

ORDINANCE NO. 1178.153

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING ZONING ORDINANCE #1178 AND ITS SUBSEQUENT AMENDMENTS BY CHANGING THE ZONING FROM URBAN RANCH (UR) TO PLANNED AREA DEVELOPMENT (P.A.D.) ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF PEART ROAD AND MCCARTNEY ROAD, CASA GRANDE, ARIZONA.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, as follows:

Section 1. Authorization for Rezoning

Ordinance No. 1178 and its subsequent amendments are amended by changing the zoning from Urban Ranch (UR) to Planned Area Development (P.A.D.) on property located at the northeast corner of Peart Road and McCartney Road, Casa Grande, Arizona. The legal description of the property is set forth in Exhibit A, attached hereto and incorporated herein by this reference, and is also known as a portion of Pinal County Assessor parcel number 509-49-13.

This zoning change is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions:

1. Final drainage, traffic, water, and sewer reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats or Major Site Plans for this project.
2. Sewer capacity shall not be reserved for any parcel until either a Final Subdivision Plat (not PAD Plat) or Major Site Plan is approved for the subject parcel.
3. A comprehensive traffic study must be submitted and reviewed by the City to determine the traffic impact of this project and any need for additional traffic and roadway improvements, including signalization, that the develop/builder will be required to provide and/or be partially financially responsible for.
4. The internal multi-use path (10 foot wide min. within El Paso easement and 8' wide min. in other locations) and walkway (5 foot wide min.) network shall be designed to provide safe and convenient connections/linkages to all open space amenities, the school site, and commercial and residential land uses. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. All paths and walks shall be covered by pedestrian public access easements.
5. Prior to approval of any Final Plats or Major Site Plans for this site, the City must receive a letter from El Paso Gas (or any owner of the easement referred to as the El Paso easement) agreeing to the recreation use, landscaping, and other uses of and impacts to their easement. A PAD amendment is required if the easement owner has concerns that require changes in

the landscaping, path network, road alignment, and/or parcel boundaries.

6. A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any final subdivision plats for the property. A minimum of 15 percent open space, not including landscaped rights-of-way, shall be provided within the single-family residential portions of this PAD.
7. Pavers or colored stamped concrete will be located at each entry into a residential or commercial parcel and at all locations where the internal path or walkway network cross roadways (latter subject to the City's Engineer's approval). All paver or colored stamped concrete treatments shall be maintained by the homeowner's association.
8. Any utilities running through the site or any utilities which need to be relocated/provided for the development of the site, must be placed underground, unless otherwise approved by the City Council.
9. The subdivision plats shall be consistent with the preliminary development plan, with the exception of minor changes that may be required due to engineering constraints and the recommendations of the Planning and Zoning Commission at the time of preliminary plat requests.
10. All street names are subject to the review and approval of the City Building Division.
11. Non-tandem front-loaded garages for three or more cars shall not be allowed on any lot that is less than 60 feet wide at the 20 foot front setback line.
12. The applicant/future home builders shall develop a diverse housing product for the project that includes the use of front courtyards, front porches, front or corner side bay windows, and/or pueblo-style architecture as standard features on at least two of the offered elevations per product type.
13. Unless otherwise approved by the City Council, no more than 25 percent of the single family home lots, with or without the school site developed, shall be less than 7,000 square feet in area. Only parcel AA shall have lots that are less than 7,000 square feet in area.
14. Entry monument "A" shall be located at each of the two main McCartney Road entrances. One entry monument "B" shall be located at one entrance to each single-family residential parcel.
15. The perimeter screen decorative walls shall be located along all arterial roadways with adjacent residential land uses and the east perimeter of the PAD. The interior screen decorative walls shall be located along all collector roadways and other residential parcel boundaries. Either the interior screen decorative walls or decorative view walls will be located at all other locations where residential walls are exposed to open spaces or streets. A standard masonry block wall, colored to match the decorative walls shall be used for all other residential purposes. Final wall designs and heights for parcels subject to Major Site Plan review will be determined by the Planning and Zoning Commission.
16. Prior to the approval of any Major Site Plans for the PAD, the developers/builders shall

