



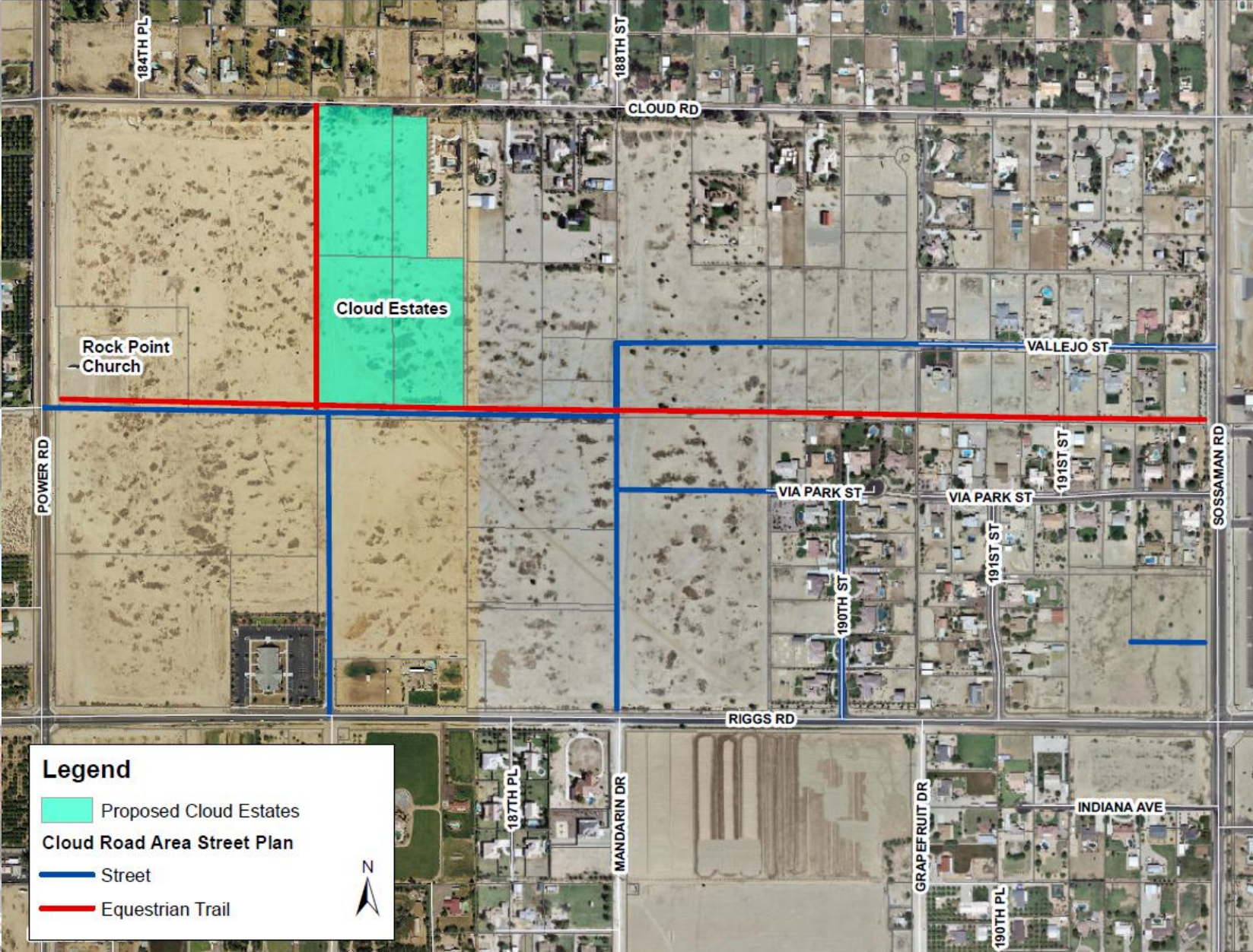
# Cloud Estates

PAD/Rezone (Case No. RZ13-034)  
Preliminary Plat (Case No. SD13-035)

