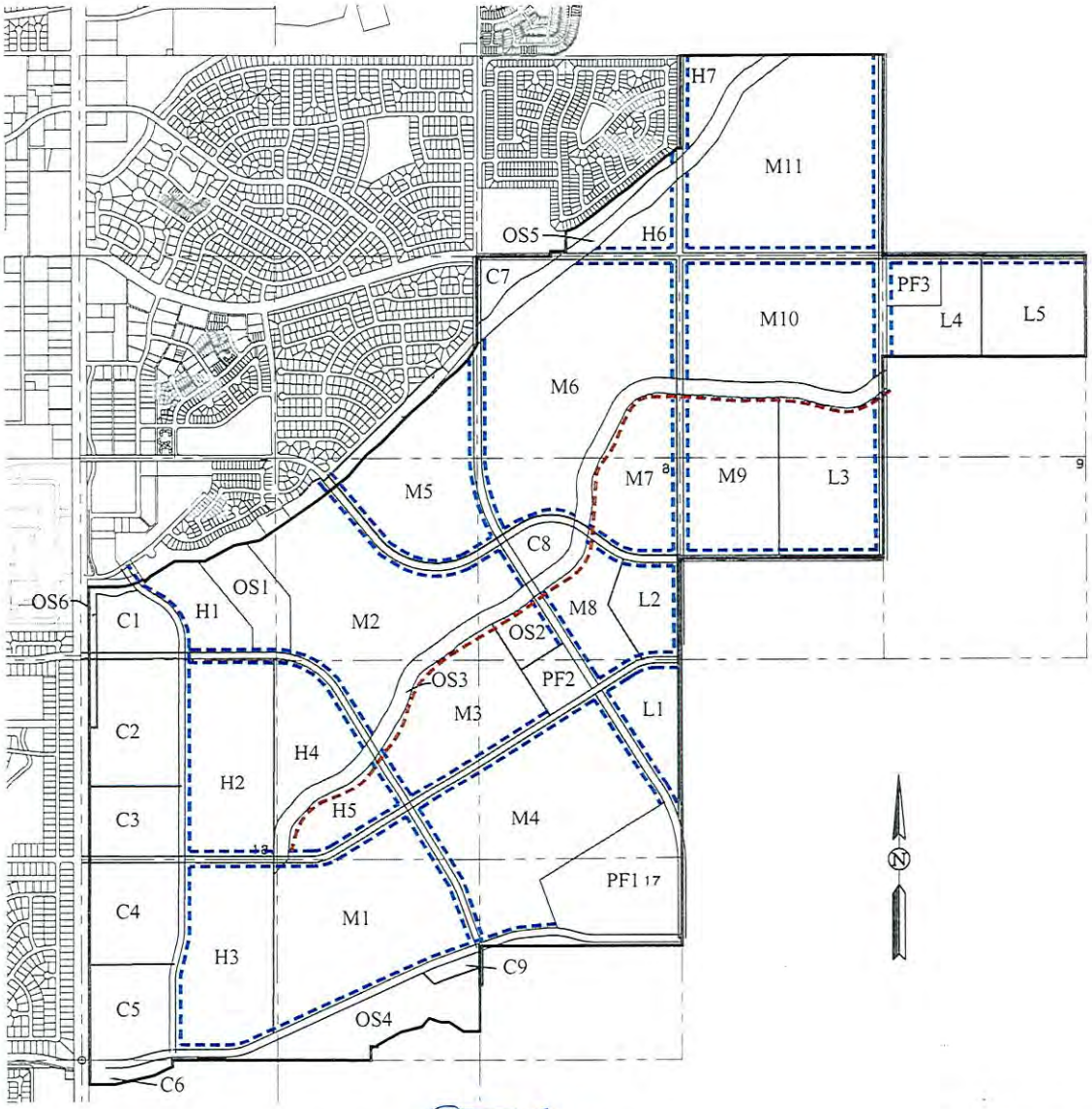
the pedestrian and bicycle trail along the Lewis Springs Wash. The Tribute Specific Plan will include approximately 14.22 miles of multi-use trail (including the trail along the Lewis Springs Wash). Approximately 156.11 acres of the Tribute Specific Plan area are included within the Open Space Planning Areas, and therefore, reserved for open space and recreation purposes. This figure includes the Lewis Springs Wash, the regional detention basins, and the portion of the Mountain Mesas Wash, Garden Canyon Wash, and West Channel within the Specific Plan area. The acreage of the neighborhood parks and local detention basins was not accounted for as a separate open space land use, rather it was included in the acreage for each residential Planning Area. The number, location, and acreage of neighborhood parks and local detention basins will be determined during development of detailed site plans. Tribute will include a minimum of 24 acres within neighborhood parks, increasing the total park and open space area within the Specific Plan to 180.11 acres. The implementation of the park and open space monitoring program and the trail monitoring program will ensure that the Tribute Specific Plan adequately meet the area residents' need for recreation facilities. The Specific Plan will meet VISTA 2020 requirements for open space and trails at completion. Refer to Chapter 6, Section F for more detail on park/open space estimated acreages and VISTA 2020 recommendations regarding the amount of parks, open space, and multi-use trails.

The Tribute Specific Plan encourages coordination with appropriate jurisdictions or organizations to provide a stewardship program to protect open space land.

I. Landscape Concept Plan

The landscape concept plan is shown in Exhibit 5.14: Landscape Concept Plan. The Tribute Specific Plan area is planned as a semi desert plant community with a landscape concept that emphasizes and enhances the native ambiance. The intent of the landscape plan is to provide a community landscape framework, which serves to enhance the overall image and character of the Tribute Specific Plan site.

In order to implement this concept, an owner's association will be established which will be responsible for the maintenance of common landscape areas within Residential Planning Areas. The reasoning behind this provision is that the primary benefits of such landscaping flow to the property owners, rather than the public at large. Additionally, the provision for private landscaping will allow for integration of a common landscaping theme and more economical maintenance. These associations may be separate from other homeowner's associations or property owner's associations, or they may be the same. The exact form of such associations shall be established at the time of approval of the subdivision maps, and may include master associations, sub-associations, and/or associations set up only for the purpose of landscape maintenance.



LEGEND

- ENHANCED DESERT STREETSCAPE
- LEWIS SPRINGS WASH LINEAR PARK LANDSCAPING

EXHIBIT 5.14

LANDSCAPE CONCEPT PLAN

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES

LAND SURVEYING • CIVIL ENGINEERING ©2005

Landscaped areas within the public right-of-way, the Lewis Springs Wash, and the regional detention basins will be maintained by the City of Sierra Vista. The City will also maintain the walkway along Lewis Springs Wash and the wash setback.

The Specific Plan area is currently vacant and presents a mixed semi desert plant community. This plant community is characterized by perennial grasses and scrub-shrub species. Common plant materials within a semi desert plant community include acacia, small native mesquite, yucca, prickly pear, and various grasses. Much of the native vegetation is healthy, attractive, and suitable for buffering, screening, and other landscape uses. The Specific Plan area may also incorporate plant materials from the diverse vegetation of the Huachuca Mountains and the San Pedro River Valley, as well as additional plant and tree species deemed appropriate.

The Landscape Plan identifies a hierarchy of landscaped monumentation features: primary, secondary, and specialty monumentation. The Tribute Specific Plan area primary monumentations are designed entry points with signage, lighting, special paving, and accent landscaping to communicate the theme and identity of the community. The secondary monumentations will be smaller in scale than the primary monumentations and will be located on major intersections within the Specific Plan area, reinforcing the overall community theme. These secondary monumentations may provide information on the type of development located in the area (identifying the Town Center, the Lewis Springs Wash, or distinguishing between residential neighborhoods) and may have accent plantings and special lighting. The specialty monumentation will utilize signage, lighting, and accent plantings to define arrival at specific areas. All signage shall be subject to the requirements of Section 151.10 of the Sierra Vista Development Code.

The main entrance to the Tribute Specific Plan community is located at the intersection of St. Andrews Drive and Highway 92. This is the "front door" of the community leading to the Town Center and providing a sense of arrival to the Specific Plan area. This location will receive the most prominent type of primary monumentation. Other important entrances to the Specific Plan area are at the intersections of Highway 92/Greenbrier Road and Highway 92/Buffalo Soldier Trail. Primary monumentation will be implemented at these entrances to the Specific Plan site as well. Monumentation at these two locations will be smaller than the one installed at the main entrance.

The secondary monuments may be located at the intersection of major roadways within the Specific Plan area, such as: Street "A"/St. Andrews Drive, Street "A"/Buffalo Soldier Trail, Street "A"/Greenbrier Road, Greenbrier Road/St. Andrews Drive, Greenbrier Road/Buffalo Soldier Trail, Avenida Cochise/PDS South/Mountain Mesas Wash, Avenida Cochise/Avenida del Sol, Avenida Cochise/Colonia de Salud, Avenida Cochise/Schrader Road, Avenida del Sol/St.

Andrews Drive, Avenida del Sol/Buffalo Soldier Trail, Snyder Boulevard/Avenida del Sol, Colonia de Salud/Snyder Boulevard, Schrader Road/Snyder Boulevard, Colonia de Salud/St. Andrews Drive, Colonia de Salud/Camino del Norte, Schrader Road/Camino del Norte, Snyder Boulevard/eastern Specific Plan boundary.

Specialty monumentation provides information about the surrounding area, such as a directory map for the Town Center or a map of the Lewis Springs Wash trail. Specialty monumentation shall be located at arrival places.

The major internal streetscape will provide a safe and aesthetic progression utilizing an enhanced semi desert xero-riparian theme. The streetscape includes landscaped edges with sidewalks and lighting. St. Andrews Drive, Street "A", and other streets within the Town Center will utilize landscaping, signage, and lighting to carry out the natural theme of the community. This will provide a sense of identity and entry to the community.

Enhanced buffer planting will be designed for specific segments along both sides of the Lewis Springs Wash. This will include the planting of species found within the local xero-riparian community. Landscaping along the Lewis Springs Wash shall follow water wise landscaping practices (refer to Appendix C). Most of the Lewis Springs Wash landscaping will be composed of self-sustaining plant species. Clusters of higher vegetation density will be strategically located to create a pleasant recreation environment. These clusters will be maintained with minimal water application for optimum plant health.

Detention areas, which include a portion of the Lewis Springs Wash and the two regional detention basins, will be landscaped appropriately with plant materials able to withstand inundation. They will be designed as multiple-use/passive recreation nodes and will become an extension of the xero-riparian zone.

More detailed information on guidelines for implementation of the Landscape Concept Plan is provided in the Design Guidelines, Chapter 7.

6. DEVELOPMENT REGULATIONS

A. Purpose & Intent

The purpose of the Tribute Specific Plan Development Regulations is to promote the health, safety, and general welfare of the future residents, employees, and property owners of the Specific Plan area by providing zoning districts and development and use standards for implementation of the Specific Plan.

This Specific Plan will abide by applicable adopted Sierra Vista planning regulations not included or specifically addressed within this document.

B. Definitions

1. Apartment: A room or suite of rooms designed as a residence and generally located in a building occupied by more than one household. Usually the building has one owner (landlord) and the units are leased as dwellings to tenants.

2. Accessory Structure or Use: A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use or structure and located on the same lot with such principal use or structure. An accessory structure may be built either simultaneously or after the construction of the principal structure.

3. Builder: The person or entities who acquire Planning Areas (as defined below) in the Tribute Specific Plan from the Master Developer.

4. Commercial: Any private land designated for the establishment of structures in which to provide commercial, services, and institutional activities such as shops, offices, hotel, convention center, civic and community center, library, police or fire station, etc.

5. Community Spine: A theme element linking the entire community together and to the Town Center/Commercial Core of the Specific Plan area. It includes the Lewis Springs Wash (park and multi-use trail) and the roadway along the wash.

6. Condominium: housing consisting of a complex of one-family dwelling units on land owned in common in which each unit is individually owned.

7. Developers: The person or entities who acquire Planning Areas (as defined below) in the Tribute Specific Plan Area from the Owner for the purpose of developing said Planning Areas.

8. Dwelling Unit Cap: The maximum number of dwelling units permitted within the Specific Plan or within a Planning Area.

9. Floor Area: Floor area includes the sum of the enclosed and air conditioned horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.

10. Hospitality Facilities: Overnight facilities for short-term (i.e., one or two weeks) or long-term stay.

11. Master Developer: The owner/primary developer responsible for planning construction of the basic infrastructure: Castle & Cooke Arizona, Inc. or its assignees.

12. Open Space: Any parcel or area of land or water essentially left undeveloped and not occupied by structures that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area. Open space areas may include developed areas for passive recreation. Facilities within open space areas may include pedestrian and bicycle trails, exercise trails, seating areas, picnic tables, grills, and children's playground equipment.

13. Passive Recreation: Recreational activities which can be done in natural open space areas without extensive development of the area, i.e., hiking, walking, day picnicking.

14. Pedestrian Path Access: The designated entry/egress points of public recreational pedestrian pathways.

15. Planning Area: A designated sub-area of the Specific Plan with specified permitted uses and regulations covering the development of those uses.

16. Recreational Area: Any private or public land use which relates to the pursuit of active or passive movement to refresh body or mind, such as tennis, golf, baseball, soccer, swimming, walking, jogging, etc.

17. Residential: Any land designated for the establishment of structures in which to live.

18. Spine Infrastructure System: Systems that are necessary to provide for development of the individual Planning Areas including hydrology improvements, residential collector and their associated streetscapes, the trunk sewers, water mains and utility lines in the major streets.

19. Townhome: A one-family dwelling located on a legal lot of record that is attached to one or more adjacent one-family dwellings that are each located on their own legal lot of record.

C. General Provisions

1. The Tribute Specific Plan Development Regulations shall be applied only to the Tribute Specific Plan area.

2. Any reference to Development Regulations shall mean the Tribute Specific Plan Regulations. The City of Sierra Vista Development Code is referred to as the Sierra Vista Development Code.

3. If an issue, condition or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, those other regulations of the Sierra Vista Development Code that are applicable for the most similar issue, condition or situation shall be used and implemented in a manner otherwise consistent with the Specific Plan and its Development Regulations. The City of Sierra Vista City Manager or designee shall resolve the issues, conditions, or situations in a manner that is consistent with the Tribute Specific Plan Development Regulations. This provision shall not be used to restrict uses permitted, or to permit uses not authorized by these Development Regulations. The intent is to resolve ambiguity in the regulations and to ensure consistent application. The closest equivalent to the Specific Plan zoning districts in the Sierra Vista Development Code are as follows:

Table 6.1: Sierra Vista Development Code Equivalent

Specific Plan Designation	Closest Equivalent	Sierra Vista Designation	Article Number
Low Density Residential (L)	SFR-18 or -36	Single Family Residential	151.22.009
Medium Density Residential (M)	SFR-6, -8, -10, or -12	Single Family Residential	151.22.009
High Density Residential (H)	MFR	Multi-Family Residential	151.22.010
Commercial (C)	GC	General Commercial	151.22.018
Public Facility (PF)	OS/PF	Open Space/Public Facilities	151.22.027
Open Space (OS)	OS/PF	Open Space/Public Facilities	151.22.027

4. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, the City Manager or designee may determine said use is similar in nature to allowable uses and consistent with the goals and objectives of the Specific Plan and therefore an allowable use.

5. The Tribute Specific Plan identifies only those uses and development regulations unique to the project. These Development Regulations modify or supersede those found in the Sierra Vista Zoning Ordinance, Sierra Vista Development Code, and VISTA 2020.

6. The setback requirements are as specified within the development standards for each planning unit. If not otherwise specified, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way, or property line, to the foundation point of the closest structure, whichever is most restrictive. On cul-de-sac and eyebrow lots that are concave, the minimum front yard depth may be measured from a straight line drawn between the front lot corners. In no case, however, shall the minimum required front yard be reduced in excess of 50 percent by this alternative measurement.

7. Setbacks for all lots within the Tribute Specific Plan are as shown in Tables 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8. No additional setback requirements will apply to any lots. Front, side and rear yard setbacks for residential corner lots and corner lots abutting key lots will be as shown in Tables 6.2, 6.4, 6.5, and 6.6. Front, side, and rear yard setbacks for commercial lots where a lot has double frontage on two streets and where a lot is located at the intersection of two or more streets, will be as shown in Tables 6.2 and 6.7.

8. Minimum buffer distances will follow standards included in this Specific Plan.

9. Setbacks for all permitted accessory structures shall be the same as those required by the Sierra Vista Development Code under the most closely equivalent zoning classifications as addressed in Table 6.1: Sierra Vista Development Code Equivalent.

10. If any provisions (or portions of any provision) of these Specific Plan Development Regulations or their application to any person or circumstance is held to be invalid, the remainder of the Specific Plan Development Regulations and the application of that provision to other persons or circumstances shall not be affected.

11. The Specific Plan Development Regulations implement the Specific Plan Land Use Plan for the property as shown in Exhibit 3.2.

12. All construction within the Tribute Specific Plan shall comply with the provisions outlined herein, and relevant City of Sierra Vista provisions. Building and other construction permits shall be issued only after the City Manager or designee has determined that said permit applications are consistent with the applicable provisions of the Specific Plan and Development Regulations outlined herein.

13. The hierarchy of applicability shall be first to the Tribute Specific Plan and these Specific Plan Development Regulations, and then to the applicable provisions of the City of Sierra Vista Development Code, and other City codes and ordinances.

14. The site plan approval process for all developments requiring site plan review shall be in accordance with the City of Sierra Vista Development Code Section 151.18.

15. This Specific Plan may be amended by the same procedure as its adoption by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

16. Any persons, firm, or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the Sierra Vista Development Code pertaining to zoning violations.

D. Development Standards Comparison

The Tribute Specific Plan development standards have been customized to suit the site and differ slightly from the Sierra Vista Development Code standards while remaining consistent with the goals and objectives of the Code. For instance, the Specific Plan allows more uses in the Residential categories than are allowed in the Sierra Vista Development Code Single Family Residential category. These additional uses include recreational facilities and accessory structures. Residential uses are allowed within the Specific Plan Public Facilities Planning Areas, which are not allowed in the Sierra Vista Development Code Open Space/Public Facilities category.

The Specific Plan Commercial category also allows more uses than the General Commercial category described in the City of Sierra Vista Development Code. These additional uses include hospitality facilities, apartments, a convention center, and institutional uses such as a civic center, a library, police or fire stations. These additional uses are compatible with surrounding development, especially when regulated by the Castle & Cooke Design Guidelines, and Development Regulations.

The Specific Plan generally allows for taller building structures and shorter setbacks than does the Sierra Vista Development Code. This allows for clustering of development and areas of contiguous open space. These customized deviations from the Development Code are appropriate for this particular site and mix of development. The comparison between the Sierra Vista Development Code and the Specific Plan development standards are illustrated in the following table:

Table 6.2 Development Standards Comparison Table

Sierra Vista Dev. Code	Specific Plan Proposal	Primary Uses Permitted		Min. Lot Size		Max. Building Height		Parking Requirements		Density		Building Setbacks	
		Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	VISTA 2020	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal
SFR36	L	Single Family Residence	Single Family Residence, Accessory Structures, Recreational Facilities, Open Space.	36,000 S.F.	18,000 S.F.	28'	28'	SVDC 151.09	SVDC 151.09	0-2 units per acre	Average Density: 2.1 units per acre	Front:40' Side:20' Rear:30'	Front:20' Side:15' Rear: 30'
SFR18				18,000 S.F.								Front:35' Int. Side:15' Street Side: 20' Rear:30'	
SFR12	M	Single Family Residence	Single Family Residence, Accessory Structures, Recreational Facilities, Open Space.	12,000 S.F.	4,500 S.F.**	28'	28'	SVDC 151.09	SVDC 151.09	2.01-4.5 units per acre	Average Density: 4.2 units per acre	Front:25' Side:15' Rear:25'	Front:10' Side:5' Rear:8'(to gar. open.)*** 10' (to main structure)
SFR10				10,000 S.F.								Front:25' Int. Side:10' Street Side: 15' Rear:25'	
SFR8				8,000 S.F.								Front:25' Int. Side:7' Street Side: 10' Rear:25'	
SFR6				6,000 S.F.								Front:20' Int. Side:5' Street Side: 10' Rear:20'	
MFR	H	Single-Family and Multi-Family Residence, Apartments	Single Family Residence	4,500 S.F.	3,150 S.F.	28'	28'	SVDC 151.09	SVDC 151.09	4.51 units per acre or more	Average Density: 10.2 units per acre	Front:20' Side:5'(interior) 10' (2-story int.) 10' (street) Rear:15'	Front:10' Side:5'* Rear:8'(to gar. open.)*** 10' (to main structure)
			Townhomes	2,400 S.F.	2,400 S.F.	28'	28'					Front:20' Side: 0' Rear:10'	Front:10' Side: None Rear: 8'(to gar. open.)*** 10' (to main structure)
			Apartments	Minimum lot area (S.F.) per dwelling unit Stories: 1 or 2 / 3 Efficiency: 1,050 / 1,100 1-bedroom: 1,450 / 1,400 2-bedroom: 1,650 / 1,550 3-bedroom: 1,850 / 1,600 4-bedroom: 2,050 / 1,850	Minimum lot area (S.F.) per dwelling unit Stories: 1 or 2 / 3 or 4 Effic.: 1,050 / 1,100 1-bed.: 1,450 / 1,400 2-bed.: 1,650 / 1,550 3-bed.: 1,850 / 1,600 4-bed.: 2,050 / 1,850	30' for 2 stories 40' for 3 stories	Max. 50' for C3 and C4 Max. 45' for apts. within H2, between St Andrews Dr. and 980' north of St Andrews Max. 45' for apts. within H3, between St Andrews Dr and 1,390' south of St Andrews Max. 40' for the other portions of H2 and H3, and other High Dens. Planning Areas				N/A	Front:40' Side:20' Rear: 0'	Front:5' Side: None Rear: None

Sierra Vista Dev. Code	Specific Plan Proposal	Primary Uses Permitted		Min. Lot Size		Max. Building Height		Parking Requirements		Density		Building Setbacks	
		Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	VISTA 2020	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal
MFR (continued from last page)	H (cont.)	Single-Family and Multi-Family Residence, Apartments (cont.)	Accessory Structures, Recreational Facilities, Open Space.	N/A	N/A	N/A	N/A			N/A	N/A	N/A	N/A
GC	C	Those listed in S.V.D.C. 151.22.018	Town Center (C3 and C4): Commercial, Institutional and Residential Uses (incl. Office, Retail, Service, Public Fac., Hotel, Convention Center. All other commercial areas: General Commercial uses (includes Business and Professional, Retail Sales, Services, and Institutional uses.	None.	None.	25'-30'	Max. 50' within C3 and C4 Max. 35' in all other commercial areas	SVDC 151.09	15% < SVDC 151.09	N/A	N/A	Front:40' Side: subject to SVDC 151.15 (minimum buffer provisions) Rear: subject to SVDC 151.15 (minimum buffer provisions)	Front: none**** Side: none Rear: none All other commercial areas: Front: none**** Side: none Rear: none
OS/ PF	OS	Those listed in S.V.D.C. 151.22.027	Parks, Recreation Facilities, and Undisturbed, Revegetated and Enhanced Open Space	None.	None	N/A	N/A	SVDC 151.09	SVDC 151.09	N/A	N/A	For all buildings: 25' setback from all streets, except for the front yard setback, where 40' is required 60' landscape buffer from adjacent residential land uses	Front: 40' Side: 0' Rear: 0'
OS/ PF	PF	Those listed in S.V.D.C. 151.22.027	Educational Facilities (Elem. and High School) and Residential Uses *****	None.	None.	30'	35'	SVDC 151.09	SVDC 151.09	N/A	N/A	For all buildings: 25' setback from all streets, except for the front yard setback, where 40' is required 60' landscape buffer from adjacent residential land uses	Front: 40' Side: 0' Rear: 0'

* A side yard setback may be reduced to zero where a 5-foot setback is required. For buildings that have zero side yard setback on one side, an 8-foot setback will be required on the other side.

** The minimum lot size for the portions of Planning Areas M2 and M5 within the City of Sierra Vista SFR-8 Zone will remain 8,000 square feet.

*** For rear-loaded garages, the garage openings must be set back a minimum of 8 feet to allow adequate maneuvering area to and from the lane. Parking in the driveway will be prohibited if the setback to the garage opening is less than 20 feet.

**** Additional pedestrian easements to be approved by the City Manager or designee will be required for zero front yard setbacks for commercial areas whenever door openings, awnings, food and beverage establishments outdoor seating areas, lighting, signs, or other structures encroach on the right of way of any public street.

***** If residential buildings are developed within PF1 and PF2, setbacks shall follow Medium-Density Residential Planning Area setbacks. If residential buildings are developed within PF3, setbacks shall follow Low-Density Residential Planning Area setbacks.

E. Zoning and Land Use Summary

The Tribute Specific Plan site has been developed into 41 Planning Areas. Each Planning Area is within a zoning district. The zoning designations include three residential categories (L, M, and H), as well as commercial (C), public facility (PF), and open space (OS) categories. The zoning designation, Planning Areas average density, and dwelling units' statistics are presented in Table 6.3.

A crucial concept of the Tribute Specific Plan is flexibility. Flexibility is permitted relative to the number of residential units in each Planning Area. Each Residential Planning Area has been assigned a target number of dwelling units for planning purposes. Average densities for the Planning Areas are shown in Table 6.3. Development of residential units within commercial or public facility areas may require a proportional reduction of the number of dwelling units within one or more residential areas in order to guarantee that the total number of dwelling units within the Specific Plan site does not exceed 6,959. These provisions guarantee flexibility to meet market demands while preserving the Specific Plan concept and the overall residential densities that can be implemented without jeopardizing the quality of the development. The average densities and target number of dwelling units within each Planning Area may be exceeded but the maximum number of residential units developed in the entire Tribute Specific Plan area may not exceed 6,959 residential dwellings. It is likely that there will be significant variation in the number of dwelling units in the High Density Residential Areas, both above and below the target number of dwelling units. All residential development must be in compliance with the zoning districts set forth in this Specific Plan.

F. Zoning Districts and Permitted Uses

The Tribute Specific Plan will be implemented by designating properties within the Specific Plan for residential, commercial, public facility, and open space uses as follows:

- Low Density Residential Zone (L): This zone provides for low density one-family dwellings. Open space and recreational uses are allowed as well. The maximum building height is limited to two stories, not to exceed 28 feet.

- Medium Density Residential Zone (M): This zone provides for medium density one-family dwellings. Open space and recreational uses are allowed as well. The maximum building height is limited to two stories, not to exceed 28 feet.
- High Density Residential Zone (H): This zone provides for high density attached housing, one-family dwellings, townhomes, and apartment homes. Open space and recreational uses are allowed as well. The maximum building

height is limited to 50 feet for apartments within C3 and C4. The maximum building height is 45 feet for apartments within H2, between St Andrews Drive and 980 feet north of St. Andrews Drive. The maximum building height is also limited to 45 feet for apartments within H3, between St Andrews Drive and 1,390 feet south of St. Andrews Drive. The building height for apartments within the remaining portions of H2 and H3, and other High Density Planning Areas will be restricted to a maximum of 40 feet. Single-family homes and townhomes are limited to two stories (not to exceed 28 feet). Setback requirements for multiplex will follow the City of Sierra Vista Development Code.

- Commercial Zone (C): This zone allows for a wide array of office, retail, and service facilities, including hospitality facilities, mixed with residential uses and institutional uses such as a civic center, a library, police and fire stations, among other uses. Open space and recreation uses are also allowed. The maximum building height is limited to 50 feet within C3 and C4 (Town Center) and to 35 feet in all other commercial areas.

- Public Facility Zone (PF): This zone provides for implementation of two elementary schools and a high school within the Specific Plan area. Residential, open space, and recreation uses are also allowed.

- Open Space Zone (OS): This zone includes developed and undeveloped open space and allows a variety of open space uses, ranging from active and passive parks to a pedestrian and bicycle trail and wildlife preservation areas.

Residential uses, such as townhomes, condominiums, and apartments, are allowed in the Commercial Zone for Planning Areas C3 and C4 (Town Center) per this plan. Residential uses will not be allowed within commercial zones C1, C2, C5, C6, C7, C8, and C9. Residential uses are also allowed in the Public Facilities Zone per this plan. Churches and other places of worship are allowed within Residential and Commercial Zones, subject to conditional use permits. Emergency services facilities and other public service facilities will be allowed in residential areas subject to conditional use permit. Additional permitted, conditional, and prohibited uses not specifically addressed in this Specific Plan are as detailed in the City of Sierra Vista Development Code.

