

GP13-025
La Jara Farms

Lindsay Schube
Applicant

GP13-025

La Jara Farms

- Requested change:
 - From Employment Type A
 - To Very Low Density Residential (up to 1 du/ac)
- 140.76 acres
 - Southwest corner of Hawes and Germann roads
- Current zoning
 - R1-43, Single family residential, plat currently recorded

PROPOSED GENERAL PLAN (0-1 DU/AC)

Bowman
CONSULTING

Bowman Consulting Group, LLC
2012 South 19th Street, Suite 110
Tempe, Arizona 85282
Phone: (480) 834-8822
www.bowmanconsulting.com
© 2012 Bowman Consulting, LLC

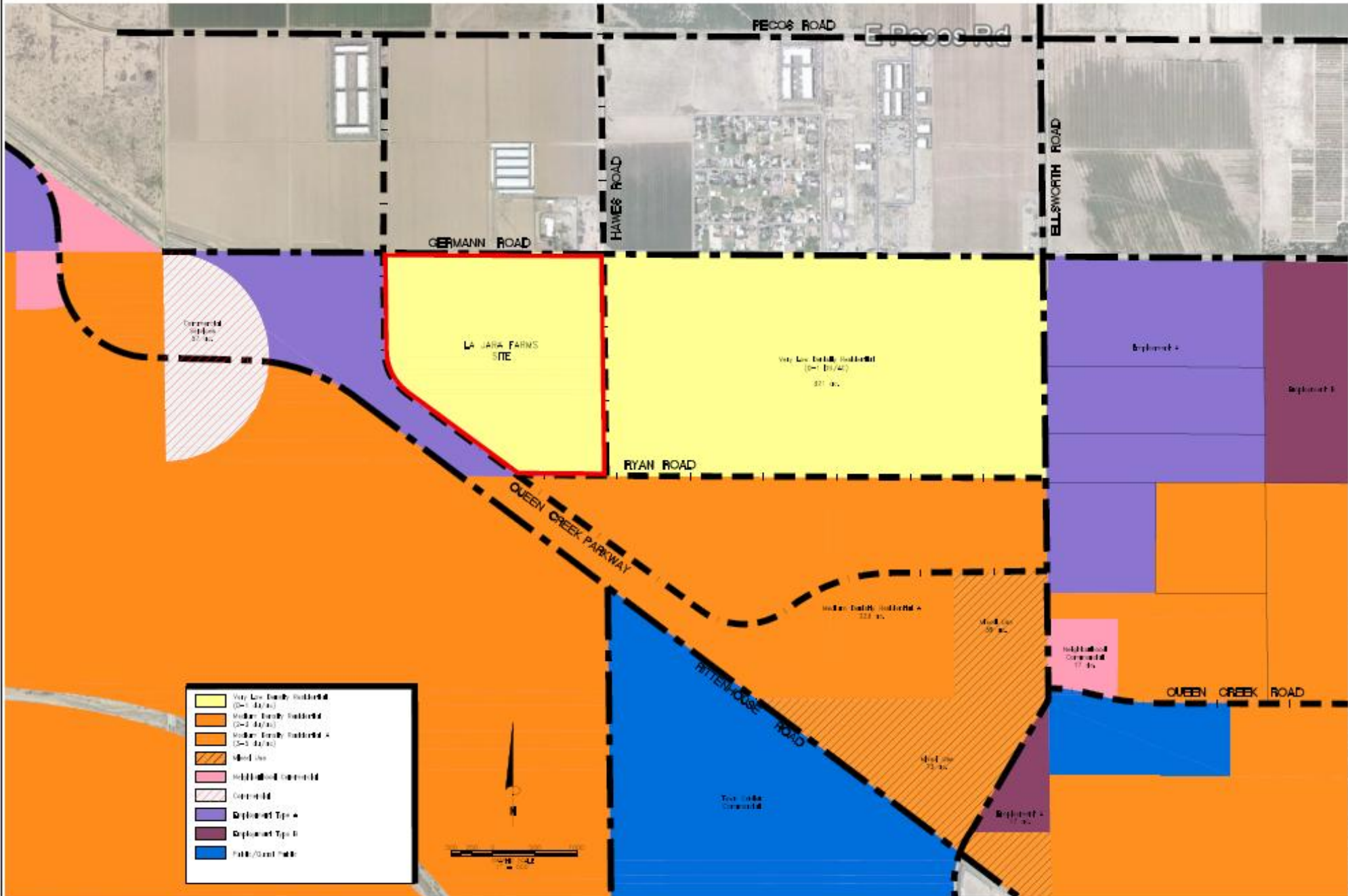
PROPOSED GENERAL PLAN
LA JARA FARMS
MARICOPA COUNTY
QUEEN CREEK, ARIZONA

PROJECT NAME:

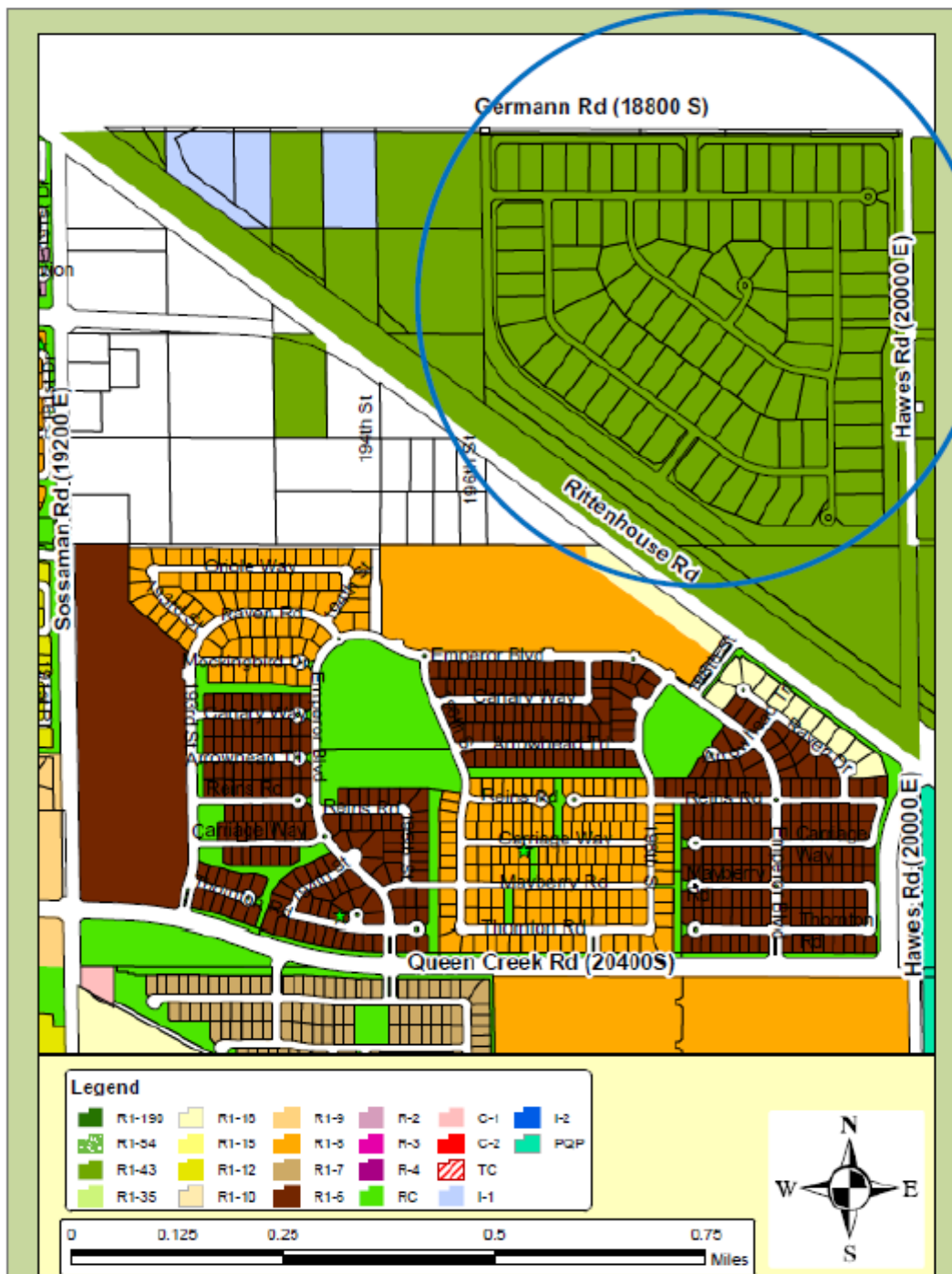
PLAN NOTES

DATE	BY	REVISION
02/14/12	CS/MS	01
02/14/12	MS	02
02/14/12	MS	03
02/14/12	MS	04
02/14/12	MS	05
02/14/12	MS	06
02/14/12	MS	07
02/14/12	MS	08
02/14/12	MS	09
02/14/12	MS	10
02/14/12	MS	11
02/14/12	MS	12
02/14/12	MS	13
02/14/12	MS	14
02/14/12	MS	15
02/14/12	MS	16
02/14/12	MS	17
02/14/12	MS	18
02/14/12	MS	19
02/14/12	MS	20
02/14/12	MS	21
02/14/12	MS	22
02/14/12	MS	23
02/14/12	MS	24
02/14/12	MS	25
02/14/12	MS	26
02/14/12	MS	27
02/14/12	MS	28
02/14/12	MS	29
02/14/12	MS	30
02/14/12	MS	31
02/14/12	MS	32
02/14/12	MS	33
02/14/12	MS	34
02/14/12	MS	35
02/14/12	MS	36
02/14/12	MS	37
02/14/12	MS	38
02/14/12	MS	39
02/14/12	MS	40
02/14/12	MS	41
02/14/12	MS	42
02/14/12	MS	43
02/14/12	MS	44
02/14/12	MS	45
02/14/12	MS	46
02/14/12	MS	47
02/14/12	MS	48
02/14/12	MS	49
02/14/12	MS	50
02/14/12	MS	51
02/14/12	MS	52
02/14/12	MS	53
02/14/12	MS	54
02/14/12	MS	55
02/14/12	MS	56