January 15, 2014 Council Meeting




# Aerial Photo Exhibit



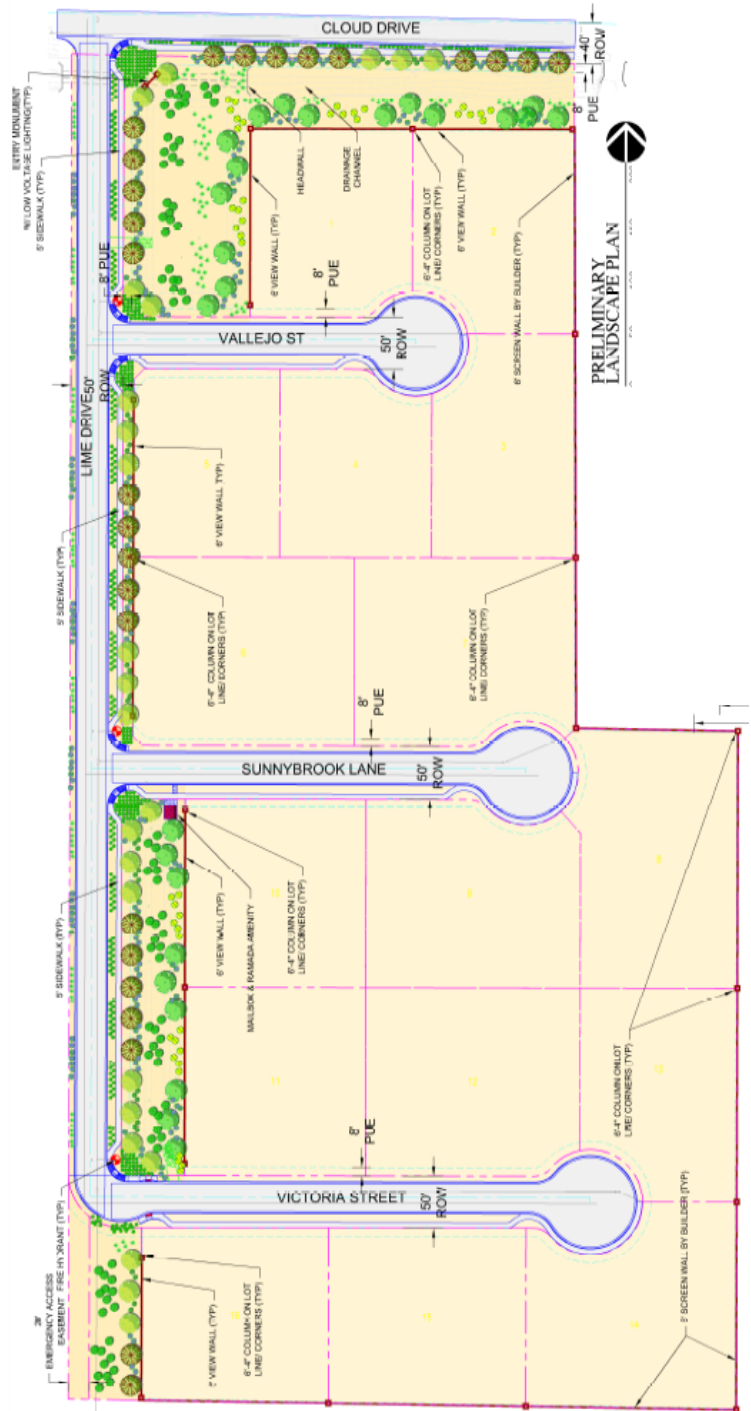
**Legend**

- Proposed Cloud Estates
- Cloud Road Area Street Plan
- Street
- Equestrian Trail





