

Exhibit G

Las Palmas at West Goodyear PAD Overlay

September 2022

PERMITTED USES

R1-4 (Single Family Detached) with Reduced Development Standards

The permitted uses within the portion of the Property zoned R1-4 (Single Family Detached) Residential Zoning District with Reduced Development Standards (hereinafter the "R1-4 Property") shall be the uses permitted in the R1-4 (Single Family Detached) Residential Zoning District as set forth in Section 3-2-2 of the Goodyear Zoning Code as it may be amended except as follows:

1. A water campus for a potable well shall be a permitted use
2. An interior suite with an accessory cooking facility (second kitchen) ("Interior Suite") shall be permitted as an accessory use to a single family detached residential unit if the following conditions are met:
 - A. Only one Interior Suite shall be permitted per lot and it shall be located on the ground floor; and
 - B. The Interior Suite shall be attached to and a part of the single-family residential unit and must be under the same roof as the residential unit; and
 - C. Utility services for the Interior Suite shall not be metered separately from the residential unit; and
 - D. At least one internal doorway shall be provided between the Interior Suite and the remainder of the residential unit; and
 - E. An Interior Suite shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for purposes other than providing a private yard for the Interior Suite; and
 - F. An Interior Suite shall not have a parking space served by a driveway separated and apart from the driveway and parking areas provided for the remainder of the residential unit; and
 - G. An Interior Suite shall not provide separate mail service or have a separate address from the residential unit. Elevations on the residential unit must minimize any secondary entry visible from the street and have the appearance of a single-family home. Entry from a second garage in a shared driveway fulfills this requirement.

In the event any future modifications to the Goodyear Zoning Ordinance permit an accessory use similar in concept to the Interior Suite described herein and the requirements for such accessory use differ than those set forth above, then the owner of the Property may elect to be subject to the Goodyear Zoning Ordinance as modified or may continue to adhere to the requirements set forth in this Ordinance.

R1-6 (Single Family Detached) with Reduced Development Standards

The permitted uses within the portion of the Property zoned R1-6 (Single Family Detached) Residential Zoning District with Reduced Development Standards (hereinafter the "R1-6 Property") shall be the uses permitted in the R1-6 (Single Family Detached) Residential Zoning District as set forth in Section 3-2-2 of the Goodyear Zoning Code as it may be amended except as follows:

1. A water campus for a potable well shall be a permitted use
2. An interior suite with an accessory cooking facility (second kitchen) ("Interior Suite") shall be permitted as an accessory use to a single family detached residential unit if the following conditions are met:
 - A. Only one Interior Suite shall be permitted per lot and it shall be located on the ground floor; and
 - B. The Interior Suite shall be attached to and a part of the single-family residential unit and must be under the same roof as the residential unit; and
 - C. Utility services for the Interior Suite shall not be metered separately from the residential unit; and
 - D. At least one internal doorway shall be provided between the Interior Suite and the remainder of the residential unit; and
 - E. An Interior Suite shall not have a private yard area that is fenced or walled off from the remainder of the lot. This requirement shall not prohibit required pool fences, fenced in animal areas, garden fencing, or other fencing used for purposes other than providing a private yard for the Interior Suite; and

- F. An Interior Suite shall not have a parking space served by a driveway separated and apart from the driveway and parking areas provided for the remainder of the residential unit; and
- G. An Interior Suite shall not provide separate mail service or have a separate address from the residential unit. Elevations on the residential unit must minimize any secondary entry visible from the street and have the appearance of a single-family home. Entry from a second garage in a shared driveway fulfills this requirement.

In the event any future modifications to the Goodyear Zoning Ordinance permit an accessory use similar in concept to the Interior Suite described herein and the requirements for such accessory use differ than those set forth above, then the owner of the Property may elect to be subject to the Goodyear Zoning Ordinance as modified or may continue to adhere to the requirements set forth in this Ordinance.