02/14/12	MS	57
02/14/12	MS	58
02/14/12	MS	59
02/14/12	MS	60
02/14/12	MS	61
02/14/12	MS	62
02/14/12	MS	63
02/14/12	MS	64
02/14/12	MS	65
02/14/12	MS	66
02/14/12	MS	67
02/14/12	MS	68
02/14/12	MS	69
02/14/12	MS	70
02/14/12	MS	71
02/14/12	MS	72
02/14/12	MS	73
02/14/12	MS	74
02/14/12	MS	75
02/14/12	MS	76
02/14/12	MS	77
02/14/12	MS	78
02/14/12	MS	79
02/14/12	MS	80
02/14/12	MS	81
02/14/12	MS	82
02/14/12	MS	83
02/14/12	MS	84
02/14/12	MS	85
02/14/12	MS	86
02/14/12	MS	87
02/14/12	MS	88
02/14/12	MS	89
02/14/12	MS	90
02/14/12	MS	91
02/14/12	MS	92
02/14/12	MS	93
02/14/12	MS	94
02/14/12	MS	95
02/14/12	MS	96
02/14/12	MS	97
02/14/12	MS	98
02/14/12	MS	99
02/14/12	MS	100

GP03
NEXT 3 OF 4



- Very Low Density Residential (0-1 DU/AC)
- Medium Density Residential (2-4 DU/AC)
- Medium Density Residential A (3-5 DU/AC)
- High Density Residential
- General
- Employment Type A
- Employment Type B
- Public/Quasi Public