# Cloud Estates



PRELIMINARY  
LANDSCAPE PLAN



# Cloud Estates Proposed Development Standards

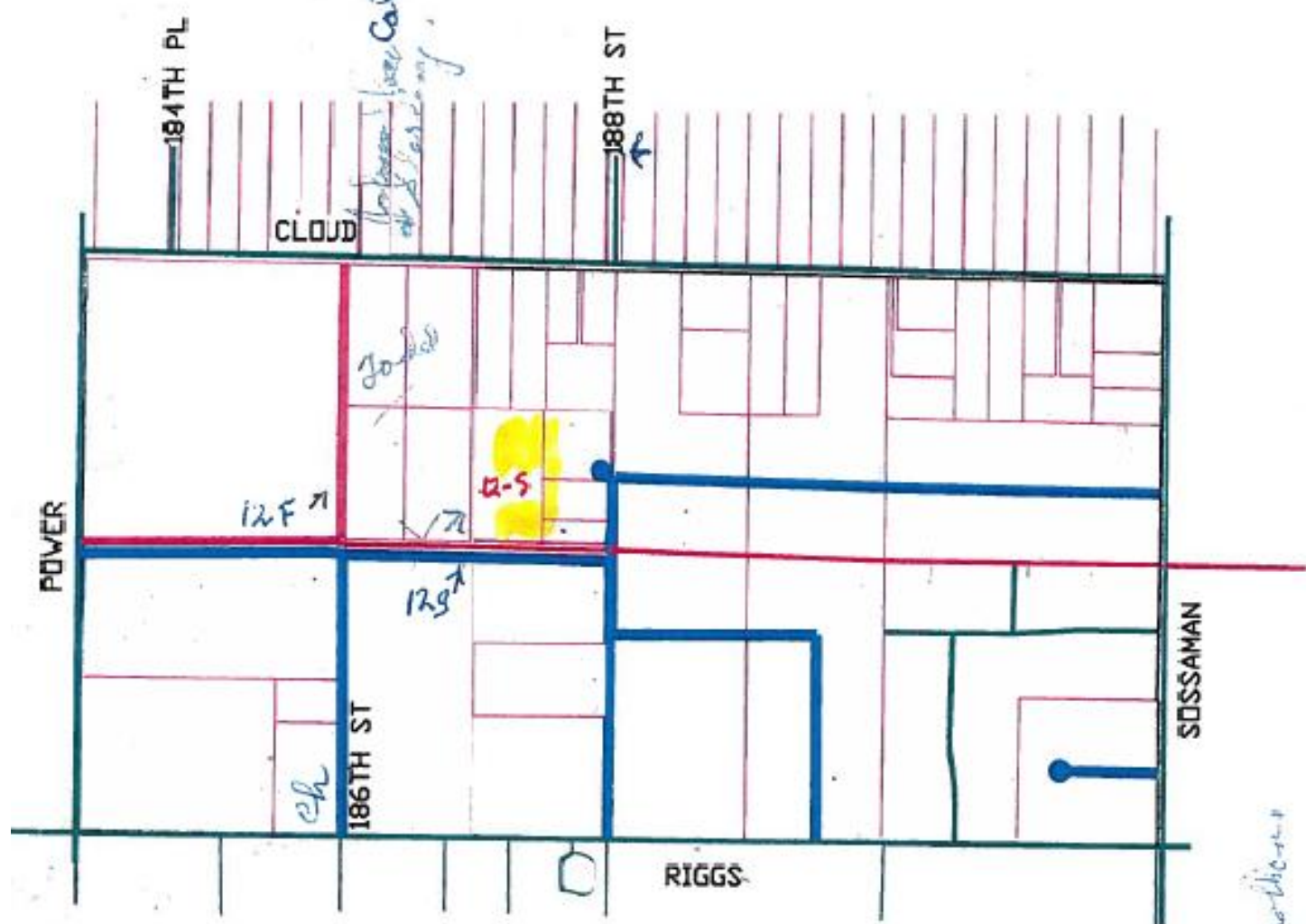
<b><i>Standard</i></b>	<b><i>R1-35 PAD (Proposed)</i></b>	<b><i>R1-35 (Code)</i></b>
Minimum Lot Area (s.f.)	25,000	35,000
Min. Lot Width	140'	145'
Max. Lot Coverage	30%	25%
Min. Building Setbacks	30'	40'
-Front	30'	40'
-Rear		
Min. Open Space	12%	5%