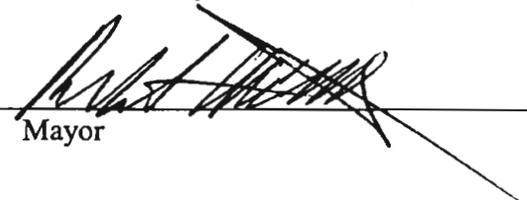
submit for the review and approval of the Planning Director and the Planning and Zoning Commission a Comprehensive Sign Guide for the PAD that sets forth the requirements for sign locations, heights, styles, sizes, areas, colors, designs, lighting, and other pertinent issues.

17. Prior to the approval of any subdivision final plats or Major Site Plans for this PAD, the developer/builders shall submit a detailed phasing plan, meeting the approval of the City Engineer and Planning Director, for the completion of all required improvements.
18. If required by the City Engineer, the applicant/developer/builder shall submit right-of-way abandonment requests and any other applicable information to abandon any previously dedicated right-of-way that will not be used.
19. Development of the PAD shall be in accordance with the approved Final PAD Development Guide, all applicable City codes and ordinances, and all conditions required by the City Council.
20. The developer/owner shall donate the school site outlined in the Final PAD Development Guide if, within 30-days from the date that 60% of the building permits for the project have been approved, the Casa Grande Elementary School District delivers written Notice of Intention to construct an elementary school on the donated site. Thereafter, the Casa Grande Elementary School District will have 24 months to obtain the financing for the school.

Section 2. Operative Date

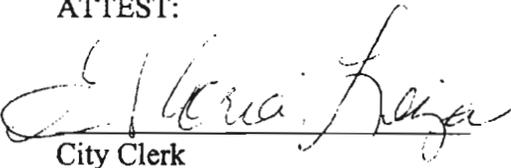
That the operative date of this Ordinance shall be September 20, 2000, or the date on which the final plat is recorded in the Pinal County Recorder's Office in substantial accordance with the requirements set forth by this Ordinance. If the final plat is not recorded prior to September 20, 2001, the Mayor and City Council may, after notifications to owner and applicant, schedule a public hearing to cause the property to revert to Urban Ranch (UR) zoning classification.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 21 day of August, 2000.



Mayor

ATTEST:

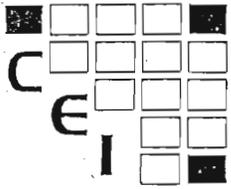


City Clerk

APPROVED AS TO FORM:



City Attorney



Clouse Engineering, Inc.

ENGINEERS • SURVEYORS

1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL (602) 395-9300 • FAX (602) 395-9310

October 11, 1999
Job No. 990903

Legal Description for McCartney Center

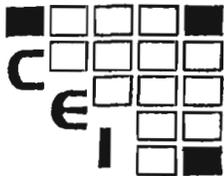
That part of the South half of Section 35, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Beginning at the Southwest corner of said Section 35, measure; thence North 00 degrees 02 minutes 39 seconds East along the West line of said Section 35, 2641.35 feet to the Northwest corner of said South half of Section 35 (West quarter corner of Section 35); thence South 89 degrees 11 minutes 45 seconds East along the East-West mid-section line of said Section 35, 4541.37 feet to a point on the Westerly right of way of Interstate 10; thence South 34 degrees 07 minutes 04 seconds East along said Westerly right of way, 1392.43 feet to a point on the East line of said South half of Section 35; thence South 00 degrees 21 minutes 59 seconds East along said East line, 1499.34 feet to the Southeast corner of Section 35; thence North 89 degrees 12 minutes 17 seconds West, 2666.76 feet to the South quarter corner of said Section 35; thence North 89 degrees 11 minutes 44 seconds West, 2667.31 feet to the Southwest corner of Section 35 and the Point of Beginning.

Note: The above described parcel contains 13,620,749 gross square feet or 312.6894 gross acres.



Robert B. Moreno



Clouse Engineering, Inc.