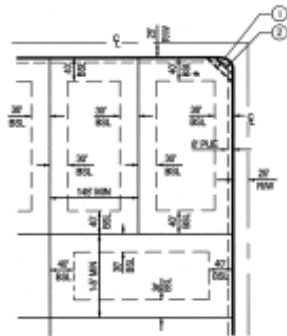
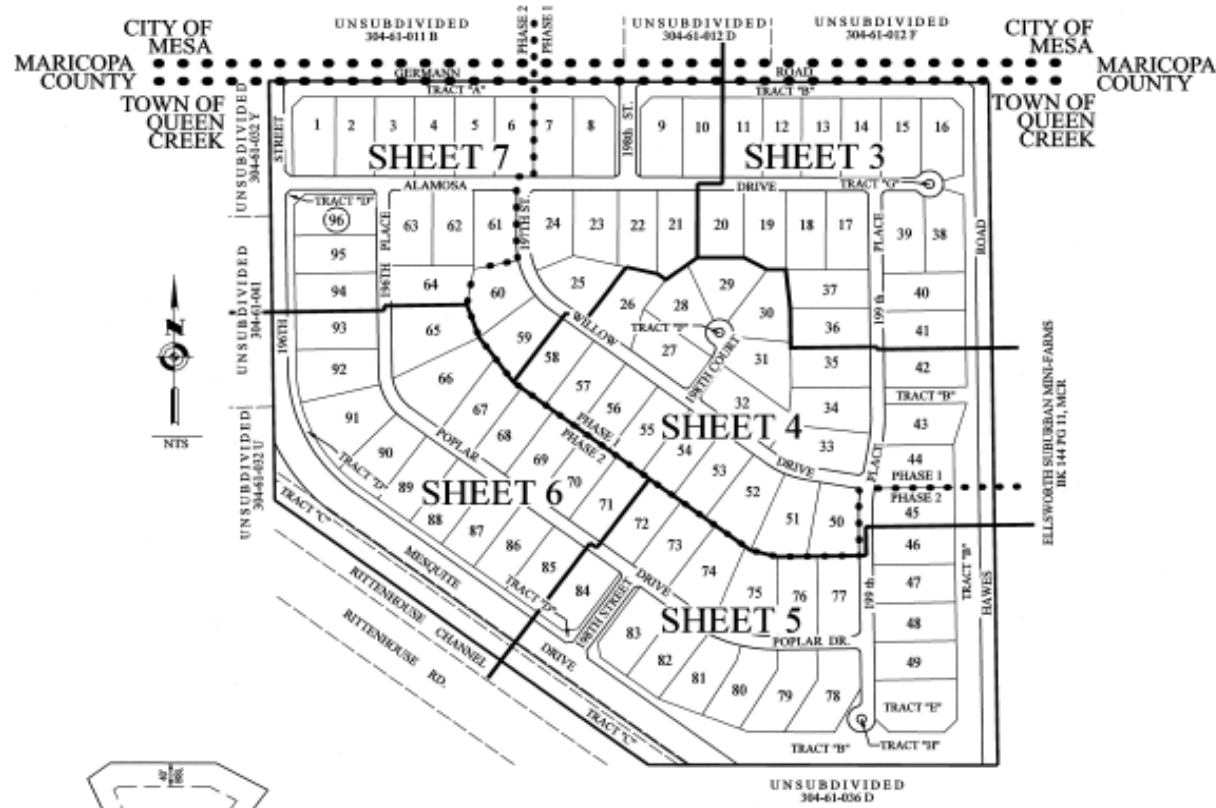
Existing
Zoning

GP13-025
La Jara Farms

Location Map of La Jara Farms



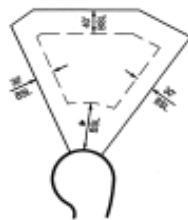
FINAL PLAT
FOR
"LA JARA FARMS"
R1 - 43 DEVELOPMENT
KEY MAP



TYPICAL LOT SETBACKS

SCALE: 1"=100'

- ① ALL LOCAL STREETS INTERSECTING A COLLECTOR OR ARTERIAL STREET SHALL HAVE A 33' X 33' MINIMUM SIGHT TRIANGLE EASEMENT.
 - ② ALL LOCAL STREET INTERSECTIONS SHALL HAVE A 20' X 20' MINIMUM SIGHT TRIANGLE EASEMENT.
- * UNLESS OTHERWISE SHOWN PER PLAN SHEETS.



