



<i>Bulk Regulations:</i>	Commercial	Business Park	Light Industrial	Garden Office	Corporate Office
Minimum Site Area:	N/A	NA			5 ac
Minimum Lot Width:	150'	150'	150'	150'	500 ft.
Minimum Lot Depth:	200'	200'	250'	200'	800 ft.
Maximum Building Coverage:	N/A	40%	50%	35%	NA
Maximum Building Height ⁽¹⁾ :	35'	35'	55'	40'	115'

<i>Minimum Building Setbacks⁽²⁾: from Property Line (PL)</i>					
Front:	30'	30'	30'	30'	75'
Interior Side ⁽³⁾ :	15'	15'	15'	15'	40'
Rear:	15'	15'	15'	15'	60'
Street Side:	20'	20'	20'	25'	80'

<i>PAD Perimeter Setback</i>					
	Equal to Building. Ht.	Equal to Bldg. Ht.	Equal to Bldg. Ht.	Equal to Bldg. Ht.	Equal to Building. Ht.

<i>Minimum Landscape Setbacks: from PL to Parking</i>					
All Streets:	30'	30'	30'	30'	30'
Side:	10'	10'	10'	10'	10'
Rear:	10'	10'	10' ⁽⁴⁾	10'	25'

<i>Minimum On-Site Landscape</i>					
	10%	15%	10%	25%	30%

- (1) Maximum Building Height shall be to the top of parapet walls, mechanical screening, and architectural embellishments, such as cupolas, domes, monuments, and towers. Parapet walls, mechanical screening, elevator penthouses and architectural embellishments shall be limited to 10' above the roof line. Reference building height shall be the curb elevation at or near the center of the adjacent front property line.
- (2) Parking, circulation and maneuvering shall be allowed within Minimum Building Setbacks, but shall not be allowed within Minimum Landscape Setbacks.
- (3) Driveways and walkways shall be permitted to cut across Minimum Landscape Setbacks.
- (4) For rail served property, the adjacent rail landscape setback may be reduced to 0'.

NORTH SIDE LAND USE	GR. ACREAGE
COMMERCIAL:	±34.68 AC
BUSINESS PARK (BP):	±53.85 AC
LIGHT INDUSTRIAL (L.I.):	±234.23 AC
GARDEN OFFICE (G.O.):	±42.36 AC
CORPORATE OFFICE(C.O.):	±107.95 AC
CENTRAL PARK/ O/S:	±10.38 AC
TOTAL GROSS DEVELOPABLE:	±483.45 AC
FUTURE ADOT ROW:	±93.28 AC
(CGMRLP TO DEDICATE)	
TOTAL	±576.73 AC

REGIONAL GATEWAY COMMERCE CENTER

CASA GRANDE, AZ
PREPARED FOR: CASA GRANDE MOUNTAIN RANCH LIMITED PARTNERSHIP

EXHIBIT 7
MASTER LAND USE PLAN

SCALE: 1" = 1000'
DATE: 10.21.19
GPLA JOB# 19028

0' 500' 1000' 2000'

NORTH