C-2 (General Commercial)

The permitted uses within the portion of the Property zoned C-2 (General Commercial) Zoning District (hereinafter the "C-2 Property") shall be the uses permitted within the C-2 (General Commercial) Zoning District as set forth in Section 3-3-3 of the Goodyear Zoning Code as it may be amended except as follows:

1. The following uses shall be added as principal permitted uses by right:
 - A. A water campus for a potable well; and
 - B. Storage buildings consisting of individually rented storage rooms which are independently accessed and locked and are used for dead storage purposes, including indoor RV storage subject to the following conditions: (i) the storage property shall be located on the northern half of the C-2 Parcel; (ii) the storage property shall occupy no more than 20% of the total area of the C-2 Parcel; (iii) windows or faux windows, if installed, shall not be mirrored in a manner that causes glare or reflection; (iv) all windows/doors shall be tinted; (v) the interior contents, decorations and interior storage unit doors (or replica unit doors) shall not be visible from the exterior of the building in any direction; (vi) the interior of the building shall not be visible from any public street with the exception of the public office/customer entrance; (vii) the hours of operation shall be limited to the hours between 5:00 a.m. and 10:00 p.m. Monday – Sunday; (viii) any sliding gates installed shall be screened in an architecturally designed manner which shields the interior storage from the public view (PVC, vinyl, or similar slats inserted into a gate does not constitute an architecturally designed manner); and (ix) if RV Storage is provided, the RV storage area shall be fully screened from street views and from adjacent residential development and shall be contained within buildings and the buildings shall match the main building on the site; and
 - C. Indoor Equipment rental shall be permitted subject to the following condition: all maintenance and repair of equipment shall be done within an enclosed building to limit noise and light; and
 - D. Brewpub shall be permitted subject to the following conditions: (i) all manufacturing, storage, and retail sales shall occur within an enclosed building and (ii) any outdoor storage of goods, inventory, machinery, or equipment is screened by a minimum 6' solid block wall.
2. The following uses shall not be permitted as principal permitted uses:
 - A. Adult bookstore, adult novelty store and adult theater; and
 - B. Bus terminals
 - C. Cleaning and dying plants
 - D. Hotels and motels
 - E. Pawn shop
 - F. Taxidermist

PFD (Public Facilities)

The permitted uses within the portion of the Property zoned PFD (Public Facilities) Zoning District (hereinafter the “PFD Property”) shall be the uses permitted within the Public Facilities District in accordance with Article 3-3-5 of the City of Goodyear Zoning Ordinance as it may be amended except as follows:

1. The following uses shall be added as principal permitted uses by right:
 - A. A water campus for a potable well owned and operated by a private water company that is regulated by the Arizona Corporation Commission.

DEVELOPMENT STANDARDS

The Development Standards for R1-4 (Detached Single-Family) Residential Zoning District with Reduced Development Standards shall apply to the R1-4 Property except as modified below:

Development Standard	Las Palmas at West Goodyear – R1-4 (Non-Extended Lots)	Las Palmas at West Goodyear – R1-4 (Extended Lots) ⁽¹⁾
Minimum Lot Area	4,275	5,175
Minimum Lot Width (feet) ⁽²⁾	40	40
Minimum Lot Depth (feet)	95	115
Maximum Building Coverage	75%	75%
Minimum Rear Setback (feet)	15	20

(1) 50% of the lots shall be “Extended Lots”.

(2) 30% of the lots shall be 45 feet.

The Development Standards for R1-6 (Detached Single-Family) Residential Zoning District with Reduced Development Standards shall apply to the R1-6 Property except as modified below

Development Standard	Las Palmas at West Goodyear – R1-6
Minimum Lot Width (feet)	55 feet

The Development Standards for C-2 General Commercial Zoning District shall apply to the C-2 Property except as modified below:

Development Standard	Las Palmas at West Goodyear – C-2
Maximum Building Height ⁽¹⁾	30

(1) Exclusive of the height of any architectural elements or parapet walls permitted by Article 8-3, Sections B and C

The Development Standards for PFD (Public Facilities) Zoning District shall apply to the PFD Property unless the city is prohibited from requiring such compliance by law.

DEVELOPMENT DESIGN GUIDELINES AND REGULATIONS

The following design guidelines and regulations shall apply to all developments within Las Palmas at West Goodyear.

DEVELOPMENT REGULATIONS

General

1. The number of residential units within the Property shall not exceed 750.

R1-4 and R1-6 RESIDENTIAL DESIGN GUIDELINES AND ADDITIONAL REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with the applicable requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines applicable to development in the R1-4 (Single Family Detached) Residential Zoning District with Reduced Development Standards and the R1-6 (Single Family Detached) Residential Zoning District with Reduced Development Standards.
2. Perimeter walls shall only be constructed along the rear of the residential lots. Landscape areas shall be used to break up the visual of the rear individual lot walls.

