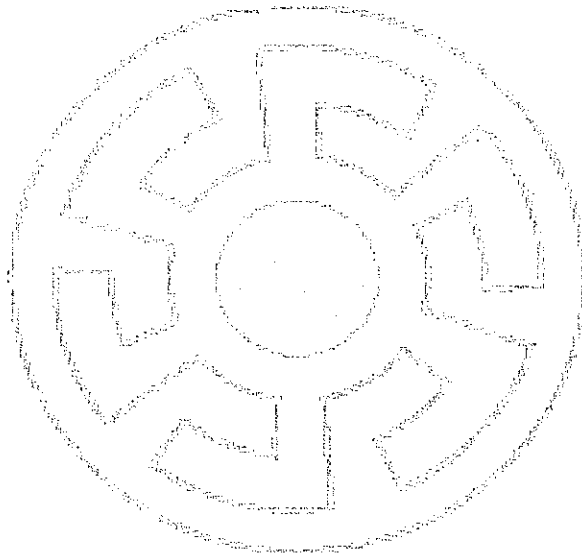




LONE BUTTE

DEVELOPMENT CORPORATION

Lone Butte Development Corporation Park Guidelines



Revised October 2010

Lone Butte Development Park
Guidelines

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Objectives of Development Guidelines

To ensure compatible development and flexible design, all improvements must adhere to the general Development guidelines of the Lone Butte Development Corporation. These guidelines will address permitted uses, density, architectural standards, parking, landscaping, and all other phases of development. The objective of these guidelines are to encourage firms locating in the Lone Butte Park to develop and improve their property in accordance with the standards governing compatibility and continuity of design. Final approval of all site plans shall be required from the Lone Butte Development Corporation.

It must be also understood that current and future tenants shall comply with the General Land-Use Plan and its provisions and conditions thereto. Under separate Ordinance, the Lone Butte Development Corporation and all of its Tenants shall adhere to the laws and codes of the Gila River Indian Community, as presented in the Archeological Licenses, Zoning Ordinance, Sign Ordinance, International Codes for building, plumbing, fire, electrical and mechanical. These Ordinances are in place to protect the health and safety of the Gila River Indian Community.

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1.0 Tenant Responsibilities

A. Site Appearance

- 1. The tenant must maintain the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition, and comply with all government, health, police, fire and environmental requirements.**
- 2. Front yards of the premise shall be landscaped and side yards screened and/or landscaped to present a pleasant appearance. Tenant will maintain landscaping and screening and remove at his own expense any rubbish which may accumulate on premises.**
- 3. Streets adjoining shall be kept free of gravel, rocks, and debris.**
- 4. Landscaping shall be maintained in a weed-free condition.**
- 5. Tenant shall install designated directional signage for entry and exit of the premises.**
- 6. Tenant shall maintain and repair the entry area adjacent to installed turn in and turn out.**
- 7. Tenant shall not make any excavations for deposit of trash upon the premises.**
- 8. Water drains shall be installed where water spillage is apt to occur on premises.**
- 9. Tenant shall not allow the accumulation of water or other liquid or waste in any pond, lagoon, etc. upon the premises other than designated storm water on-site retention.**
- 10.No drainage shall flow into a designated drainage ditch without authorization of the Authority having jurisdiction.**

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11. Drainage to the onsite retention shall be developed with on site retention equal to a 100 year flood rainfall for a two hour time period.

B. Safety

- 1. Tenant shall comply with Gila River Fire Department (GRFD) requirements and maintain building evacuation plans, site fire lanes, etc.**
- 2. Tenant shall maintain HazMat placards within view of the roadways and in accordance with GRIC adopted Fire Codes.**
- 3. Tenant shall comply with Park evacuation plans and keep employees aware of said plans.**
- 4. Tenant shall comply with Gila River Occupational Safety & Health Administration requirements.**

C. Easements

- 1. Utilities shall have right of ingress and egress to their designated easements for the purpose of construction, inspection, maintaining and removing its facilities.**
- 2. Tenant shall not utilize any portion of the easement on the El Paso Natural Gas Company right-of-way without written consent of the Lone Butte Development Corporation and the El Paso Natural Gas Company.**

D. Railroad Easements

- 1. No gas meter, riser, downspout, or roof overhang shall project onto or over any part of a rail easement.**