Table 6.3: Specific Plan Zoning and Land Use Summary

Zoning	Planning Area	Acres	Average Density	Target Dwelling Units
Low Density Residential (L)	L1	26.22	2.1	56
	L2	21.32	2.1	45
	L3	60.03	2.1	127
	L4	26.36	2.1	56
	L5	39.8	2.1	84
	Subtotal (L)	**173.73**	-	**368**
Medium Density Residential (M)	M1	106.67	4.2	453
	M2	110.24	4.2	468
	M3	61.33	4.2	260
	M4	122.24	4.2	519
	M5	70.11	4.2	298
	M6	137.78	4.2	585
	M7	45.13	4.2	192
	M8	27.69	4.2	117
	M9	59.94	4.2	254
	M10	96.14	4.2	408
	M11	128.86	4.2	547
	Subtotal (M)	**966.13**	-	**4,101**
High Density Residential (H)	H1	22.5	10.2	228
	H2	70.03	10.2	711
	H3	67.77	10.2	688
	H4	35.98	10.2	365
	H5	22.24	10.2	226
	H6	12.29	10.2	125
	H7	14.48	10.2	147
	Subtotal (H)	**245.29**	-	**2,490**
Total Residential		**1,395.15**	-	**6,959**
Commercial (C)	C1	16.86	N/A	N/A*
	C2	43.06	N/A	N/A*
	C3	25.08	N/A	N/A*
	C4	35.53	N/A	N/A*
	C5	29.08	N/A	N/A*
	C6	4.84	N/A	N/A*
	C7	7.75	N/A	N/A*
	C8	9.26	N/A	N/A*
	C9	3.28	N/A	N/A*
	Subtotal (C)	**174.74**	-	-

Zoning	Planning Area		Acres	Average Density	Target Dwelling Units
Open Space (OS)	Parks, Recreation Facilities, Enhanced or Re-vegetated Open Space	OS1 (det basin 1/park)	20.89	N/A	N/A
		OS2 (det. basin 2/park)	10.31	N/A	N/A
		OS3 (LS Wash)	53.31	N/A	N/A
	Undisturbed/ Undeveloped Open Space	OS4 (GC Wash)	39.43	N/A	N/A
		OS5 (Mtn Mesas Wash)	27.03	N/A	N/A
		OS6 (West Channel)	5.14	N/A	N/A
	Subtotal (OS)		**156.11**	-	-
Public Facility (PF)	**PF 1 (high school)**		50	N/A	N/A
	PF 2 (elem. school)		10.46	N/A	N/A
	PF 3 (elem. school)		10.00	N/A	N/A
	Subtotal (PF)		**60.46**	-	-
Major Roadways			**130.01**	N/A	N/A
Total			**1,916.47**	-	**6,959****

Note: All densities are expressed in net acreage and do not include major street areas.
* Development of dwelling units within Commercial Planning Areas may require a reduction of the maximum number of dwelling units within Residential Planning Areas, so that the total number of dwelling units within the Specific Plan area does not exceed 6,959.
** Total number of dwelling units within Specific Plan will not exceed 6,959.

As shown in Table 6.3, the Tribute Specific Plan Open Space Zone includes 156.11 acres, with 84.51 acres of parks, recreation facilities, enhanced or re-vegetated open space (OS1, OS2, and OS3) and 71.6 acres of undisturbed/undeveloped open space (OS4, OS5, and OS6). The Specific Plan will also include a minimum 24 acres of neighborhood parks within the Low, Medium, and High Density Residential Zones. Local detention basins and swales may also be included in Residential Zones and Commercial Zones. Therefore, Tribute will include at least 180.11 acres of parks and open space areas. According to VISTA 2020, the amount of targeted open space should be calculated at a rate of ten acres per 1,000 residents. The maximum number of dwelling units that will be allowed within the Specific Plan area is 6,959. The City of Sierra Vista's standard multiplier of 2.48 persons per household indicates that a total of 17,258 residents may occupy the site. Based on this number of residents, the Specific Plan area would be required to have approximately 173 acres of open space.

VISTA 2020 also recommends that residential developments include 0.83 miles of multi-use trails per 1,000 residents. Based on a total of 17,258 residents (if 6,959 dwelling units are built), the Specific Plan area would be required to have approximately 14.3 miles of multi-use trails if all 6,959 units are built. The

Tribute Specific Plan will include approximately 14.22 miles of multi-use trail, including the trail along the Lewis Springs Wash. Paseos and multi-use trails along local streets will contribute to guarantee that the Specific Plan meet the recommended amount of trails for the development. In addition, implementation of the park and open space monitoring program and the trail monitoring program will ensure that the Tribute Specific Plan adequately meet the area residents' need for recreation facilities.

G. Residential Development Standards

Table 6.4 outlines the General Development Standards for the Low Density Residential Category (L), with single family residential uses. This residential category includes Planning Areas L1 through L5.

Table 6.5 outlines the General Development Standards for the Medium Density Residential Category (M), also with single family residential uses. This residential category includes Planning Areas M1 through M11.

Table 6.6 outlines the General Development Standards for the High Density Residential Category (H), which includes single family detached and/or attached and multi-family residential uses. This residential category comprises Planning Areas H1 through H7.

Table 6.4 Low Density Residential (L) Development Standards

	One-family dwelling
Minimum lot area	18,000 sf
Minimum lot width	45 feet
Minimum lot depth	90 feet
Maximum building height	28 feet
Front yard setback	20 feet
Rear yard setback to main structure	30 feet
Side yard setback, interior lots	15 feet
Corner lot side yard setback	15 feet
Distance between buildings, including buildings on adjacent lots	30 feet
Distance between dwelling unit and accessory building	3 feet
Distance between property line and accessory building	3 feet
Distance between accessory buildings	3 feet

Note: Minimum buffer distances per this Specific Plan.

Table 6.5 Medium Density Residential (M) Development Standards

	One-family dwelling
Minimum lot area	4,500 sf[1]
Minimum lot width	40 feet
Minimum lot depth	90 feet
Maximum building height	28 feet
Front yard setback	10 feet
Rear yard setback to main structure	10 feet
Rear yard setback to garage opening	8 feet[2]
Side yard setback, interior lots	5 feet
Corner lot side yard setback	10 feet
Distance between buildings, including buildings on adjacent lots	10 feet
Distance between dwelling unit and accessory building	3 feet
Distance between property line and accessory building	3 feet
Distance between accessory buildings	3 feet

[1]The minimum lot size for the portions of Planning Areas M2 and M5 within the City of Sierra Vista SFR-8 Zone will remain 8,000sq.ft. [2] For rear-loaded garages, the garage openings must be set back a minimum of 8 feet to allow adequate maneuvering area to and from the lane. Parking in the driveway will be prohibited if the setback to the garage opening is less than 20 feet. Note: Minimum buffer distances per this Specific Plan.

Table 6.6 High Density Residential (H) Development Standards

	One-family dwelling	Townhome	Multiple-family Dwelling
Minimum lot area	3,150 sf	2,400 sf	Min. lot area (S.F.) per d.u. Stories: 1 or 2 / 3 or 4 Effic.: 1,050 / 1,100 1-bed.: 1,450 / 1,400 2-bed.: 1,650 / 1,550 3-bed.: 1,850 / 1,600 4-bed.: 2,050 / 1,850
Minimum lot width	35 feet	25 feet	N/A
Minimum lot depth	90 feet	80 feet	N/A
Maximum building height	28 feet	28 feet	▪ Max. 50 feet within C3 and C4 ▪ Max. 45 feet for apartments within H2, between St Andrews Drive and 980 feet north of St. Andrews Drive ▪ Max. 45 feet for apartments within H3, between St Andrews Drive and 1,390 feet south of St. Andrews Drive ▪ Max. 40 feet for the remaining portions of H2 and H3, and other High Density Planning Areas
Front yard setback	10 feet	10 feet	5 feet
Rear yard setback to main structure	10 feet	10 feet	None
Rear yard setback to garage opening	8 feet[1]	8 feet[1]	None
Side yard setback, interior lots	5 feet[2]	None	None
Corner lot side yard setback	10 feet	10 feet	10 feet
Distance between buildings, including buildings on adjacent lots	10 feet	10 feet	10 feet
Distance between property line and accessory building	3 feet	3 feet	3 feet
Distance between dwelling unit and accessory building	3 feet	3 feet	3 feet
Distance between accessory buildings	3 feet	3 feet	3 feet

[1] For rear-loaded garages, the garage openings must be set back a minimum of 8 feet to allow adequate maneuvering area to and from the lane. Parking in the driveway will be prohibited if the setback to the garage opening is less than 20 feet.

[2] A side yard setback may be reduced to zero where a 5-foot setback is required. For buildings that have zero side yard setback on one side, the setback requirement on the other side will be 8 feet, which is consistent with the City of Sierra Vista Development Code.

Notes: Development standards for **multiplex** per the City of Sierra Vista Development Code Section 151.22.010
Minimum buffer distances per this Specific Plan.

In addition to the development standards outlined in Tables 6.4, 6.5, and 6.6, the following will apply to all development projects proposed within the Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H) land use categories:

- To allow for variety in subdivision design, and to provide for alternative housing opportunities, up to five percent of the lots within single-family dwelling subdivisions may be permitted to deviate five percent from the minimum lot area, lot width, and lot depth at the time of approval of the subdivision maps. Any lots that deviate from the standards will be clearly identified on each plat.
- Site plan review for permitted and conditional uses shall follow the provisions included in Section 151.18 of the Sierra Vista Development Code.
- Off-street parking and loading shall be subject to the requirements of Section 151.09 of the Sierra Vista Development Code. Deviations from Section 151.09 of the Sierra Vista Development Code may be approved by the City Manager or designee at the time of site plan review. The need for additional parking will be addressed at the subdivision stage (preliminary plat).

H. Commercial Development Standards

Primary uses permitted within the Tribute Specific Plan Commercial areas are as follows:

- Businesses and Professional Services
- Retail Sales
- Services
- Churches and other places of worship
- Recreational Facilities
- Restaurant
- Specialty Commercial
- Functional Open Space
- Hospitality Facilities
- Open Space
- Public Services Facilities such as: Police and Fire Station, Library, and Civic/Community Center
- Apartment Dwellings, Attached Housing for Sale or Rent, Loft Houses

Secondary Uses Permitted are:

- Accessory Structures

Table 6.7 outlines the General Development Standards for the Commercial land use areas, which includes Planning Areas C1 through C9.

Table 6.7 Commercial Development Standards

	Commercial
Minimum lot area	None
Maximum height – C3 and C4	50 feet
Maximum height – All other Commercial Planning Areas	35 feet
Front yard setback	None[1]
Rear yard setback	None
Interior side yard setback	None
Distance between buildings	None[2]

[1] Additional pedestrian easements to be approved by the City Manager or designee will be required for zero front yard setbacks for commercial areas whenever door openings, awnings, food and beverage establishments outdoor seating areas, lighting, signs, or other structures encroach on the right of way of any public street.
[2] All construction shall follow the provisions of the International Building Code. Building separations can be reduced only with applicable fire wall construction.
Note: Minimum buffer distances per this Specific Plan.

Zero setbacks are allowed within commercial areas, including the Town Center. This development standard is intended to allow for more flexibility in design, to create an inviting, pedestrian-friendly environment. Additional pedestrian easements will have to be approved by the City Manager or designee for zero front yard setbacks for commercial areas whenever door openings, awnings, food and beverage establishments outdoor seating areas, lighting, signs, or other structures encroach on the right of way of any public street.

In addition to the development standards outlined in Table 6.7, the following will apply to all development projects proposed within the Commercial land use areas:

- Site plan review for permitted and conditional uses shall follow the provisions included in Section 151.18 of the Sierra Vista Development Code.
- Off-street parking and loading shall be subject to the requirements of Section 151.09 of the Sierra Vista Development Code. Deviations from Section 151.09 of the Sierra Vista Development Code may be approved by the City Manager or designee at the time of site plan review.
- All buildings used exclusively for dwellings purposes shall comply with the provisions of the High Density Residential zone.
- Open storage of material and equipment permitted in the Commercial zones, including ground-located mechanical equipment, shall be surrounded and screened by a solid wall or fence, including solid gates where necessary. Materials shall not be stacked above the height of the screening.
- Roof top areas of commercial structures shall be completely screened from view by parapets or other finished architectural features constructed to a height of the highest equipment and unfinished structural element or architectural feature of the building.

I. Public Facility Development Standards

Permitted uses within the Tribute Specific Plan Public Facility areas include Elementary and High School uses, as well as residential uses.

Table 6.8 outlines the General Development Standards for the Public Facility land use areas, which includes Planning Areas PF1 and PF2.

Table 6.8 Public Facility Development Standards

	Public Facility
Minimum lot area	None
Maximum height	35 feet
Front yard setback	40 feet
Rear yard setback	None
Interior side yard setback	None
Corner lot side yard setback	None
Distance between buildings	None[1]

[1] All construction shall follow the provisions of the International Building Code. Building separations can be reduced only with applicable fire wall construction.
Note: Minimum buffer distances per this Specific Plan.

In addition to the development standards outlined in Table 6.8, the following will apply to all development projects proposed within the Public Facility land use areas:

- Site plan review for permitted and conditional uses shall follow the provisions included in Section 151.18 of the Sierra Vista Development Code.
- Off-street parking and loading shall be subject to the requirements of Section 151.09 of the Sierra Vista Development Code. Deviations from Section 151.09 of the Sierra Vista Development Code may be approved by the City Manager or designee at the time of site plan review.
- Open storage of material and equipment permitted in the Public Facility zones, including ground-located mechanical equipment, shall be surrounded and screened by a solid wall or fence, including solid gates where necessary. Materials shall not be stacked above the height of the screening.
- Roof top areas of Public Facility structures shall be completely screened from view by parapets or other finished architectural features constructed to a height of the highest equipment and unfinished structural element or architectural feature of the building.
- Construction of new schools must follow the Arizona School Facilities Board guidelines.

- Should the Sierra Vista Unified School District choose not to develop educational facilities within the Public Facilities Planning Areas, these areas will be made available for residential development. Residential buildings shall follow the standards for Medium Density Planning Areas within PF1 and PF2 and the standards for Low Density Planning Areas within PF3.

J. Open Space Development Standards

Tribute Specific Plan Open Space areas include all of Planning Areas OS1 through OS6, consisting of two regional detention basins, the Lewis Springs Wash, and the portions of the PDS South/Mountain Mesas Wash and of the Garden Canyon Wash within the Specific Plan area. Primary uses permitted within these areas are:

- Public parks, parkways, and related facilities
- Public playgrounds, play field, and related facilities
- Open space areas
- Areas for passive recreational uses (i.e. pedestrian and bicycle trails, seating areas)
- Utility and road crossings per the City Manager or designee approval
- Maintenance Road
- Stormwater Detention Basins
- Drainage Facilities

The following will apply to all development projects proposed within the Tribute Specific Plan Open Space zone:

- Site plan review for permitted and conditional uses shall follow the provisions included in Section 151.18 of the Sierra Vista Development Code.
- Off-street parking and loading shall be subject to the requirements of Section 151.09 of the Sierra Vista Development Code. Deviations from Section 151.09 of the Sierra Vista Development Code may be approved by the City Manager or designee at the time of site plan review.
- Open storage of material and equipment permitted in the Open Space zone shall be surrounded and screened by a solid wall or fence, including solid gates where necessary. Materials shall not be stacked above the height of the screening.
- Utility and road crossings per the City Manager or designee approval.
- Maintenance roads per City of Sierra Vista Development Code.

K. Additional Development Standards

1. Buffering

- A buffer consists of a horizontal distance from the main building(s) of proposed use to the property line of an adjacent district, which may be occupied by screening, utilities, and landscaping materials. A buffer is used to reduce potential impact between certain adjacent uses. The yard setback requirements of each district may be included in the buffer distance. The required buffering distance between various land uses and adjacent districts is identified in Table 6.9.

Table 6.9 Minimum Buffer Distances

Zoning District of Proposed Use	Abutting Zoning District or Conforming Use							
	Open Space	Public Facilities	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Arterial Street	Collector Street
Open Space	0	0	0	0	0	0	40	40
Public Facilities	0	0	60	60	60	0	40	40
Low Density Residential	0	0	0	0	0	0	8	8
Medium Density Residential	0	0	0	0	0	0	8	8
High Density Residential	0	0	0	0	0	0	8 for single-family detached structures; 0 for apts	8 for single-family detached structures; 0 for apts
Commercial	20	20	20	20	20	0	0	0

Notes: All distances are given in feet and are measured from the main building of a proposed use to the property line of the adjacent district.
Buffer adjacent to the washes will be based on floodplain considerations.
The more intense use provides the buffer.

2. Height of Buildings - Roof Structure, Chimneys and Towers

- Height requirements for towers, steeples, architectural features, radio and television masts, cell towers, flagpoles, public utility poles and lines, chimneys and smokestacks, penthouses or roof structures for the housing or screening of elevators, stairways, tanks, and ventilating fans, will be per the City of Sierra Vista Development Code.

3. Accessory Structures

- Accessory structures may be located within an interior side or rear yard area in any residential zone district or project of a residential nature, provided they do not exceed a height of 15 feet and the maximum lot coverage is 35 percent of the required rear yard.

- Accessory structures within the Tribute Specific Plan commercial, open space, and public facility zones shall be subject to the City of Sierra Vista Development Code provisions.
- No accessory structures shall be located within any required street side yard or front yard area.

4. Yard Encroachments

- Cornices, canopies, carports, eaves, patio or porch covers, or other similar architectural features that do not provide additional floor or interior space within the building may extend into a required front, side, or rear yard not to exceed two feet.
- Unenclosed, uncovered porches, platforms, or landing places which do not extend above the level of the first floor of the building, with the exception of guard rails as required by the International Building Code, may extend into any front, side, or rear yard no more than six feet.
- Deviations from the yard encroachment provisions may be approved by the City Manager or designee at the time of site plan review.
- Detached garages may be constructed along a rear and/or side yard property line, and may include a second story for a den, office, artist studio, or similar accessory use, provided that no windows or other openings are provided within the walls located along the rear and/or side yard property line.

7. DESIGN GUIDELINES

A. Introduction

This section provides guidelines for site planning, landscaping, and architectural design. These guidelines address design issues for circulation, landscaping, residential, commercial, and recreation/open space areas.

The design guidelines are intended to guide the developer/designer through the design development process toward the expression of overall community character. These guidelines provide design direction to be implemented by developers, architects, engineers, landscape architects, builders, and other professionals to assure a high quality community character in appearance and land use compatibility within the Specific Plan area. They are also presented to give guidance to City staff, the Planning and Zoning Commission, and the City Council in their review of development projects within the Tribute Specific Plan area.

The following goals will direct the overall planning and design effort and outline the intent of the guidelines:

- Provide direction to individual design efforts so the Tribute Specific Plan site maintains high quality development with cohesive community identify and character.
- Ensure quality design, thereby maximizing property values and enhancing investments.
- Conserve existing natural features and minimize adverse impacts on the ecosystem.
- Encourage imaginative and innovative planning of facilities and sites and flexibility to respond to changes in market demand.

B. Site Planning

Site planning concentrates on the proper placement of buildings, roads, and services within the site. This requires an understanding of site opportunities and constraints, including existing drainage patterns and terrain. It also requires an understanding of building form, orientation, coverage, setbacks, parking, and such support services as utilities, loading, storage, and driveway location.

Goal:

- Create neighborhoods that have architectural character and community open space and facilities.

Objectives:

- Site buildings in a manner sensitive to topography, natural drainage, native vegetation, soil stability, views, and governmental performance standards.
- Achieve identity and cohesiveness within the Tribute Specific Plan area.
- Protect uses and ensure non-encroachment of conflicting uses.

1. Grading

Grading guidelines are formulated with the intent of preserving and enhancing natural landscape whenever feasible.

Site grading design shall complement and reinforce the architectural and landscape design character in several ways. These include:

- Screening parking, loading, and service areas
- Helping to reduce the perception of height and mass on larger buildings
- Providing reasonable transitions between on-site uses
- Providing elevation transitions that will contribute to the efficiency of on-site and off-site movement systems
- Providing reasonable transitions between lots

The grading of the site terrain shall reflect the natural topography and result in a harmonious transition of the man-made grade with the natural terrain. The tops and toes of all slopes shall be rounded.

Construction of the Lewis Springs Wash will require major grading efforts.

2. Drainage

The Tribute Specific Plan area includes one or two regional detention basins, multiple local detention basins (some used as neighborhood parks), and a system of swales. These detention basins and the Lewis Springs Wash will complement the region's drainage system and contribute to groundwater recharge. Underground water storage facilities may be implemented to gather water for landscape irrigation. All detention systems shall be maintained for optimum efficiency.

The natural drainage conditions will be maintained, as a channel will be developed to follow the historic drainage from the Lewis Springs Wash. Swales will direct the drainage to the PDS South Wash/Mountain Mesas

Wash (north boundary of the Specific Plan area), to the Lewis Springs Wash (crossing the Specific Plan area from the Town Center to the eastern end of the Specific Plan area), to the Garden Canyon Wash, and to the Bakarich McCool Wash (both located along the south boundary of the Specific Plan area). Streets, swales, and closed conduits will direct drainage to the regional and local detention basins, which will release it to the washes.

Increased runoff rates from streets or other surface areas shall be diverted to the drainage washes or detention basins, so that the off-site quantity and rate of flow shall not be greater than the original hydrological conditions at any existing point. All proposed drainage shall comply with City of Sierra Vista standards.

Drainage velocities shall be minimized to limit erosion, reduce debris accumulation in streets and drainage-ways, and to prevent hazardous flow conditions.

Whenever possible, native riparian vegetation shall be the predominant plant material throughout site drainage. The PDS South/Mountain Mesas Wash and the Garden Canyon Wash will remain natural. The Lewis Springs Wash will be enhanced to create pleasant recreation and open space areas that will also increase connectivity within the Specific Plan area.

Cross-lot drainage will be allowed when a lot is draining onto a public drainage way or drainage easement. Cross-lot drainage from one lot to another will be prohibited.

3. Building Setbacks

All structures must be set back a minimum of 50 feet from each bank of the Lewis Springs Wash and PDS South Wash/Mountain Mesas Wash. All structures must be set back a minimum of 100 feet from each bank of the Garden Canyon Wash. All structures will also be outside of the 100-year floodplain of all washes, in accordance with the City of Sierra Vista Development code 151.08.006.

Landscaping adds variety to uniform setbacks, softening the obvious repetition from house to house. Varied setbacks shall be encouraged to reduce the tunnel effect created by uniform facade setbacks. Landscape design shall be used to enhance building setback variations.

The builder shall be responsible for providing landscaping and irrigation systems in the setback area to the edge of roadway pavement, in a manner complimentary to the on-site architecture and landscape design concepts.

To ensure that vehicles parked in garage driveways do not block lane access, garage openings must be set back a minimum of 20 feet or the garage openings must be set back a minimum of eight feet and parking in the driveway will be prohibited. Rear access to residential uses through the use of alleys is encouraged. This eliminates the dominance of garages along the residential streets.

4. Loading, Storage, Refuse, and Servicing

Loading dock areas shall be set back, recessed, or screened so as not to be visible from adjacent lots or sites, neighboring properties, or streets.

Storage areas screened by visual barriers shall be located toward the rear portions of the site.

Walls or walls and hedges are required as screening for a service yard, if any, to enclose all above-ground garbage and trash containers and other outdoor maintenance and service facilities.

5. Utilities and Exterior Equipment

All exterior on-site utilities including, but not limited to, sewers, gas lines, water lines, electrical, telephone, and communication wires and equipment shall be installed and maintained underground (exception: existing dedications and surface easements).

Solar panels shall be "flush-mounted" onto roof plane or fully screened so as not to create any adverse visual impact on any portion of the community. Natural silver aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.

Exterior transformers, utility pads, cable television, and telephone boxes shall be located out of view in public rights-of-way, or screen with walls, fences, or vegetation whenever possible.

All utility and other public rights-of-way shall be landscaped and maintained, where permitted by City and utility companies.

C. Landscape

The Specific Plan area is characterized by a mixed semidesert plant community. Predominant plants include acacia, creosote bush, native mesquite, yucca, prickly pear, ocotillos and various grasses. Much of the native vegetation is healthy, attractive, and suitable for buffering, screening, and other landscape uses. The landscape theme of enhanced natural semidesert vegetation with oasis areas adjacent to points of activity will create a community framework for all common and public areas for the Tribute Specific Plan site. This will maintain the continuity of the Specific Plan site within the San Pedro River Valley and adjacent to the Huachuca Mountains. The goal and objectives of the landscape theme are as follows:

Goals:

- Create a community landscape framework which serves to enhance the overall image and character of the Tribute Specific Plan site.

- Ensure that landscape within the Specific Plan area is consistent with the area climate, contributing to emphasize and enhance the native ambiance while minimizing water use.

Objectives:

- Establish landscape design guidelines for development of residential and community areas.

- Encourage wildlife to visit the site through the use of attractive native plant species to provide food and cover.

- Require the use of the Tribute landscape palette within the Tribute Specific Plan Area.

Landscape elements contribute significantly to the overall aesthetic character of a project area. Community identity is reinforced through the coordinated design and choice of landscape materials, with an emphasis on special design elements. To achieve uniformity, guidelines are required for the following categories:

- Landscape Materials
- Streetscapes
- Entries
- Project Edges
- Drainage-ways (washes and swales)
- Regional and Local Detention Basins
- Neighborhood Parks

Grading guidelines and construction area requirements shall be developed to minimize damage to the natural terrain and vegetation and to protect the PDS South Wash/Mountain Mesas Wash (north boundary of the Specific Plan area), the Garden Canyon Wash, and the Bakarich-McCool Wash (both located near the south boundary of the Specific Plan area). These guidelines and requirements shall also be developed to enhance and protect the Lewis Springs Wash. Prior to site clearing or grading, native plants shall be salvaged, as required by the City of Sierra Vista Development Code Section 151.15.003.

1. Xeriscape Concept

The Tribute Specific Plan project site will be landscaped with a xeriscape concept, with emphasis on native and natural plant materials, blending development into the existing desert vegetation and promoting water conservation. The xeriscape concept can be divided into three zones of water use. All zones may be irrigated by a permanent, underground automatic irrigation system. Drip irrigation may be used for plant materials other than turf and seeded areas, which will receive spray irrigation. The three landscape zones are Arid, Transition, and Mini-oasis.

The Arid Landscape Zone includes predominantly native plant materials with minimal or no irrigation. This zone is the peripheral area of the Specific Plan development site. When peripheral dense screening is required, additional native vegetation may be added to the arid zone plant materials to increase the density. The Arid Zone also includes disturbed/undisturbed areas adjacent to natural open space or drainage-ways.

The Transition Landscape Zone uses a combination of native plant materials and other colorful, drought tolerant, desert adapted plant material. This landscape zone can be maintained with minimal water application for optimal plant health. The streetscape, parking screens, and landscaping around the buildings are within the transitional zone. The neighborhood parks and Lewis Springs Wash may also contain clusters of Transition Landscape Zone plants. The Transition Landscape Zone will blend with native plant materials, but is characteristically denser, greener, and more colorful. Decomposed granite, matching native rock and soil on the site are acceptable groundcovers.

The Mini-oasis Landscape Zone includes the use of more exotic, desert-adapted plant materials in combination with Transition plant materials. This is the highest water use zone and shall occupy relatively small areas of the site. Mini-oasis Zones may include portions of recreation areas, and

some small areas at building entrances, courtyards or patios, or outdoor eating areas at restaurants.

The Tribute plant palette will be used to guide landscaping within the Specific Plan area and is included in Appendix E. This plant list includes species that are compatible with the local environment and, if properly planted and maintained, should provide a water efficient landscape. Additional plants will be considered upon review by the Community Development Department.

2. Screening and Buffers

Areas that may need to be screened from view from the streets and adjacent parcels of dissimilar use include all parking areas, loading areas, and refuse collection. Screening shall consist of walls or earth berming and landscaping.

- The landscaping may be within the Transitional Zone, consisting of trees, shrubs, and groundcovers that creates a visual barrier while adding interest and variety to protect the edges.
- Perimeter landscape buffering and/or screening shall be required between dissimilar uses and along street frontages. Plant materials may be from the Arid Zone and shall be irrigated until established.
- Buffer requirements for the Specific Plan area are those included Chapter 6 of this Specific Plan.

3. Revegetation and Erosion Control

Revegetation within the Specific Plan area may be with plant materials within the arid landscape zone and/or a seed mix. Irrigation shall be provided until plantings are established. Any disturbance to the PDS South Wash/Mountain Mesas Wash and to the Garden Canyon Wash during development shall be revegetated to restore it to a natural appearance. Riparian plantings shall include plant species that will help retain the banks of the washes, such as mesquite, desert willow, Texas ranger, yellow bird of paradise, four wing saltbush, and trailing indigobush. If rock is used on steep slopes along washes, rock coverage shall be less than 50 percent of the slope and be integrated with bankcover plantings to provide a natural appearing wash edge blending with existing conditions.

4. Streetscape

Internal Streets

The streetscapes will be designed so that the Specific Plan major streets shall have a "theme" landscape element, thus providing identity, shade, colorful groundplane treatment, and enhanced views. This will identify these streets as the primary circulation features. St. Andrews Drive, Street "A," and the future roadway along the Lewis Springs Wash may receive Arid and Transition Landscape Zone treatments, with some small Mini-Oasis Landscape Zone neighborhoods. Mini-Oasis neighborhoods may accompany the Specific Plan monumentation at major entries and intersections. The remaining roadways may receive Arid and Transition Landscape Zone treatments. In this case, Transition Landscaping may be applied next to monumentations.

Based on the strong wildlife viewing attraction of the surrounding environment and the nature of the area, the streetscape for the roadway along the Lewis Springs Wash will follow an enhanced native semidesert vegetation concept. The wash may be landscaped with plants within the Arid Landscape Zone and clusters of Transition Landscape Zone plants at street crossings and rest areas. Mini-Oasis Landscape clusters may be applied near monumentation located at intersections of major roadways with the roadway that will follow the Lewis Springs Wash. Plant materials associated with the Sierra Vista/Cochise County region shall be emphasized.

Tree and shrub masses may be planted to frame views and focus drivers' attention to particular entry points in the community.