IRREGULAR LOT SETBACKS

SCALE: 1"=100'

- * FRONT RSL DIMENSION PER PLAN SHEETS
- * FRONT RSL FOR ALL IRREGULAR LOTS MUST PROVIDE THE MIN. LOT WIDTH OF 145'

BOOK 975 PAGE 17
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN FURDILL
2008 - 0178250
05/05/08 04:13 PM



Hoskin-Ryan Consultants, Inc.
civil engineering solutions

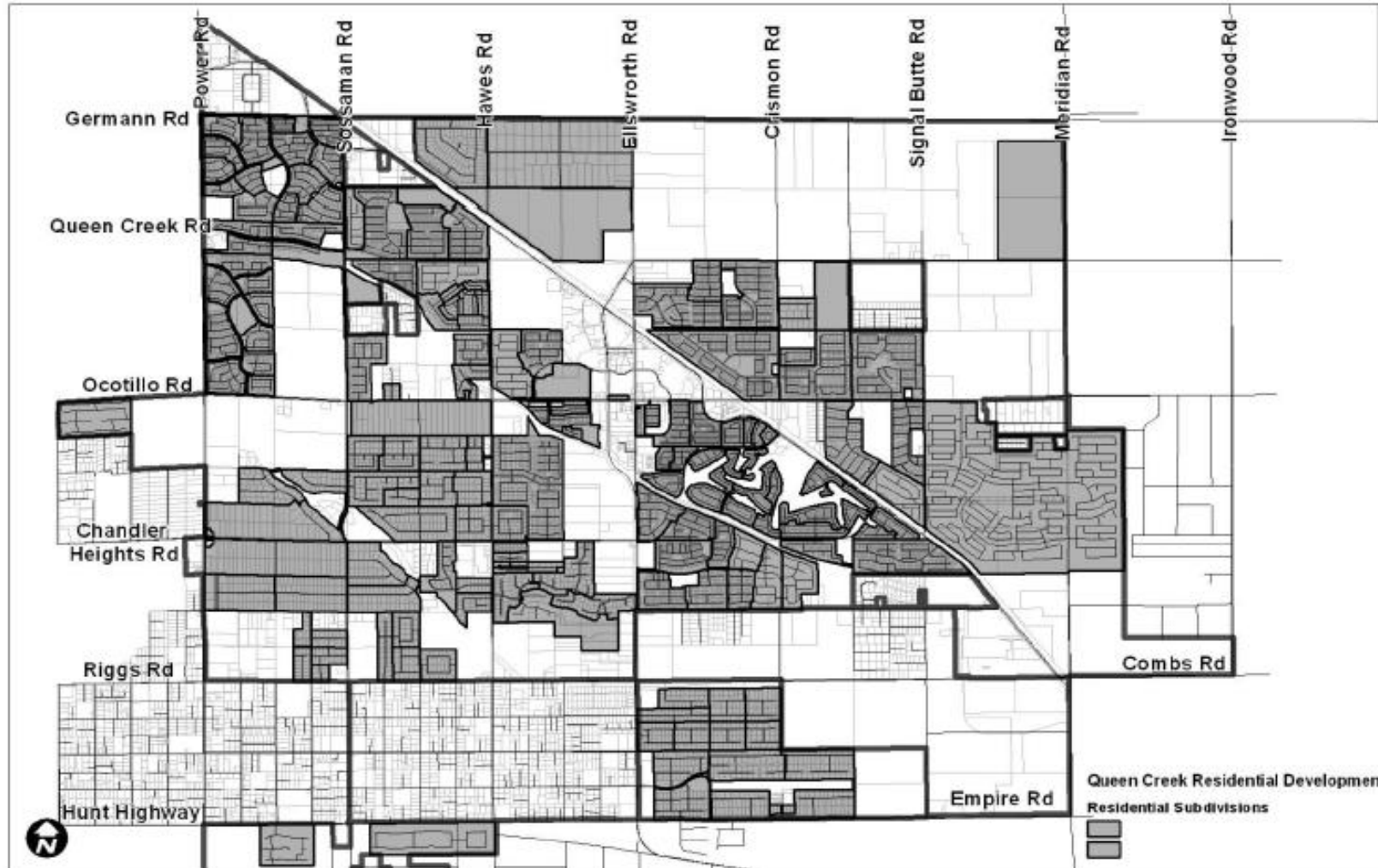
250 West Indian School Road
Phoenix, AZ 85015
Office (602) 252-8884 | Fax (602) 252-8885 | www.hoskinryan.com