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- 2. No filled material of any kind shall be placed or permitted to slide over building line onto adjoining rail easement.**
- 3. A slope not steeper than 1.5 horizontal to 1 vertical shall be maintained along any rail easement unless retained by a building or retaining wall.**
- 4. Insurance shall be maintained if utilizing the railroad.**

A. Hazardous Waste

- 1. All tenants will comply with all Tribal and/or Federal Regulations. Copies of all reporting forms and manifest required by the GRIC Department of Environmental Quality, U. S. Environmental Protection Agency (US/EPA), Office of Safety and Health Administration (OSHA), GRIC Fire Department and the U.S. Public Health Services will be kept on file and be made available to the Lone Butte Park Representative and appropriate Tribal Officials.**
- 2. A Haz-Mat emergency plan should be submitted to Gila River Fire Department and to the Park Management. The plan will be kept on file in the park office.**
- 3. An evaluation of materials utilized and/or kept on site at each Tenant's location will determine the need for Environmental Bonding. Once a dollar amount has been determined the bond provided to Lone Butte Development Corporation will need to be for the term of the lease PLUS one year.**

2.0 Permitted Uses

Building sites in the Lone Butte Development Park may be used for such purposes acceptable to the Lone Butte Development Corporation. All uses shall meet the requirements and appropriate ordinances of the Gila River Indian Community. The premises shall not be used or occupied by any business which constitutes a nuisance

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beyond the premises or endangers surrounding areas. Nuisances considered noxious and offensive are listed below.

A. Noxious and Offensive Emissions

1. Noise
2. Soot
3. Dust
4. Fumes
5. Odorous Matter
6. Glare
7. Other gases or air contaminants

2.1 Prohibited Uses

A. List of Uses Prohibited

1. Firms that manufacture, handle or store Explosives.
2. Firms that manufacture, handle, or store radioactive
3. Waste Oil/Solvent processors or recyclers.
4. Hazardous waste processing facilities.
5. Toxic and/or Poisonous gas manufacturing or distribution.
6. Waste tire processors or tire storage facilities.
7. Metal plating industries.
8. Retail taverns or bars
9. Gentlemen's clubs, adult bookstores or theatres
10. Portable chemical toilet vendors.

2.2 Business Classifications

All approved development shall meet the minimum standards of the Gila River Indian Community I-1 or I-2 district requirements or C3 Business park requirements. These provide for a wide range of enterprises.

2.3 Density

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Density refers to the total development of a site in terms of gross building areas, number of buildings per lot and number of tenants per building.

A. Light Industry

- 1. Site Coverage: Maximum building coverage of fifty percent (50%) of a site is allowed. Parking facilities shall not be calculated as building area, but shall be used only for parking of company vehicles, employees' vehicles and visitors' vehicles.**
- 2. Buildings per lot: Only one (1) building may be constructed on any one lot. Additional buildings may be constructed with the approval and consent of the Lone Butte Development Corporation.**
- 3. Number of tenants per building: No building within the I-1 or I-2 zones may be occupied by more than one (1) tenant or business simultaneously without written approval of the Lone Butte Development Corporation.**

The following guidelines shall be followed in order to gain approval of any development by the Lone Butte Development Corporation.

3.0 Architectural Standards

The following guidelines shall be implemented prior to approval of any development by the Lone Butte Development Corporation.

3.1 Construction Codes

International Building Codes (consult with Gila River Building Safety for the current year) as adopted by the Gila River Indian Community shall be the standard followed for all construction within the boundaries of the Development. In addition, International Fire Codes and NFPA are utilized (consult with the Gila River Fire Department for current year and editions).

3.2 Color Coordination

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All exterior colors, materials, and finishes of buildings must be of coordinated “earth tones” to achieve design conformity.

3.3 Materials

- A. The fronts of all buildings or structures fronting a street and ten (10) feet back on the side wall shall be of masonry product or equivalent. Each wall facing a street shall be considered a building front**
- B. Side and rear wall of buildings or structures may be of color coordinated masonry, steel, wood, stucco or acceptable equivalent.**

3.4 Setbacks

In order to provide adequate air and light between buildings; no building or improvement shall be located on any lot nearer to the front, rear, and side lot lines than the minimum setbacks enumerated below. All setbacks will be measured from property lines or easements.