ENGINEERS • SURVEYORS

1642 E. Orangewood Ave. • Phoenix, Arizona 85020 • TEL (602) 3995-9300 • FAX (602) 395-9310

October 11, 1999
Job No. 990903

Legal Description for McCartney Center

PAID Zoning

That part of the South half of Section 35, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Beginning at the Southwest corner of said Section 35, measure; thence North 00 degrees 02 minutes 39 seconds East along the West line of said Section 35, 2641.35 feet to the Northwest corner of said South half of Section 35 (West quarter corner of Section 35); thence South 89 degrees 11 minutes 45 seconds East along the East-West mid-section line of said Section 35, 4541.37 feet to a point on the Westerly right of way of Interstate 10; thence South 34 degrees 07 minutes 04 seconds East along said Westerly right of way, 1392.43 feet to a point on the East line of said South half of Section 35; thence South 00 degrees 21 minutes 59 seconds East along said East line, 1499.34 feet to the Southeast corner of Section 35; thence North 89 degrees 12 minutes 17 seconds West, 2666.76 feet to the South quarter corner of said Section 35; thence North 89 degrees 11 minutes 44 seconds West, 2667.31 feet to the Southwest corner of Section 35 and the Point of Beginning.

Note: The above described parcel contains 13,620,749 gross square feet or 312.6894 gross acres.



Robert B. Moreno

Palacia Homes

2147 E. Baseline Rd. Ste. 101

Tempe AZ 85283 Ph. 480-545-1243

September 8, 2006

Laura

City of Casa Grande
510 E. Florence Blvd.
Casa Grande, AZ 85222

Dear Laura:

This letter is to inform the City building department of a change to the elevation of lot # 389, Sonoran Vistas at Mc Cartney Center. We inadvertently placed two homes next to each other of the same plan and elevation. Both homes are completely framed at this point. Lot #388 is to the point of dry in and the roof is felt and battened. The house is also wrapped with lath. We are proposing a change to one of the plans to make the appearance as different as possible. Lot #388, 2716C will remain unchanged as per plans, with curved roof tile and exterior color scheme #1. Lot #389, 2716C will be changing moderately. The roof tile will be flat with color scheme #3. The elevation below the roof line will be the same as a "B" elevation.

See attached drawings.

Kenneth L. Maki

Project Manager, Palacia Homes

City Representative Approval:

Sign: Laura Blakeman

Print: Laura Blakeman

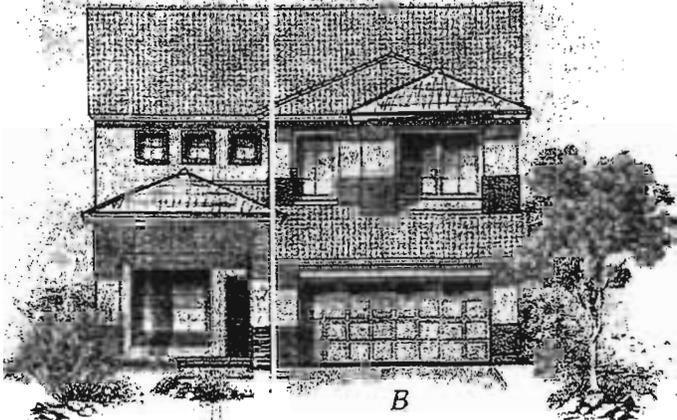
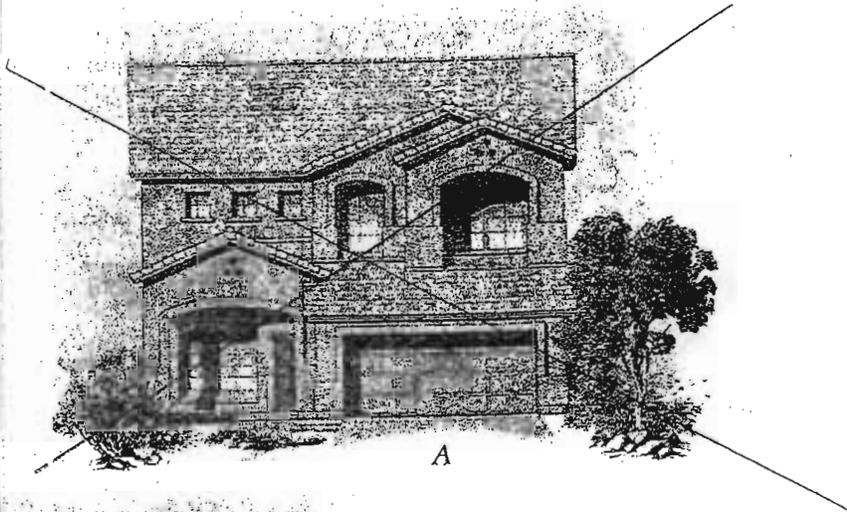
Palacia Homes Representative :