on Caldera

4667 So Lake Shore - 8;

# CLOUD ROAD AREA STREET PLAN

APPROVED BY COUNCIL 12-04-02



- EXISTING STREETS
- EQUESTRIAN TRAIL
- PROPERTY LINES
- PROPOSED NEW STREETS

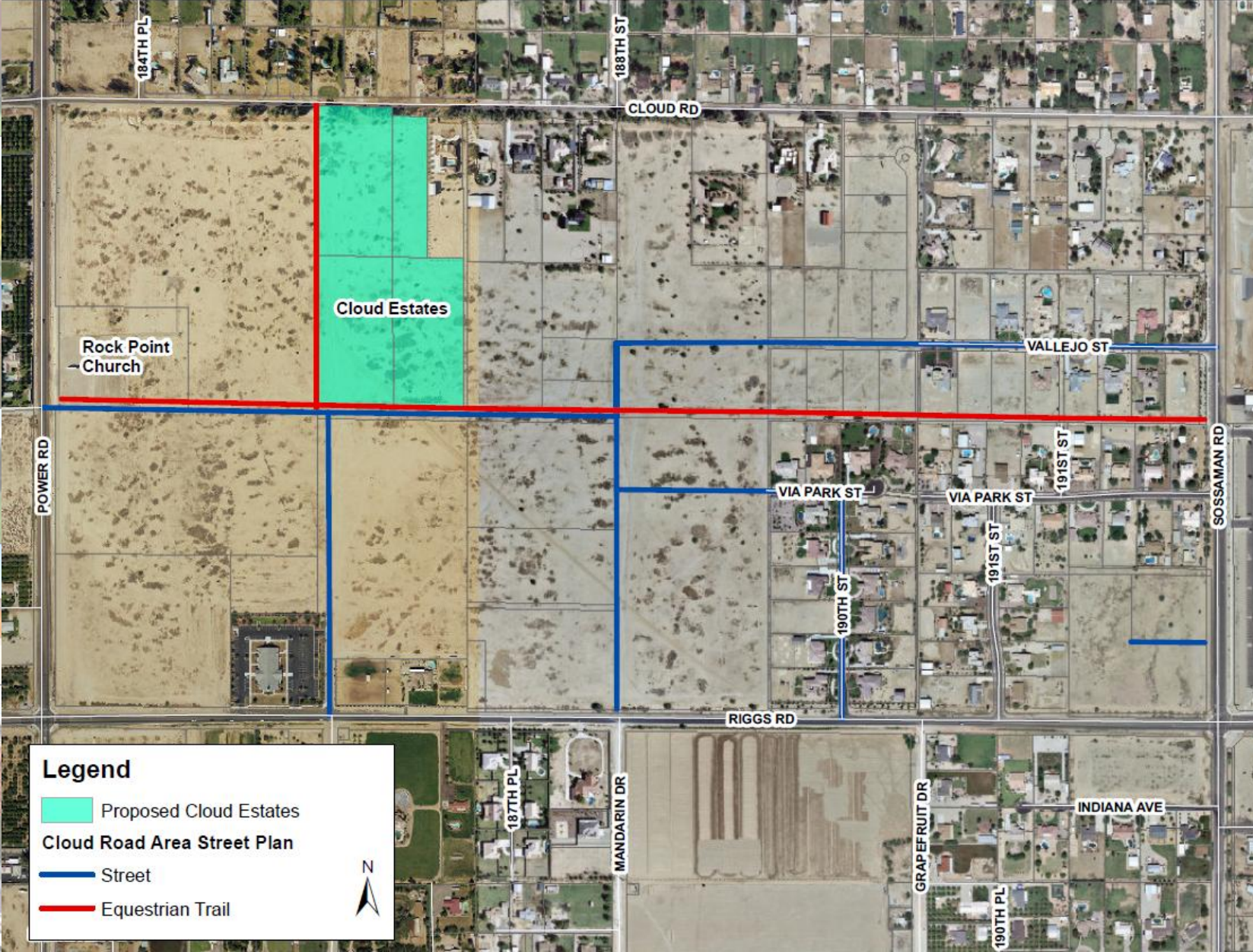
City of Lake - 8-5-02

Location of the...  
City of Lake






# Aerial Photo Exhibit



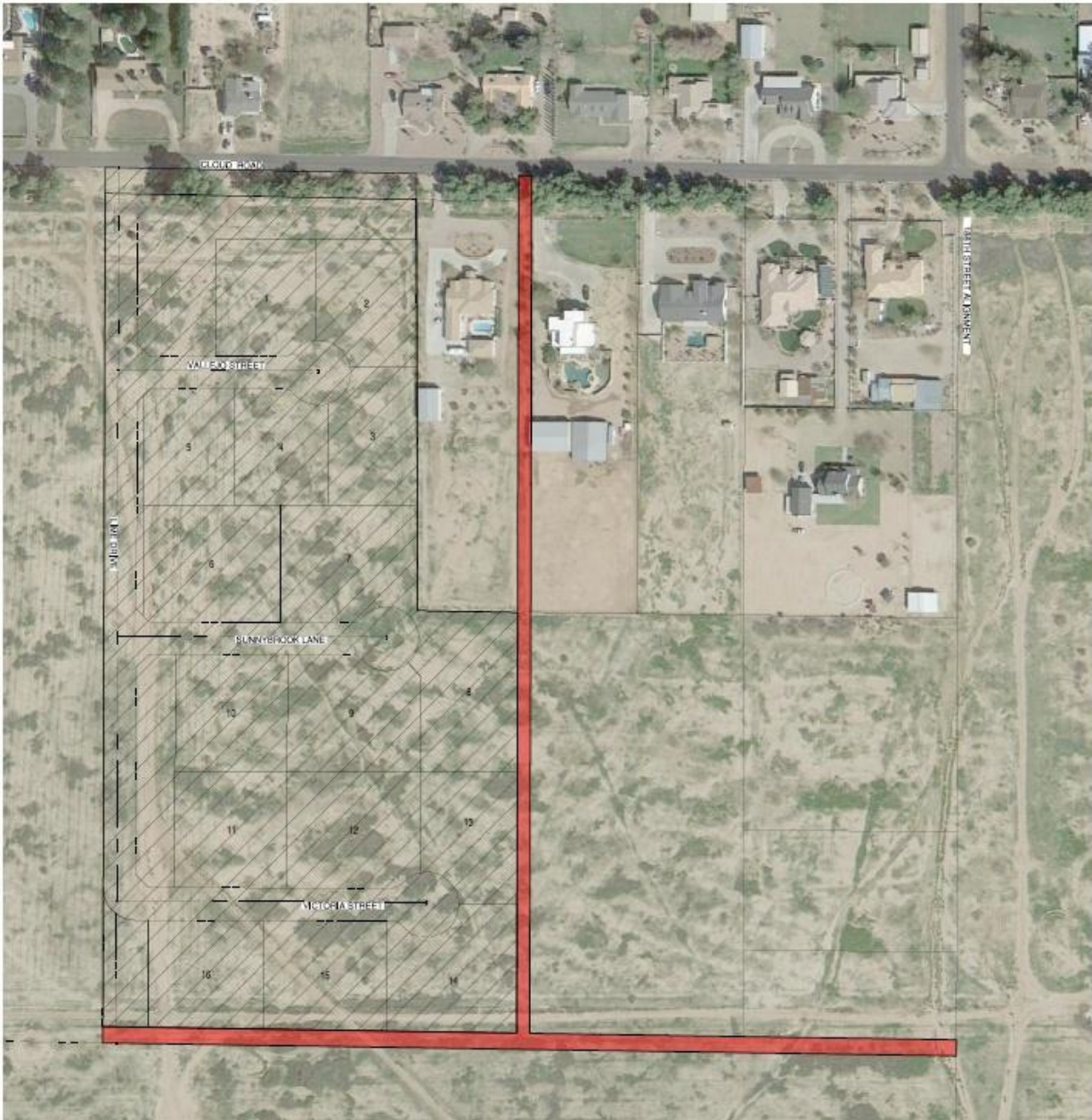