- A. Front yard setback: Front yard setback shall be thirty (30) feet with the following exceptions:**
 - 1. Entrance walks.**
 - 2. Entrance driveways providing access to the front of a building shall not exceed thirty (30) feet in width.**
 - 3. Entrance driveways providing access to the side yard shall not exceed thirty (30) feet in width.**
 - 4. Parking areas shall be located not nearer than ten (10) feet from the front property line. Such ten (10) foot strips shall be landscaped.**
- B. Side yard setback: Side yard setback shall be twenty (20) feet, except to provide access to railroad spur.**

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- C. Rear yard setback: Rear yard setback shall be twenty-five (25) feet, except to provide access to railroad spur.**

3.5 Loading Areas

Truck loading or loading areas shall be designed or screened not to be visible from adjacent streets or detract from the premises. Proper space shall be provided for trucks to maneuver within premises.

- A. All truck loading or loading docks shall be located at the rear or side of a building. No loading dock shall face a front street, unless modification is approved by the Lone Butte Development Corporation.**
- B. The minimum side loading area shall be sixty-five (65) feet from the side property line to the edge of the loading dock, or one hundred ten (110) feet from the street centerline, whichever is greater.**
- C. All loading areas must be screened from view of adjacent streets by an opaque fence, block wall, mature landscaping or any combination thereof.**

3.6 Storage Areas

Storage yards for equipment and/or materials shall not be permitted unless such storage is an integral part of business operation, visually screened, located in the rear of the building, and received written approval from the Lone Butte Development Corporation.

- A. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Screening shall be a minimum of six (6) vertical feet consisting of an opaque fence, masonry wall, or a combination thereof, acceptable to Lone Butte Development Corporation.**

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- B. Storage areas shall be limited to the rear of the building unless acceptable modification is approved by the Lone Butte Development Corporation.**
- C. Storage of any material along sides of building shall be strictly prohibited.**

3.7 Refuse Collection Areas

- A. All outdoor refuse facilities shall be visually screened from streets, freeways and adjacent property by a masonry wall of not less than six (6) feet.**

4.0 Parking

- A. Parking requirements require the same attention as other aspects of development controls. Appropriate screening of parking must include landscaping, low walls, earth berm, or depressed surface elevation. The design relationships to adjoining parcels should warrant additional attention.**

4.1 Restrictions

- A. Employee or tenant parking will not be permitted on any public street, front yard, or street side yard. Visitor and executive parking is permitted in designated parking areas only with front yard and side yard setback requirements met.**
- B. All parking facilities shall be visually screened from access streets, freeways, and adjacent property by an opaque fence, block wall, mature landscaping, or any combination thereof, acceptable to the Lone Butte Development Corporation.**
- C. No truck parking will be allowed on vacant land within the park, on streets or in areas that restrict fire and/or emergency vehicle access to any property.**

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4.2 Surfacing

- A. All parking areas shall be surfaced with six (6) inch compacted gravel with two (2) inch hot asphalt topping, its equivalent, or better.**
- B. All driveways and parking areas for trucks or equipment shall be surfaced with six (6) inch compacted gravel with two (2) inches hot asphalt topping or eight (8) inches concrete, its equivalent or better.**
- C. All driveways and parking areas are to be maintained dust free and kept clear of debris and weeds.**

4.3 Standards

- A. Tenants are required to submit parking design, detailing present and anticipated future requirements, to the Lone Butte Development Corporation for approval.**
- B. Proposed Space Requirements**
 - 1. Office: Four (4) spaces for each one thousand (1,000) square feet of total office space.**
 - 2. Service Industries: Two (2) parking spaces for each three (3) employees, but not less than two (2) Spaces for each one thousand (1,000) square feet of gross floor area.**
 - 3. Manufacturing, retail, commercial, or : Two (2) parking spaces for each three (3) employees, but not less than one (1) space for each one thousand (1,000) square feet of gross floor area.**
 - 4. Warehousing:**
 - a. Two parking spaces for each three (3) employees; but not less than:**

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- b. One (1) space for each one thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet.**
 - c. One (1) space for each two thousand square feet for the second twenty thousand (20,000) square feet.**
 - d. One (1) space for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of gross floor area.**
- C. The number of employees on the largest shift shall be used to determine parking requirements if there is more than one (1) shift.**