Sign: Kenneth L. Maki

Print: Kenneth L. Maki

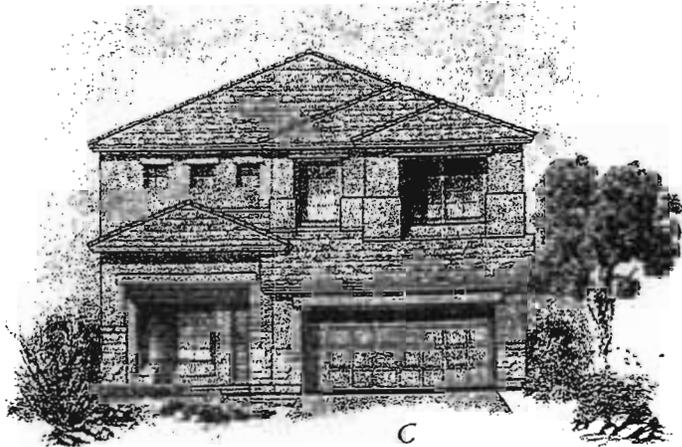
SONORAN VISTAS

Maya 2716



Proposed Lot 389

Standard Lot 388



Palacia
HOMES

McCormey Road & I-10, Casa Grande | 520-856-1535

THIS FLOOR PLAN AND ITS EXTERIOR DESIGN ARE ONLY ARTIST'S RENDERINGS. LOCATION, SIZE, EXISTENCE OF DOORS, WINDOWS, WALKS, FIREPLACES, STANDARD FEATURES MAY VARY IN EACH COMMUNITY



PALACIA HOMES START ORDER

2147 E Baseline Rd Suite 101 Tempe AZ 85283

PROJECT: Sonoran Vistas@McCartney Center

Start #3 8-31-06

SUPERINTENDENT: ~~XXXXXXXXXXXX~~

Buyer Name: Michelle Tran Doan

ADDRESS: 1598 E Elegante Dr Casa Grande, AZ 85222

Plan #: 2716 C Lot # 388

SELECTIONS	
Roof Tile	2581 Curve
Cabinets	Classic Spice (added 8-31-06)
Countertops	Formica Burnished Glaze 7704-58 (added 8-31-06)
Interior Doors	Standard
Landscaping rock color	
Exterior Color	Scheme 1
Interior Color	Standard
Garage Side	LEFT
Date	OPT. #
STRUCTURAL	Elevation C
	Game Room /lo loft & bdrm 4
	Entertainment Center w/Fireplace & Border
ELECTRICAL	
PLUMBING	Double Sink in Master Bath
WINDOWS	
Misc	Chrome Door Handles
	Paint-grade handrail

PALACIA HOMES START ORDER

2147 E Baseline Rd Suite 101 Tempe AZ 85283

PROJECT: Sonoran Vistas@McCartney Center

Start: #2 9-02-06

SUPERINTENDENT:

Buyer Name: SPEC

ADDRESS: 1604 E. Elegant Drive

Plan #: 2716C Lot # 389

SELECTIONS	
Roof Tile	4576 Flat
Cabinets	Arch Maple Suede (added 9-2-06)
Countertops	we are using the granite slab from lot 384 (added 9-2-06)
Interior Doors	STANDARD
Landscaping rock color	
Exterior Color	Scheme 3
Interior Color	STANDARD
Garage Side	LEFT
Date	OPT. #
STRUCTURAL	Elevation C
	Covered Patio B
	Walk deck A & B at master bedroom with door
	2 ft garage extension
	10 ft gate ilo 4 ft
ELECTRICAL	garage door opener
	5 additional ceiling fan prewires in rooms 2,3,4,5,6
	5 additional TV outlets in rooms 2,3,4,5,6
	1 additional phone jack in room 6
PLUMBING	double sink in master bath
WINDOWS	
MISC	uppers at washer and dryer in white
	brushed nickel saxton handle
	acrylic block above tub
	stair railing in traditional maple



NOTE: VERTICAL CURB CUT LOCATIONS SHALL BE VERIFIED BY CONCRETE SUBS AND SUPERINTENDENT PRIOR TO PLAN AND OR LOT LAYOUT.

NOTE: IN CASE OF LOT DISCREPANCY REFER TO APPROVED FINAL PLANS FOR LOT SIZES & DIMENSIONS.

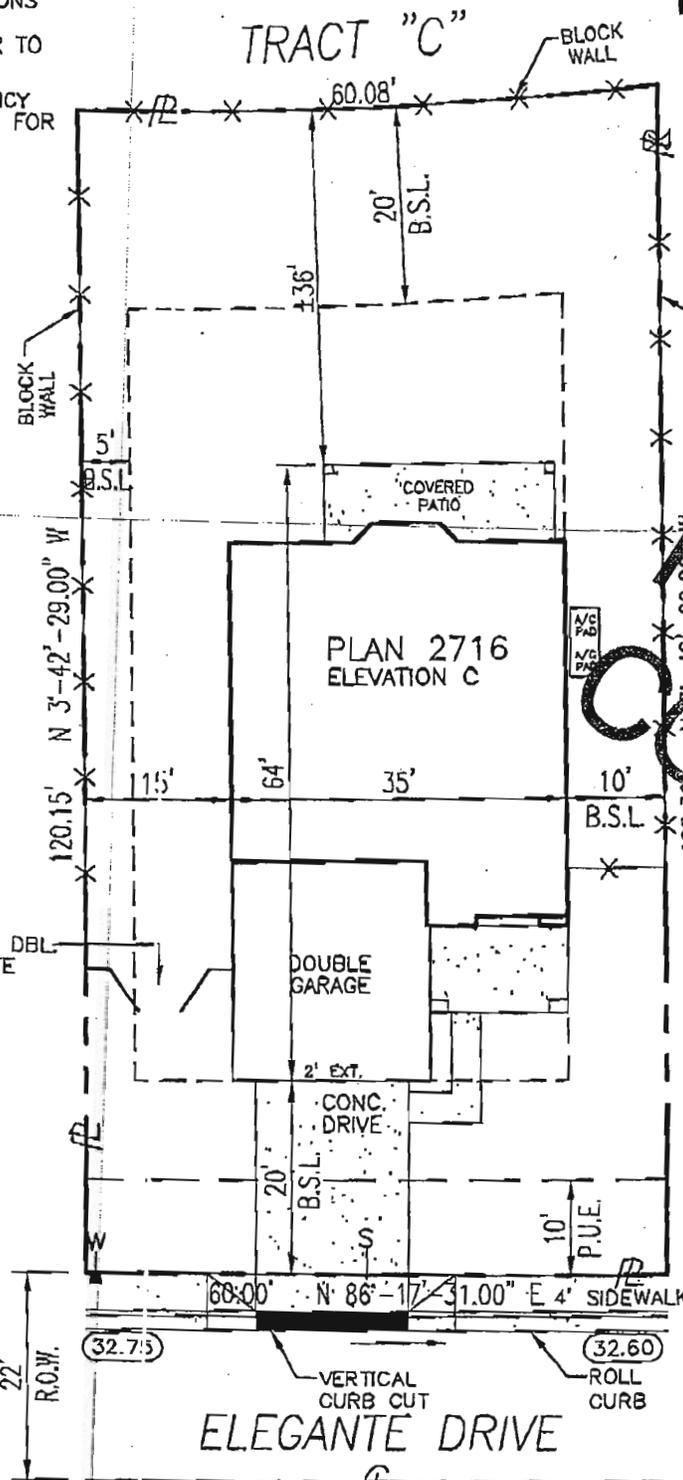
Finished Floor Elevation (FFE) must be a minimum of four (4") inches above lowest Top Of Curb (TOC) elevation.