3. In areas by the Primary and secondary entry features decorative split rail fencing or white crossbuck fencing shall be used as accents to allow views in and out of the community.
4. The minimum separation between fences and/or walls shall be 20 feet. Any fence or wall not along the boundary of a residential lot constructed within 20 feet to 50 feet of another fence or wall shall have a maximum of four feet of masonry and shall use view fencing for the remaining portion of the fence or wall. Walls along a residential lot within 20 feet to 50 feet of another fence or wall may include six feet of masonry to screen the home, except that side walls along the rear setback portion of the lot shall have a maximum of four feet of masonry and shall use view fencing for the remaining portion of the wall. This regulation does not apply to retaining walls that do not extend above ground level.
5. A usable, covered outdoor patio should be provided on the rear side of each residential unit. Covered patio dimensions shall be at least 100 square feet covered, with a minimum interior dimension of eight feet covered. A covered patio may encroach up to five feet into a rear setback.

Amenity Elements

The development of the Property shall include the following Amenity Elements which support the Reduced R1-4 and R1-6 development standards and the PAD Overlay:

6. An approximately 9-acre Central Park and amenity center located near the center of the Property shall be developed. The Central Park shall provide usable active open space area and shall include all of the following resident and recreational amenities as generally depicted in Las Palmas Conceptual Central Park At Las Palmas attached hereto as Exhibit A:
 - a. A Recreational pool area and spa; and
 - b. A Restroom Building; and
 - c. A Showers; and
 - d. A Pool Deck with seating; and
 - e. A Gas Fire Place with seating; and
 - f. A Dining Pavilion with Shaded Picnic Tables and Barbeques; and
 - g. A minimum of two bocce ball courts (or similar amenity); and
 - h. A Shaded Tot Lot; and
 - i. An Activities Lawn; and
 - j. A Cornhole Lawn with a minimum of boards to support two separate games (or similar amenity); and
 - k. A minimum of four Pickleball courts; and
 - l. A Sand Volleyball Court; and
 - m. A basketball half-court; and
 - n. Outdoor Work-out stations; and
 - o. Dog park; and
 - p. An Arrival plaza; and
 - q. Parking; and
 - r. Decorative split rail fencing adjacent to parking areas and public/private entrances.

Except as otherwise provided in a development agreement approved by the City Council, the portion of the Property where the 9-acre Central Park is to be located shall be included in the first recorded final plat subdividing all or part of the Property and no Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any structure with the Property, except for model homes, until the Central Park that includes the resident and recreational amenities set forth above, as been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator.

The size of the Central Park may be reduced to 7 acres subject to the following:

- The Central Park shall include all of the resident and recreational amenities described above; and
 - Prior to the approval of the first final plat subdividing all or part of the Property or the issuance of any permit for work within the Property, Owner has conveyed, in fee, a portion of the Property zoned R1-4 (Detached Single Family) Residential District and/or R1-6 (Detached Single Family) Residential District to the Liberty Elementary School District for an elementary or middle school site and Liberty Elementary School District has accepted such conveyance; and
 - Prior to approval of the first final plat subdividing all or part of the Property or the issuance of any permit for work within the Property, Owner provides documentation acceptable to the City Attorney or his designee demonstrating that the conveyance and acceptance discussed above has been completed; and
 - The dedicated school site shall be included in the first final plat subdividing all or part of the Property, and Owner of the Property, except for the portion of the Property conveyed to the Liberty School District and the portion of the Property zoned PFD (Public Facilities) Zoning District, shall be responsible for constructing all infrastructure improvements required to be constructed along the frontage of the dedicated school site, including water and wastewater improvements and street improvements. The timing of the construction of such improvements shall be determined at the time the final plat that includes the school site is platted.
7. All residential units developed within the Property shall be located within one-quarter ($\frac{1}{4}$) a mile from either the Central Park or a Neighborhood Park. Final plats subdividing all or part of the Property shall not be approved unless each of the residential lots located within the final plat is located within one-quarter ($\frac{1}{4}$) a mile from either the Central Park or a Neighborhood Park that was included in another recorded final plat subdividing part of the Property or that is included in the final plat to be approved. No Certificates of Completion, Temporary Certificates of Occupancy, or Certificates of Occupancy shall be issued for any structure within a recorded final plat, except for model homes, until all parks (Neighborhood Parks and Central Park) that have to be completed so all platted lots are located within one quarter ($\frac{1}{4}$) a mile of a neighborhood park or the Central Park have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator.
 8. A minimum of four Neighborhood Parks shall be developed within the Property, including an approximately 1.6-acre Park West, an approximately 1.4-acre Park East, an approximately 0.56-acre Park North, and an approximately 1-acre Park South as set forth in the Las Palmas Conceptual Park East and West at Las Palmas and Las Palmas Conceptual Pocket Park South and North at Las Palmas. At least two of the Neighborhood Parks described herein shall be included in the first recorded final plat subdividing all or part of the Property. No Certificates of Completion, Temporary Certificates of Occupancy, or Certificates of Occupancy shall be issued for any structure on the Property, except for model homes, until the two Neighborhood Parks including the resident and recreational amenities for the two parks as set forth in the Conceptual Park and Open Space Plan attached hereto as Exhibit B have been substantially completed as determined by the City of Goodyear Building Official or his designee or are under construction and bonded for completion as approved by the City of Goodyear Zoning Administrator.
 9. An 8-foot wide decomposed granite trail within the R1-4 Property located along the RID Canal and the southern boundaries of the R1-4 Property, so the trail runs from east-west between Citrus Road to the area western boundary of the R1-4 Property. The trail shall be owned and maintained by the HOA, but shall be available for use by the general public and an easement shall be dedicated to the City of Goodyear, in a form acceptable to the City Attorney or his/her designee, that allows for such public use.