**Legend**

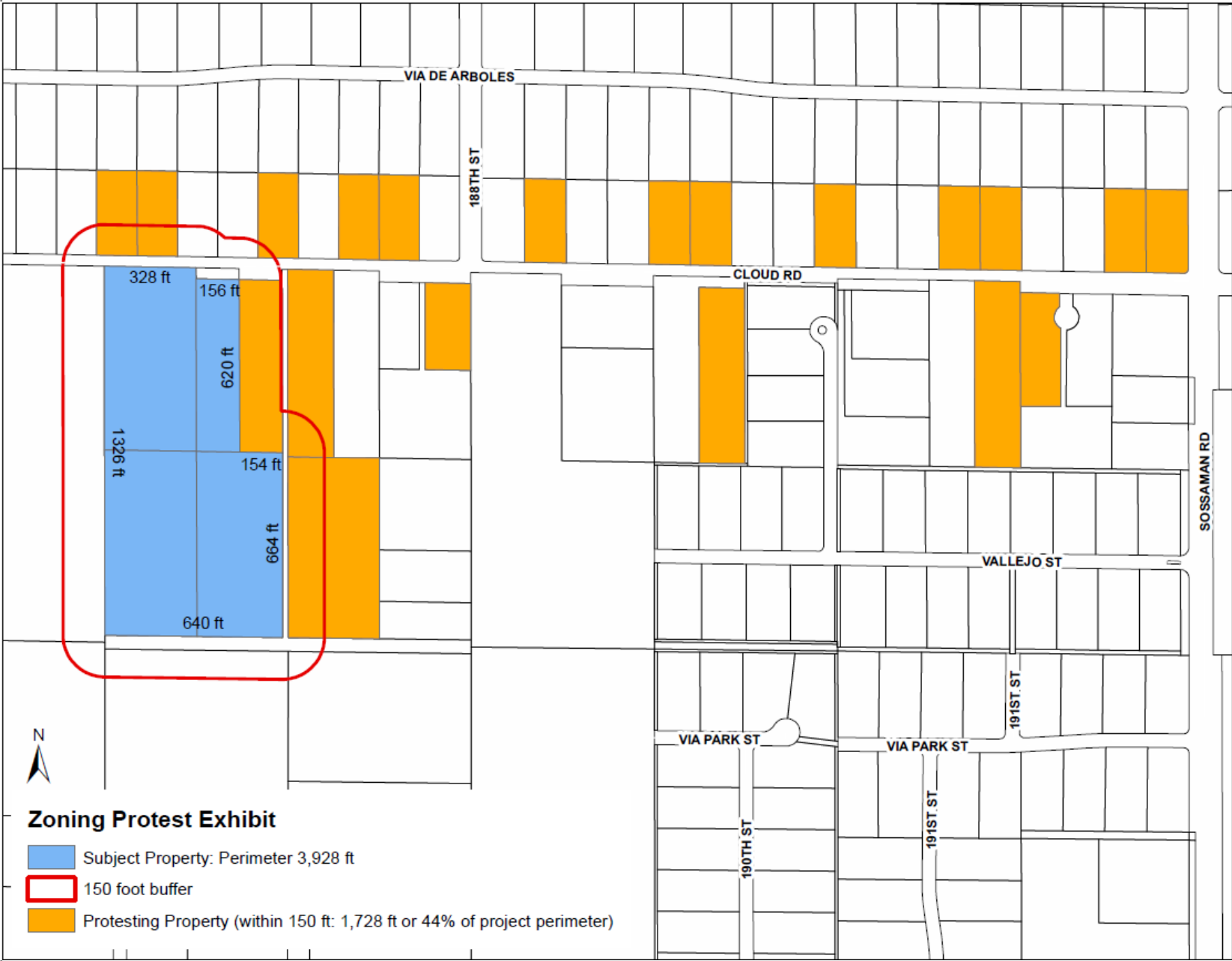
- Proposed Cloud Estates
- Cloud Road Area Street Plan
- Street
- Equestrian Trail