APPROVED BY _____

JUN 28 2006

City of Casa Grande Building Division

COPY



SETBACKS

- FRONT = 20'-23'
- 15' FOR LIVABLE/PORCH
- 15' FOR SIDE ENTRY GARAGE
- EVERY 3RD OR 4TH HOUSE MUST HAVE A 3' STAGGER
- REAR = 20'
- SIDE = 5' & 10'
- CORNER = 15'
- 5' WHEN ADJACENT TO A LANDSCAPE TRACT.

ELECTRICAL SERVICE ON _____ SIDE OF LOT.

FIN.FLR. = 34.97
PAD = 34.3

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

NOTE TO BUYERS:

PLOT PLAN IS FOR HOUSE PLACEMENT ONLY. A/C PAD, FENCE RETURN LOCATIONS AND FENCE LENGTH AS SHOWN ARE STANDARD AND WILL BE VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

2nd Flr. Liv. = 1,446

BLOCK FENCE 254' L.F. ±6"

MODEL	= 2716
1st Flr. Liv.	= 1,270
GARAGE	= 469
PORCH	= 138
PATIO	= 174
TOTAL	= 2,051
LOT AREA	= 7,239
LOT COV. %	= 28.3%

LOT 389 PARCEL DD AT MCCARTNEY CENTER
1604 E. ELEGANTE DRIVE CASA GRANDE, ARIZONA

PALACIA HOMES

3030 E. Baseline Road, Suite 113
Gilbert, Arizona 85234

PLOT PLAN

SCALE: 1"=20'-0"
PLAN NO. 2716-C

PRECISION



DESIGN

135 E. Chilton Drive
Suite 101
Chandler, Arizona 85225
Phone (480) 813-2334
Fax (480) 813-2235