Recommended trees include acacia, mesquite, and palo verde. Shrub masses can be mixed with generous numbers of native accent plants such as yucca, ocotillo, agave, and prickly pear.

Town Center, Commercial Sites, and Recreational Facilities Parking Areas

Landscaping shall visually separate parking areas from roadways. This buffering may include a combination of berming, opaque walls, and planting. The plants may be from the Arid Landscape Zone, blending with the native plant materials and introducing color and density.

Large areas of asphalt or concrete parking lots are unattractive and deflect heat into nearby buildings. The use of groundcovers and shade trees will

reduce the amount of paving, softening the appearance of the parking area while reducing the solar heat gain.

5. Entries

The design of the major entries into the project shall symbolically form a gateway and transition to the Tribute Specific Plan development. Special landscape treatments with specialty paving, lush plantings (may be of the Transition or Mini-Oasis Zones), signage, and primary monumentation shall be used to emphasize and contrast the entryway with the rest of the environment (see Chapter 5, Landscape Concept Plan for detailed information on primary, secondary, and specialty monumentation). Clear views for traffic safety and project signage must be maintained. All signage shall be subject to the requirements of Section 151.10 of the Sierra Vista Development Code. A Comprehensive Sign Plan may be obtained to address signage throughout all or a portion of the Specific Plan area, including Residential, Commercial, Public Facilities, and Open Space areas.

Entrances into the individual Planning Areas and features at major intersections within the Specific Plan area will be designed as secondary monuments. Secondary monuments may combine accent trees with specialty paving and plantings and shall be consistent with the style of the major entrances.

Sight distance requirements will be maintained at all entry intersections per the Sierra Vista Development Code to provide adequate entry monumentation features.

Planting and specialty monumentation will clearly identify the Lewis Springs Wash along its extension.

6. Project Boundaries

The landscaping concept for the perimeter boundaries is to develop an enhanced semidesert vegetation scene, where adequate, creating an informal buffer between the development and the surrounding landscape with Arid Landscape Zone plants. Internal plant groupings will be encouraged. Fences and walls to a height of 6 feet are allowed.

The Garden Canyon Wash runs along the southern boundary of the Specific Plan area, while the PDS South/Mountain Mesas Wash runs along the northern boundary. These washes will provide for some visual screening and noise buffering, which will contribute to preservation of the privacy of the residents along these boundaries. The Garden Canyon and

PDS South/Mountain Mesas Washes will be preserved in their natural state, but landscaping may be enhanced with species within the Arid Landscape Zone. Most of the Specific Plan boundaries that are not adjacent to existing washes will be buffered from the areas outside the development by drainage swales. Pedestrian and bicycle trails may be implemented along these swales. As with the natural washes, the swales will preserve natural landscape as much as possible, and may be enhanced through planting of species within the Arid Landscape Zone. Where appropriate, some species from the Transition Zone may also be implemented along the swales, in order to create a denser, more colorful buffer.

The western boundary of the Specific Plan area is adjacent to Highway 92. This area will host the Specific Plan Town Center. As with St. Andrews Drive, Street "A," and the roadway along Lewis Springs Wash, the Specific Plan boundary along Highway 92 will receive Arid and Transition Landscape Zone treatments, with some small Mini-Oasis Landscape Zone neighborhoods. Mini-Oasis areas will accompany the Specific Plan monumentation at the three major entries along Highway 92: Buffalo Soldier Trail, St. Andrews Drive, and Greenbrier Road.

Other Specific Plan boundaries will be located along roadways, which shall have mostly Arid Landscape Zone treatment, with some plantings within the Transition Landscape Zone at intersections, especially where monumentation is implemented.

7. Drainage-ways

It is important for the two existing drainage-ways (the PDS South Wash/Mountain Mesas Wash at the north boundary of the Specific Plan area and the Garden Canyon Wash at the south boundary of the Specific Plan area) to remain as continuous and natural as possible to function effectively as natural drainage-ways and as wildlife corridors. The Lewis Springs Wash will be a man-made drainage feature that will also include natural landscaping and native vegetation, enhanced to create a pleasant recreation space. The open space created by washes provides visual relief along vehicular routes and enhances the value of adjacent and neighboring residential areas.

8. Walls and Fences

All walls and fences used within the residential communities shall be of a material compatible with the architectural design of the structures. Exterior building colors will follow a varied color palette consistent with the overall community character. Walls shall not exceed six feet in height

unless approved by the City Manager or designee. Whenever possible, wall systems along major streets shall have a stepped, varied, or non-linear appearance.

The following materials are allowed for walls and fences subject to the City Manager or designee's approval:

- Wrought iron
- Concrete masonry: integral color (consistent with building color)
- Brick
- Concrete: textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)
- Stucco: integral or painted color (consistent with building color)

All swimming pools shall be enclosed by a fence, wall, or other structure in conformance with the provisions of the Sierra Vista Development Code.

9. Regional and Local Detention Basins and Neighborhood Parks

Regional detention basins may be designed and utilized as multipurpose areas for drainage, open space, and passive recreation uses. Adequate landscaping will ensure that the basins be able to withstand inundation. The Tribute Specific Plan establishes one regional detention basin located along Greenbrier Road, near the PDS South/Mountain Mesas Wash, and the possibility of a second regional detention basin at the intersection of Avenida del Sol and the Lewis Springs Wash. In addition to these areas, local detention basins will be implemented throughout the Specific Plan area and some neighborhood parks may function as local detention basins where needed.

Neighborhood parks will range from one to three acres in size each, located within the Residential Planning Areas. These parks may be designed to accommodate small neighborhood events and may have amenities such as playground equipment and picnic tables. These parks are expected to be gathering places for the community and provide space for passive recreation. The specific amenities and landscape contained in each individual neighborhood park will be programmed to meet the specific recreation and community facility needs of the Planning Area where they are located. These parks will be maintained by property owner's associations.

D. Architectural Guidelines

The following guidelines are not intended to limit designs, but to provide a flexible framework to accomplish an overriding design concept and to encourage quality development.

Goal:

- Achieve an architectural design that will ensure quality development and reinforce the community theme within the Tribute Specific Plan area.

Objectives:

- Establish architectural design criteria to give guidance on the desired external three-dimensional building form, materials and appearance.
- Encourage and utilize a high quality and variety of southwestern architectural systems to be constructed within the Tribute Specific Plan area.

Architecture, or building design, is an element contributing significantly to create a visual and spatial expression that identifies the area with special design considerations and solutions. All architecture is intended to appear as an integrated part of an overall site design concept.

A Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for each subdivision map will generally contain provisions for the establishment of an Architectural Review Committee (ARC). The purpose of this committee is to ensure that the architectural design guidelines for all development within the Specific Plan and any other restrictions or standards imposed by the CC&Rs are administered in conformance with the CC&Rs. Approval by the ARC is required prior to the submittal of plans to the City of Sierra Vista for issuance of building permits unless otherwise provided for in the CC&Rs.

1. Architectural Themes

Architectural styles should reflect a variety of compatible elements to avoid monotonous neighborhoods. This can be accomplished economically and efficiently through the use of compatible materials, color combinations, setback variations, and articulated wall surfaces and rooflines.

The architectural theme for the Tribute Specific Plan area shall reflect the integration of structures within the overall desert environment, specifically

the southwestern form. Themes of southwest style, such as "Territorial," "Spanish Colonial," "Mission," "Santa Fe," "Santa Barbara Mission," or modern variations thereof, shall be encouraged.

Exterior building materials shall be consistent with the overall community character. Recommended major colors are subdued earthtone colors such as browns, tans, and grays with additional accent colors. Recommended building materials are:

- Masonry
- Stucco
- Adobe
- Concrete Block
- Slump Block

Recessed door, window, and wall openings are characteristic elements of the intended architectural style and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces.

Buildings may have a shadow relief. Offsets, pop-outs, overhangs, and recesses, may all be used to produce effective shadow interest areas. Larger buildings require more shadow relief than smaller buildings. Large, unbroken expanses of wall shall be avoided.

2. Residential

The roofs' pitch and form are visible community features. A range of roof forms and roof pitches can add an appealing visual impact to the community/streetscape.

The roofing material shall be constructed of non-reflective materials and exhibit muted earth tones. The use of asphalt shingles will not be allowed.

All walls and fences used within the residential area shall be of material compatible with the architectural design of the structure. Walls shall not exceed six feet in height except for retaining walls.

Rectangular plans and variations of the rectangle may assure compatibility and variation. Variety and interest can be developed with rectangular plans by varying dimensions and positions of structures.

All parking structures, either free-standing or attached garages, shall incorporate the same design element as the dwelling unit.

Rear access to residential uses through the use of alleys may be utilized. This eliminates the dominance of garages along the residential streets.

3. Commercial and Public Facility Buildings

Roof projections over windows are encouraged. Flat roofs with parapet walls to screen rooftop equipment are appropriate, although building with angular forms and changes in roof planes are encouraged.

Perimeter walls shall not exceed a height of six feet above finished grade except for retaining walls. Walls shall match primary buildings with respect to color, texture, and overall design.

Whenever possible, avoid long linear vistas and building edges by varying and articulating building facades, heights, and rooflines.

Parking areas shall have a minimum of one tree at each end of every 12-stall parking bay. End-row planters need to be at least the length of the parking stall and a minimum of five feet in width. Diamond-shaped planters may be used in between the end planters (one every six stalls) which would contribute to minimize the loss of parking stalls for implementation of landscaping. Each diamond-shaped planter will be required to have one tree.

Parking lots and driveway lighting shall provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones.

Architectural styles for the commercial components of the project shall provide for a feeling of compatibility of design within each commercial development. The designs shall complement the community theme and shall provide for interesting and pedestrian friendly development.

With the exception of the Town Center, commercial buildings along Highway 92 will be designed to face the highway. Landscape improvements and the use of colors, textures, and construction materials can contribute to create an aesthetically pleasing pattern along commercial sites. Commercial building design shall follow the above mentioned Loading, Storage, Refuse and Servicing, and Utilities and Exterior Equipment guidelines.

4. Lighting

Lighting is an architectural component; it contributes to the creation and dramatization of nighttime visual appeal of structures. It is also necessary for safety, security, and identification. Lighting location and design must complement community design elements such as landscaping, signage, and monumentation, as well as enhance safety. The project will install street lighting in accordance with the Sierra Vista Development Code Outdoor Light Control standards (Sierra Vista Development Code Section 151.11) and will dedicate them to the City of Sierra Vista or applicable property owner's associations. Street lights within public right-of-way will be maintained and operated by SSVEC (Sulphur Springs Valley Electric Cooperative) per an agreement with the City of Sierra Vista. All signage shall be subject to the requirements of Section 151.10 of the Sierra Vista Development Code.

Specific lighting design and standards will be shown on infrastructure plans and tentative maps and will embody the following design concepts:

- Street lighting is to be in scale with adjoining uses, emphasizing human scale as well as public safety.
- Street lighting is to be consistent throughout the project area on all arterial and major collector roadways. The maximum height for streetlights will be 30 feet.
- Street lighting within individual neighborhoods will be consistent throughout the project area.
- All project lighting is to minimize the projects' contribution to ambient light production and will take into account the effect upon surrounding and adjacent land uses.
- Site development lighting will be designed to minimize direct light rays from going offsite. Lighting shall be directed downward onto the pavement/property and not onto neighboring areas.
- Landscape lighting will be used to highlight features such as specimen trees, monument signage, and pedestrian paths. Such lighting will be privately maintained and operated, unless the lighting is located within public right-of-way in which case it will be maintained and operated by the City of Sierra Vista with City approval.
- Pathway lighting is to be architecturally compatible with other lighting used throughout the site.
- Use of low pressure sodium lights is encouraged. Low pressure sodium will be the predominant type of lighting at this time. With future lighting technology improvements, a better type of light may be used instead of low pressure sodium lights.

8. SPECIFIC PLAN IMPLEMENTATION

A. Purpose

Development will be implemented in conformance with the regulations and guidance contained within this Specific Plan. This section contains the procedures for the administration of the plan, including a Phasing Plan for the development of the proposed Planning Areas. A monitoring program is required so the City may track the progress of the Specific Plan development and monitor associated improvements and budgetary needs.

Other information covered in this chapter pertains to general administration, subdivision, and the linkage between these elements. The Tribute Specific Plan shall be implemented through site plans and the subdivision process. This process will allow for the creation of lots as preliminary plat maps, which are necessary for implementation of the project phasing.

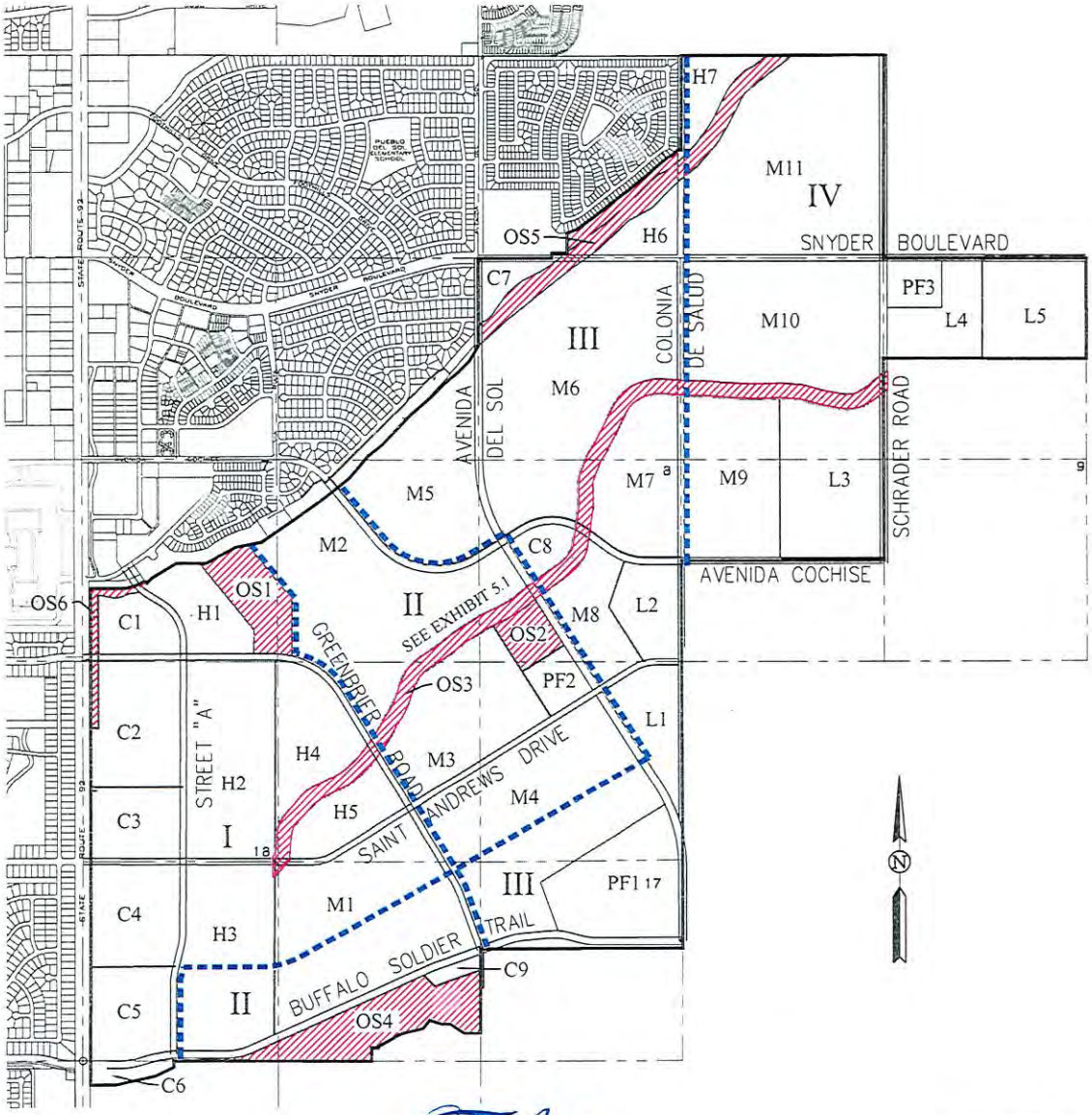
B. Phasing Plan

The Tribute Specific Plan will generally be developed in four phases, identified as Units I, II, III, and IV, as indicated on Exhibit 8.1: Phasing Plan. Phasing is necessary to ensure adequate levels of infrastructure will be built to accommodate the development in each unit. Phasing also allows updated attention to changing market considerations and a staggered introduction of a variety of residences onto the housing market.

In preparing the phasing plan for this development, certain assumptions have been made: 1) the rate of growth for this project will remain consistent as calculated, 2) the rate of growth of other regional projects which were used in assessing cumulative impacts on phased infrastructure and services, will remain consistent as calculated, and 3) the market need for both the proposed residential product types and mix will remain the same throughout the phasing period.

These assumptions are necessary to establish a phasing plan for the proposed development scenario. However, if any of these assumptions change during the project build-out time, the Phasing Plan and the Monitoring Program must be flexible enough to make adjustments in corresponding infrastructure and service requirements.

The first unit will be developed in the southwest portion of the project site. The first portion of the Town Center main road will be extended from St. Andrews Drive during development of Unit I. Underground utilities serving each Planning Area, including sewers, electricity, water, and gas mains, will be installed during the construction of each unit. Residential planning areas H1, H2, H4, H5, and the northern portion of H3 and M1 will be developed with Unit I. These areas will



LEGEND

- PHASING BOUNDARY
- OPEN SPACE
- M7 PLANNING AREAS
- II PHASING SEQUENCE

EXHIBIT 8.1

PHASING PLAN

Tribute

Specific Plan

A MASTER PLANNED COMMUNITY BY:
CASTLE & COOKE ARIZONA, INC

McINTOSH & ASSOCIATES
LAND SURVEYING • CIVIL ENGINEERING ©2005

provide a mix of residential lot sizes including the high and medium density residential categories. Commercial Planning Areas C1, C2, C3, C4, C5, and C6, one regional detention basin (OS1), a portion of the Lewis Springs Wash (OS3), and the West Channel (OS6) will also be developed with Unit I.

Planning Areas M2, M3, C9, the northern portion of M4, and the southern portion of H3 and M1 will be constructed with Unit II. Unit II also includes Planning Areas OS2 and PF2, where one regional detention basin (OS2) and one elementary school (PF2) may be developed. Timing and location for construction of schools will be determined in coordination with the School District. Open Space Planning Area OS4 and a portion of the Lewis Springs Wash (OS3) will also be included in Unit II.

Unit III will contain Planning Areas L1, L2, M5, M6, M7, M8, H6, C7, and C8, as well as the south portion of Planning Area M4 and portions of the Lewis Springs Wash (OS3) and the Mountain Mesas Wash (OS5). Unit III also includes PF1, where a high school may be developed. Timing and location for construction of schools will be determined in coordination with the School District.

Unit IV will involve construction of Planning Areas L3, L4, L5, M9, M10, M11, and H7. Unit IV will also include a portion of the Lewis Springs Wash (OS3) and the Mountain Mesas Wash (OS5).

The necessary backbone infrastructure will be phased in conjunction with the development of each of the Planning Areas. This includes constructing major sewer and water lines, as well as the arterial/collector road system within the project boundary. This system includes the extension of Buffalo Soldier Trail to be built by the City of Sierra Vista, St. Andrews Drive, Street "A," Greenbrier Road (east of Highway 92), Avenida Cochise, Snyder Boulevard, Avenida del Sol, Schrader Road, and Colonia de Salud.

C. General Implementation Responsibilities

Implementation of the Tribute Specific Plan shall be the responsibility of the master developer and the builders, except as noted. The master developer shall be responsible for engineering and implementation of the spine infrastructure systems. The spine infrastructure systems are defined as those systems, which are necessary to provide for development of the individual Planning Areas. These include hydrology improvements, residential collectors and their associated streetscapes, the trunk sewers, water mains, and utility lines in the major streets. The builder is responsible for implementation of those facilities within each of the Planning Areas, and ancillary facilities within the spine infrastructure system that would be damaged or destroyed by secondary development if installed by the master developer.

Approval of a subdivision plat, development plan, or building permit is subject to the following:

- Conformance with the Tribute Specific Plan.
- Provision of development-related assurances as required by the applicable agencies.
- Dedication of appropriate rights-of-way for roads and drainage by plat or by separate instrument if the property is not to be subdivided.

D. Drainage

The PDS South/Mountain Mesas Wash and the Garden Canyon Wash will remain in their natural state. The drainage pattern within the Specific Plan area will be modified to create the Lewis Springs Wash. The Lewis Springs Wash will be built in segments as the development of the Specific Plan area progresses from west to east. The West Channel will be part of the drainage system for the Specific Plan area.

Local drainage generated from development will be addressed at Preliminary Plat submittal. A hydrologic and hydraulic analysis will be provided along with the Preliminary Plat, which will demonstrate the adequacy of the proposed drainage scheme and its compliance with the City of Sierra Vista regulations.

E. Circulation

The necessary arterial/collector road system within the project boundary will be built in conjunction with the development of the planning areas. This system includes Buffalo Soldier Trail, St. Andrews Drive, Street "A," Greenbrier Road, Avenida Cochise, Snyder Boulevard, Avenida del Sol, Schrader Road, and Colonia de Salud. Local access streets will be implemented during construction of the Planning Areas.

An adequate circulation system commensurate with the level of development will be maintained through the phased construction of the Specific Plan area.

F. Sewer System, Water, and Utility Implementation

The southwestern portion of the Specific Plan area is targeted for the initial phases of development. Water will be supplied to the Specific Plan area by Pueblo del Sol Water Company south of Snyder Boulevard and by Bella Vista Water north of Snyder Boulevard. Currently, 12-inch water lines exist south of Buffalo Soldier Trail and north of PDS South Wash. Eight-inch and six-inch water lines also exist north of PDS South Wash. Fire hydrants will be installed as required. The existing system will be able to deliver at least 1,000 gpm for 2 hours to the hydrants as required by the International Fire Code. Sewer systems

will be extended from the existing sewer lines along Avenida del Sol, Buffalo Soldier Trail, and the PDS South Wash.

Gas and power are available on Highway 92, Buffalo Soldier Trail, and the existing subdivisions contiguous to the Specific Plan area. Development within the Specific Plan area will be required to provide underground utilities, built in accordance with the applicable utility company's specifications.

G. Average Density and Target Dwelling Units

To ensure the orderly growth of a well-balanced community, each Residential Planning Area has been assigned a target number of dwelling units for planning purposes. The average densities for the Planning Areas are shown in Table 6.3. Minor modifications in the boundaries and acreage of Planning Areas or adjustments because of final road alignments or drainage areas, including detention basins, will occur during technical refinements in the preliminary plat map process and shall not require an amendment to the Specific Plan. The target number of dwelling units within each Planning Area can be exceeded but the maximum number of residential units developed in the entire Tribute Specific Plan area may not exceed 6,959 residential dwellings.

H. Monitoring Program

The purpose of the Specific Plan Monitoring Program is to provide assurances to the City and developer that development is occurring consistent with the Specific Plan. The Monitoring Program for this Specific Plan establishes a system whereby adjustments in densities and number of dwelling units within the project Planning Areas may be accomplished and documented. In addition, the Monitoring Plan ensures implementation of adequate park/open space areas and multi-use trails within the Specific Plan according to the total number of dwelling units developed. The monitoring plan includes three tables (shown at the end of this Chapter) that will contribute to monitor the development of dwelling units, parks/open space, and multi-use trails.
In order to accommodate possible changes and to ensure conformance with adopted City Code, the following provisions shall guide and govern incremental allocation and provision of residential dwelling units within the project area.

- The maximum overall 6,959 residential dwelling units shall not be exceeded.
- A development plan or plat shall be submitted to the City for review and approval prior to development occurring in any Planning Area. Such plans shall be consistent with this Specific Plan and are subject to conditions of approval set forth by the City.
- The City Manager or designee shall cause to be established and maintained an official project file "Tribute Specific Plan" containing an original and certified copy of every revision to the Specific Plan.

I. Development Review Procedures

The Specific Plan shall be implemented through the review process of site plans and/or plats (Sierra Vista City Development Code, 151.18 and 151.19). The review process shall include the developer and the City. No plans and no amendment or restatement of any existing plan shall be recorded with respect to the Tribute Specific Plan unless the full content has been approved in writing by Castle & Cooke. All proposed projects within the Specific Plan area shall be required to have a site plan approved by Castle & Cooke prior to issuance of building permits by the City, or concurrent with subdivisions, conditional use permits, or any other City of Sierra Vista permit for the property. Site plan review will not be required for interior alterations or tenant improvements where there is no square footage increase or use intensification.

The specific architectural design parameters of this plan will be included in the CC&R's to enable developer control. The site plan review procedure is necessary for the following reasons:

1. To ensure consistency with VISTA 2020, the City of Sierra Vista General Development Plan.
2. To promote the highest contemporary standards of site design.
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to VISTA 2020.
4. To facilitate complete documentation of authorized land use entitlements and conditions pertinent thereto.
5. To adapt to substantial changes in the circumstances under which the project is undertaken.

Procedures

Upon Castle & Cooke's approval, site plans and/or plats shall be submitted to the City staff for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan or plat. Comment from other City departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized plans.

Applicants should ensure that they have obtained a copy of the design guidelines contained within the Specific Plan. This will assist the developer in achieving consistency with the Specific Plan and generally facilitate a quality project.

Upon determination that the subdivision plat complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the City Staff shall prepare a staff report with recommendations to be submitted along with the plat to the Planning & Zoning Commission at the earliest possible regular meeting. The Planning & Zoning Commission may approve, conditionally approve, or, if not consistent with the Specific Plan, modify or deny the proposal.

J. General Administration

The Tribute Specific Plan shall be administered and enforced by Sierra Vista City Department of Community Development in accordance with the provisions of the Sierra Vista City Development Code with input from Castle & Cooke Development Review Committee.

Certain changes to explicit provisions in the Specific Plan may be made administratively by the City Manager or designee. These might include:

- The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines.
- Changes to the community infrastructure, such as drainage, water, and sewer systems, which do not have the effect of increasing or decreasing development capacity in the Specific Plan area, nor change the concepts of the Plan.
- The determination that a use be allowed which is not specifically listed as permitted but which may be determined to be similar in nature to those uses explicitly listed as permitted and is consistent with the goals and objectives of the Specific Plan.

DATE
ACTION

Castle & Cooke
PLAN MONITORING REPORT

1	2	3	4	5	6	7	8
Unit No.	Planning Area	Acres	Previously Authorized D/U	D/U Gained Lost	Transfer To/From	Currently Authorized Rac	Original Auth. Rac
I	**H1**	22.5					
I	**H2**	70.03					
I and II	**H3**	67.77					
I	**H4**	35.98					
I	**H5**	22.24					
III	**H6**	12.29					
IV	**H7**	14.48					
I and II	**M1**	106.67					
II	**M2**	110.24					
II	**M3**	61.33					
II and III	**M4**	122.24					
III	**M5**	70.11					
III	**M6**	137.78					
III	**M7**	45.13					
III	**M8**	27.66					
IV	**M9**	59.94					
IV	**M10**	96.14					
IV	**M11**	128.86					
III	**L1**	27.67					
III	**L2**	19.89					
IV	**L3**	60.03					
IV	**L4**	36.37					
IV	**PF3**	10.00					
IV	**L5**	39.8					
I	**C1**	16.86					
I	**C2**	43.06					
I	**C3**	25.08					
I	**C4**	35.53					
I	**C5**	29.08					
I	**C6**	4.84					
III	**C7**	7.75					
III	**C8**	9.26					
II	**C9**	3.28					
I	**OS1**	20.89					
II	**OS2**	10.31					
I, II, III, and IV	**OS3**	53.31					
II	**OS4**	39.43					
III and IV	**OS5**	27.03					
I	**OS6**	5.14					
III*	**PF1**	50.00					
II*	**PF2**	10.46					

* Development of the school sites will follow coordination with the School District and may not occur within those units.