# Aerial Photo Exhibit





**Zoning Protest Exhibit**

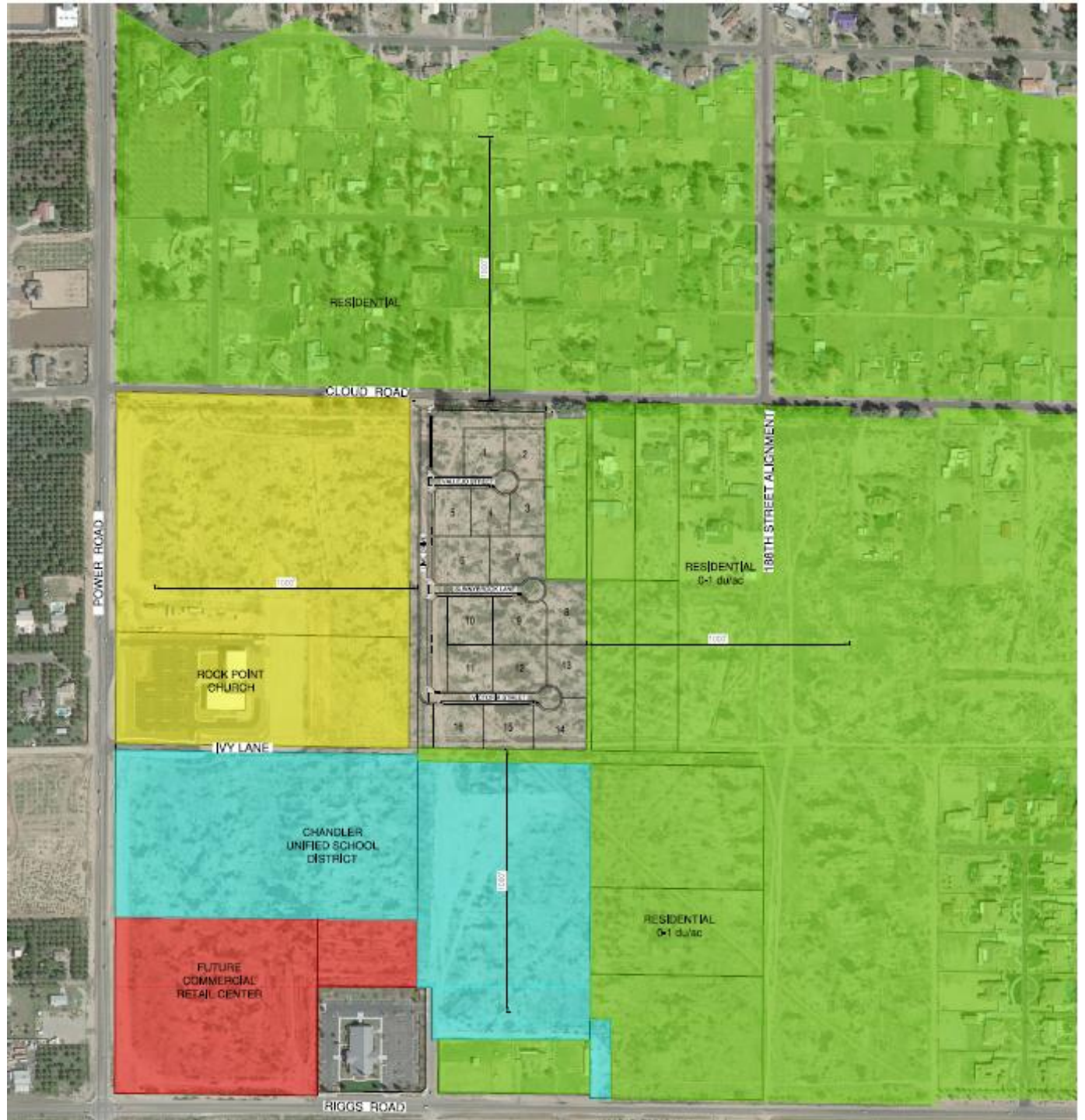
- Subject Property: Perimeter 3,928 ft
- 150 foot buffer
- Protesting Property (within 150 ft: 1,728 ft or 44% of project perimeter)



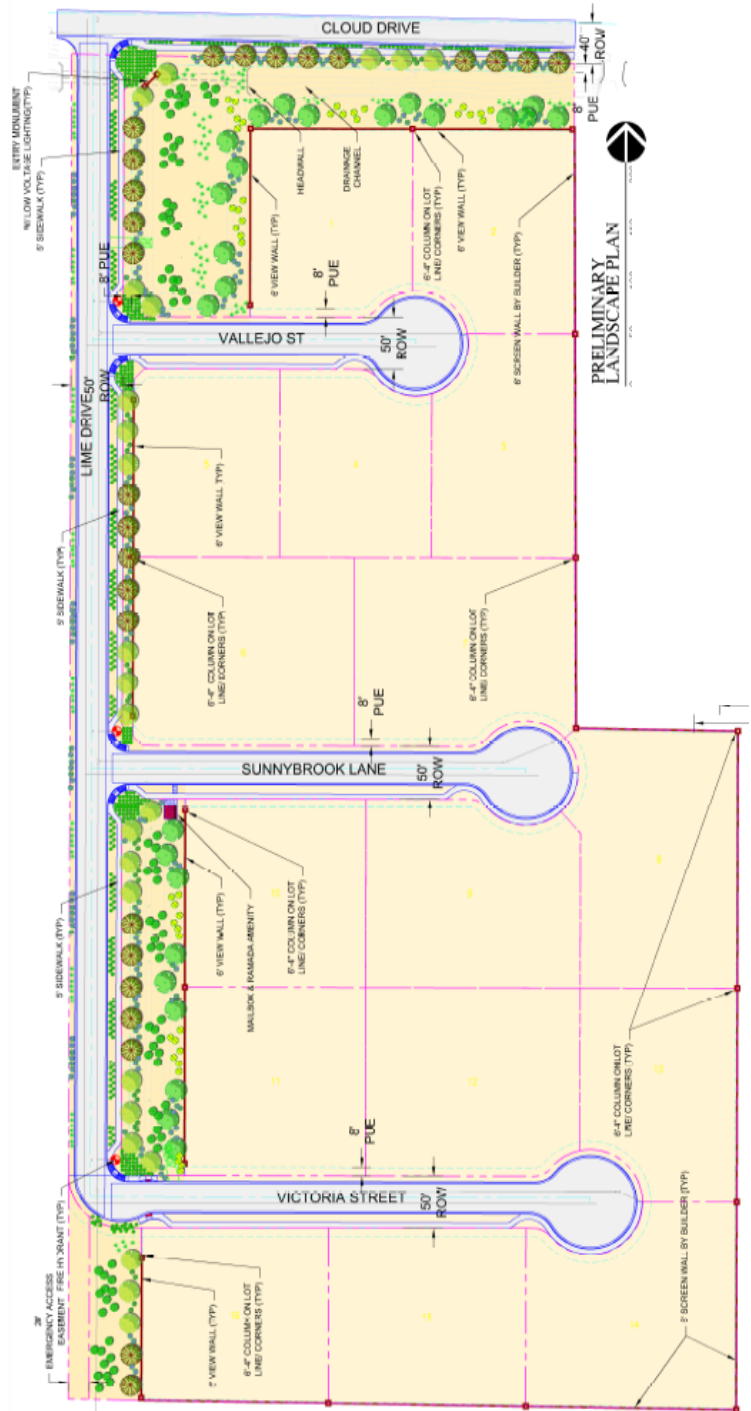
Questions?