APRIL 27, 2006



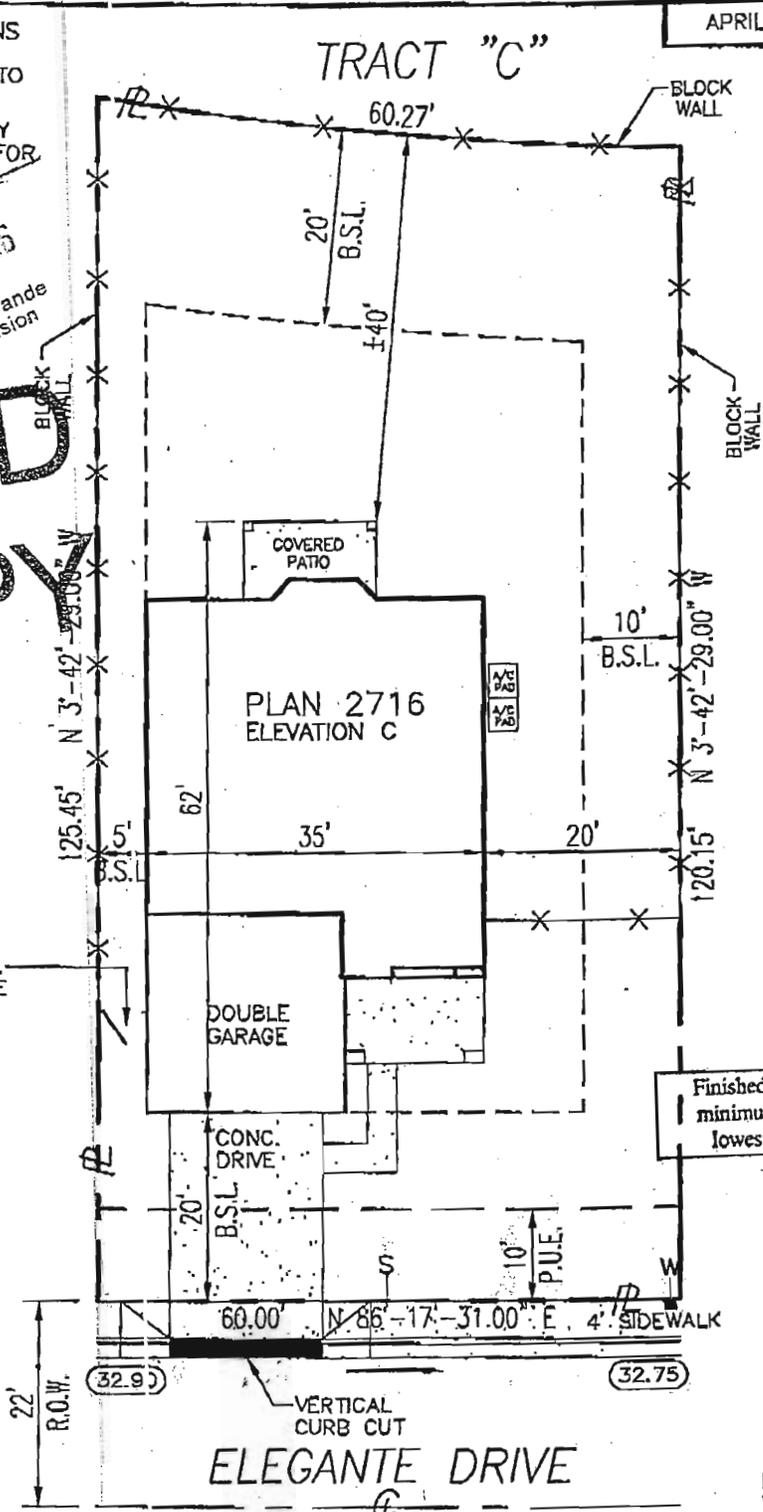
NOTE: VERTICAL CURB CUT LOCATIONS SHALL BE VERIFIED BY CONCRETE SUBS AND SUPERINTENDENT PRIOR TO PLAN AND OR LOT LAYOUT.

NOTE: IN CASE OF LOT DISCREPANCY REFER TO APPROVED FINAL PLANS FOR LOT SIZES & DIMENSIONS.

APPROVED BY
MAY 16 2006

City of Casa Grande
Building Division

FIELD COPY



SETBACKS

- FRONT = 20'-23'
- 15' FOR LIVABLE/PORCH
- 15' FOR SIDE ENTRY GARAGE
- EVERY 3RD OR 4TH HOUSE MUST HAVE A 3' STAGGER
- REAR = 20'
- SIDE = 5' & 10'
- CORNER = 15'
- 5' WHEN ADJACENT TO A LANDSCAPE TRACT.

ELECTRICAL SERVICE ON _____ SIDE OF LOT.

FIN. FLR. = 35.17
PAD = 34.5

NOTE: BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS, ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

NOTE TO BUYERS:

PLAN IS FOR HOUSE PLACEMENT ONLY. A/C PAD, FENCE RETURN LOCATIONS AND FENCE LENGTH AS SHOWN ARE STANDARD AND WILL BE VERIFIED BY THE SUPERINTENDENT IN THE FIELD.

Finished Floor Elevation (FFE) must be a minimum of fourteen (14") inches above lowest Top Of Curb (T.O.C.) elevation.

2nd Flr. Liv. = 1,446

BLOCK FENCE
260 L.F. ± 6'