4.4 Water and Sewer Connections

- A. At the current time there are no development fees charged for Lone Butte water system connection and/or the Lone Butte/Chandler sewer system. Details and methods of connection are provided by the Lone Butte Facilities Manager. All costs of construction/connection is the responsibility of the Tenant.**
- B. Fees for water and sewer are maintained in a separate publication.**

5.0 Landscaping

Landscaping is an important component of Lone Butte park design which softens the park appearance by breaking up the continuous expanse of pavement and buildings. Landscaping materials assist in abating erosion and reducing glare and dust. Properly coordinated landscaping, walls and screening devices effectively contribute to the logical development and coordinated appearance of the park.

5.1 General Guidelines

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- A. Each tenant will be required to submit detailed landscaping and irrigation plans, prepared by a professional, to the Lone Butte Development Corporation.**
- B. All landscaping requirements shall be completed within thirty (30) days of occupancy.**
- C. All landscaping shall complement the native desert environment in color, texture and vegetation. A list of acceptable plants and vegetation is available from the Lone Butte offices.**
- D. A minimum of two-thirds of the square foot area within a setback area shall be in turf or two (2) inches of decomposed granite and landscaped with trees and shrubs.**
- E. Tenant shall be responsible for lease property clean up, general repair and maintenance of fixtures, fencing, equipment and the sort.**
- F. Tenant shall agree to use those utilities on GRIC Reservation, approved by GRIC.**

5.2 Specifications

- A. Trees shall be a combination of the following:**
 - 1. Five (5) gallon**
 - 2. Fifteen (15) gallon**
 - 3. Twenty-four (24) gallon**
- B. Shrubs shall not be less than two (2) gallon size.**
- C. Ground cover shall be a combination of the following:**
 - 1. Plant from one (1) gallon containers**
 - 2. Root cuttings or flats**
 - 3. Turf**
 - 4. Two (2) inches of decomposed granite**

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- 5. Painted or natural rock material which, in color compliments the desert environment.**

D. Earthen Berm

- 1. Shall not be sloped at a ratio greater than 3:1 and not exceed six (6) feet in vertical height.**

6.0 Signage

Effective signage is necessary to any business environment. Both tenants and visitors must be informed, directed, and controlled. It is essential that the signage at the Lone Butte Development Corporation meets the same aesthetic standards as the park itself.

6.1 General Guidelines

Although the most effective way to control signage is to standardize its design, the Lone Butte Development Corporation recognizes the need for corporate identity and the resulting need for graphic variety.

- A. Signs shall comply with all ordinances of the Gila River Indian Community.**
- B. All signage shall coordinate with the building design, color and desert environment of the Lone Butte Development Corporation.**
- C. Signs visible from the exterior of any building may be lighted, but not rotate, gyrate, blink or move in any animated fashion.**
- D. All signage design shall be reviewed by the Lone Butte Development Corporation prior to installation.**
- E. All signage shall be maintained in a neat and orderly fashion. Failure to comply will result in the removal of subject sign by the Lone Butte Development Corporation.**

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- F. Any signage erected randomly shall be prohibited and will be removed at the Tenants expense.**

6.2 Permanent Identification Signs

- A. Every tenant must be identified with an exterior sign. Buildings with multiple tenants should be identified by the same sign, unless each tenant has separate entrances.**
- B. All identified ground signs shall not exceed four (4) feet above grade vertical height or fifteen (15) feet in length, and not exceeding 81 square feet. Such ground signs may not be installed in the first ten (10) feet from the property line of any street setback areas.**
- C. All identification wall signs shall not comprise more than (10) percent of the wall upon which the sign is located.**
 - 1. Wall signs shall be fixture signs.**
 - 2. No signs shall be printed directly on the wall surfaces.**
 - 3. No sign shall extend above the roof line.**

6.3 Permanent Directional Signs

- A. All information and directional signs used to give instructions as to special conditions and directions shall be of a design as approved by the Lone Butte Development Corporation.**
- B. Information signs shall not exceed ten (10) square feet in area.**
- C. Tenant Directional/Identification Signs shall be limited to four (4) feet in height and eight (8) feet in width not to exceed six (6) feet in height when installed.**

6.4 Temporary Identification Signs

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Temporary identification signs are permitted prior to the installation of permanent signs. It is recommended that all such signs remain part of a single sign or structure.