DATE
ACTION

Castle & Cooke
PARK AND OPEN SPACE MONITORING REPORT

Open Space Provided (acres)	Total	Location	Description	Recorded Dwelling Units	Open Space Required (acres)	Surplus/ Deficit

DATE
ACTION

Castle & Cooke
MULTI USE TRAIL MONITORING REPORT

Trail Length Provided (feet)	Total	Location	Description	Recorded Dwelling Units	Trail Length Required (feet)	Surplus/ Deficit

APPENDIX "A"

Tribute Specific Plan Legal Description

EXHIBIT "A"
TRIBUTE SPECIFIC PLAN – LEGAL DESCRIPTION

BEING ALL THOSE PORTIONS OF SECTIONS 5, 7, 8, 9, 17, 18 AND 19, TOWNSHIP 22 SOUTH, RANGE 21 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SIERRA VISTA, COUNTY OF COCHISE, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 89°47'01" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 100.27 FEET TO THE **POINT OF BEGINNING**, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 92; THENCE ALONG THE FOLLOWING SIXTY-SEVEN (67) COURSES:

1) NORTH 00°03'32" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1252.94 FEET; THENCE
2) NORTH 00°03'23" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 1,799.61 FEET; THENCE
3) NORTH 00°03'12" EAST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 3,196.02 FEET; THENCE
4) DEPARTING SAID EASTERLY LINE, SOUTH 89°57'50" EAST, A DISTANCE OF 380.02 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET; THENCE
5) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°59'48", AN ARC DISTANCE OF 356.01 FEET; THENCE
6) SOUTH 33°57'50" EAST, A DISTANCE OF 40.13 FEET; THENCE
7) NORTH 45°12'58" EAST, A DISTANCE OF 105.95 FEET; THENCE
8) NORTH 58°55'51" EAST, A DISTANCE OF 361.56 FEET; THENCE
9) SOUTH 89°51'35" EAST, A DISTANCE OF 387.98 FEET; THENCE
10) NORTH 61°19'13" EAST, A DISTANCE OF 438.81 FEET; THENCE
11) NORTH 79°22'57" EAST, A DISTANCE OF 345.05 FEET; THENCE
12) NORTH 55°25'58" EAST, A DISTANCE OF 497.05 FEET; THENCE
13) NORTH 54°38'54" EAST, A DISTANCE OF 476.15 FEET; THENCE
14) NORTH 51°56'09" EAST, A DISTANCE OF 443.05 FEET; THENCE
15) NORTH 40°31'24" EAST, A DISTANCE OF 391.33 FEET; THENCE
16) NORTH 51°34'21" EAST, A DISTANCE OF 246.79 FEET; THENCE
17) NORTH 43°36'11" EAST, A DISTANCE OF 485.95 FEET; THENCE
18) NORTH 48°42'27" EAST, A DISTANCE OF 436.64 FEET; THENCE
19) NORTH 44°07'33" EAST, A DISTANCE OF 223.71 FEET; THENCE
20) NORTH 51°07'40" EAST, A DISTANCE OF 218.27 FEET; THENCE
21) NORTH 43°57'12" EAST, A DISTANCE OF 203.44 FEET; THENCE
22) NORTH 32°28'45" EAST, A DISTANCE OF 114.50 FEET; THENCE

EXHIBIT "A"
TRIBUTE SPECIFIC PLAN – LEGAL DESCRIPTION
(CONTINUED)

23) NORTH 29°51'41" EAST, A DISTANCE OF 115.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE
24) NORTH 00°03'02" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,152.66 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE
25) SOUTH 89°59'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 962.50 FEET; THENCE
26) DEPARTING SAID NORTH LINE, NORTH 00°18'34" EAST, A DISTANCE OF 69.98 FEET; THENCE
27) SOUTH 89°59'42" EAST, A DISTANCE OF 200.02 FEET; THENCE
28) NORTH 00°18'34" EAST, A DISTANCE OF 259.03 FEET; THENCE
29) NORTH 68°31'02" EAST, A DISTANCE OF 146.27 FEET; THENCE
30) NORTH 54°08'56" EAST, A DISTANCE OF 248.71 FEET; THENCE
31) NORTH 51°32'18" EAST, A DISTANCE OF 437.67 FEET; THENCE
32) NORTH 54°35'42" EAST, A DISTANCE OF 153.59 FEET; THENCE
33) NORTH 50°00'33" EAST, A DISTANCE OF 677.85 FEET; THENCE
34) NORTH 69°30'17" EAST, A DISTANCE OF 47.73 FEET; THENCE
35) NORTH 43°23'14" EAST, A DISTANCE OF 68.12 FEET; THENCE
36) NORTH 46°35'50" EAST, A DISTANCE OF 47.14 FEET; THENCE
37) SOUTH 89°39'59" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 5; THENCE
38) NORTH 00°20'01" EAST ALONG SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 1,224.24 FEET TO THE CENTER OF SAID SECTION 5; THENCE
39) NORTH 89°52'05" EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION, A DISTANCE OF 2,644.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 5; THENCE
40) SOUTH 00°16'54" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 2,654.47 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 9; THENCE
41) SOUTH 89°53'54" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF

EXHIBIT "A"
TRIBUTE SPECIFIC PLAN – LEGAL DESCRIPTION
(CONTINUED)

2,637.12 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 9; THENCE

42) SOUTH 00°06'29" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION, A DISTANCE OF 1,320.49 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST CORNER OF SAID SECTION; THENCE
43) NORTH 89°57'03" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 2,639.54 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER; THENCE
44) SOUTH 00°00'12" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 1,322.90 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 9, SAID POINT ALSO BEING THE EAST QUARTER CORNER OF SAID SECTION 8 ; THENCE
45) SOUTH 00°03'48" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1,322.14 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE
46) SOUTH 89°59'19" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,647.85 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, SAID POINT ALSO BEING ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8; THENCE
47) SOUTH 00°00'12" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 8, A DISTANCE OF 1,323.15 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTH QUARTER CORNER OF SAID SECTION 17; THENCE
48) SOUTH 00°04'53" EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 17, A DISTANCE OF 3,793.27 FEET; THENCE
49) DEPARTING SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 89°55'30" WEST, A DISTANCE OF 2,644.49 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE
50) SOUTH 00°03'38" EAST, A DISTANCE OF 1,120.88 FEET; THENCE
51) SOUTH 89°56'16" WEST, A DISTANCE OF 215.93 FEET; THENCE
52) NORTH 56°27'59" WEST, A DISTANCE OF 221.05 FEET; THENCE

EXHIBIT "A"
TRIBUTE SPECIFIC PLAN – LEGAL DESCRIPTION
(CONTINUED)

53) NORTH 89°43'48" WEST, A DISTANCE OF 110.75 FEET; THENCE
54) NORTH 71°49'37" WEST, A DISTANCE OF 162.84 FEET; THENCE
55) SOUTH 39°41'30" WEST, A DISTANCE OF 142.85 FEET; THENCE
56) SOUTH 76°28'39" WEST, A DISTANCE OF 284.16 FEET; THENCE
57) SOUTH 60°11'50" WEST, A DISTANCE OF 357.52 FEET; THENCE
58) SOUTH 00°44'57" WEST, A DISTANCE OF 13.69 FEET; THENCE
59) NORTH 89°43'48" WEST, A DISTANCE OF 82.00 FEET; THENCE
60) SOUTH 00°16'12" WEST, A DISTANCE OF 177.89 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE
61) NORTH 89°42'59" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,215.56 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18; THENCE
62) NORTH 89°47'01" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 1370.46 FEET; THENCE
63) DEPARTING SAID SOUTH LINE, SOUTH 00°03'32" WEST, A DISTANCE OF 85.90 FEET; THENCE
64) SOUTH 64°21'28" WEST, A DISTANCE OF 265.93 FEET; THENCE
65) SOUTH 77°13'56" WEST, A DISTANCE OF 523.59 FEET; THENCE
66) NORTH 89°56'28" WEST, A DISTANCE OF 329.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 92; THENCE
67) NORTH 00°03'32" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 320.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,916.47 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°16'12"W	177.89
L2	N89°43'48"W	82.00
L3	S00°44'57"W	13.69
L4	S60°11'50"W	357.52
L5	S76°28'39"W	284.16
L6	S39°41'30"W	142.85
L7	N71°49'37"W	162.84
L8	N89°43'48"W	110.75
L9	N56°27'59"W	221.05
L10	S89°56'16"W	215.93
L11	S89°39'59"E	40.00
L12	N46°35'50"E	47.14
L13	N43°23'14"E	68.12
L14	N69°30'17"E	47.73
L15	N50°00'33"E	677.85
L16	N54°35'42"E	153.59
L17	N51°32'18"E	437.67
L18	N54°08'56"E	248.71

LINE TABLE		
LINE	BEARING	LENGTH
L19	N68°31'02"E	146.27
L20	N00°18'34"E	259.03
L21	S89°59'42"E	200.02
L22	N00°18'34"E	69.98
L23	N29°51'41"E	115.44
L24	N32°28'45"E	114.50
L25	N43°57'12"E	203.44
L26	N51°07'40"E	218.27
L27	N44°07'33"E	223.71
L28	N48°42'27"E	436.64
L29	N43°36'11"E	485.95
L30	N51°34'21"E	246.79
L31	N40°31'24"E	391.33
L32	N51°56'09"E	443.05
L33	N54°38'54"E	476.15
L34	N55°25'58"E	497.05
L35	N79°22'57"E	345.05
L36	N61°19'13"E	438.81

LINE TABLE		
LINE	BEARING	LENGTH
L37	S89°51'35"E	387.98
L38	N58°55'51"E	361.56
L39	N45°12'58"E	105.95
L40	S33°57'50"E	40.13'
L41	S89°57'50"E	380.02'
L42	N00°03'32"E	320.41'
L43	N89°56'28"W	329.65'
L44	S77°13'56"W	523.59
L45	S64°21'48"W	265.93
L46	S00°03'32"W	85.90

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	600.00'	356.01'	183.42'	33°59'48"

RADIAL TABLE	
RADIAL	BEARING
R1	S00°02'10"W
R2	N33°57'38"W

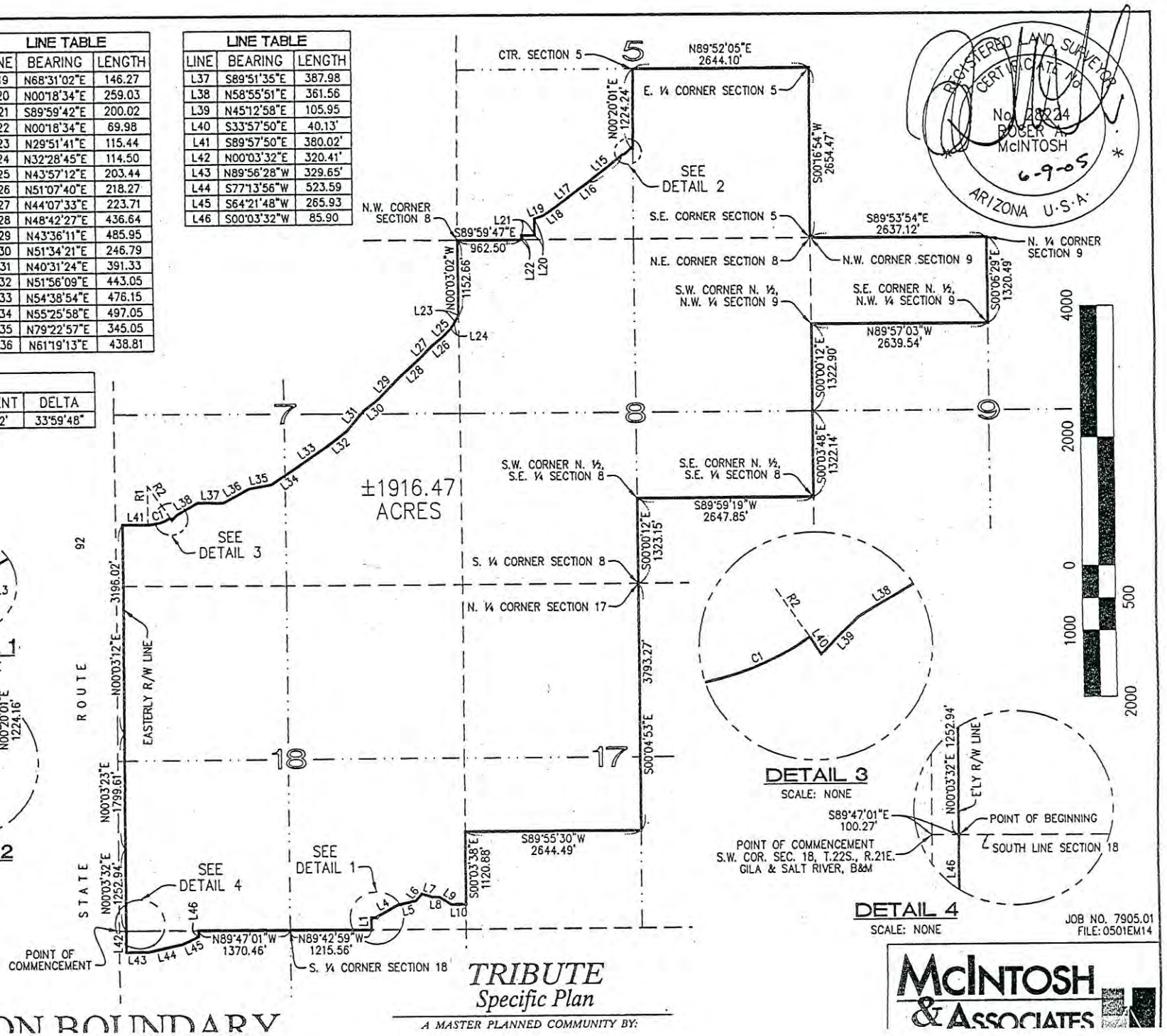


EXHIBIT MAP

LEGAL DESCRIPTION BOUNDARY

TRIBUTE
Specific Plan
A MASTER PLANNED COMMUNITY BY:

McINTOSH & ASSOCIATES

JOB NO. 7905.01
FILE: 0501EM14

TRIBUTE
June 09, 2005
PREPARED BY RODD PARKE
7905.01

Parcel name: BOUNDARY

```
   North: 35365.3263          East : 50109.1283
Line  Course: N 00-03-23 E  Length: 1799.61
        North: 37164.9355           East : 50110.8994
Line  Course: N 00-03-12 E  Length: 3196.02
        North: 40360.9541           East : 50113.8744
Line  Course: S 89-57-50 E  Length: 380.02
        North: 40360.7146           East : 50493.8944
Curve  Length: 356.01              Radius: 600.00
        Delta: 33-59-48           Tangent: 183.42
        Chord: 350.81              Course: N 73-02-16 E
    Course In: N 00-02-10 E    Course Out: S 33-57-38 E
    RP  North: 40960.7145           East : 50494.2725
    End North: 40463.0611           East : 50829.4457
Line  Course: S 33-57-50 E  Length: 40.13
        North: 40429.7776           East : 50851.8652
Line  Course: N 45-12-58 E  Length: 105.95
        North: 40504.4125           East : 50927.0652
Line  Course: N 58-55-51 E  Length: 361.56
        North: 40691.0036           East : 51236.7576
Line  Course: S 89-51-35 E  Length: 387.98
        North: 40690.0538           East : 51624.7364
Line  Course: N 61-19-13 E  Length: 438.81
        North: 40900.6444           East : 52009.7115
Line  Course: N 79-22-57 E  Length: 345.05
        North: 40964.2204           East : 52348.8539
Line  Course: N 55-25-58 E  Length: 497.05
        North: 41246.2330           East : 52758.1552
Line  Course: N 54-38-54 E  Length: 476.15
        North: 41521.7302           East : 53146.5109
Line  Course: N 51-56-09 E  Length: 443.05
        North: 41794.8899           East : 53495.3334
Line  Course: N 40-31-24 E  Length: 391.33
        North: 42092.3560           East : 53749.6030
Line  Course: N 51-34-21 E  Length: 246.79
        North: 42245.7419           East : 53942.9371
Line  Course: N 43-36-11 E  Length: 485.95
        North: 42597.6353           East : 54278.0765
Line  Course: N 48-42-27 E  Length: 436.64
        North: 42885.7755           East : 54606.1462
Line  Course: N 44-07-33 E  Length: 223.71
        North: 43046.3574           East : 54761.9013
Line  Course: N 51-07-40 E  Length: 218.27
        North: 43183.3405           East : 54931.8348
Line  Course: N 43-57-12 E  Length: 203.44
        North: 43329.7980           East : 55073.0369
Line  Course: N 32-28-45 E  Length: 114.50
        North: 43426.3887           East : 55134.5226
Line  Course: N 29-51-41 E  Length: 115.44
```

North: 43526.5020 East : 55192.0006
Line Course: N 00-03-02 W Length: 1152.66
North: 44679.1616 East : 55190.9835
Line Course: S 89-59-47 E Length: 962.50
North: 44679.1009 East : 56153.4835
Line Course: N 00-18-34 E Length: 69.98
North: 44749.0799 East : 56153.8614
Line Course: S 89-59-42 E Length: 200.02
North: 44749.0624 East : 56353.8814
Line Course: N 00-18-34 E Length: 259.03
North: 45008.0887 East : 56355.2804
Line Course: N 68-31-02 E Length: 146.27
North: 45061.6559 East : 56491.3887
Line Course: N 54-08-56 E Length: 248.71
North: 45207.3206 East : 56692.9785
Line Course: N 51-32-18 E Length: 437.67
North: 45479.5474 East : 57035.6848
Line Course: N 54-35-42 E Length: 153.59
North: 45568.5301 East : 57160.8725
Line Course: N 50-00-33 E Length: 677.85
North: 46004.1606 East : 57680.2055
Line Course: N 69-30-17 E Length: 47.73
North: 46020.8723 East : 57724.9142
Line Course: N 43-23-14 E Length: 68.12
North: 46070.3770 East : 57771.7076
Line Course: N 46-35-50 E Length: 47.14
North: 46102.7680 East : 57805.9567
Line Course: S 89-39-59 E Length: 40.00
North: 46102.5351 East : 57845.9561
Line Course: N 00-20-01 E Length: 1224.24
North: 47326.7543 East : 57853.0843
Line Course: N 89-52-05 E Length: 2644.10
North: 47332.8433 East : 60497.1773
Line Course: S 00-16-54 W Length: 2654.47
North: 44678.4054 East : 60484.1279
Line Course: S 89-53-54 E Length: 2637.12
North: 44673.7260 East : 63121.2438
Line Course: S 00-06-29 E Length: 1320.49
North: 43353.2384 East : 63123.7341
Line Course: N 89-57-03 W Length: 2639.54
North: 43355.5034 East : 60484.1951
Line Course: S 00-00-12 E Length: 1322.90
North: 42032.6034 East : 60484.2721
Line Course: S 00-03-48 E Length: 1322.14
North: 40710.4642 East : 60485.7335
Line Course: S 89-59-19 W Length: 2647.85
North: 40709.9379 East : 57837.8836
Line Course: S 00-00-12 E Length: 1323.15
North: 39386.7879 East : 57837.9606
Line Course: S 00-04-53 E Length: 3793.27
North: 35593.5217 East : 57843.3489
Line Course: S 89-55-30 W Length: 2644.49
North: 35590.0601 East : 55198.8612
Line Course: S 00-03-38 E Length: 1120.88
North: 34469.1807 East : 55200.0458
Line Course: S 89-56-16 W Length: 215.93
North: 34468.9462 East : 54984.1159

Line	Course: N 56-27-59 W	Length: 221.05	
	North: 34591.0600		East : 54799.8571
Line	Course: N 89-43-48 W	Length: 110.75	
	North: 34591.5819		East : 54689.1083
Line	Course: N 71-49-37 W	Length: 162.84	
	North: 34642.3698		East : 54534.3910
Line	Course: S 39-41-30 W	Length: 142.85	
	North: 34532.4478		East : 54443.1590
Line	Course: S 76-28-39 W	Length: 284.16	
	North: 34466.0034		East : 54166.8764
Line	Course: S 60-11-50 W	Length: 357.52	
	North: 34288.3103		East : 53856.6415
Line	Course: S 00-44-57 W	Length: 13.69	
	North: 34274.6214		East : 53856.4625
Line	Course: N 89-43-48 W	Length: 82.00	
	North: 34275.0079		East : 53774.4634
Line	Course: S 00-16-12 W	Length: 177.89	
	North: 34097.1198		East : 53773.6251
Line	Course: N 89-42-59 W	Length: 1215.56	
	North: 34103.1368		East : 52558.0800
Line	Course: N 89-47-01 W	Length: 1370.46	
	North: 34108.3126		East : 51187.6298
Line	Course: S 00-03-32 W	Length: 85.90	
	North: 34022.4126		East : 51187.5415
Line	Course: S 64-21-48 W	Length: 265.93	
	North: 33907.3546		East : 50947.7908
Line	Course: S 77-13-56 W	Length: 523.59	
	North: 33791.6412		East : 50437.1472
Line	Course: N 89-56-28 W	Length: 329.65	
	North: 33791.9800		East : 50107.4974
Line	Course: N 00-03-32 E	Length: 320.41	
	North: 34112.3898		East : 50107.8267
Line	Course: N 00-03-32 E	Length: 1252.94	
	North: 35365.3292		East : 50109.1144

Perimeter: 50202.48 Area: 83,481,475.79 sq.ft. 1,916.47 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0142 Course: N 78-31-40 W
Error North: 0.00282 East : -0.01388
Precision 1: 3,535,386.62

Parcel name: TIELINE

North: 34112.7670 East : 50007.5740
Line Course: S 89-47-01 E Length: 100.27
North: 34112.3883 East : 50107.8433
Line Course: N 00-03-32 E Length: 1252.94
North: 35365.3276 East : 50109.1311
Line Course: S 04-38-07 W Length: 1256.67
North: 34112.7678 East : 50007.5762

Perimeter: 2609.88 Area: 62,814.14 sq.ft. 1.44 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0024 Course: N 69-45-04 E
Error North: 0.00083 East : 0.00224
Precision 1: 1,087,450.00

APPENDIX B

COMPARISON BETWEEN THE CITY OF SIERRA VISTA DEVELOPMENT STANDARDS AND THE TRIBUTE SPECIFIC PLAN DEVELOPMENT STANDARDS

A. General Provisions *(included in Chapter 6 of this document)*

- Setbacks for all lots within the Tribute Specific Plan are as shown in Tables 6.2, 6.4, 6.5, 6.6, 6.7, and 6.8 of this Specific Plan (Chapter 6). No additional setback requirements will apply to any lots. Front, side and rear yard setbacks for residential corner lots and corner lots abutting key lots will be as shown in Tables 6.2, 6.4, 6.5, and 6.6. Front, side, and rear yard setbacks for commercial lots where a lot has double frontage on two streets and where a lot is located at the intersection of two or more streets, will be as shown in Tables 6.2 and 6.7.

- Minimum buffer distances will follow standards included in this Specific Plan.

- All construction within the Tribute Specific Plan shall comply with the provisions outlined herein, and relevant City of Sierra Vista provisions. Building and other construction permits shall be issued only after the City Manager or designee has determined that said permit applications are consistent with the applicable provisions of the Specific Plan and Development Regulations outlined herein.

- This Specific Plan may be amended by the same procedure as its adoption by ordinance. Each amendment shall include all sections or portions of the Specific Plan that are affected by the change.

B. Development Standards Comparison *(included in Chapter 6 of this document)*

The comparison between the Sierra Vista Development Code and the Specific Plan development standards is illustrated in the following table:

Development Standards Comparison Table

Sierra Vista Dev. Code	Specific Plan Proposal	Primary Uses Permitted		Min. Lot Size		Max. Building Height		Parking Requirements		Density		Building Setbacks	
		Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	VISTA 2020	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal
SFR36	L	Single Family Residence	Single Family Residence, Accessory Structures, Recreational Facilities, Open Space.	36,000 S.F.	18,000 S.F.	28'	28'	SVDC 151.09	SVDC 151.09	0-2 units per acre	Average Density: 2.1 units per acre	Front:40' Side:20' Rear:30'	Front:20' Side:15' Rear: 30'
SFR18				18,000 S.F.								Front:35' Int. Side:15' Street Side: 20' Rear:30'	
SFR12	M	Single Family Residence	Single Family Residence, Accessory Structures, Recreational Facilities, Open Space.	12,000 S.F.	4,500 S.F.**	28'	28'	SVDC 151.09	SVDC 151.09	2.01-4.5 units per acre	Average Density: 4.2 units per acre	Front:25' Side:15' Rear:25'	Front:10' Side:5' Rear:8'(to gar. open.) *** 10' (to main structure)
SFR10				10,000 S.F.								Front:25' Int. Side:10' Street Side: 15' Rear:25'	
SFR8				8,000 S.F.								Front:25' Int. Side:7' Street Side: 10' Rear:25'	
SFR6				6,000 S.F.								Front:20' Int. Side:5' Street Side: 10' Rear:20'	
MFR	H	Single-Family and Multi-Family Residence, Apartments	Single Family Residence	4,500 S.F.	3,150 S.F.	28'	28'	SVDC 151.09	SVDC 151.09	4.51 units per acre or more	Average Density: 10.2 units per acre	Front:20' Side:5'(interior) 10' (2-story int.) 10' (street) Rear:15'	Front:10' Side:5'* Rear:8'(to gar. open.) *** 10' (to main structure)
			Townhomes	2,400 S.F.	2,400 S.F.	28'	28'					Front:20' Side: 0' Rear:10'	Front:10' Side: None Rear:8'(to gar. open.) *** 10' (to main structure)
			Apartments	Minimum lot area (S.F.) per dwelling unit Stories / 1 or 2 / 3 Efficiency 1,050 1,100 1-bedroom 1,450 1,400 2-bedroom 1,650 1,550 3-bedroom 1,850 1,600 4-bedroom 2,050 1,850	Minimum lot area (S.F.) per dwelling unit Stories / 1 or 2 / 3 or 4 Effic. 1,050 1,100 1-bed. 1,450 1,400 2-bed. 1,650 1,550 3-bed. 1,850 1,600 4-bed. 2,050 1,850	30' for 2 stories 40' for 3 stories	Max. 50' for C3 and C4 Max. 45 feet for apts. within H2, between St Andrews Dr. and 980' north of St. Andrews Max. 45' for apts. within H3, between S Andrews Dr. and 1,390' south of St.Andrews Max. 40' for the other portions of H2 and H3, and other High Dens. Planning Areas					N/A	Front:40' Side:20' Rear: 0'	Front:5' *** Side: None Rear: None

Sierra Vista Dev. Code	Specific Plan Proposal	Primary Uses Permitted		Min. Lot Size		Max. Building Height		Parking Requirements		Density		Building Setbacks	
		Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal	VISTA 2020	Specific Plan Proposal	Sierra Vista Dev. Code	Specific Plan Proposal
MFR (continued from previous page)	H (cont.)	Single-Family and Multi-Family Residence, Apartments (cont.)	Accessory Structures, Recreational Facilities, Open Space.	N/A	N/A	N/A	N/A			N/A	N/A	N/A	N/A
GC	C	Those listed in S.V.D.C. 151.22.018	Town Center (C3 and C4): Commercial, Institutional and Residential Uses (incl. Office, Retail, Service, Public Fac., Hotel, Convention Center. All other commercial areas: General Commercial uses (includes Business and Professional, Retail Sales, Services, and Institutional uses.	None.	None.	25'-30'	Max. 50 feet within Areas C3 and C4 35' in all other commercial areas	SVDC 151.09	15% < SVDC 151.09	N/A	N/A	Front:40' Side: subject to SVDC 151.15 (minimum buffer provisions) Rear: subject to SVDC 151.15 (minimum buffer provisions)	Front: none**** Side: none Rear: none All other commercial areas: Front: none**** Side: none Rear: none
OS/ PF	OS	Those listed in S.V.D.C. 151.22.027	Parks, Recreation Facilities, and Undisturbed, Revegetated and Enhanced Open Space	None.	None	N/A	N/A	SVDC 151.09	SVDC 151.09	N/A	N/A	For all buildings: 25' setback from all streets, except for the front yard setback, where 40' is required 60' landscape buffer from adjacent residential land uses	Front: 40' Side: 0' Rear: 0'
OS/ PF	PF	Those listed in S.V.D.C. 151.22.027	Educational Facilities (Elem. and High School) and Residential Uses *****	None.	None.	30'	35'	SVDC 151.09	SVDC 151.09	N/A	N/A	For all buildings: 25' setback from all streets, except for the front yard setback, where 40' is required 60' landscape buffer from adjacent residential land uses	Front: 40' Side: 0' Rear: 0'

* A side yard setback may be reduced to zero where a 5-foot setback is required. For buildings that have zero side yard setback on one side, an 8-foot setback will be required on the other side.

** The minimum lot size for the portions of Planning Areas M2 and M5 within the City of Sierra Vista SFR-8 Zone will remain 8,000 square feet.

*** For rear-loaded garages, the garage openings must be set back at 8 feet to allow adequate maneuvering area to and from the lane. Parking in the driveway will be prohibited if the setback to the garage opening is less than 20 feet.

**** Additional pedestrian easements to be approved by the City Manager or designee will be required for zero front yard setbacks for commercial areas whenever door openings, awnings, food and beverage establishments outdoor seating areas, lighting, signs, or other structures encroach on the right of way of any public street.

***** If residential buildings are developed within PF1 and PF2, setbacks shall follow Medium-Density Residential Planning Area setbacks. If residential buildings are developed within PF3, setbacks shall follow Low-Density Residential Planning Area setbacks.