The development of the Property shall include the following Connectivity Elements which support the Reduced R1-4 and R1-6 development standards and the PAD Overlay:

1. The development shall be considered in-fill.
2. An 8-foot wide decomposed granite trail within the R1-6 Property located along the eastern and northern boundaries of the C-2 Property, the western boundary of the R1-6 Property, and the southern and eastern boundaries of the PFD Property so the trail runs from north-south between Van Buren and Roosevelt Street. The trail shall be owned and maintained by the HOA, but shall be available for use by the general public and an easement shall be dedicated to the City of Goodyear, in a form acceptable to the City Attorney or his/her designee, that allows for such public use.
3. 8-foot sidewalks shall be installed along all streets entering into the Property from arterial streets and collector streets entrance roads leading to the Central Park.
4. The block lengths within the portion of the Property zone R1-4 (Detached Single Family) Residential Zoning District with Reduced Development Standards shall not exceed 660' between separations of streets and open space.

Streetscape Elements

The development of the Property shall include the following Streetscape Elements which support the Reduced R1-4 and R1-6 development standards and the PAD Overlay:

1. The following West Goodyear Elements shall be installed:
 - a. To create a sense of arrival for residents and visitors as they enter the Property, entries to the Property off of Van Buren Street, Citrus Road, and Roosevelt Street shall be developed with significant open space areas with landscaping consistent with an agrarian theme, including olive and/or palm groves, and with attractive street scape elements including decorative paving (not stamped asphalt) and decorative split rail fencing (or cable rail), which shall be generally consistent with the Las Palmas Conceptual Low Entry Wall Portal, attached hereto as Exhibit C; the Las Palmas Conceptual Entry Monument and Portal, attached hereto as Exhibit D; the Las Palmas Conceptual Vehicular Entry Gates and Portal, attached hereto as Exhibit E ; and the Las Palmas Conceptual Perspective Views at Project Entries, attached hereto as Exhibit F (collectively the "West Goodyear Entry Exhibits"); and
 - b. To reflect the historic agricultural character of the area, the Property will be developed with agrarian theming around its parks with split rail (or cable rail) fencing installed at park entrance features and split rail (or cable rail) fencing installed as accent features along Citrus Road; and
 - c. A nine-foot wide landscape strip with shade trees planted 25 feet on center adjacent to curb and gutter and an eight-foot wide concrete sidewalk adjacent to the landscape strip shall be installed along the frontage of the section of Citrus Road adjacent to the Property; and
 - d. Entry monuments shall be installed at entries into the Property off of Van Buren Street, Citrus Road and Roosevelt Street and a monument sign shall be installed at the corner of Citrus Road and Roosevelt Street, all of which shall include the "West Goodyear" identification generally consistent with the West Goodyear Entry Exhibits.
2. Additional Streetscape Elements as set forth in section 3-4-3 of the Goodyear Zoning Ordinance shall be incorporated into the development of the Property so that development within the R1-4 Property satisfies the requirements for R1-4 reduced development standards and so that the development within the R1-6 Property satisfies the requirements for R1-6 reduced development standards. These elements shall be agreed upon prior to the approval of a preliminary plat subdividing all or part of the Property.