- A. Real estate signs advertising individual sites for sale, resale, lease or rent shall not exceed a maximum area of thirty two (32) square feet.**
- B. Construction signs identifying the architect, builder, financier, etc shall not exceed thirty two (32) square feet. Such sign may exist from the time of the lease of site until construction is completed. All such signs shall be removed within ten (10) days of issuance of a Certificate of Occupancy.**
- C. Future tenant identification signage listing the name of the tenant and identification of the complex shall be permitted until the structure is occupied. Said sign shall not exceed an area of thirty two (32) square feet.**

7.0 Definitions

Arterial Streets: all lines established on the file tract map as the right-of-way line for roads or streets.

Building Site: the total land area proposed for development described in the use permit.

Density: the maximum building area possible that can be developed on a parcel of land for each classification.

Lone Butte Development Corporation: The Lone Butte Development Corporation is a tribally chartered organization of Gila River Indian Community consisting of a Board of Directors, appointed by the Community Council, who oversee the Park and the decision making process. This corporation shall review and grant approval of all development proposals. In addition, said corporation shall enforce the development guidelines of the Lone Butte Development Corporation.

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Driveway: vehicular access onto or within a parcel exclusive of streets. A minimum separation of five (5) feet shall be maintained between all driveways and buildings.

Gross Floor Area: the entire floor area enclosed by the exterior walls of a building.

Property Line: the line separating land parcels by occupancy, as defined in Tenant leases or Use Agreements. Property area includes building, parking facilities, and other related uses.

Setback: distance from the property boundaries as defined in Section 3.4 of the Guidelines and appropriate GRIC Zoning Ordinances.

Sign: a structure, device and all parts thereof which are erected for, fastened or affixed to the improvements and used for advertising or identification purposes.

Sign Area: the surface area measured by a rectangle placed around the entire sign material.

Site Coverage: the total land area of a parcel described in the Lease or Use Agreement.

Streets: all rights-of-way dedicated to public vehicular movement.

Tenant: Any association, incorporated or unincorporated, signing a lease with the Lone Butte Development Corporation agreeing to develop and maintain a site in the Lone Butte Park in accordance with the protective covenant of said park.

Lease Procedures

The lease procedures basically demonstrates the manner in which the Lone Butte Development Corporation Management deals with potential and existing

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business prospects relative to leases and subleases that are considered from time to time.

The Lone Butte Development Management assumes the administrative responsibility of providing a general orientation of the Park in conjunction with furnishing materials (guidelines, sample lease, property information, questionnaires, etc). Information will be requested by the Lone Butte Development Management for review in regards to financials and background information, etc.).

After management's examination of materials requested; completion of lease negotiations and receipt of six (6) copies of the lease signed by the Tenant, management will present the project to the Lone Butte Board of Directors with its recommendation.

When the prospective development is referred to the Board for review and action, the prospective Tenant may be requested to have a representative in attendance to answer questions and offer additional materials that may be useful and appropriate to the Board's decision making process.

The lease is then forwarded to the Gila River Indian Community Law Office for review and approval, which is then forwarded to the Economic Development Standing Committee of the Gila River Indian Community Council for review and approval.

Once the lease is approved, the General Manager will then inform the prospective tenant to begin the steps of coordinating with the appropriate tribal departments and/or offices that have a direct relationship to the GRIC development process.

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The Bureau of Indian Affairs is also a part of the process in that it reviews the leases for compliance with all applicable Federal Laws and Statutes relating to Indian Lands. For leases that exceed 25 years in term, this includes approval of the lease by the Bureau of Indian Affairs. For leases under 25 years, the lease requires review, filing and recording by the Bureau of Indian Affairs.

At any point in the process, the Corporation or the Gila River Indian Community has the right to terminate the lease for cause, prior to the final signature of the Secretary (or designee) of the Bureau of Indian Affairs.

FOR FURTHER INFORMATION CONTACT:

Lone Butte Development Corporation

1235 South Akimel Lane

Chandler, Arizona 85226

(520) 796-1033

Lonebuttedevelopment.com