C. Residential Development Standards *(included in Chapter 6 of this document)*

	Low Density Residential (Planning Areas L1 thru L5)	Medium Density Residential (Planning Areas M1 thru M11)	High Density Residential (Planning Areas H1 through H7)		
	One-family dwelling	**One-family dwelling**	**One-family dwelling**	**Townhome**	**Multiple-family Dwelling**
Minimum lot area	18,000 sf	4,500 sf[1]	3,150 sf	2,400 sf	Minimum lot area (S.F.) per dwelling unit Stories / 1 or 2 / 3 or 4 Effic. / 1,050 / 1,100 1-bed. / 1,450 / 1,400 2-bed. / 1,650 / 1,550 3-bed. / 1,850 / 1,600 4-bed. / 2,050 / 1,850
Minimum lot width	45 feet	40 feet	35 feet	25 feet	N/A
Minimum lot depth	90 feet	90 feet	90 feet	80 feet	N/A
Maximum building height	28 feet	28 feet	28 feet	28 feet	▪ Max. 50 feet within C3 and C4 ▪ Max. 45 feet for apartments within H2, between St Andrews Drive and 980 feet north of St. Andrews Drive ▪ Max. 45 feet for apartments within H3, between St Andrews Drive and 1,390 feet south of St. Andrews Drive ▪ Max. 40 feet for the remaining portions of H2 and H3, and other High Density Planning Areas
Front yard setback to main structure	20 feet	10 feet	10 feet	10 feet	5 feet
Rear yard setback to main structure	30 feet	10 feet	10 feet	10 feet	None
Rear yard setback to garage opening	30 feet	8 feet[2]	8 feet[2]	8 feet[2]	None
Side yard setback, interior lots	15 feet	5 feet	5 feet[3]	None	None
Corner lot side yard setback	15 feet	10 feet	10 feet	10 feet	10 feet
Distance between buildings, including buildings on adjacent lots	30 feet	10 feet	10 feet	10 feet	10 feet
Distance between	3 feet	3 feet	3 feet	3 feet	3 feet

	Low Density Residential (Planning Areas L1 thru L5)	Medium Density Residential (Planning Areas M1 thru M11)	High Density Residential (Planning Areas H1 through H7)		
	One-family dwelling	**One-family dwelling**	**One-family dwelling**	**Townhome**	**Multiple-family Dwelling**
dwelling unit and accessory building					
Distance between property line and accessory building	3 feet	3 feet	3 feet	3 feet	3 feet
Distance between accessory buildings	3 feet	3 feet	3 feet	3 feet	3 feet

[1] Min.lot size for the portions of Planning Areas M8 and M5 within the City of Sierra Vista SFR-8 Zone will remain 8,000 square feet.
[2] For rear-loaded garages, the garage openings must be set back at 8 feet to allow adequate maneuvering area to and from the lane. Parking in the driveway will be prohibited if the setback to the garage opening is less than 20 feet.
[3] A side yard setback may be reduced to zero where a 5-foot setback is required. For buildings that have zero side yard setback on one side, the setback requirement on the other side will be 8 feet, which is consistent with the City of Sierra Vista Development Code.

Note: Minimum buffer distances per this Specific Plan.
Development standards for **multiplex** per the City of Sierra Vista Development Code Section 151.22.010

D. Commercial Development Standards *(included in Chapter 6 of this document)*

	Commercial (Planning Areas C1 through C9)
Minimum lot area	None
Maximum height – C3 and C4	50 feet
Maximum height – All other Commercial Planning Areas	35 feet
Front yard setback	None[1]
Rear yard setback	None
Interior side yard setback	None
Distance between buildings	None[2]

[1] Additional pedestrian easements to be approved by the City Manager or designee will be required for zero front yard setbacks for commercial areas whenever door openings, awnings, food and beverage establishments outdoor seating areas, lighting, signs, or other structures encroach on the right of way of any public street.
[2] All construction shall follow the provisions of the International Building Code. Building separations can be reduced only with applicable fire wall construction.
Note: Minimum buffer distances per this Specific Plan.

E. Public Facility Development Standards *(included in Chapter 6 of this document)*

	Public Facility (Planning Areas PF1 and PF2)
Minimum lot area	None
Maximum height	35 feet
Front yard setback	40 feet
Rear yard setback	None
Interior side yard setback	None
Corner lot side yard setback	None
Distance between buildings	None[1]

[1] All construction shall follow the provisions of the International Building Code. Building separations can be reduced only with applicable fire wall construction.

Notes: If residential buildings are developed within PF1 and PF2, setbacks shall follow Medium-Density Residential Planning Area setbacks. All minimum buffer distances per this Specific Plan

F. Tribute Specific Plan – Applicable Development Standards by Zone

	Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H)	**Commercial (C)**	**Public Facility (PF)**	**Open Space (OS)**
Primary uses	• Residential uses • Open space • Recreational uses • Churches and other places of worship are allowed with a conditional use permit. • Emergency service facilities and other public service facilities are allowed with a conditional use permit.	• Businesses and Professional Services • Retail Sales • Services • Churches and other places of worship • Recreational Facilities • Restaurant • Specialty Commercial • Functional Open Space • Hospitality Facilities • Open Space • Public Services Facilities such as: Police and Fire Station, Library, Civic/Community Center • Apartment Dwellings, Attached Housing for Sale or Rent, Loft Houses • Accessory Structures	• Elementary School • High School • Residential uses	• Public parks, parkways, and related facilities • Public playgrounds, play field, and related facilities • Open space areas • Areas for passive recreational uses (i.e. pedestrian and bicycle trails, seating areas) • Utility and road crossings per the City Manager or designee approval • Maintenance Road • Stormwater Detention Basins • Drainage Facilities

	Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H)	Commercial (C)	Public Facility (PF)	Open Space (OS)
Permitted and Conditional Uses	Additional permitted, conditional, and prohibited uses not specifically addressed in this Specific Plan are as detailed in the City of Sierra Vista Development Code. Site plan review for permitted and conditional uses shall follow the provisions included in Section 151.18 of the Sierra Vista Development Code (SVDC).			
Landscaping	Buffering and landscaping standards will be as determined by this Specific Plan.			
Off-Street Parking	Off-street parking and loading shall be subject to the requirements of Section 151.09 of the SVDC. Deviations from Section 151.09 of the SVDC may be approved by the City Manager or designee at the time of site plan review. The need for additional parking will be addressed at the subdivision stage (preliminary plat).			
Signs	Signs shall be subject to the requirements of Section 151.10 of the SVDC. A Comprehensive Sign Plan will be obtained to address signage throughout all or a portion of the Specific Plan area, including Residential, Commercial, Public Facilities, and Open Space areas.			
Open Storage of Material and Equipment	-	Open storage of material and equipment permitted in the Commercial zones, including ground-located mechanical equipment, shall be surrounded and screened by a solid wall or fence, including solid gates where necessary. Materials shall not be stacked above the height of the screening.		
Roof top areas	-	Roof top areas of commercial and school structures shall be completely screened from view by parapets or other finished architectural features constructed to a height of the highest equipment and unfinished structural element or architectural feature of the building.		-
Other Standards	Up to five percent of the lots within single-family dwelling subdivisions may be permitted to deviate five percent from the minimum lot area, lot width and lot depth at the time of approval of the subdivision maps. Any lots that deviate from the standards will be clearly identified on each plat.	All buildings used exclusively for dwellings purposes shall comply with the provisions of the High Density Residential zone.	Should the Sierra Vista Unified School District choose not to develop educational facilities within the Public Facilities Planning Areas, these areas will be made available for residential development. Residential buildings developed within PF1 and PF2 shall follow setbacks established for the Medium Density Residential Planning Area. Residential buildings developed within PF3 shall follow setbacks established for the Low Density Residential Planning Area.	Utility and road crossings per the City Manager or designee approval.

	Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H)	Commercial (C)	Public Facility (PF)	Open Space (OS)
			Construction of new schools must follow the Arizona School Facilities Board guidelines.	Maintenance roads per City of SVDC.

Height of Buildings - Roof Structure, Chimneys and Towers

Height requirements for towers, steeples, architectural features, radio and television masts, cell towers, flagpoles, public utility poles and lines, chimneys and smokestacks, penthouses or roof structures for the housing or screening of elevators, stairways, tanks, and ventilating fans, will be per the City of Sierra Vista Development Code.

Buffering

A buffer consists of a horizontal distance from the main building(s) of proposed use to the property line of an adjacent district, which may be occupied by screening, utilities, and landscaping materials. A buffer is used to reduce potential impact between certain adjacent uses. The yard setback requirements of each district may be included in the buffer distance. The required buffering distance between various land uses and adjacent districts are as follows:

Minimum Buffer Distances

Zoning District of Proposed Use	Abutting Zoning District or Conforming Use							
	Open Space	Public Facilities	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Arterial Street	Collector Street
Open Space	0	0	0	0	0	0	40	40
Public Facilities	0	0	60	60	60	0	40	40
Low Density Residential	0	0	0	0	0	0	8	8
Medium Density Residential	0	0	0	0	0	0	8	8
High Density Residential	0	0	0	0	0	0	8 for single-family detached structures; 0 for apts	8 for single-family detached structures; 0 for apts
Commercial	20	20	20	20	20	0	0	0

Notes: All distances are given in feet and are measured from the main building of a proposed use to the property line of the adjacent district. Buffer adjacent to the washes will be based on floodplain considerations.

The more intense use provides the buffer.

Accessory Structures

Accessory structures may be located within an interior side or rear yard area in any residential zone district or project of a residential nature, provided they do not exceed a height of 15 feet and the maximum lot coverage is 35 percent of the required rear yard.

Accessory structures within the Tribute Specific Plan commercial, open space, and public facility zones shall be subject to the City of Sierra Vista Development Code provisions.

No accessory structures shall be located within any required street side yard or front yard area.

	Low Density Residential (L), Medium Density Residential (M), and High Density Residential (H)	Commercial (C)	Public Facility (PF)	Open Space (OS)
Yard Encroachments	Cornices, canopies, carports, eaves, patio or porch covers, or other similar architectural features that do not provide additional floor or interior space within the building may extend into a required front, side, or rear yard not to exceed two feet. Open unenclosed, uncovered porches, platforms, or landing places which do not extend above the level of the first floor of the building, with the exception of guard rails as required by the International Building Code, may extend into any front, side, or rear yard no more than six feet. Deviations from the yard encroachment provisions may be approved by the City Manager or designee at the time of site plan review. Detached garages may be constructed along a rear and/or side yard property line, and may include a second story for a den, office, artist studio, or similar accessory use, provided that no windows or other openings are provided within the walls located along the rear and/or side yard property line.			

G. Tribute Specific Plan – Design Guidelines *(Included in Chapter 7 of this document)*

Issue	Guidelines
Grading (Chapter 7 B.1.)	Site grading design shall complement and reinforce the architectural and landscape design character in several ways. These include: – screening parking, loading and service areas – helping to reduce the perception of height and mass on larger buildings – providing reasonable transitions between on-site uses – providing elevation transitions that will contribute to the efficiency of on-site and off-site movement systems – providing reasonable transitions between lots
	The grading of the site terrain shall reflect the natural topography and result in a harmonious transition of the man-made grade with the natural terrain.
	The tops and toes of all slopes shall be rounded.
Drainage (Chapter 7 B.2.)	Underground water storage facilities may be implemented to gather water for landscape irrigation.
	All detention systems shall be maintained for optimum efficiency.
	Increased runoff rates from streets or other surface areas shall be diverted to the drainage washes or detention basins, so that the off-site quantity and rate of flow shall not be greater than the original hydrological conditions at any existing point. Drainage velocities shall be minimized to limit erosion, reduce debris accumulation in streets and drainage-ways, and to prevent hazardous flow conditions.
	All proposed drainage shall comply with the City of Sierra Vista standards.
	Whenever possible, native riparian vegetation shall be the predominant plant material throughout site drainage.
	Cross-lot drainage will be allowed when a lot is draining onto a public drainage way or easement. Cross-lot drainage from one lot to another will be prohibited.

Building Setbacks (Chapter 7 B.3.)	All structures must be set back a minimum of 50 feet from each bank of the Lewis Springs Wash and PDS South Wash/Mountain Mesas Wash. All structures must be set back a minimum of 100 feet from each bank of the Garden Canyon Wash. All structures will also be outside of the 100-year floodplain of all washes, in accordance with the City of SVDC 151.08.006.
	Varied setbacks shall be encouraged to reduce the tunnel effect created by uniform facade setbacks. Landscape design shall be used to enhance building setback variations.
	The builder shall be responsible for providing landscaping and irrigation systems in the setback area to the edge of roadway pavement, in a manner complimentary to the on-site architecture and landscape design concepts.
	To ensure that vehicles parked in garage driveways do not block lane access, garage openings must be set back a minimum of 20 feet or the garage openings must be set back a minimum of eight feet and parking in the driveway will be prohibited.
Loading, Storage, Refuse, and Servicing (Chapter 7 B.4.)	Loading dock areas shall be set back, recessed, or screened so as not to be visible from adjacent lots or sites, neighboring properties or streets.
	Storage areas screened by visual barriers shall be located toward the rear portions of the site.
	Walls or walls and hedges are required as screening for a service yard, if any, to enclose all above-ground garbage and trash containers and other outdoor maintenance and service facilities.
Utilities and Exterior Equipment (Chapter 7 B.5.)	All exterior on-site utilities including, but not limited to, sewers, gas lines, water lines, electrical, telephone, and communication wires and equipment shall be installed and maintained underground (exception: existing dedications and surface easements).
	Solar panels shall be "flush-mounted" onto roof plane or fully screened so as not to create any adverse visual impact on any portion of the community. Natural silver aluminum frames are prohibited. Support solar equipment shall be enclosed and screened from view.
	Exterior transformers, utility pads, cable television, and telephone boxes shall be located out of view in public rights-of-way, or screen with walls, fences, or vegetation whenever possible.
	All utility and other public rights-of-way shall be landscaped and maintained, where permitted by City and utility companies.
Screening and Buffers (Chapter 7 C.2.)	Areas that may need to be screened from view from the streets and adjacent parcels of dissimilar use include all parking areas, loading areas, and refuse collection. Screening shall consist of walls or earth berming and landscaping.
	Buffer requirements for the Specific Plan area are those included the Chapter 6 of the Specific Plan.
Revegetation and Erosion Control (Chapter 7 C.3.)	Irrigation shall be provided until plantings are established.
	Any disturbance to the PDS South Wash/Mountain Mesas Wash and to the Garden Canyon Wash during development shall be revegetated to restore it to a natural appearance.
	Riparian plantings shall include plant species that will help retain the banks of the washes, such as mesquite, desert willow, texas ranger, yellow bird of paradise, four wing saltbush, and trailing indigobush.
	If rock is used on steep slopes along washes, rock coverage shall be less than 50 percent of the slope and be integrated with bankcover plantings to provide a natural appearing wash edge blending with existing conditions.
Streetscape (Chapter 7 C.4.)	Town Center, Commercial Sites, and Recreational Facilities Parking Areas: Landscaping shall visually separate parking areas from roadways.

Entries (Chapter 7 C.5.)	The design of the major entries into the project shall symbolically form a gateway and transition to the Tribute Specific Plan development. Special landscape treatments with specialty paving, lush plantings, signage, and primary monumentation shall be used to emphasize and contrast the entryway with the rest of the environment (see Chapter 6, Landscape Concept Plan for detailed information on primary, secondary, and specialty monumentation). Clear views for traffic safety and project signage must be maintained.
	Entrances into the individual Planning Areas and features at major intersections within the Specific Plan area will be designed as secondary monuments. Secondary monuments may combine accent trees with specialty paving and plantings and shall be consistent with the style of the major entrances.
	Sight distance requirements will be maintained at all entry intersections per the Sierra Vista Development Code.
Walls and Fences (Chapter 7 C.8.)	All walls and fences used within the residential communities shall be of a material compatible with the architectural design of the structures. Exterior building colors will follow a varied color palette consistent with the overall community character.
	Walls shall not exceed six feet in height unless approved by the City Manager or designee.
	Whenever possible, wall systems along major streets shall have a stepped, varied, or non-linear appearance.
	The following materials are allowed for walls and fences subject to the City Manager or designee's approval: • Wrought iron • Concrete masonry: integral color (consistent with building color) • Brick • Concrete: textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color) • Stucco: integral or painted color (consistent with building color)
	All swimming pools shall be enclosed by a fence, wall, or other structure in conformance with the provisions of the Sierra Vista Development Code.
Regional Detention Basins (Chapter 7 C.9.)	Adequate landscaping will ensure that the basins be able to withstand inundation.
Architectural Guidelines (Chapter 7 D.)	A Declaration of Covenants, Conditions, and Restrictions (CC&Rs) for each subdivision map will generally contain provisions for the establishment of an Architectural Review Committee (ARC). The purpose of this committee is to ensure that the architectural design guidelines for all development within the Specific Plan and any other restrictions or standards imposed by the CC&Rs are administered in conformance with the CC&Rs. Approval by the ARC is required prior to the submittal of plans to the City of Sierra Vista for the issuance of building permits unless otherwise provided for in the CC&Rs.
Architectural Themes (Chapter 7 D.1.)	The architectural theme for Tribute Specific Plan area shall reflect the integration of structures within the overall desert environment, specifically the southwestern form. Themes of southwest style, such as "Territorial," "Spanish Colonial," "Mission", "Santa Fe," "Santa Barbara Mission," or modern variations thereof, shall be encouraged.
	Exterior building materials shall be consistent with the overall community character. Recommended major colors are subdued earthtone colors such as browns, tans, and grays with additional accent colors. Recommended building materials are: • Masonry • Stucco • Adobe • Concrete Block • Slump Block

Residential (Chapter 7 D.2.)	The roofing material shall be constructed of non-reflective materials and exhibit muted earth tones. The use of asphalt shingles will not be allowed.
	All walls and fences used within the residential area shall be of material compatible with the architectural design of the structure.
	Walls shall not exceed six feet in height except for retaining walls.
	All parking structures, either free-standing or attached garages, shall incorporate the same design element as the dwelling unit.
Commercial and Public Facility Buildings (Chapter 7 D.3.)	Perimeter walls shall not exceed a height of six feet above finished grade except for retaining walls. Walls shall match primary buildings with respect to color, texture, and overall design.
	Parking areas shall have a minimum of one tree at each end of every 12-stall parking bay. End-row planters need to be at least the length of the parking stall and a minimum of five feet in width. Diamond-shaped planters may be used in between the end planters (one every six stalls), which would contribute to minimize the loss of parking stalls for implementation of landscaping. Each diamond-shaped planter will be required to have one tree.
	Parking lots and driveway lighting shall provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones.
	Architectural styles for the commercial components of the project shall provide for a feeling of compatibility of design within each commercial development. The designs shall complement the community theme and shall provide for interesting and pedestrian friendly development.
	With the exception of the Town Center, commercial buildings along Highway 92 will be designed to face the highway. Landscape improvements and the use of colors, textures, and construction materials can contribute to create an aesthetically pleasing pattern along commercial sites. Commercial building design shall follow the above mentioned Loading, Storage, Refuse and Servicing, and Utilities and Exterior Equipment guidelines.
Lighting (Chapter 7 D.4.)	The project will install street lighting in accordance with the SVDC Outdoor Light Control standards (SVDC Section 151.11) and will dedicate them to the City of Sierra Vista or applicable property owner's associations. Street lights within public right-of-way will be maintained and operated by SSVEC (Sulphur Springs Valley Electric Cooperative) per an agreement with the City of Sierra Vista.
	Specific lighting design and standards will be shown on infrastructure plans and tentative maps and will embody the following design concepts: • Street lighting is to be in scale with adjoining uses, emphasizing human scale as well as public safety. • Street lighting is to be consistent throughout the project area on all arterial and major collector roadways. The maximum height for streetlights will be 30 feet. • Street lighting within individual neighborhoods will be consistent throughout the project area. • All project lighting is to minimize the projects' contribution to ambient light production and will take into account the effect upon surrounding and adjacent land uses. • Site development lighting will be designed to minimize direct light rays from going offsite. Lighting shall be directed downward onto the pavement/property and not onto neighboring areas. • Landscape lighting will be used to highlight features such as specimen trees, monument signage, and pedestrian paths. Such lighting will be privately maintained and operated, unless the lighting is located within public right-of-way in which case it will be maintained and operated by the City of Sierra Vista with City approval. • Pathway lighting is to be architecturally compatible with other lighting used throughout the site. • Use of low pressure sodium lights is encouraged. Low pressure sodium will be the predominant type of lighting at this time. With future lighting technology improvements, a better type of light may be used instead of low pressure sodium lights.

APPENDIX "C"

Recommended Practices

APPENDIX C

RECOMMENDED PRACTICES

In the event the City determines that a sewage treatment facility shall be installed on or proximate to the Tribute area, and effluent can be made available for use by Castle and Cooke under a separate agreement, and said effluent can be used to mitigate water usage both on and off-site, then Castle and Cooke will use the effluent The amount of effluent to be made available will be agreed upon by the City and Castle and Cooke. If the City constructs a treatment facility resulting in the availability of effluent, and requires Castle and Cooke to do so, then Castle and Cooke shall use the effluent for uses required by the City, including landscape watering at the Pueblo del Sol Golf Course, all public areas in Tribute, including rights of ways, parks, school sites, future city facilities, and other recreational areas, and in all commercial areas in the Tribute area.

In the event the City determines that a sewage treatment facility will not be installed, and treated effluent is not available for use on-site, Tribute shall incorporate water harvesting methods, as outlined in Appendix C.

The conservation and management of the natural resources in the City of Sierra Vista, as well as the entire Upper San Pedro River Basin, are crucial to ensure the long-term protection of water resources, soils, forests, habitat, and wildlife. The Tribute Specific Plan acknowledges the environmental impacts that new development can have on the local and regional level and therefore encourages the use of environmentally-friendly techniques to mitigate impacts and even contribute to improve existing conditions.

Water management strategies and green building techniques are discussed below. Water management strategies discuss water conservation, reuse, and augmentation. Green building techniques detail land use, building design, and construction approaches that can minimize environmental impacts.

Section C of this Appendix presents a summary of water management strategies and green building techniques that will be implemented within the Tribute Specific Plan.

A. Water Resources

The Sierra Vista area has a semi-arid climate with moderate winters and very warm summers. Water resources are limited. The Tribute Specific Plan recognizes the need to mitigate development impacts on regional water resources. The Tribute Specific Plan is forward thinking and supports the overall City of Sierra Vista community, as well as the Fort Huachuca, in their efforts towards sustainable water resources management.

To address this issue, the Specific Plan identified the most promising alternatives to mitigate impacts to groundwater reserves. The Specific Plan proposes to use the following strategies:

- Water Conservation – this strategy aims to *reduce water consumption* while continuing to meet the needs of people and nature by using conservation technologies, public policy, and encouraging personal responsibility.
- Water Reuse – this strategy seeks to r*eclaim water runoff or used water resources,* otherwise wasted, for irrigation or aquifer recharge.
- Water Augmentation – this strategy has the purpose *of enhancing existing water resources* through aquifer recharge.

1 Water Conservation

The objective of water conservation is to reduce water consumption to the minimum necessary to meet the demands of people and nature by using conservation technologies, public policy, and encouraging personal responsibility. Water conservation is an approach utilized by the entire hierarchy of water users, from commercial, industrial, and agricultural users to individual households.

Conservation programs in the City of Sierra Vista focus on both changing water use habits and encouraging the use of water-saving fixtures and appliances. Current water conservation programs and projects in the City of Sierra Vista are the Water Mitigation Ordinance, the Internal Monitoring and Evaluation Program, the "Close the Pilot Wetlands" Program, the Home Retrofit Program, and the Toilet Rebate Program.

The Tribute Specific Plan promotes water conservation by encouraging the use of water efficient fixtures and appliances and water wise landscaping. For the Specific Plan, these measures will reduce the amount of water that would be pumped from the aquifer in the future.

- Water Efficient Fixtures and Appliances

  Federal legislation passed in 1992 requires all U.S. plumbing manufacturers and importers to meet or beat the following water-efficiency standards:

  - Showerheads: 2.5 gallons per minute
  - Faucets: 2.5 gallons per minute
  - Toilets: 1.6 gallons per flush

  Dishwashers, clothes washers, and other water-using appliances aren't subject to national water-efficiency standards in the United States (although they do have to meet energy standards that tend to favor water efficiency). Nevertheless, the major manufacturers now make

some highly water-efficient washing machines and dishwashers, which provide triple savings. First, they save water. Second, by using less water they save on water-heating energy. And third, they often require less detergent because the volume of water into which the detergent is dissolved is so much less.

The Tribute Specific Plan residential development will include installation of water- and energy-efficient fixtures and appliances in new residences. Some fixtures and appliances will be implemented in new residences as a standard, and others will be available as options for home buyers.

- Water Wise Landscaping

Water wise landscape design and management focus on working with nature and natural forces (such as rainfall) to create an aesthetically pleasing, livable landscape, while using less water from the local supply. Water wise landscaping shall be encouraged in the Tribute Specific Plan Area. A water wise landscaping guide will be distributed to homeowners, specifying plants that may be used within the Specific Plan area and offering guidance on low water landscaping techniques (Tribute Plant List, included in Appendix E of this document).

Minimizing the need for watering the landscape requires careful observation, planning, and common sense. Several principles for water wise landscaping include choosing the best design and plants, preparing soils, and watering properly for efficient water use. These principles include:

- Plant Selection
  - The use of plants that will do well in Sierra Vista's climate (semi-arid environment) contributes to saving water and less effort trying to manipulate the landscape to suit them.
  - Turf grass should be kept to a minimum due to its high water consumption. Turfgrass should be avoided in areas that are hard to irrigate such as steep slopes or odd-shaped and narrow spaces. In addition, it is important to always be aware of the use of the turfgrass area. If the area only receives traffic when it is mowed, perhaps another plant choice is more appropriate.
  - Planting trees is recommended, since the shade from trees help to lower air and soil temperatures. This in turn reduces the moisture loss of nearby plants and soil.
- Plant Location
  - Higher water use plants do not have to be completely excluded from a water wise landscape. They do need to be grouped together in locations that suit their needs recognizing that more

water and attention will be required to maintain them. Trees, shrubs, ground covers, perennials, and annuals that naturally grow together and use about the same amount of water should be grouped together.

- Container plants should be arranged so they shade one another. During droughts or periods of drying winds, these plants can be moved to the deepest shade they can tolerate. Additional measures such as wetting the entire rootball, double potting by setting small pots inside larger ones with a layer of sand or gravel between, and top-dressing pots with a layer of mulch over the soil contribute for optimal plant health during periods of water scarcity.

- Irrigation Planning
  - Plants should be located and grouped according to their water requirements. This allows for an irrigation schedule to apply the appropriate amount of water to each landscaped area.
  - A great deal of water is wasted when automatic irrigation systems are continually programmed for the hottest part of the summer without adjusting for times when temperatures are cooler and more natural precipitation is occurring. Watering time and schedule should be adjusted as the weather or the seasons change.
  - Night time irrigation is more efficient since evaporation is much lower and air is calmer at night.
  - Runoff and overspray should be avoided.
  - Drip irrigation systems can be implemented to dispense water for optimal plant health.
  - Routine maintenance of the irrigation system contributes to keep the system running efficiently.
- Soil Improvement
  - Routine soil cultivation and organic matter incorporation (such as compost) improves the soil's ability to resist evaporation and retain moisture.
  - Heavy or compacted soil around trees should be aerated.
- Mulch
  - A two- to four-inch layer of mulch evens out temperature extremes, keeps soil cool on hot days, and warm on cool days. It also prevents soil from crusting, allowing better water penetration.

- By mulching around trees and planting beds, moisture is retained in the soil and weeds are discouraged.
- Organic mulches include shredded bark or chips, wood grindings, compost, aged sawdust, or even low-growing ground cover. Organic mulches improve the organic matter content of the soil as they decay. This may be undesirable, however, for plants that require excellent drainage and dislike wetter soil conditions.
- Inorganic mulches, such as gravel or rock, let the most water in and are frequently used with plants susceptible to crown rot.

- Landscape Maintenance
  - Proper maintenance keeps plants healthy and helps conserve water. For example, by weeding regularly, landscape plants do not have to compete with weeds for water.
  - Fertility requirements of the plants should be considered. An adequate amount of nutrients is necessary, but over applying fertilizers may create excessive growth and an increase in maintenance requirements. Excessive fertilization may also leave plants more susceptible to insects and diseases.

The following measures will contribute to the implementation of water wise landscaping within the Specific Plan area:

- Inclusion of water wise landscaping design guidelines in the CC&Rs for the proposed project area. In addition, the Tribute Plant List shows species that will be allowed within the Specific Plan area.
- Restrict the amount of turf in the back yard to the lesser of 30 percent of the back yard area or 600 square feet.
- Turf will not be allowed in single-family homes front yards. This restriction will be established by the CC&Rs.
- The use of turf in commercial areas will be prohibited.
- Since the proposed project establishes a comprehensive system of park and recreation amenities, the amount of public green areas would contribute to reduce the need for individual green areas.
- Encourage public education programs, such as preparing and distributing a pamphlet to guide homeowners in water conservation techniques and technologies.

2 Water Reuse

Water reuse aims at reclaiming water resources that would otherwise be wasted water. Examples of water reuse are irrigating with treated effluent or rainwater, or using greywater for non-potable domestic uses. Establishing programs that encourage the reuse of water runoff or effluent

(after it is processed by a wastewater treatment facility) contributes to minimize groundwater pumping that would have otherwise occurred and can greatly contribute towards water resources conservation.

- Greywater Use

  Greywater is defined as the wastewater produced from baths and showers, clothes washers, and lavatories. The wastewater generated by toilets, kitchen sinks, and dishwashers is called blackwater.

  A sub-surface greywater irrigation system is similar to the cost of a downsized septic system for a home. Greywater irrigation systems cost more than conventional spray and drip irrigation systems to install due to the tank used in greywater systems (a filter and special emitters are also needed for greywater drip irrigation systems). At the current time the technology for greywater use in individual houses is not fully developed or efficient. As the cost of implementation for greywater systems is significant, this will only be offered to homeowners as an option within the Tribute development.

- Water Harvesting

  Water harvesting means intercepting and capturing rain or runoff and putting this water to beneficial use. Water harvesting can be implemented through a variety of ways, such as:

  - Capturing runoff from rooftops
  - Capturing runoff from local catchments
  - Capturing seasonal floodwaters from local streams
  - Conserving water through watershed management

  These techniques can serve the following purposes:

  - Provide irrigation water. Rain water is usually low in salt content and relatively high in nitrogen, which can extend the life of landscaping.
  - Increase groundwater recharge/reduction of groundwater pumping.
  - Reduce stormwater discharges, urban floods, and overloading of sewage treatment plants.
  - Local erosion and flooding from impervious cover associated with buildings is lessened as a portion of local rainfall is diverted into collection tanks.