GENERAL COMMERCIAL (C-2) DESIGN GUIDELINES AND REGULATIONS

General

1. Unless expressly modified in this document, all development within the Property shall comply with requirements of the City of Goodyear Zoning Ordinance and City of Goodyear Design Guidelines applicable to development in the C-2 (General Commercial) Zoning District.
2. All permitted uses are subject to Administrative Site Plan review.
3. Off-street parking and loading shall comply with Goodyear Zoning Ordinance Article 6.
4. Site wall style shall complement existing walls in the West Goodyear area.
5. Site lighting, pavers, landscaping, signage design, and other community features shall complement the character and themes established within the West Goodyear area.
6. The commercial development shall bear the name of the master plan such as "<Project Name> at West Goodyear."
7. If at the time the C-2 Parcel is developed, a single-family residential zoning district exists immediately to the west, an 80-foot-wide landscape and drainage buffer shall be installed on the western boundary of the C-2 Parcels in order to buffer the single-family residential from the C-2 Parcels.

EXHIBIT "A"



OVERALL CENTRAL PARK PLAN



PERSPECTIVE VIEW, OVERALL CENTRAL PARK

LEGEND

- | | |
|--|---|
| 1. RECREATION POOL AREA & SPA | 15. SHADE SAIL |
| 2. RESTROOM BUILDING | 16. ACTIVITY LAWN |
| 3. PUMP ROOM | 17. CORN HOLE LAWN |
| 4. SHOWERS | 18. PICKLE BALL COURTS |
| 5. POOL DECK, CHAISE LOUNGES | 19. SAND VOLLEYBALL |
| 6. LOUNGE CHAIRS WITH FIRE PLACE | 20. 1/2 BASKETBALL COURT |
| 7. DINING PAVILION WITH PICNIC TABLES & BARBECUE | 21. CENTRAL GREEN, MOVIE NIGHT, 4TH OF JULY, FIELD, DETENTION BASIN |
| 8. 2 BOCCIE BALL COURTS | 22. ARROYO TRAIL |
| 9. ACCESSIBLE PARKING | 23. OUTDOOR WORK-OUT EQUIPMENT |
| 10. WALKWAYS | 24. DOG PARK |
| 11. SEATING BENCHES | 25. DOG PARK |
| 12. PAVILION FOR EVENTS | 26. PICNIC AREA WITH SHADE SAIL |
| 13. PICNIC PLAZA | 27. PICNIC PAVILION |
| 14. CHILDREN'S PLAY AREA (2-6 & 5-12) | 28. ARRIVAL PLAZA |