MODEL	= 2716
1st Flr. Liv.	= 1,270
GARAGE	= 428
PORCH	= 138
PATIO	= 94
TOTAL	= 1,930
LOT AREA	= 7,330
LOT COV. %	= 26.3%

LOT 388 PARCEL DD AT McCARNEY CENTER
1598 E. ELEGANTE DR CASA GRANDE, ARIZONA

PALACIA HOMES

3030 E. Baseline Road, Suite 113
Gilbert, Arizona 85234

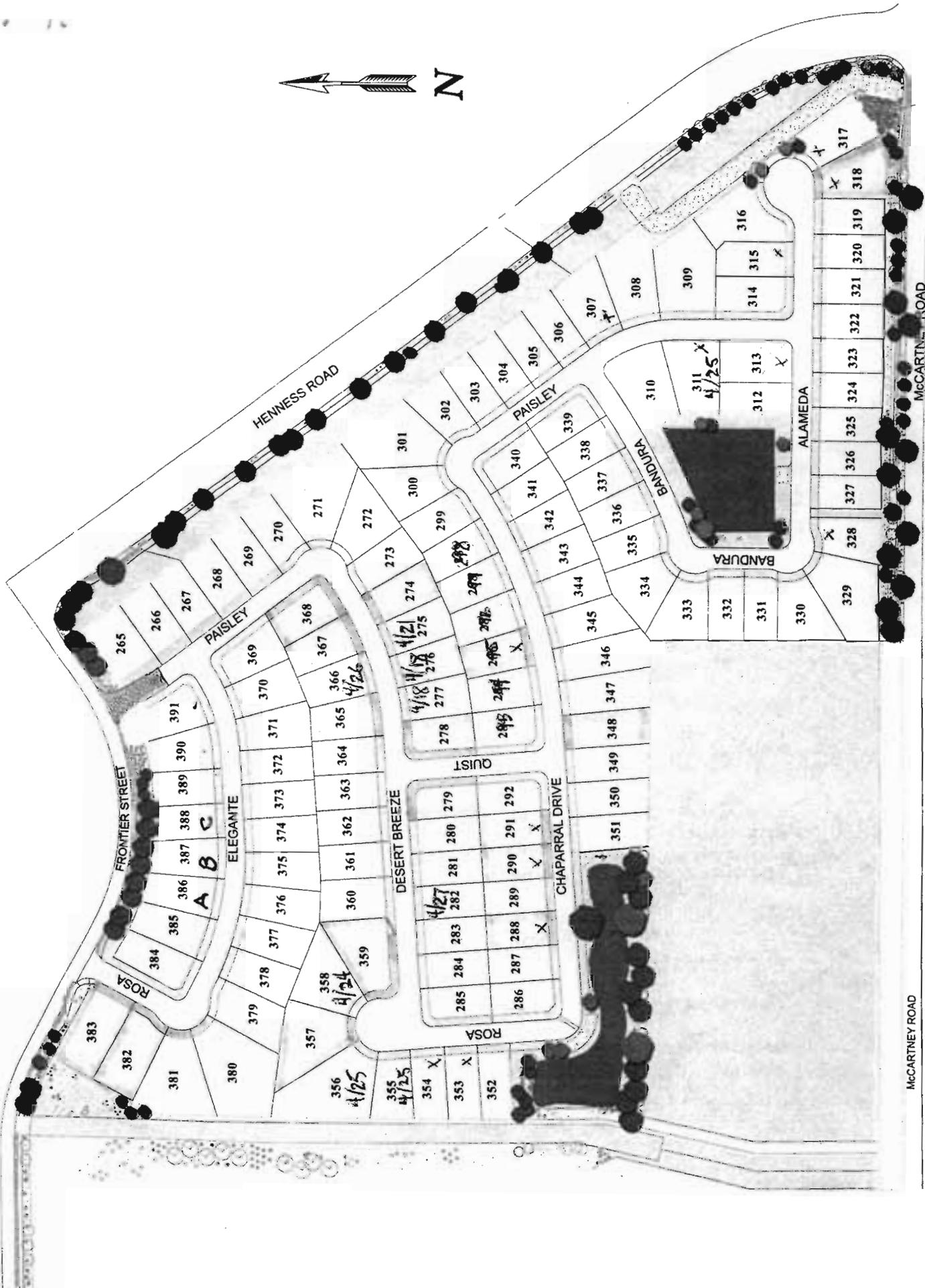
PLOT PLAN

SCALE: 1"=20'-0"
PLAN NO. 2716-C

PRECISION



135 E. Chilton Drive
Suite 101
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Phone (480) 813-2334
Fax (480) 813-2235



SONORAN VISTAS

MCCARTNEY ROAD

MCCARTNEY ROAD