  Water harvesting may be utilized within the Specific Plan area for irrigation of neighborhood parks, as one of many options available to address water conservation.

3 Water Resources Augmentation

The third strategic approach is augmenting existing water resources by harvesting and recharging storm water. Current water augmentation programs and projects in the City of Sierra Vista are the Sierra Vista Recharge Project, the Environmental Operations Park Rainwater Recharge Project, and the Development of Stormwater Retention Basins. This measure can be implemented by commercial, industrial, and agricultural users and may contribute significantly to aquifer recharge.

Enhancing aquifer recharge is very important to minimize the impact of new development in the Sierra Vista area. Water harvesting can be used to promote aquifer recharge. If effluent is not being reused, it can be recharged into the aquifer to replenish the water that was taken out by pumping. It is important to guarantee that no adverse effects to natural flood regimes result from storm water recharge. Intercepted rainwater or stormwater (water captured from the ground) can be collected, slowed down, and retained or routed through the site landscape using microbasins, swales, french drains, gabions, and other structures to enhance recharge.

The following elements from the Tribute Specific Plan will contribute to groundwater recharge: the Lewis Springs Wash, regional and local detention basins, and existing washes that will be maintained in their natural state.

B. Green Building

Green building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. Research and experience increasingly demonstrate that when buildings are properly planned and designed, they can provide great environmental benefits. Green buildings promote resource conservation, including energy efficiency, renewable energy, and water conservation features; consider environmental impacts and waste minimization; create a healthy and comfortable environment; and reduce operation and maintenance costs.

The Tribute Specific Plan encourages the use of green building techniques through the implementation of both mandatory and optional programs.

1 Environmental Impact

- Landscaping

Green landscaping is designed for low water and maintenance requirements. *Xeriscape* refers to landscaping concepts that reduce water needs. *Natural landscaping* is designed with plants that are appropriate for the site's microclimate and topography. This can mean *native plants*, but not always. An example of natural landscaping is using drought-tolerant plants in areas that are dry and windy, and using plants appropriate for wet areas in spillways and waterways. It is also important to design landscaping in a manner that prevents water runoff. Water wise landscaping practices, as mentioned previously in this Appendix, contribute to develop attractive landscapes while using less water from the local supply.

Deciduous trees (those whose leaves fall off during winter) can provide shading during the summer without preventing solar gain during the winter. Evergreens make good windbreaks, but may be less appropriate for south-facing locations since they prevent solar gain.

- Materials Selection

Some materials have more impact on the environment than others. Virgin materials have higher levels of embodied energy (energy required to harvest, manufacture, and transport the materials) than recycled materials. Similarly, highly-processed materials generally have a greater environmental impact than minimally-processed building materials.

2 Resource Conservation

Conserving resources is a cornerstone of green building techniques. There are many ways to conserve resources during the building process. For example, selecting materials that have at least some recycled content can conserve natural resources and virgin materials. Minimizing construction waste can ease the impact on landfills and resources. Installing water- and energy-efficient products can conserve resources while reducing operating costs.

- Recycled-Content Materials

  There are many building products available today that are manufactured from recycled materials. Alternative building materials can conserve resources, as well. Technologies that allow more efficient use of lumber include stress-skin panels; engineered framing products, such as I-beams, glue-laminated products, and finger-jointed lumber. These products allow for the use of "scrap" lumber that might otherwise be landfilled and for use of small-dimension lumber.

- Materials Reuse

  Lumber and other products, such as windows, doors, cabinets, and appliances, can be salvaged when buildings are demolished or rehabilitated. This approach not only uses resources more efficiently, but also conserves valuable landfill space.

- Water Conservation

  Installing energy-efficient appliances and fixtures and changing irrigation practices and behavior can reduce water consumption by 30 percent. Low-flow shower heads, faucet aerators, and water-conserving toilets can conserve a considerable amount of water, energy, and other costs, such as water treatment costs. Harvested rainwater can be used to water landscape or for irrigation purposes.

3 Indoor Air Quality

- Chemical Content of Products

  Energy-efficient buildings are more airtight and therefore hold greater potential for indoor air quality problems, especially if not properly ventilated. Building products can contribute to poor air quality, but these potential problems can be reduced by selecting materials lower in chemicals and toxins, and installing mechanical ventilation systems to ensure an adequate fresh air supply.

  Many products can contribute to indoor pollution[1], such as furniture, cleaning products, carpets, adhesives, paint, finishes, and other building products. Some appliances, such as gas ranges and wood-burning stoves, can also be potentially dangerous air pollutant sources. High concentrations of indoor air pollutants can cause illness. This is often referred to as "sick building syndrome." The risk of indoor air pollution can be lowered by using low VOC (volatile organic compounds) materials and adjusting ventilation during the course of new construction.

[1] Primary indoor air pollutants include: formaldehydes, radon, combustion pollutants, secondhand smoke, particulates, volatile organic compounds (VOCs), biologicals (allergens such as: dust mites, mold, pet dander, pollen, etc), asbestos, asbestos lead, and pesticides.

C. Tribute Specific Plan: Summary of Water Management Strategies and Green Building Techniques

1 Water Management

Water Conservation Programs that will be implemented as part of the Tribute Specific Plan include:

- Water wise landscaping techniques will be utilized in the Tribute Specific Plan's common areas, open spaces, and neighborhood and regional parks. This measure will minimize the reliance on turf and emphasize drought tolerant plant and drip irrigation species. Water wise landscaping design guidelines will be included in the CC&Rs for the proposed project area.
- Installation of water- and energy-efficient fixtures and appliances in new residences. Some fixtures and appliances will be implemented in new residences as a standard, and others will be available as options for home buyers.
- The amount of turf in the back yard will be restricted to the lesser of 30 percent of the back yard area or 600 square feet.
- Turf will not be allowed in single-family homes front yards. This restriction will be established by the CC&Rs.
- The use of turf in commercial areas will be prohibited.
- Since the proposed project establishes a comprehensive system of park and recreation amenities, the amount of public green areas will contribute to reduce the need for individual green areas.
- The Specific Plan will contribute to public education on water conservation issues. As part of the Specific Plan development, an information pamphlet will be distributed to guide homeowners in water conservation techniques and technologies. This pamphlet is included in Appendix E.

Water augmentation measures that will be implemented as part of the Tribute Specific Plan include:

- Construction of the Lewis Springs Wash, which will be part of the drainage system for the Specific Plan area and contribute to groundwater recharge. The Lewis Springs Wash will be designed to slow down water flows, in order to allow for water infiltration. The use of check dams and natural lining with seeds are alternatives that can contribute to achieve this objective.
- A regional detention basin will be developed during the first phase of Tribute. This detention basin will be a multi-use facility that will provide park and active recreational uses and promote aquifer recharge.
- Storm water detention will also be employed within and adjacent to the numerous neighborhood parks, also promoting aquifer recharge.

- In addition, the Garden Canyon Wash and PDS South/Mountain Mesas Wash will remain in their natural state, further contributing to aquifer recharge in the Specific Plan area.

The amount of supplemental water necessary to irrigate the neighborhood parks is expected to be less than 25 percent of the total typical water consumption for a similar existing park, such as an existing city park. This will be a result of the implementation of the proposed water conservation and water reuse measures.

2 Green Building

- The following elements of "Green Building" will be incorporated into all areas of the residential development for the Tribute Master Plan, whether built by Castle & Cooke or other builders.
  - Land Development
    - The Specific Plan features Neo-Traditional neighborhood design elements such as houses facing the street (i.e., the buildings should be oriented to the street and sidewalk in order to make the streets feel safe and inviting. This can be accomplished by having front doors, porches and windows facing the street, rather than streetscapes of garage door after garage door), alley-loaded garages, pedestrian-friendly design, neighborhood parks as community focal points, a balanced mix of uses, and community connectivity. "Friendly Neighborhood Design", pioneered by Castle & Cooke in Sierra Vista, is a Tribute trademark. This design encourages pedestrian transit and bicycle use and reduces reliance on automobiles. The combination of the Tribute Specific Plan design elements will contribute to achieve a well-defined community identity and to encourage of social interaction among residents.
      - The Specific Plan will meet VISTA 2020 requirements for open space and trails at completion.[2]
      - The Town Center will be designed as a pedestrian-oriented environment that will be accessible by foot or by bicycle to all in the community, thus diminishing reliance on automobiles and creating opportunities for social interaction and community gathering.
      - Both retail and high-density residential uses will be located adjacent to the Town Center. The proximity of high density residential uses and the Town Center will allow residents to walk to shop and work.
      -

[2] Refer to Chapter 6, Section F for more detail on trails and open space within Tribute.

- Lewis Springs Wash is created to serve a three-fold purpose:
  - A linear park will be implemented along the Lewis Springs Wash to address the recreational needs of the community.
  - The Lewis Springs Wash will be an open space corridor that will provide access through the entire Tribute Master Plan, increasing connectivity, and contributing to a pedestrian-friendly community.
  - The Lewis Springs Wash will carry storm water and promote aquifer recharge by slowing storm water down and giving it time to percolate into the ground.
- Landscaping within the Specific Plan area will follow water wise design techniques. The following practices will also take place in the Specific Plan area:
  - Native plant salvaging since native plants require less water.
  - Use of transplanted trees in some areas.

- Home Construction
  - Recycling: Approximately 60 percent of unusable lumber will be recycled.
  - Water Conservation
    - Hot water recirculation pumps timer
    - Faucet Aerators
    - Low-flow plumbing fixtures
    - Drip irrigation systems, no spray for non-turf areas
    - Multi-station irrigation controls
    - No turf usage in front yard
    - Maximum turf in rear yard area will be the lesser of 30 percent of the rear yard area or 600 square feet
  - Energy efficiency
    - Mechanically engineered HVAC systems
    - 13 Seer AC units
    - All walls penetration sealed and insulated
    - Covered patios and entryways
    - "Energy Star" rated appliances
    - Low E dual pane windows
    - Pre-wire for two ceiling fans
    - Pre-plumb for solar water heater

- Construction Materials and Procedures
  - Use of advanced framing techniques to reduce cuts and waste, use of finger joint and studs made of recycled lumber.
  - Houses designed so most rooms have at least two windows for natural daylight.
  - Most windows are operable for cross-ventilation.
  - The following options will be offered on most SFD Homes.
    - 2 x 6 exterior wall framing
    - On demand water heating
    - Water harvesting units for individual houses
- Air Quality
  - Low VOC paint stains and finishes applied throughout the home

SOURCES

Water Conservation

Arizona, State of. Eighty-Fifth Arizona Town Hall. *Arizona's Water Future: Challenges and Opportunities*. 2004.
http://www.aztownhall.org/85th%20Report.pdf

Sierra Vista, City of. City of Sierra Vista Public Works Department. Environmental Division. Water Conservation.
http://www.ci.sierra-vista.az.us

Water Wise Landscaping

Utah State University. WATER WISE LANDSCAPING. Kopp, Kelly L.; Teresa Cerny; Rick Heflebower. 2002.
http://extension.usu.edu/files/gardpubs/hg518.pdf

Greywater

California Department of Water Resources. *Water Use Efficiency.*
http://www.owue.water.ca.gov/

Oasis Design. Greywater Policy Center.
http://oasisdesign.net/greywater/law/

University of Arizona, The. College of Agriculture and Life Sciences. Water Resources Research Center.
http://ag.arizona.edu/AZWATER/main.html

Rainwater Harvesting

International Programme for Technology and Research in Irrigation and Drainage, The (IPTRID). WCA infoNET. Water Conservation and Use in Agriculture.
http://www.wca-infonet.org/

Forgotten Rain, Rainwater Harvesting and Stormwater Reuse
http://www.forgottenrain.com/index.html

Texas Natural Resource Conservation Commission. *Rainwater Harvesting or Collection.*
http://www.tnrcc.state.tx.us/exec/sbea/rainwater/rainwater.html

Tucson, City of. *Water Harvesting Guidance Manual.*

Upper San Pedro Partnership
http://www.usppartnership.com/

World Wildlife Fund. *Rainwater Harvesting: Develop a Water Harvesting Model for the Neighborhood.*
http://www.panda.org/news_facts/education/high_school/homework_help/projectidea.cfm?pjid=2

Green Building

The Sustainable Building Sourcebook.
http://www.greenbuilder.com/sourcebook/intro.html

United States Department of Energy. Energy Efficiency and Renewable Energy. Smart Communities Network.
http://www.sustainable.doe.gov/buildings/gbintro.shtml

United States Environmental Protection Agency.
http://www.epa.gov/greenbuilding/

United States Green Building Council.
http://www.usgbc.org/

APPENDIX "D"

Archaeological and Historic Resources Study

ARCHEOLOGIC AND HISTORIC RESOURCES

An inventory of potential impacts to archeologic and historic resources located at the site was prepared by Wirth Associates of San Diego, California. It was accomplished through extensive research of records and archives, interviews with authoritative persons, and an intensive survey of approximately 39 percent of the undeveloped site area. Exhibit 12 identifies those portions of the site included in the survey.

Archeologic Resources: The prehistoric period of the region is characterized by two basic cultural horizons, pre-ceramic and ceramic. Pre-ceramic periods included the Paleo-Indian and Desert Archaic. Paleo-Indian sites have been located in the vicinity of the project site. They have been comprised of large animal kill and butchering sites dating to 11,200 (±500 years) before present time. Following the Paleo-Indian presence, Desert Archaic cultures inhabited the region from 9000 years before present to 2300 years before present. All archeologic finds relating to this culture have been located near the San Pedro River and its tributaries, easterly of the site.

The ceramic period began about 700 A.D. with several phases of village dwellers and pottery makers inhabiting the region. Predominantly horticultural groups remained in the region until approximately 1500 A.D. Little is known about the region's prehistory following this period until the arrival of Spanish explorers and missionaries in 1691 A.D. During this period, Indian tribes, including the Sobaipuri and Apaches, inhabited the area. The Sobaipuri established villages near the San Pedro River where they engaged in agriculture and trading. This tribe finally left the region in 1769 following increased attacks by the Apaches and epidemics. Three Sobaipuri villages have been located in the overall survey area. These include San Joaquin, on the Babocomari River, and Santa Cruz De Gaybanipitea and Quiburi on the San Pedro River.

A thorough search of all available records indicates very little is known concerning archeological sensitivity of the site. However, based upon an evaluation of the sites physical characteristics, including terrain, vegetation, and water sources, it has been determined that the area within the project boundary would not be a likely location for habitation sites and campsites. Primary use of the area would have been limited to hunting and travel routes.

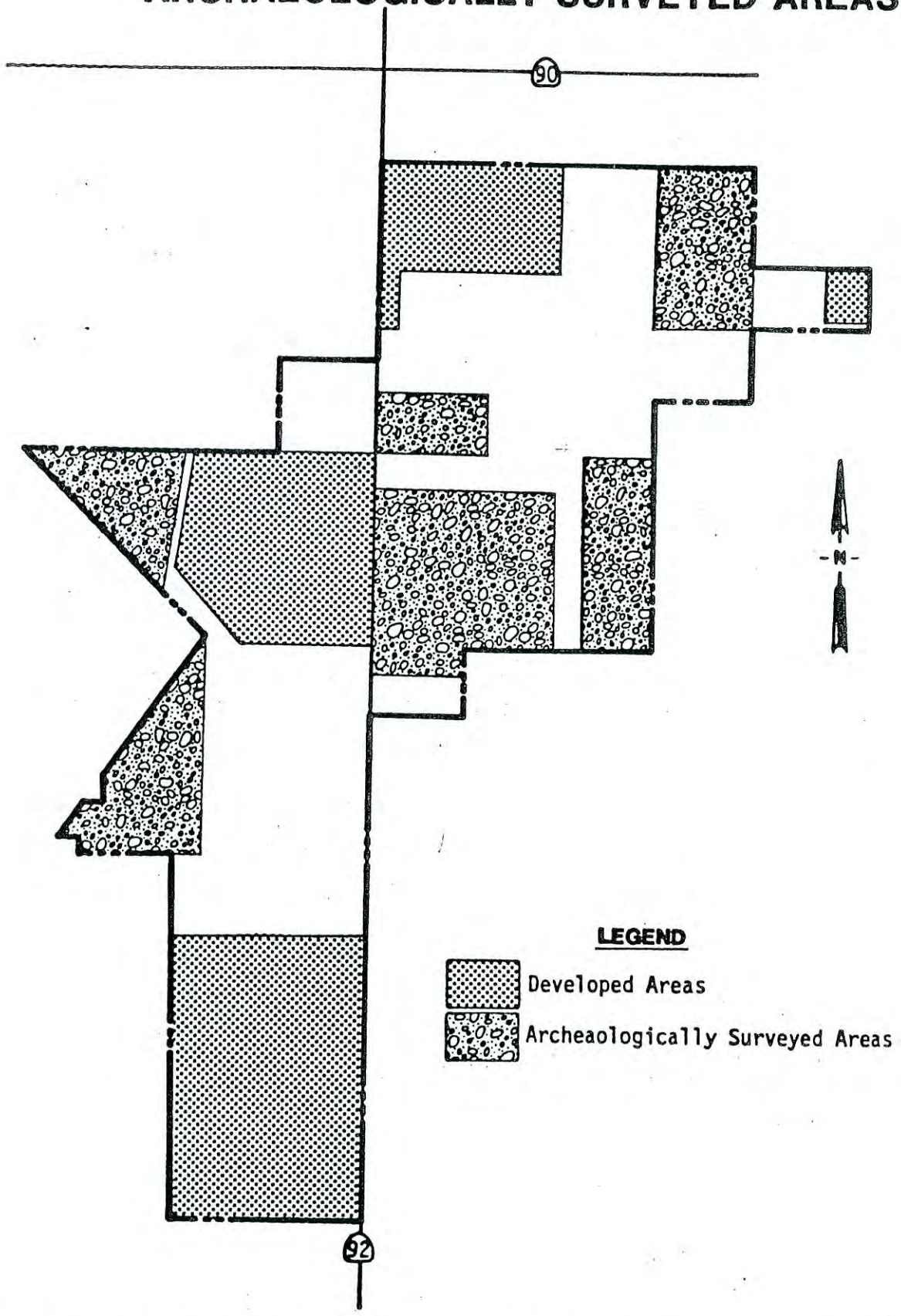
During field surveys, a few isolated observances were made regarding archeological materials. Most significant of these observances were a wide scatter of plainware sherds and several flakes, dating to the Classic Period of A.D. 1150-1500, and a single isolated projectile point of the Chiricahua or San Pedro phase of the Cochise culture. Location of these finds are identified on Exhibit 13.

Historic Resources

Historical data relating to the Sierra Vista area begins during the Spanish-Mexican period (1539-1846). In 1539, Spanish explorers, led by Fray Marcos De Niza passed through the upper San Pedro River region. Little occurred following the 1539 and 1540 explorations until Jesuit Father Eusebio Kino established a chain of missions and "visitas" in 1687 in Sonora and the Santa Cruz and San Pedro Valleys. "Visitas" were established near the

EXHIBIT 12

ARCHAEOLOGICALLY SURVEYED AREAS



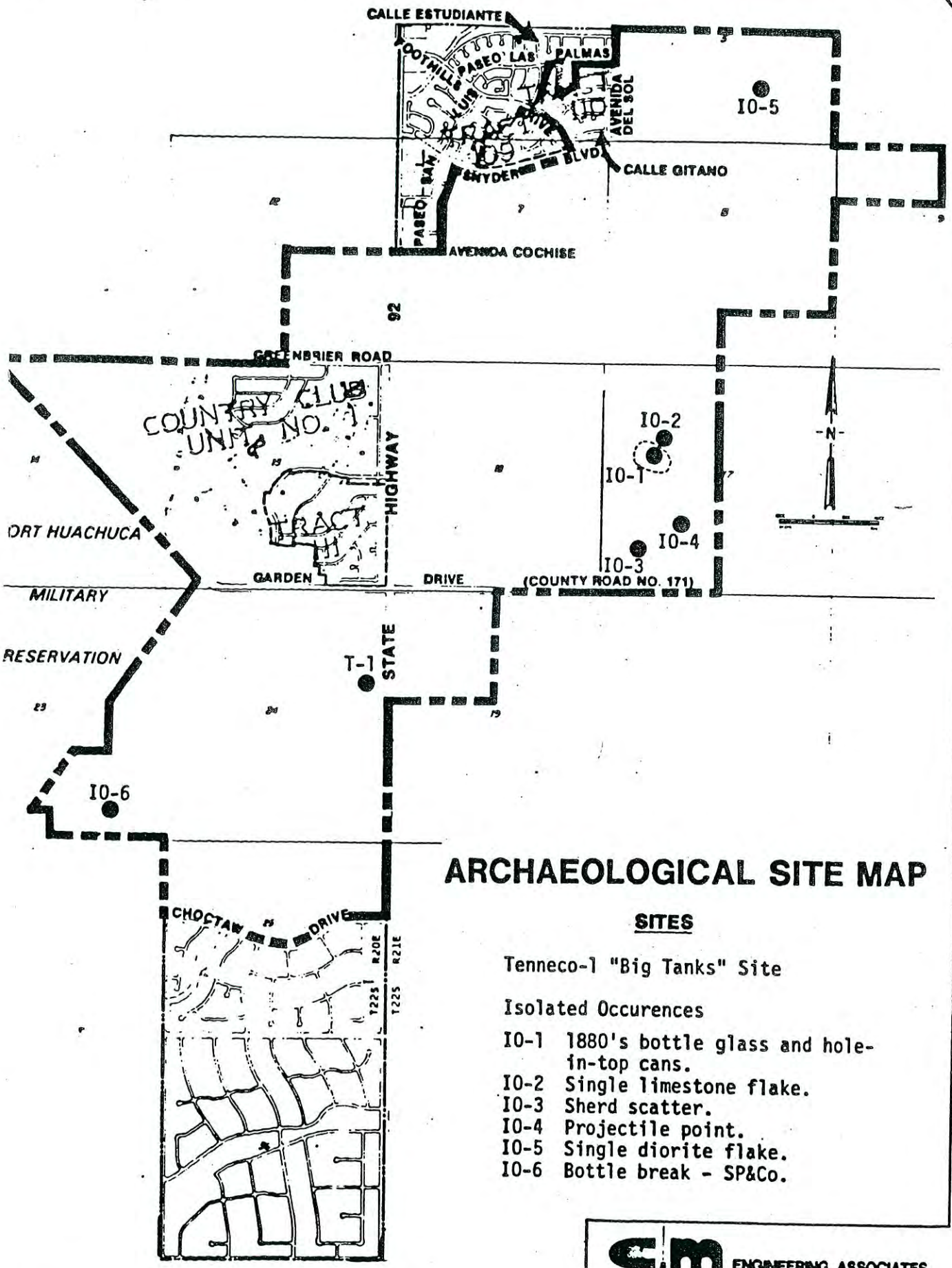
Wirth Associates, A Cultural Survey Assessment of the Sierra Vista Project-April 1981

SIERRA VISTA PROJECT

TENNECO REALTY DEVELOPMENT CORP.

CM ENGINEERING ASSOCIATES

EXHIBIT 13



ARCHAEOLOGICAL SITE MAP

SITES

Tenneco-1 "Big Tanks" Site

Isolated Occurences

IO-1 1880's bottle glass and hole-in-top cans.
IO-2 Single limestone flake.
IO-3 Sherd scatter.
IO-4 Projectile point.
IO-5 Single diorite flake.
IO-6 Bottle break - SP&Co.

CM ENGINEERING ASSOCIATES
Mail P. O. Box 6087 - 92412
Phone (714) 884-8804 or (714) 836-8562
226 East Airport Drive, San Bernardino, California

Sierra Vista project, at Huachuca, Quiburi, and Santa Cruz De Gaybanipitea. By 1795, most of the "visitas" and missions had been abandoned due to Indian attacks.

During the Mexican period (1821-1846) land grants were established throughout the San Pedro Valley. However, due to numerous Indian attacks, these land grants were abandoned between 1837 and 1840.

The Anglo-American period began in the 1850's with sporadic mining. Gold, silver, and copper mining flourished during the late 1870's and continued until the 1970's. Mining was primarily located in more mountainous areas, canyons, and near rivers. In 1877, Fort Huachuca was opened to protect the area from Apache raids. With the pacification of the Apaches, the region was opened to ranching. By 1893, drought and overgrazing had drastically reduced the region's cattle grazing capability. Prior to 1900, no official land holdings were reported on the project site, with common grazing of the site by any of the local ranches highly probable. Between 1912 and 1920, the project was homesteaded with nearly the entire site being purchased by the Boquillas Land and Cattle Company between 1916 and 1921.

One historic site has been identified as being within the Sierra Vista Project boundary. Located within NE 1/4, Sec. 24, T22S, R20E, the site locally known as the "Big Tank" or "The Tanks" was used as a cowboy camp. This site, identified as Tenneco #1, included corrals, a two-room bunk house, a tack room, and a water tank and troughs. Exhibit 14 indicates the layout of this site. The site was used by the Boquillas Land and Cattle Company as late as a few years ago and, prior to 1912, by the Greene Cattle Company. The site was intensely surveyed on March 12, 1981 and site records have been submitted to the Arizona State Museum.

The site consists of the following features:

Feature #1: A demolished single room adobe building with concrete floor;

Feature #2: A standing two-room wooden building with concrete floors and corrugated metal roof;

Feature #3: Circular concrete water tank (intact);

Feature #4: Concrete watering system, including holding tank and two troughs;

Feature #5: Concrete septic tank;

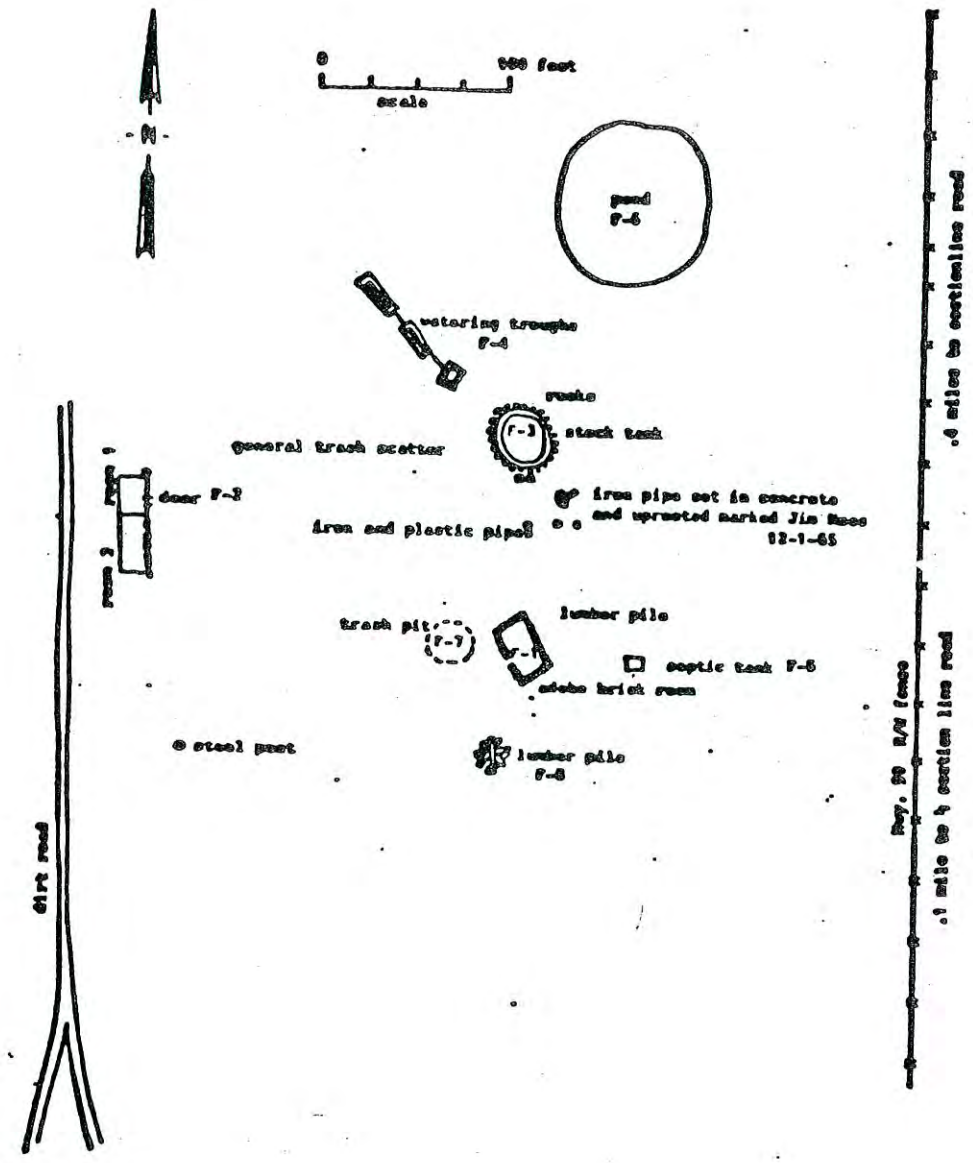
Feature #6: Large pond (currently dry);

Feature #7: Trash dump (possibly disturbed);

Feature #8: Lumber pile.

There is also a profusion of artifacts, almost entirely of a post-1950 date. A single piece of purple bottle glass was also found.

HISTORIC SITE MAP



SOURCE: Wirth Associates, Sierra Vista Archaeological Assessment

SIERRA VISTA PROJECT

TENNECO REALTY DEVELOPMENT CORP.