LAS PALMAS | CONCEPTUAL CENTRAL PARK AT LAS PALMAS

Lennar | Goodyear, AZ | May 26, 2022

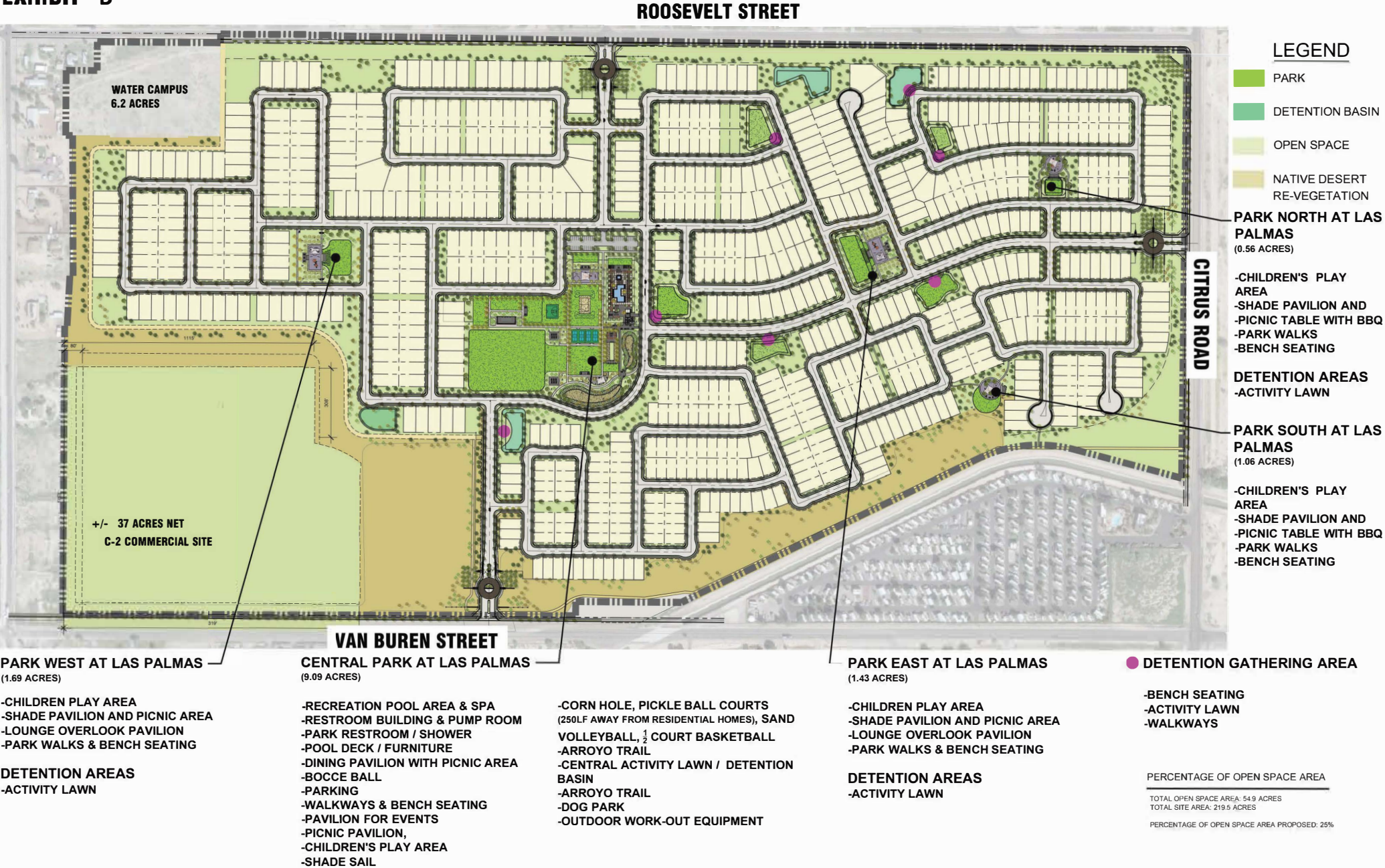


SCALE: 1"= 10'-0"

LENNAR

SMP
SUMMIT ENVIRONMENTAL DESIGN
3410 COURT HWY SUITE 200
DANA POINT CA 92629
(949) 453-1440

EXHIBIT "B"



LAS PALMAS | CONCEPTUAL PARK AND OPEN SPACE PLAN

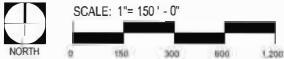
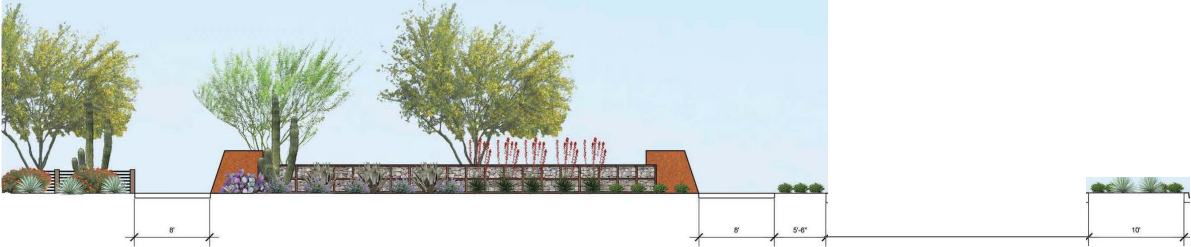


EXHIBIT "C"



LEGEND

- | | | | |
|----|---------------------------|----|-------------|
| 1. | 3' GABION WALL | 4. | CROSS WALKS |
| 2. | 36" CABLE RAIL FENCE | 5. | HORSE TRAIL |
| 3. | 4' PAINTED METAL PILASTER | | |