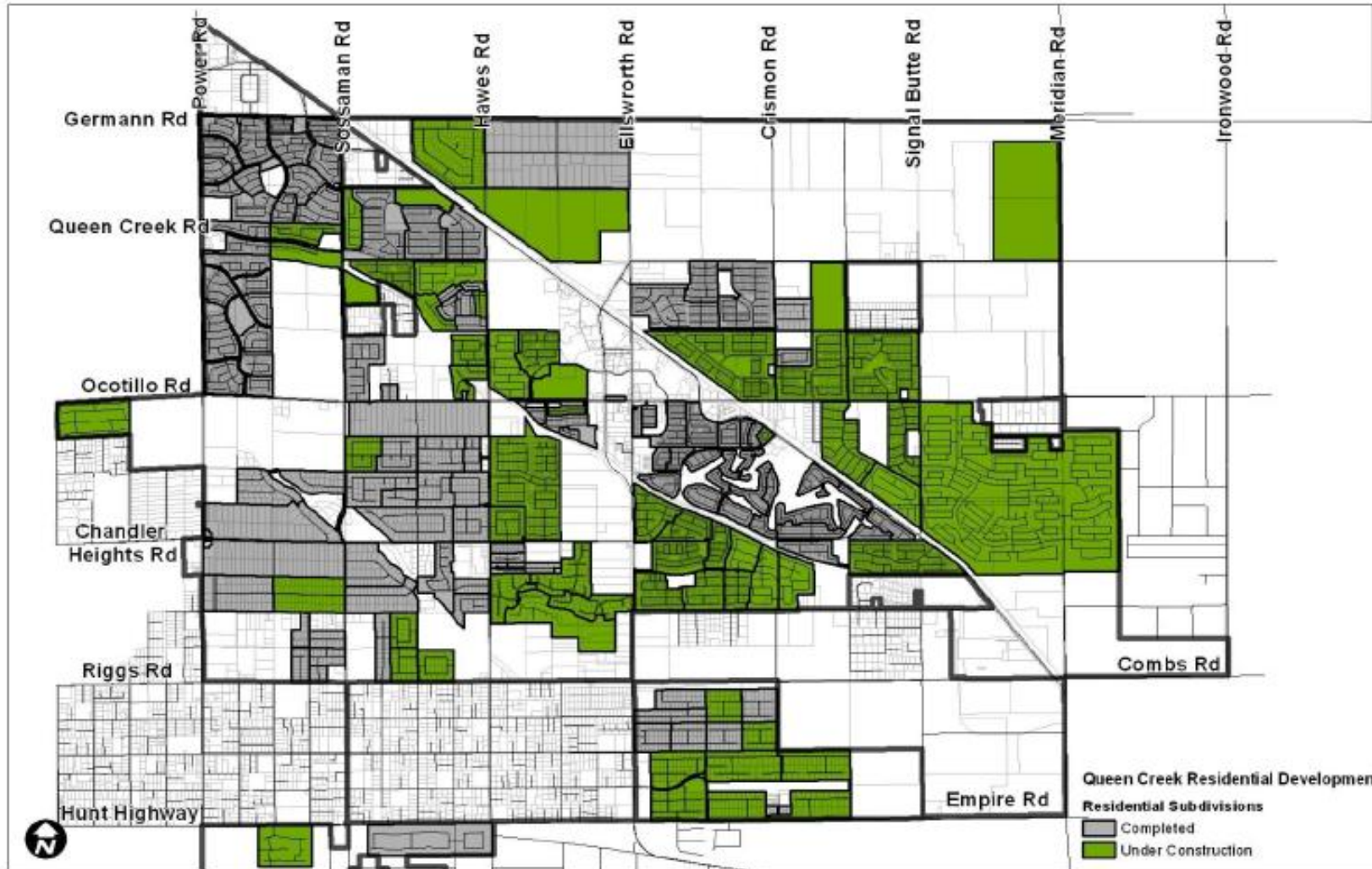
GROSS AREA 140.76 AC.

SHEET 2 OF 7

Subdivisions in Town



Subdivisions Under Construction



Land Without Development Plan