CM ENGINEERING ASSOCIATES

Tenneco #1 does not appear on surface indications to contain significant information pertaining to late nineteenth or early twentieth century ranching activities. The existing structures all appear to be of a fairly recent date and lack strong historic associations. For these reasons, the site does not appear to qualify for eligibility to the National Register of Historic Places under 36 CFR 1204.

APPENDIX "E"

Tribute Plant List

TRIBUTE PLANT LIST INTRODUCTION

This low water landscaping plant list contains native and desert adapted plants that are, with a few exceptions, hardy to at least 15 degrees F. The exceptions are indicated as marginal in the guideline Remarks column. Cochise County is designated as Hardiness Zone 8 by the United States Department of Agriculture (USDA), and Zone 10 in the Sunset Western Garden Book. **If properly planted and maintained,** the recommended plants should provide an easy care, water efficient, and attractive property.

The information provided is for educational purposes only. We have indicated the plants that are most commonly known as toxic; however it is possible that any of the plants on this list may cause reactions in certain individuals. Call the Arizona Poison Control Center (1-800-362-0101, open 24 hours per day, seven days per week) if you have a toxic or allergenic concern. Please consult a healthcare professional for advice on any health issues.

Not all plants on this list are available at local nurseries and outlets; however, landscapers and nurseries have access to growers and wholesale distributors with larger inventories. Many nurseries and outlets will gladly special-order plants not in stock. Avoid purchasing plants that are not hardy to at least 15 degrees F and that require regular or ample irrigation.

If you have your heart set on a plant that is not on this list, **call (520) 458-8278 Ext. 2176 and ask for guidance.** The guidelines are intended to be flexible as long as the plants meet low water and hardiness criteria. Remember, by landscaping with plants that are not native or desert adapted, you will invite trouble and will be wasting your money, time, and our most precious resource: water.

Watering too little can cause plants to wilt and die, but too much water starves the roots of oxygen and encourages weed growth. Irrigation intervals are different for newly planted plants, established plants, and types of plants (trees, shrubs, perennials, etc.). The intervals suggested below were developed for the Phoenix area and can be used as a guide for Cochise County. Water according to this schedule and adjust as necessary.

WATERING INTERVALS FOR NEWLY PLANTED DESERT ADAPTED PLANTS

	Summer	Fall through Spring
Weeks 1 & 2	1-2 days	3-4 days
Weeks 3 & 4	3-4 days	6-7 days
Weeks 5 & 6	4-6 days	7-10 days
Weeks 7 & 8	7 days	10-14 days
After week 8	Gradually extend the time between irrigations until plants are established.	

It usually takes one year to establish small plants, two years for shrubs, and three years for trees.

WATERING INTERVALS FOR ESTABLISHED DESERT ADAPTED PLANTS

	Spring	Summer	Fall	Winter
Trees	14-30 days	7-21 days	14-30 days	30-60 days
Shrubs	14-30 days	7-21 days	14-30 days	30-45 days
Perennials	14-30 days	7-21 days	14-30 days	21-45 days
Succulents	21-45 days	14-30 days	21-45 days	If needed – See below.

Once established, many native and desert adapted plants can survive on rainfall along with occasional supplemental watering during extended dry periods. Even during dry periods, established succulents need very little water, so do not water them unless you see signs of stress.

If you water more frequently for shorter periods of time, you may be encouraging shallow root growth, inviting failure, and wasting water.

Note: Watering intervals for non-desert adapted plants are much more frequent and result in a waste of our precious water. When you water make sure you water at the drip line to the depth of the root zone (1 foot deep for annuals, biennials, perennials and groundcovers, 2 feet deep for shrubs, 3 feet deep for trees each time you water). After one hour, a good way to test moisture depth is to insert a metal probe into the irrigated area. If the probe pushes down easily to the required depth, then the soil is sufficiently irrigated. Water again when you can't push the rod more than four inches into the ground. If you encounter resistance when you try to push the probe into the soil, then you have not watered deeply enough. If you don't encounter resistance at the prescribed depth, then you probably have over-watered. Water again when you can't push the rod more than four inches into the ground. Deep and infrequent watering is a good practice to follow as it makes your plants more water efficient.

Because of differing water needs, it is best to place trees and shrubs on separate valves. If the irrigation system is already in place and on one valve, you can compensate by changing the number and/or size of the emitters, hand-watering smaller plants that cannot survive longer frequencies, and by increasing the mulch around smaller plants to slow evaporation (keep organic mulches three to four inches from plant stems in order to avoid rot and rodent damage), or plugging all emitters around your trees and using soaker hoses instead.

If you are adjusting your irrigation seasonally, then continue to do so. If you are not, then do it and reduce your landscape watering by 30 to 50%.

After a plant is established, water at the outer edge of the plant drip line where the feeder roots are concentrated. Move the emitters out as the plant grows. Roots near tree trunks do not absorb water. If it rains one-half inch or more, skip the next interval. Water plants in sandy soil more frequently than plants in clay soil.

Once established (usually one year for small plants, two years for shrubs, and three years for trees), many native and desert adapted plants can survive on rainfall along with just an occasional watering (every two to three weeks) during extended dry periods.

Learn all you can about plants. Consult Southwest gardening books, your local library, nurseries, or call the University of Arizona Cooperative Extension Master Gardeners (520) 458-8278, Ext. 2141) for gardening assistance. The Master Gardening Website (http://ag.arizona.edu/cochise/mg) contains a wealth of gardening information. Additionally, you can submit gardening questions to the web site and they will be answered in a few days. Also, seven days a week and twenty-four hours a day the Internet can be easily accessed for information on practically all phases of gardening.

For free on-site watering and landscape assistance, call the University of Arizona Cooperative Extension=s Water Wise Program at (520) 458-8278, Ext. 2139. Learn how to make your home and landscape beautiful as well as water efficient. Free presentations can be arranged for neighborhood associations, clubs, etc. For more information on workshops, landscape tours, water conservation, copies of this introduction, and copies of the Recommended Plants for Sierra Vista list visit their Website at www.ag.arizona.edu/cochise/waterwise.

The Tribute list is a modified version of the Recommended Plants for Sierra Vista list. Trees that exceed reasonable height limits for development size lots have not been included on the Tribute list. Plants that have thorns have been identified in the Remarks column.

Deke Descoteaux, Cochise County Master Gardener

Prohibited Plant List

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed the height of the dwelling or related structure (is) are prohibited.

2. Specific plants prohibited because of reasons cited include:

Scientific Name	Common Name	Reasons	Code
Acer	Maple	2, 6	1. Law
Arundo donax	Giant Reed	3, 6	2. Size
Baccharis sarothroides	Desert Broom	5, 6	3. Invasive
Betula spp.	Birch	2, 6	4. Messy
Brachychiton populneus	Bottle Tree	4, 6	5. Weed
	Bottlebrush OK		6. Aesthetic
			7. Disease
Gleditsia spp.	Locust	2	
Grevillea spp.	Silk Oak	2, 6	
Morus	Mulberry	1	
Parkinsonia aculeata	Mexican Palo Verde	6, 7	
Populus fremontii & augustifolia	Cottonwood	2, 4	
Olea europaea	Olive	1	
Rhus lancea	African Sumac	3, 4	
Salix (many species)	Willow (Desert Willow OK)	2	

3. Fountain grass (Pennisetum setaceum) and pampas grass (Cortaderia selloana) will be prohibited as defined weeds with the potential to spread through the development. Fountain grass (Pennisetum setaceum **cupreum**) usually does not set seed and is not considered invasive

4. Common Bermuda grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Trees				
Argentine/Chilean Mesquite	*Prosopis alba or chilensis*	20 - 40' H & W	2 - 3	FS - SE or Evergreen mild climates -Thornless forms available
Arizona Ash	*Fraxinus velutina 'Rio Grande'*	30'H 30-40'W	3	FS - N - D - FR - 'Rio Grande', Fan-tex ash is the recommended ash for this area - Thrives in hot, dry climates and alkaline soils - Foliage resistant to wind burn
Blackbrush Acacia	*Acacia rigidula*	10-15' H&W	1 - 2	FS - SE - T or S - Thorns - Fragrant, pale yellow flowers almost glow on a bright spring day - To train to a single stalk, trim off suckers at base
Blue Elderberry	*Sambucus mexicana*	10-30'H 8-20'W	3	FS - Psh - N - E - T or S - Drops its foliage during drought
Blue Palo Verde	*Cercidium floridum*	35'H 30'W	2 - 3	FS - D - Prune only to enhance form - Do not prune in summer
Bottlebrush	*Callistemon citrinus*	10-15' H&W	3	FS - E - T or S - M - Bruised leaves smell lemony
Buckeye Oak	*Quercus buckleyi*	35' H & W	2 - 3	FS - D - T or S - M - Trunk branches almost from base
Butterfly-leaf Acacia	*Acacia crassifolia*	10-15'H & W	2 - 3	FS - Psh - E - Leaves butterfly-winged shaped
Catclaw Acacia	*Acacia greggii*	15-25'H 15'W	1 - 2	FS - N - D - Thorns - Shrubby in drought, treelike with water
Chaste Tree	*Vitex agnus-castus*	25' H&W	2 - 3	FS - D - T or S - Leaves aromatic - Blooms summer to fall - Avail. with white, blue or pink flowers
Chinese Pistache	*Pistacia chinensis*	30-60' H & W	2 - 3	FS - D - FR - Reliable tree for streetside planting, lawn, patio, or garden - Good fall color
Chitalpa	*Chitalpa tashkentensis*	20-30' H&W	2 - 3	FS - D - Rapid grower - Flowers spring to fall - Chitalpa is a cross between Catalpa and Desert Willow - Susceptible to leaf spot, but won't harm tree
Cork Oak	*Quercus suber*	30-60' H&W	2 - 3	FS - E - Handsome thick corky bark
Crape Myrtle	*Lagerstroemia spp.*	See remarks	3	FS - D - T or S - FR - All crape myrtles hardy for our zone except L. speciosa (Giant crape myrtle) - Check with nursery for sizes and colors
Desert Museum Palo Verde	*Cercidium Desert Museum*	20 ' H & W	2 - 3	FS - D - Hybrid - Clean, thornless and few seedpods and litter - Prune only to enhance form - Don't prune in summer
Desert Olive	*Forestiera neomexicana*	12-18'H 12'W	2 - 3	FS - D -T or S - FR - Fairly fast grower - Can be trained to be a small multi-trunked tree
Desert Willow	*Chilopsis linearis*	15-30'H10-20'W	2 - 3	FS - N - D - T or S - FR - Flowers spring to fall, producing trumpet-shaped blossoms that attract hummingbirds - Sterile varieties not messy - Usually multi-trunked
Gambel Oak	*Quercus gambelii*	15-30'H 15'W	2 - 3	FS - N - D - T or S - Foliage turns yellow-red or orange in fall
Golden Ball Lead Tree	*Leucaena retusa*	12-20' H & W	2 - 3	FS - E in mild winters, D otherwise - T or S - Useful between cultivated garden and native desert - Best if planted in wind sheltered area
Goldenrain Tree	*Koelreuteria paniculata*	20 H & W	3	FS - D - Can be gawky without pruning
Guajillo	*Acacia berlandieri*	5-12'H 5-20'W	1 - 2	FS - E - FL - M - Thornless forms available
Honey Mesquite	*Prosopis glandulosa*	30' H & W	2	FS - D - Little pruning needed - Often multi-trunked - Thorniness variable - Cutting grown 'Maverick' is a superior thornless form
Juniper	*Juniperus spp.*	See remarks	2	FS - Psh - E - Some N - FL - Check with nursery for size, water requirements & hardiness - Not to exceed 36' in height - When junipers fail, it's usually from too much moisture
Little-leaf Ash	*Fraxinus greggii*	25'H 20'W	2	FS -SE - May be multi-trunked - Good size ash for small yards
Littleleaf Palo Verde	*Cercidium microphyllum*	20' H & W	2 - 3	FS - N - D - Also called foothills palo verde - Arizona state tree
Mexican Blue Oak	*Quercus oblongifolia*	30' H & W	2	FS - N - S E - Gray bark fissured in square plates - Sheds leaves in spring
Mexican Blue Palm	*Brahea armata*	40'H 25'W	2	FS - E - Takes heat & wind

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Mexican Buckeye	*Ungnadia speciosa*	15' H & W	1 - 2	FS - Psh - D - T or S - * - Naturally a shrub, but can be pruned to tree form - Seeds poisonous
Mimosa (Silk Tree)	*Albizia julibrissin*	40'H 60'W	3	FS - Psh - D - Can be controlled to a 10 to 20 ' umbrella patio tree - Sometimes multi-stemmed
Mountain Mahogany	*Cercocarpus spp.*	See remarks	1 - 2	FS - E or D - T or S - Some N - Check with nursery for sizes
Netleaf Hackberry	*Celtis reticulata*	25-30 'H & W	3	FS - Psh - N - D - FR - Tree does not heave sidewalks - Good choice for street or lawn tree
New Mexican Locust	*Robinia neomexicana*	6 - 30' H & W	2	FS - N - D - T or S - FR - Thorns - Wood brittle - Fast growing - Aggressive roots - Suckers
Olive 'Swan Hill'	*Olea europaea*	25-30' H&W	2 - 3	FS - E - T - M - This is a sterile variety - Non-sterile varieties stain pavement and lawns and are allergenic
Pinyon Pine	*Pinus cembroides, edulis, monophylla*	10 - 25' H	1 - 2	FS - N - E - FL - Cones contain edible seeds -Pine nuts edible - Slow growing
Russian Olive	*Elaeagnus angustifolia*	20' H & W	2 - 3	FS - Psh - D - Sometimes thorny - Can be clipped to make a hedge - Takes almost any kind of punishment
Screwbean Mesquite	*Prosopis pubescens*	30' H & W	2	FS - N - D - T or S - Seed pods tightly coiled in a spiral curl - Highly prized in dried arrangements
Shoestring Acacia	*Acacia stenophylla*	30' H 20' W	1 - 2	FS - D - FL - M - Thornless
Strawberry Tree	*Arbutus unedo*	8 - 35' H & W	3	FS - Psh - E -T or S - FR - Non-edible fruits resemble strawberries in texture - Several varieties
Sweet Acacia	*Acacia smallii*	10-35'H15-25'W	1 - 2	FS - D - FL - M - Thorns
Tecate Cypress	*Cupressus forbesii*	10-25'H 20'W	2 - 3	FS - E - FL - Fast grower - Keep on dry side so it won't grow so fast that it will topple
Texas Mountain Laurel	*Sophora secundiflora*	15-25'H 15'W	3	FS - Psh - E - T or S - * - Naturally shrubby, but can be trained into a tree
Velvet Mesquite	*Prosopis velutina*	20' H 30' W	2	FS - N - D - Thorniness variable
Western Redbud	*Cercis occidentalis*	10-18 'H & W	3	FS - Psh - D - FR - Multi-stemmed T or S, magenta flowers in spring - Many seed pods in summer - 'Alba' is a 3 to 6' white-flowered shrub

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, ***** = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Shrubs, Groundcovers, and Vines				
Agarita	*Berberis trifoliata*	6' H & W	3	FS - E - S - Some FR - Hollylike leaves - Yellow fragrant flowers Feb. thru Apr.
Apache Plume	*Fallugia paradoxa*	4-6' H 5' W	1	FS - N - E - S - Pruning usually not needed - Seed heads are feathery pink, like an Apache headdrress
Arizona Grape Ivy	*Cissus trifoliata*	Climbs to30' H	2 - 3	FS - V - * - Evergreen only in warmest locations - Useful for covering chain link fences or trellises
Arizona Rosewood	*Vauquelinia californica*	20' H 15'W	2 - 3	FS - N - E - S - Good hedge plant - Slow grower at start - Similar to oleander, but not toxic
Artemisia	*Artemisia spp.*	See remarks	2 - 3	FS - S or Gc - Some N - E - Check with nursery for hardiness and size
Autumn Sage	*Salvia greggii*	1-4' H & W	3	FS - E - S - FR - Blooms spring and fall - Many varieties covering wide color range - Deadhead - Cut back to one half in winter to keep it full
Baccharis `Starn'	*Baccharis `starn'*	3-4' H 4-5' W	2 - 3	FS - E - S - Tolerates desert heat & resists root rot - This male cultivar that does not produce seed clusters
Black Dalea	*Dalea frutescens*	3' H 4' W	2 - 3	FS - E - S - FR - Prune by one half in January - Overwatering or drought can cause partial leaf drop
Blackbrush Acacia	*Acacia rigidula*	10-15' H&W	1 - 2	FS - SE - D - T or S - Fragrant, pale yellow flowers almost glow on a bright spring day - To train to a single
Blue Elderberry	*Sambucus mexicana*	10-30'H+C320 8-	3	FS - Psh - N - E - T or S - Drops its foliage during drought
Bottlebrush	*Callistemon citrinus*	10-15' H&W	3	FS - E - T or S - Marginal - Bruised leaves smell lemony
Broom Dalea	*Psorothamnus scoparia*	3' H 4' W	2	FS - N - D - S - Requires sandy soil - Does not tolerate overwatering - Attractive erosion control
Buckwheat	*Eriogonum spp.*	See remarks	2 - 3	FS - E - S - Some N - FL - Check with nursery for size and hardiness
Bush Germander	*Teucrium fruticans*	4-8' H & W	3	FS - E - S - Blooms almost year-round
Bush Morning Glory	*Convolvulus cneorum*	2-4' H & W	3	E - FS - Psh - * - S or Gc - M - Best in sun
California Grape	*Vitis californica*	To 30'	1 - 2	FS - Psh - D - V - Leaves emerge grayish, mature to green, turn red or yellow in autumn - Several varieties
Cat's Claw	*Macfadyena unguis-cati*	25-40' spread	3	FS - Psh - E or D - V or Gc - After bloom, cut back some stems to stimulate growth lower down - Pinch back vigorous shoots as needed - Do not grow on stucco as it may pull the stucco off
Chuparosa	*Justicia californica*	3'H 4'W	2 - 3	FS - Psh - SE or D - S - M - May freeze to ground in winter, but will come back quickly in spring
Cleveland Sage	*Salvia clevelandii*	3-5' H 5-' W	3	FS - FR - E - S - Many hybrids - Remove faded spikes to encourage rebloom
Cliffrose	*Purshia mexicana*	6' H & W	2 - 3	FS - E - S - N - FL - Fragrant creamy flowers
Climbing Milkweed	*Funastrum cynanchoides*	10' long	2 - 3	FS - Psh - N - D - V - Starlike white flowers bloom May to September
Coffeeberry/Buckthorn	*Frangula californica*	3-15' H - 8' W	3	FS - Psh - E - S - N - No irigation needed when established - Check with nursery for size & color
Coral Bean	*Erythrina flabelliformis*	3-4' H - 2' W	2	FS - N - D - S - * - FR - Short spines - Seeds poisonous - Will freeze to ground in winter, but will recover
Cotoneaster	*Cotoneaster spp.*	See remarks	2 - 3	FS - D, E, or SE - S or Gc - FR - Many cotoneasters OK in our area - Check nurseries for hardiness and size
Crape Myrtle	*Lagerstroemia spp.*	See remarks	3	FS - D - S - FR - Several species, many varieties - Check with nursery for size and colors
Creeper Vines	*Parthenocissus spp.*	See remarks	3	FS - Psh - N - D - V - Handsome foliage is beautifully colored in autumn - P. henryana marginal in our zone - Think twice before letting them attach to shingles, clapboards, or mortared bricks, stucco or stone - Inquire at nursery for size
Creeping Sage	*Salvia chinophylla*	4" H - 4' W	2 - 3	FS - E - Gc - FR - Interesting, attractive plant all year - Small blue flowers

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Creosote Bush	*Larrea tridentata*	4-6 'H - 8' W	1 - 2	FS - N - E - S - FL - Plants in shade become leggy
Damianita	*Chrysactinia mexicana*	2' H & W	2 - 3	FS - E - S - Shear in early spring - Cut back severely if plant too woody
Desert Broom	*Baccharis sarothroides*	5' H & W	2 - 3	FS - N - E - S - Purchase male plants only, females produce messy cottony seed clusters
Desert Hackberry	*Celtis pallida*	10' H & W	2 - 3	FS - Psh - N - D - FR - T or S - Good for screen, barrier or erosion planting
Desert Honeysuckle	*Anisacanthus quadrifidus wrightii*	3' H - 4' H	3	FS - Psh - D - S - Rabbits love new shoots, so protect - For compact shape and prolific bloom, cut back to 1/2 to 1/3 before spring growth - Attracts hummingbirds
Desert Honeysuckle	*Anisacanthus thurberi*	4' H & W	3	FS - D - N - S - Cut to ground before spring growth to rejuvenate - Attracts hummingbirds
Desert Lavender	*Hyptis emoryi*	3-10'H - 3-8'W	2 - 3	FS - E - S - M - Erect or spreading shrub - May die to roots in winter
Desert Olive	*Forestiera neomexicana*	12-18'H 12'W	2 - 3	FS - D - T or S - Fairly fast grower - Can be trained to be a small multi-trunked tree
Desert Sage	*Salvia dorrii*	1-3' H 2-4' W	3	FS - E - S - FR - Good in dry desert garden
Desert Scrub Oak	*Quercus turbinella*	10' H & W	2	FS - E - S - N - Water during dry spells - Can be trained as a small tree
Desert Spoon	*Dasylirion wheeleri*	3-5' H 4-5' W	1 - 2	FS - Psh - N - E - S - Spherical clump - In fall, 9 -15' flower spikes - Prized in dry arrangements
Dusty Miller	*Senecio cineraria*	2' H & W	2 - 3	FS - E - S - FR - Another dusty miller - Gets legggy unless sheared occasionally
Dusty Miller	*Senecio viravira*	4' H & W	2 - 3	FS - Psh - S - FR - Fuller in full sun - Tip-pinch young plants to keep them compact
Evergreen Sumac	*Rhus virens*	12' H & W	2 - 3	FS - Psh - E - S - N - Use as informal hedge or as background for other plants
Fairy Duster	*Calliandra eriophylla*	1-3' H - 4' W	1 - 2	FS - Psh - N - D - S or Gc - * - FR - No irrigation needed, but blooms will last longer with some summer water
False Mockorange	*Fendlera rupicola*	4'H & 4'W	2	FS - D - S - N - Fragrant white flowers bloom in spring
Fern Acacia	*Acacia angustissima 'Hirta'*	5' H & W	2	FS - Psh - N - D - S - May freeze to ground in winter, but will recover - Soak root zone every month or two in summer, less or not at all in winter
Fernbush	*Chamaebatiaria millefolium*	6-8'H&W	2 - 3	FS - E- SE - D - S - Fragrant, light green ferny foliage - Upright white flower clusters 4" long
Firethorn	*Pyracantha spp.*	See remarks	2 - 3	FS - E - S - FR - Many species and hybrids - Check with nursery for sizes
Four-wing Saltbush	*Atriplex canescens*	3-6' H 4-8' W	1 - 2	FS - E - S - N - FR - To keep compact, cut back by one third each year before spring growth
Gambell Oak	*Quercus gambellii*	15-30'H 15'W	2 - 3	FS - N - D - T or S - Foliage turns yellow-red or orange in fall
Giant Flowered Purple Sage	*Salvia pachyphylla*	3'H 2.5'W	2	FS - FR - E - S - Blooms all summer - Evergreen silver foliage - Prune & shape in fall
Golden Dalea	*Dalea capitata*	8"H 3'W	2 - 3	FS - E - S or Gc - FR - Cut back in winter to generate new spring growth -Overwatering or drought can cause partial leaf drop
Green Desert Spoon	*Dasylirion acrotriche*	3-4' H - 4-5' W	1 - 2	FS - Psh - E - S - Spherical clump - 10' or higher flower stalk
Green Hopbush	*Dodonaea viscosa*	10' H & 6' W	2 - 3	FS - Psh - N - E - S - S - FL - Can be trained as a small tree
Heavenly Bamboo	*Nandina domestica*	3-6' H 2-3' W	2 - 3	FS - Psh - E - S - FR - Many varieties - All types turn crimson in fall - Cut oldest canes to ground in spring before growth begins - Dwarf varieties available
Holly Redberry	*Rhamnus ilicifolia*	15' H & W	1	FS - Psh - E - S - No irrigation needed when established - Bulky shrub or shrubby tree
Indigo Bush/Silver Dalea	*Dalea bicolor*	3-4' H & W	2 - 3	FS - E - SE - D - S - FR - Rapid regrowth from hard winter pruning brings a quick crop of fresh foliage - Overwatering or drought can cause partial leaf drop
Jojoba (Goat Nut)	*Simmondsia chinensis*	3-6' H & W	2	FS - E - S - N - M - Inconspicuous flowers - Can be used as a hedge - Available in dwarf form
Juniper	*Juniperis spp.*	See remarks	2 - 3	FS - Psh - E - S or Gc - FL - Expect root rot if soil is waterlogged - Check with nursery for hardiness and size - Don't plant next to lawn sprinklers or overwater

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Kidneywood	*Eysenhardtia orthocarpa*	20' H 12' W	1 - 2	FS - N - D - T or S - Excellent tree for small spaces - White vanilla scented flowers spring to summer
Lantana	*Lantana spp.*	See remarks	3	FS - D - S or Gc - * - All lantanas OK for our area - Many colors and varieties - Will die to ground in winter, but will recover - Check with nursery for size
Lavender	*Lavandula spp.*	See remarks	3	FS - E - S - FR - Forms mounds - Many species - Check nursery for size, hardiness and color
Lion's Tail	*Leonotis leonurus*	4 - 6' H & W	1 - 2	FS - E - S - If frost hits, cut back to live growth in spring
Little-leaf Cordia	*Cordia parvifolia*	4-8' H 4-10' W	2 - 3	FS - E - S - FR - Can be used as an informal hedge
Lycium	*Lycium spp.*	6' H & W	2	FS - N - D - S - Can be used for barrier plantings
Manzanita	*Arctostaphylos pungens*	6' H & W	2 - 3	FS - Psh - N - E - S - Smooth red bark and crooked branches
Mexican Buckeye	*Ungnadia speciosa*	15' H & W	3	S - Psh - D -T or S - * - Large shrub, but can be trained into a tree - Summer irrigational optional
Mexican Grass Tree	*Dasylirion quadrangulatum*	10-16'H & 9' W	1 - 2	FS - Psh - M - E - S - Green leaves in fountainlike clump
Mojave Sage	*Salvia mohavensis*	2' H 2.5' W	2	FS - E - S or Gc - FR - Be careful not to overwater in summer - Fragrant foliage
Mormon Tea	*Ephedra spp.*	See remarks	1 - 2	FS - Some N - E - S - Erect and densely branched - Check with nursery for sizes
Mountain Mahogany	*Cercocarpus spp.*	See remarks	1 - 2	FS - E or D - T or S - Some N - Check with nursery for sizes
Muhgo Pine	*Pinus mugo mugo*	4-8' H 8-15' W	2	FS - E - S - FL - Group includes compact selections
Myoporum	*Myoporum parvifolium*	3-6" H 9' W	2 - 3	FS - E - S - Marginal - Great ground cover - Some dieback in cold winters, recovers rapidly
Myrtle	*Myrtus communis*	5-6" H 4-5' W	2 - 3	FS - Psh - E - S - FR - Many named selections - Check with nursery for size and hardiness
New Mexican Locust	*Robinia neomexicana*	6 - 30' H & W	2	FS - N - D - T or S - FR - Thorns - Wood brittle - Fast growing - Aggressive roots - Suckers
Ocotillo	*Fouquieria splendens*	8-15'H 5-10'W	1 - 2	N - D - S - Attractive long red flower clusters resemble candles - Does not regularly have leaves
Oleander	*Nerium oleander*	3-20'H 4-12'W	2 - 3	FS - E - S - * - FR - Routine pruning not necessary - Do not burn wood, smoke may cause skin irritation
Paperbag Bush	*Salazaria mexicana*	3' H & W	2	FS - D - S - Common name refers to fruit that develops into an inflated pouch
Pineleaf Milkweed	*Asclepias linaria*	2' H 3' W	2	FS - E - S - N - M - Delicate needle-like leaves, 2" white-flower clusters bloom Mar - Dec.
Quail Bush	*Atriplex lentiformis*	3-10'H 6-12'W	1 - 2	FS - D - S - FR - Cut back by one third before spring growth
Rabbitbrush	*Chrysothamnus nauseosus*	6 ' H 3' W	1 - 2	FS - N - E - S - FR - Leaves and stems aromatic - Good for natural plantings - C. viscidiflorus also available - Important: must have good drainage
Rasberry Delignt	*Salvia hybrid*	3' H & W	3	FS - Psh - E - S - FR - The deep green foliage has an herbal fragrance when crushed
Red Barberry	*Berberis haematocarpa*	5' H & W	3	FS - Psh - N - E - S - Attractive foliage, pretty flowers, showy berries - Other barberrys not water wise
Red Bird of Paradise	*Caesalpinia pulcherrima*	2-4' H & W	1 - 2	FS - D - S - M - Dies to ground in winter - Prune before spring growth - Red flowers
Rosemary	*Rosmarinus officinalis*	See remarks	2 - 3	FS - E - S or Gc - Many varieties - Check nursery for size and characteristics
Royal Purple Sage	*Salvia muelleri*	2-3'H 4-6'W	3	FS - E - S - FR - Drought tolerant - Spring to fall flowers
Santolina	*Santolina spp.*	See remarks	2	FS - E - S - FR - Size varies by species - Cut back yearly before spring growth
Scarlet Creeper	*Ipomoea coccinea*	8' H	2	FS - N - Vine - * - Bright red tubular flowers frequented by hummingbirds
Scarlet Sage	*Salvia microphylla*	4' H & 3' W	3	FS - E - S - Usually 3-4'H 3-6'W - Available in various colors
Screwbean Mesquite	*Prosopis pubescens*	30' H & W	2 - 3	FS - D - T or S - N - Can be trained as a tree - Can be multi-stemmed - Spirally twisted seed pods
Shrubby Cinquefoil	*Potentilla fruticosa*	1-3'H 3-4'W	3	Psh in hottest climates - D - S - Many varieties, white pink, red and yellow flowers