LAS PALMAS | CONCEPTUAL LOW ENTRY WALL PORTAL

Lennar | Goodyear, AZ | May 26, 2022



SCALE: 3/16" = 1'-0"

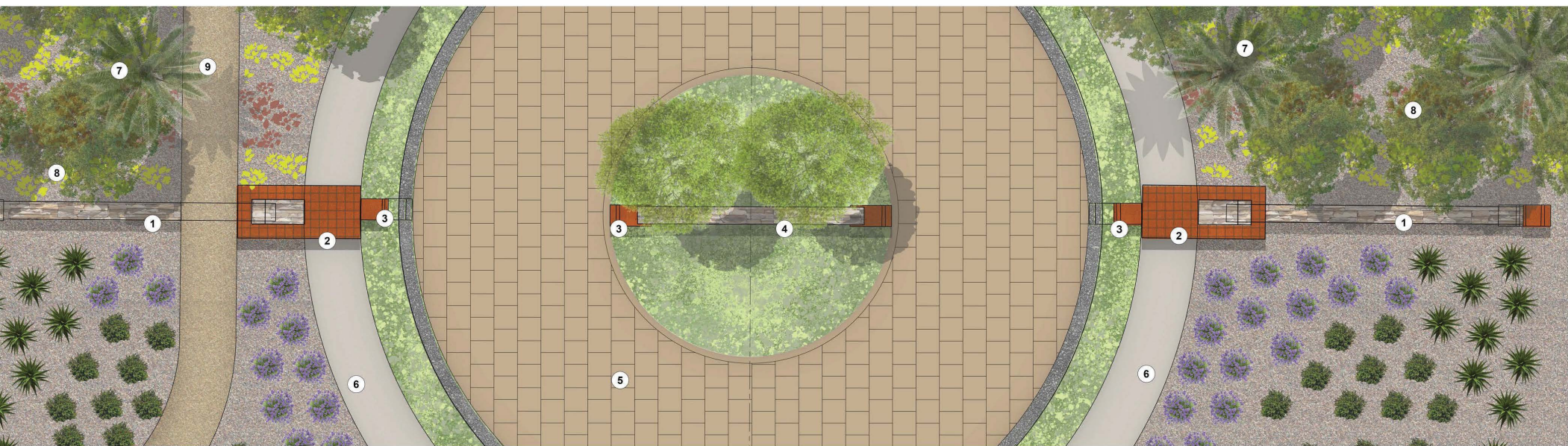


LENNAR

SMI

SUMMERS MURPHY & PARTNERS, INC.
34107 COUNTY HWY. SUITE 200
DANA POINT CA 92629
(949) 443-1446

EXHIBIT "D"

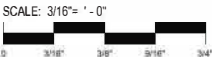


LEGEND

- | | | | |
|----|---|----|----------------------|
| 1. | 24" LOW STONE WALL | 5. | CONCRETE UNIT PAVING |
| 2. | 11' STONE CLAD PORTAL WITH METAL TRELLIS | 6. | CROSS WALKS |
| 3. | 4' PAINTED METAL PILASTER | 7. | PALM GROVE |
| 4. | ENTRY MONUMENT STONE CLAD SIGN WALL WITH METAL PAINTED PILASTER | 8. | OLIVE GROVE |
| | | 9. | HORSE TRAIL |

LAS PALMAS | CONCEPTUAL ENTRY MONUMENT AND PORTAL

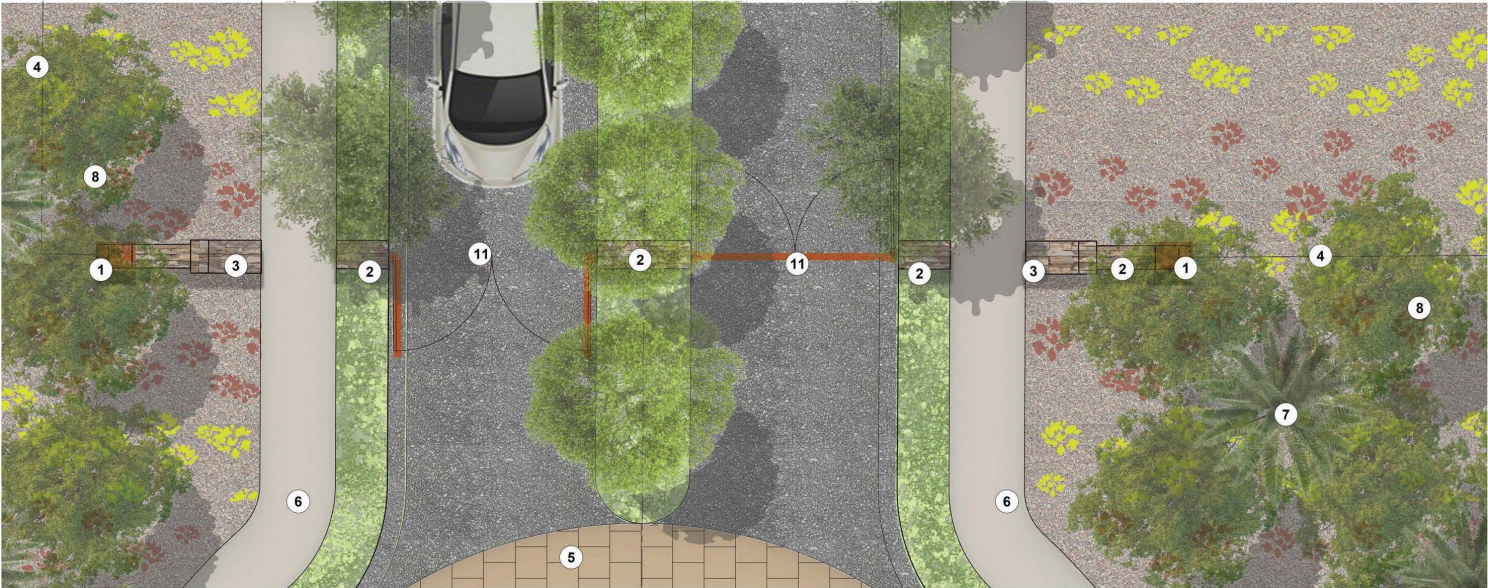
Lennar | Goodyear, AZ | May 26, 2022



LENNAR

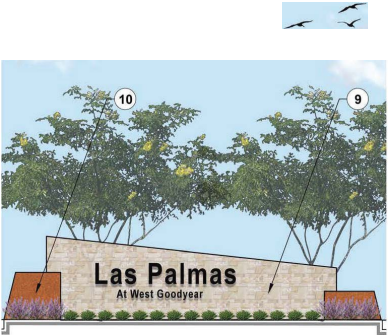
SMP
ENVIRONMENTAL DESIGN
SUMMERSMURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 300
DANA POINT CA 92629
(949) 443-1486

EXHIBIT "E"



LEGEND

- 1. 7' PAINTED METAL PILASTER
- 2. 6' TALL STONE CLAD WALL
- 3. 7' STONE CLAD PORTAL
- 4. 5'-6" HIGH TUBULAR STEEL VIEW FENCE
- 5. CONCRETE UNIT PAVING
- 6. CROSS WALKS
- 7. PALM GROVE
- 8. OLIVE GROVE
- 9. CORNER MONUMENT
- 10. STONE CLAD SIGN WALL WITH METAL PAINTED PILASTER
- 11. 4' PAINTED METAL PILASTER
- 11. 6' HIGH TUBULAR STEEL VEHICULAR GATE



CITRUS AND ROOSEVELT CORNER MONUMENT

LAS PALMAS | CONCEPTUAL VEHICULAR ENTRY GATES AND PORTAL

Lennar | Goodyear, AZ | May 26, 2022

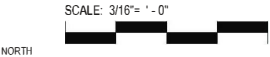


EXHIBIT "F"



PERSPECTIVE VIEW, VEHICULAR ENTRY GATE



PERSPECTIVE VIEW, MONUMENT SIGN PORTAL



PERSPECTIVE VIEW, VEHICULAR ENTRY MONUMENT



BIRDSEYE VIEW, TYPICAL MONUMENT ENTRY

LAS PALMAS | CONCEPTUAL PERSPECTIVE VIEWS AT PROJECT ENTRIES

Lennar | Goodyear, AZ | May 26, 2022

LENNAR

SMP
ENVIRONMENTAL DESIGN
SUMMERS MURPHY & PARTNERS, INC.
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