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Shrubby Senna	*Cassia wislizenii*	5-8'H 5-10-W	2 - 3	FS - N - D - S - Brilliant yellow-flowers in late summer
Silk Tassel	*Garrya wrightii*	8' H 6'W	1 - 2	FS - Psh - N - E - S - FR -Can be used as an informal hedge
Smoke Bush/Indigo Bush	*Dalea pulchra*	8'H 5'W	2 - 3	FS - E - S - N - Spectacular spring bloom of purple flower clusters - Allow ample room to grow
Snakeweed	*Gutierrezia sarothrae*	18' H 2' W	1 - 2	FS - N - E - S - Low-growing shrub with July to Sept flowers can brighten a desert garden
Strawberry Tree	*Arbutus unedo*	8 - 35' H & W	3	FS - Psh - E - T or S - FR - Fruits resemble strawberries in texture - Several varieties
Sumac	*Rhus spp.*	See remarks	2 - 3	FS - E & D - T or S - Some N - FR - Check with nursery for size and hardiness
Sun Rose	*Helianthemum nummularium*	6" H 18" W	3	FS - Psh - E - Gc - Several colors - Shear after flowering for light repeat blooming
Texas Mountain Laurel	*Sophora secundiflora*	15-25'H10-15'W	3	FS - Psh - E - T or S - * - Naturally shrubby, but can be trained into a tree
Texas Ranger/Sage	*Leucophyllum spp.*	See remarks	2 - 3	FS - E - S - Many species - Requires little or no pruning - Check nursery for size
Texas Sotol	*Dasylirion texanum*	5' H & W	1	FS - E - S - 15' H flower stalk
Threadleaf Grounsel	*Senecio longilobus*	3'H 2'W	1 - 2	FS - N - E - S - * - Poisonous to livestock - Common on overgrazed grasslands - Do not overwater
Tombstone Rose	*Rosa banksiae*	See remarks	3	FS - E - S - Can grow to humongous size, but can be controlled - Local experience says moderate water OK
Trailing Indigo Bush	*Dalea greggii*	1.5'H 6'W	2 - 3	FS - E - Gc - N - FR - Mounding habit - Overwatering or drought can cause partial leaf drop
Turpentine Bush	*Ericameria laricifolia*	2 - 3' H	2	FS - N - E - S - FL - If the plant becomes lanky, prune it back and it will regrow with dense foliage
White Thorn Acacia	*Acacia constricta*	6 - 20' H & W	2	FS - N - D - S - Bark looks red in winter when wet
Whitebrush	*Aloysia gratissima*	6'H 8'W	3	FS - Psh - D - S - Flowers strongly vanilla scented
Wild Cotton	*Gossypium thurberi*	2 - 6' H 3' W	2 - 3	FS - Psh - N - D - S - FL - Head back fast growing terminal branches to side buds for a more compact plant
Winter Fat	*Ceratoides lanata*	1.5 - 3' H & W	2 - 3	FS - Psh - N - E - S - Can be used in dry arrangements
Wisteria	*Wisteria spp.*	See remarks	2 - 3	FS - D - S - * - Check nursery for exposure and size for different species and varieties - Control size & shape and encourage bloom production by pruning and training - W. sinensis will bloom in FS or in Psh
Wooly Butterfly Bush	*Buddleja marrubiifolia*	5' H & W	2 - 3	FS - E - S - Small, balll shaped, orange flower clusters in spring and summer - Prune after bloom
Wright's Bee Bush	*Aloysia wrightii*	5' H & W	3	FS - Psh, but prefers sun - N - D - S - Blooms spring through fall
Xylosma	*Xylosma congestum*	8-10' H & W	3	FS - Psh - E or D -T or S - Single or multi-stemmed - Stems zigzag and branches droop - X. compacta grows slowly to half the size of species
Yellow Bells	*Tecoma stans*	8' H 5' W	3	FS - Psh - N - E - S - M - Will die back in winter, but will recover quickly
Yellow Bird of Paradise	*Caesalpinia gilliesii*	5-10 'H 4' W	1 - 2	FS - D - T or S - * - Yellow flowers with red stamens - Naturalized

Annuals (A) *(flowers first year, then dies)*, **Biennials (B)** *(flowers 2nd year, then dies)*, **Perennials (P)** *(flowers every year)*
Includes some flowers that can be used as groundcovers ***(Gc)***

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Agastache	*Agastache spp.*	2-4' H & W	3	FS - Psh - P - Check nursery for interesting hybrids and water requirements - Reblooms if deadheaded
Albert's Buckwheat	*Eriogonum alberti*	1.5' H 1'W	1	FS - N - P - FL - Tiny pink flowers appear in clusters mid-summer through fall
Alyssum	*Alyssum wulfenianum*	1.5' W mound	3	FS - Psh - P - Prostrate & trailing with pale yellow flowers
Angelita Daisy	*Tetraneuris acaulis*	8" H 12' W	2 - 3	FS - E - P - 1' stems - Daisy yellow flowers nearly all year in mild winter climates - Cut off faded flowers to prolong bloom
Arizona Blue Eyes	*Evolvulus arizonicus*	1' H & 1' W	1	FS - N - P - Gc - Usually grown as an annual
Artemisia spp.	*Artemisia spp.*	See remarks	2 - 3	FS - E - P - Many species - Some N - Inquire at nursery for size, exposure and hardiness - Perennials & evergreen shrubs
Bahia	*Bahia absinthifolia*	1' H & W	1	FS - N - E -P - Gc - Shallow caliche soil OK - Fast growth rate - New plants volunteer readily
Basket of Gold	*Aurinia saxatilis/Alyssum*	8-12" H mound	3	FS - Psh - P - Many varieties - E - Shear lightly to one half right after bloom
Bear Grass	*Nolina microcarpa*	3'H 6'W	1 - 2	FS - N - P - Strong vertical silhouette - Good for dry landscapes
Blackfoot Daisy	*Melampodium leucanthum*	1' H & W	2 - 3	FS - N - P - If straggly, cut back in fall - Grows best in decomposed granite
Blue Sage	*Salvia chamaedryoides*	1-2' H 2-3' W	3	FS - E - P - M - FR - Deadhead to encourage rebloom
'Boothill'	*Conoclinium (Eupatorium) greggii*	1.5 -2'H 1-3'W	2	FS - Psh - N - P - First found near Tombstone - Fluffy lavender flowers late spring to fall
Butterfly Weed	*Asclepias tuberosa*	3' H 1' W	3	FS - N - P - Long lasting cut flowers
Californica Poppy	*Eschscholzia californica ssp. mexicana*	8" H 1' W	2 - 3	FS - FR - N - A - Deep golden flowers in spring
Catmint/Catnip	*Nepeta spp.*	See remarks	3	FS - Psh - P - Great for attracting every cat in the neighborhood into your yard - Many varieties, check for height, width and hardiness
Chamomile	*Chamaemelum nobile*	3-12" mat	3	FS - Psh - P - Small yellow button flowers - Useful between stepping stones
Chocolate Flower	*Berlandiera lyrata*	1.5 - 3' H & W	2	FS - E - N - P - Shear seedheads lightly to encourage more bloom - Dry for winter bouquets
Clary Sage	*Salvia sclarea*	3-4' Flower Stalks & 2-3' W	2 - 3	FS - FR - B or short-lived P - Cutting stems before seeds form produces rebloom and may prolong plant's life
Clustered Goldflower	*Tetraneuris scaposa*	8"H 12"W	2 - 3	FS - E - P - 16" stems - Cut off faded flowers to prolong bloom
Common Yarrow	*Achillea millefolium*	See remarks	2 - 3	FS - E - P - FR - Many varieties of different colors - Spreads by underground runners
Coreopsis	*Coreopsis spp.*	See remarks	2 - 3	FS - FR - A and P - Many species - Check with nursery for hardiness, size and interesting varieties
Cosmos	*Cosmos spp.*	See remarks	3	FS - A and P - Several varieties from 1 to 7' H - Various colors
Desert Marigold	*Baileya multiradiata*	1.5' H & 1' W	2	FS - N - E - A or P - FR - Short-lived, but freely reseeds
Desert Phlox	*Phlox tenuifolia*	2' H & W	3	FS - Psh - N - P - Mounded white flowers
Dusty Miller	*Centaurea, Artemisia, Senecio spp.*	See remarks	2 - 3	FS - E - A, P or B - Common name given to many plants with lovely gray foliage - H & W varies

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Dyssodia (Includes Dogweeds,Dahlberg Daisy and Golden Fleece))	*Thymophylla spp.*	4"-1'H 4"-1.5'W	3	FS - E - Some N - P - Some grown as annuals - Mounds - Blooms summer to fall - When plants get ragged, pull them out - Can easily be started from seed
Euphorbia	*Euphorbia spp.*	See remarks	2	Water requirements, exposure, size vary by species - Some native - Some D, Some E - A, B or P - * - ,About 2000 species in genus - Only buy plant species that use moderate or less water - Can be trees, shrubs, perennials, or annuals - All euphorbias have a milky white sap that is toxic on contact, including gopher plants and poinsettias
Evening Primrose	*Oenothera spp.*	See remarks	2 - 3	FS - Psh - N - P - FR - Some native - Open during day - Stems die back in winter All except Oenothera elata hookeri OK for our area - Sizes variable, check with nursery
Fernleaf Yarrow	*Achillea filipendulina*	4-5'H 3'W	2 - 3	FS - E - P - Deep green fernlike leaves - Bright yellow flowers - Several varieties
Firewitch	*Dianthus gratianopolitanus*	1' W mat	3	FS - Psh - P - Gc - Gray-blue foliage, hot-pink flowers
Flame Flower	*Phemeranthus calycinum*	8-12" H 5' W	3	FS - P - Long summer bloomer - Often goes dormant before first frost
Fleabane	*Erigeron spp.*	See remarks	2 - 3	FS - Psh - E - P - Some N - FR - Check with nursery for sizes and hardiness
Fringed Wormwood	*Artemisia frigida*	1.5' H & W	2 - 3	FS - E - P - Cut back as needed
Gaillardia	*Gaillardia spp.*	2-4' H 1 1/2' W	2 - 3	FS - Some N - A or P - FR - Height of the several species vary - Check with nursery
Gaura	*Gaura lindheimeri*	2-4' H 2-3' W	2 - 3	FS - P - FR - Several varieties - Remove seed-bearing spikes to improve appearance - Long bloom period
Germander	*Teucrium x lucidrys*	1' H 2' W	3	FS - E - P - Thin and cut back before spring growth begins - T. prostratum is 4 to 6" Hi and 3' or more wide
Gilia	*Gilia spp.*	See remarks	2 - 3	FS - Some N - A - Check nursery for sizes - Flowers late spring to early fall
Globe Thistle	*Echinops spp.*	2-4' H 2' W	3	FS - P - Several species - Check with nursery - Excellent for dry arrangements
Globemallow	*Sphaeralcea spp.*	2-4' H 1.5-3' W	1 - 2	FS - D - P - Some N - Cut old stems almost to ground in spring - Many colors available
Goldeneye	*Heliomeris (Viguiera) spp.*	3' H & 3' W	2 - 3	FS - Some N - A or P - Cut back after bloom or before new growth begins - Can be grown from seed
Goldenrod	*Solidago spp.*	1-3'H 2'W	3	FS - Psh - P - * - Four native Solidago species in Cochise County - 1 1/2 to 3'H 2"W - Does not cause hay fever
Hardy Hummingbird Trumpet/California Fuschia	*Zauchneria californica latifolia*	1.5' H 2' W	2 - 3	FS - P - 'Everett's Choice' is an improved variety - 'Arizonica' is 3' high and has bright orange flowers
Hardy Jerusalem Sage	*Phlomis russeliana*	36" H 20" W	3	FS - Psh - P - Yellow flowers, olive-green leaves
Hens and Chickens	*Sempervivum tectorum*	2-5"W rosettes	2	Psh - E - Sc - P - Water only to prevent shriveling
Ice Plant	*Delosperma spp.*	See remarks	2 - 3	FS - Psh - P - Sc - E - FR - Several species - Check with nurseries for size and hardiness
Jupiter's Beard	*Centranthus ruber*	3' H & W	2 - 3	FS - Psh - P - Not fussy about growing conditions - Blooms late spring through summer
Keller's Yarrow	*Achillea X kellereri*	6" H 12 ' W	3	FS - P - FR - Large white flower clusters continue through summer
Lambs Ears	*Stachys byzantina*	18" H	3	FS - Psh - E - P - Tongue-shaped woolly white leaves - Spreads by surface runners
Lavender	*Lavandula spp.*	See remarks	3	FS - A or P - FR - Many species and varieties available - All are water wise, but some are not hardy in our zone - Check with nursery for hardiness and size

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Leadplant	*Amorpha canescens*	2-4' H 3' W	3	FS - P - Prune to one foot in fall to increase flowers
Logan Calhoun	*Callirhoe alcaeoides*	6" H 18-24"W	3	FS - P - Summer bloomer - White flowers
Mexican Catchfly	*Silene laciniata*	15" H & W	3	FS - N - P - Summer blooming - Too much water after established will cause plant to get floppy
Milkweeds	*Asclepias spp.*	See remarks	1 - 2	FS - Psh - P - Some N - Some E - Some V - Height and width vary by species
Moonshine Yarrow	*Achillea 'moonshine'*	1.5' - 2' H 2' W	2 - 3	FS - E - FR - P - Silver-gray foliage, deep yellow flowers
Mount Atlas Daisy	*Anacyclus depressus*	3" H 15" W	2 - 3	FS - E - P - Silvery-gray foliage with white daisy flowers - Good plant for edging pathways
Mountain Gold Alyssum	*Alyssum montanum*	4"H 18""W	3	FS - P - Gc - FR - After blooming is finished, sheer off the faded flowers just above the foliage and enjoy the texture of its low-growing gray-green mat of leaves
Mountain Marigold	*Tagetes lemmonii*	3-6' H & W	3	FS - E, SE or D - P - N - Leaves fragrant when rubbed - Can flower all year- Cut back after heavy bloom - Can get frost damage
Mullein	*Verbascum olympicum*	5' H 3' W	3	FS - P - Soft downy-white leaves, bright yellow flowers
Old Woman/Dusty Miller	*Artemisia stellerana*	2.5' 'H 3'W	2 - 3	FS - E - P - Another dusty miller
Oregano	*Origanum spp.*	2' H & W	2 - 3	FS usually - P - Many species, some not hardy in our area - Check with nursery for exposure and hardiness
Oriental Speedwell	*Veronica orientalis*	8" H 18" W	3	FS - P - Compact mounds of gray-green foliage, deep blue flowers
Paper Flower	*Psilostrophe spp.*	18" H & W	1 - 2	FS - E - N - P - Dried flowers can be used in arrangements
Penstemon	*Penstemon spp.*	See remarks	2 - 3	FS - Psh - P - FR - Over 250 species, many natives - Check nursery for size, hardiness and water requirements - If plants require regular water, then they are not acceptable.
Perennial Blue Statice	*Limonium latifolium*	30" H 24" W	3	FS - Psh - A or P - Airy summer bloomer with lavender-blue sprays - Good dried cut flower
Poppy Mallow	*Callirhoe involucrata*	5" H 24-30"W	2 - 3	FS - P - Wine-red flowers with a white eye all summer - Good cascader
Prairie Skullcap	*Scutellaria spp.*	See remarks	2 - 3	FS -Some N - E - P - Neat mound of lavender-blue flowers in late spring - Check with nursery for size
Prairie Zinnia	*Zinnia grandiflora*	4"H 15"W	1 - 2	FS - N - A in our zone - Late summer bloomer - Can be difficult to grow
Prince's Plume	*Stanleya pinnata*	36"H 18"W	2	FS - P - Clear yellow flowers - Cut off entire flower spike after blooming to fill out the plant
Purple Prairie Clover	*Dalea purpurea*	18" H & W	2 - 3	FS - M - P - Heavy summer bloomer
Red Hot Poker	*Kniphofia uvaria*	3' H & W	3	FS - P - M - Easy to grow - Grasslike foliage - Red & yellow spikes in summer
Red Yucca	*Hesperaloe parviflora*	3 - 4 ' H & W	2 - 3	FS - Psh - E - P - Heat tolerant - Red flowers - There are yellow and yellow-red -flowered forms
Russian Sage	*Perovskia*	3-4' H & W	2 - 3	FS - E - P - FR - Trim spent blossoms to extend bloom season - Several varieties
Sand Sagebrush	*Artemisia filifolia*	4' H 5' W	1 - 2	FS - * - P -many-branched shrub - Yellowish-white flowers bloom spring through fall
Sante Fe Helianthus	*Helianthus maximiliana*	6-8' H 4' W	3	FS - A or P - Fall bloomer has large golden-yellow flowers - Grows in any soil
Sedum/Stonecrop	*Sedum spp.*	See remarks	2 - 3	FS - Psh - E - P - Some N - FR - Many species - Check nursery for sizes - Will not take foot traffic
Serbian Yarrow	*Achillea serbica*	4" H 15" W	3	FS - P - FR - Slow-growing mats of evergreen leaves covered with numerous white flowers
Shrubby Ice Plant	*Ruschia calvinia pink*	18"H & W	3	FS - E - P - Shrublet - Clear pink flowers - Winter foliage is purple
Silver Speedwell	*Veronica incana*	10" H 15" W	3	FS - Psh - P - Blooms late spring, but will keep flowering all summer if deadheaded
Skeletonleaf Goldeneye	*Viguiera stenoloba*	3' H & W	1 - 2	FS - Psh - E - P - Differs in both culture & foliage from other desert plants - Can be utilized in medians, parking lot parking strips, and planter boxes

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Stachys	*Stachys spp.*	Sizes vary	3	FS - Psh - P - FR - S.- Coccinea native in Cochise County - Not fussy about soil type - Needs good drainage
Sulfur Flower	*Eriogonum umbellatum*	1.5' H 3' W	2 - 3	FS - P - Prune to shape when plants are young
Sundrops	*Calylophus spp.*	1.5 'H 2' W	2 - 3	FS - Psh - Some N - P - FR - Prune just before spring growth begins - Flowers in spring and from late summer to late fall (actually into winter)
Thyme	*Thymus spp.*	See remarks	3	FS - Psh - P - Some grown as A - Many species and varieties - Check water use and size - Small space groundcovers
Tree Bear Grass	*Nolina matapensis*	10-25'H 10'W	2	FS - P - Lush looking species - Allow ample space for growth
Verbena	*Verbena bipinnatifida*	8-16"H 18"W	2 - 3	FS - FR - Gc - P - Some grown as annuals - Eight native verbenas in Cochise County - Fast-growing ground covers - Attractive in crevices and hanging baskets - V. bonariensis, V. gooddingii, V..x hortensis, V. peruviana, also attractive and acceptable
Verbena	*Verbena peruviana*	1'H 3'W	3	FS - E - P - Pink, red, white or purple flowers - Spreads by above-ground runners
Violet Cloud'	*Scutellaria x hybrid*	6" H 15" W	3	FS - Psh - E - P - Mounding habit - Water regularly first season
Western Blue Flax	*Linum lewisii*	3' H 1' W	3	FS - N - A or P - FR - Easy to grow from seed - Hard to divide - Other linums OK
Woolly Thyme	*Thymus lanuginosus*	2" H 18" W	3	FS - E - P - Low maintenance variety with tiny, felted, gray leaves - Good for high traffic areas -
Wright's Buckwheat	*Eriogonum wrightii*	18" H 24" W	1 - 2	FS - N - P - FL - Tiny white or pink flowers appear in clusters midsummer through fall
Yellow Stork's Bill	*Erodium chrysanthum*	5" H 12"W	3	FS - P - Late spring blooming - Primrose yellow flowers with lacy greeen foliage
Zexmenia	*Zexmenia hispida*	2-3' H & W	2 - 3	FS - Psh - P - Can lose leaves in cold winters

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, M = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Succulents				
Hundreds available, check with nursery for water requirements & hardiness - In general, succulents are FR				
Agaves: Most agaves die after flowering, may take five to forty years to flower.				
Agave Parviflora	*Agave parviflora*	6"H 8"W	1 - 2	FS - Psh - E - Sc - Petite plants ideal for pots or small patio areas
Agave Utah	*Agave utahensis*	1'H 2'W	1 - 2	FS - E - Sc - This species highly variable in form, size, and color - Often forms large clumps
Agave Victoria	*Agave victoriae reginae*	Clumps 1' W	1 - 2	FS - Psh - E - Sc - Slow growing, can stand in ground or pot 20 years before flowering, and then die
Arizona or Texas Rainbow	*Echinocereus pectinatus*	1' H	1	FS - Psh - Some N - E - C - Alternating reddish and pale yellow horizontal bands on stem
Banana Yucca	*Yucca baccata*	3' H 5' W	1	FS - N - E - Sc - T or S - FR - Fruits look like short green bananas
Beaked Yucca	*Yucca rostrata*	12' H 9' W	1 - 2	FS - Sc - E - Treelike - Trunk covered with soft gray fuzz - Showy spikes of creamy white flowers
Beavertail Cactus	*Opuntia basilaris*	1' H 4' W	1	FS - E - C - Purplish pads - Very common in Arizona landscapes
Blue Yucca	*Yucca rigida*	12' H 5' W	1 - 2	FS - E - Sc - S or T - M - Dense spikes appear in spring or early summer
Cane Cholla	*Opuntia spinosior*	8' H 4' W	1	FS - N - E - C - Favored nesting plant for cactus wrens and thrashers - Magenta flowers, yellow fruit
Century Plant	*Agave americana*	6' H 10' W	1 - 2	FS - Psh - E - Sc - Variegated varieties available - Be sure you want a large plant before you buy it
Claret Cup	*Echinocereus triglochidiatus*	6"H	1	FS - N - E - C - One of nearly 50 hedgehogs - Showy red flowers - Forms clumps
Desert Christmas Cactus	*Opuntia leptocaulis*	2 - 3' H & W	1	FS - C - E - Thin stems with bright red fruit
Engleman's Prickly Pear	*Opuntia englemannii*	15' spread	1	FS - N - E - C - Most common prickly pear in Arizona
Fishhook Barrel Cactus	*Ferocactus wislizenii*	10' H 3' W	1	FS - N - E - C - Yellow or yellow-edged flowers in fall - Hooked spines like fishhooks
Golden Barrel Cactus	*Echinocactus grusonii*	3' H 2' W	1	FS - Psh - E - C - M - Best known barrel - Combines well with other cacti and succulents
Huachuca Agave	*Agave parryi var. huachucensis*	2 - 3' W	1 - 2	FS - Psh - N - E - Sc - Common in the Huachuca Mountains
Lechuguilla	*Agave lechuguilla*	10-20"H 8"W	1 - 2	FS - Psh - E - Sc - Note small size - Colonizes
Mountain Yucca	*Yucca schottii*	6-15' H 3-4'W	1 - 2	FS - Psh - N - Sc - E - Clusters of white flowers from spring to midsummer
Palmer's Agave	*Agave palmeri*	3-4' H & W	1 - 2	FS - Psh - N - E - Sc -The most common agave found in the grasslands in this area
Parry's Agave	*Agave parryi*	2-3' W	1 - 2	FS - Psh - N - E - Sc - 2 - 3' rosettes - Several varieties available
Pincushions	*Mammillaria spp.*	2 - 6" H	1 - 2	Psh - Some N - E - C - Many species - Globe or cylindrical shape - Keep dry in winter to induce bloom - Many
Plain Soapweed	*Yucca glauca*	3-4' H & W	1 - 2	FS - Sc - E - In the summer green-white flowers are borne on narrow spikes 4' above foliage
Purple Prickly Pear	*Opuntia macrocentra*	4'H 6'W	1	FS - N - E - C - Spines are half white and half dark - 'Tubac' is said to hold purple color throughtout year
Rough-leaved Agave	*Agave scabra*	4' H & W	1 - 2	FS - Sc - E - Wide gray-green leaves rough on the back
Santa Rita Prickly Pear	*Opuntia santa-rita*	4'H 6'W	1	FS - N - E - C - The purple coloration of this prickly pear becomes more pronounced with drought or cold weather
Silver Cholla	*Opuntia echinocarpa*	3' H & W	1	FS - E - C - Spines not sharply barbed

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Soaptree Yucca	*Yucca elata*	6-20'H 8-10'W	1	FS - N - Sc - E - T or S - FR - Slow grower - 2' flowers on 3' annual spikes - Very common in grasslands
Teddybear Cholla	*Opuntia bigelovii*	3-6' H 3' W	1	FS - E - C -M - Beautiful, but treacherous
Tiger Tongue	*Opuntia ellisiana*	4'H 6'W	1	FS - E - C - Spineless small pads - Tidy prickly pear
Tree Cholla	*Opuntia imbricata*	6- 8 'H 10'W	1	FS - E - C - Deep pink flowers followed by green fruit - Shrubby when young, then treelike

Recommended Plants for Tribute Development

N=Cochise County Native Species, **T**=Tree, **S**=Shrub, **V**=Vine, **C**=Cactus, **Gc**=Groundcover, **Sc**=Succulent, **E**=Evergreen, **SE**=Semi-evergreen, **D**=Deciduous
FS = Full Sun, **Psh** = Partial Shade, **FR** = Flame Resistant, **FL** = Flammable, * = Toxic, **M** = Not cold hardy in our area, **spp.** = Species
Supplemental **Watering** Frequency: **1** = None, **2** = Little, **3** = Moderate (every 2 to 3 weeks) **Refer to Watering Guidelines in introductory comments**

Common Name	Scientific Name	Mature Size	Watering Frequency	Remarks
Grasses				
More available - Check nurseries for availablity, water needs & hardiness - All grasses flammable when dry - Almost all grasses are allergenic to some extent - Mowing grasses before they develop seedheads will reduce their tendency to be allergenic - Grasses listed below are bunch grasses unless noted				
Alkali Sacaton	*Sporobolus airoides*	3' H & W	2 - 3	FS - N - Warm season grass - Showy five foot tall, feather-like panicles in summer
Arizona Cottontop	*Digitaria californica*	2'H 1'W	1 - 2	FS - N - Warm season grass - Lovely silvery seedheads
Big Sacaton	*Sporobulos wrightii*	4-5'H & W	2 - 3	FS - N - Warm season grass - Showy seven foot tall, feather-like panicles in summer
Blue Grama Grass	*Bouteloua gracilis*	1.5' H 1' W	2	FS - N - Warm season turf and pasture grass - If used as turf it is not low water use
Bull Grass	*Muhlenbergia emersleyi*	1.5'H 3-4'W	2	FS - Psh - N - Warm season grass - Feathery spikes are purplish to reddish, fading to cream with age
Cane Beardgrass	*Bothriochloa barbinodis*	3'H 1.5'W	1 - 2	FS - Psh - Warm season grass - Can be scattered throughout a desert landscape
Indian Rice grass	*Achnatherum hymenoides*	1-2' H & W	1 - 2	FS - Cool season grass - Leaves green in cool weather, golden brown in summer heat - Useful plant in desert landscapes
Jose Select Tall Wheatgrass	*Elytrigia elongata 'Jose Select'*	4-5'H 1.5"W	3	FS - Warm season grass - Grows in any soil including highly alkaline clay
Mexican Feather Grass/Needle Grass	*Nassella tenuissima*	2'H 2-3'W	2	FS - Warm season grass - Among finest textured and most billowy looking of all grasses - Can be invasive
Muhly/Deer Grass	*Muhlenbergia spp.*	Size varies	2	FS - Psh - Some E in mild winters - Some N - Warm season grass
Pink Muhly	*Muhlenbergia capillaris*	3'H - 6'W	2	FS - Psh - Warm season grass - Very drought tolerant, looks better and bigger if given some water
Prairie Sky	*Panicum virgatum 'Prairie Sky'*	4 - 5'H 2'W	3	FS - Warm season grass - Tight growing upright columns of sky blue foliage
Purple Fountain Grass	*Pennisetum setaceum 'Rubrum'*	5' H & W	2	FS - Psh - Warm season grass - This attractive pennisetum variety usually does not self-sow - The green variety is invasive
Purple Three-Awn	*Aristida purpurea*	12 - 24"H 1' W	1 - 2	FS - N - Warm and cool season grass - Purple-tinted stems and flowers
Regal Mist	*Muhlenbergia capellensis*	3' H & W	2	FS - Warm season grass - Spectacular dusky pink in the fall
Side-oats Grama	*Bouteloua curtipendula*	1-2' H 2' W	1 - 2	FS - N - -Warm season grass - Grows from seed or division - Use in borders or rock gardens
Turf:				
Warm Season Grass				Blue Grama, Buffalo, Bermuda, etc.; 19.5 gallons/sq ft/year
Cool Season Grass				Fescue, Rye, etc.; 30.75 gallons/sq ft/year
Overseeded Cool & Warm				Overseeded Cool & Warm Season Grass - 29 gallons/sq ft/year