Thank you.







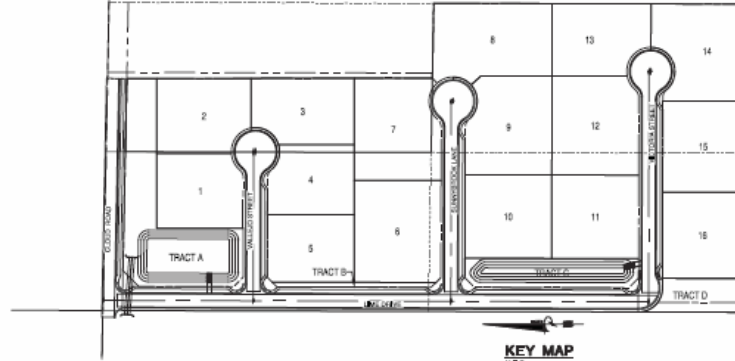
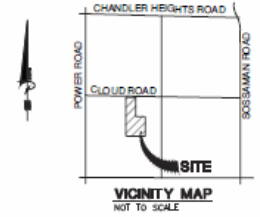


# Cloud Estates

# Preliminary Plat

## PRELIMINARY PLAT FOR CLOUD ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASIS AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

THE WEST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASIS AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

THE EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASIS AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 720.00 SQUARE FEET OR 16.54 ACRES, MORE OR LESS.

### SITE DATA

EXISTING ZONING: R1-43 (MARICOPA COUNTY)  
 PROPOSED ZONING: R1-43 (TOWN OF GREEN OCHRE)  
 ZONING: "A"  
 TOTAL WHITE FAMILY LOTS: 16  
 NET AREA: 18.54 ac  
 OPEN SPACE REQUIRED: 22  
 OPEN SPACE PROVIDED: 1.99 ac (11.0%)  
 DENSITY: 0.87 AU/ac  
 MIN LOT AREA: 25,000 sq ft  
 MAX LOT AREA: 38,000 sq ft  
 AVERAGE LOT AREA: 31,200 sq ft  
 LATITUDE: 33°13'27.167"N  
 LONGITUDE: 111°40'48.877"W

### UTILITIES SERVICES

WATER: GREEN OCHRE WATER COMPANY  
 SEWER: TOWN OF GREEN OCHRE  
 ELECTRIC: WEST ENERGY  
 TELEPHONE: COX COMMUNICATIONS  
 GAS: SOUTHWEST GAS

### FLOOD ZONE CERTIFICATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED SEPTEMBER 30, 2009, THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" AREAS OF 2.0% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR IN CHANCE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### NOTES:

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CONTINGENCY OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN Satisfied.
2. THIS SUBDIVISION SHALL COMPLY WITH CURRENT GRADING GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
3. SUBDIVISIONS WITH AN INDIVIDUAL RESIDENTIAL LOT OR LOTS LESS THAN 1 FULL ACRE (BUT AT LEAST 30,000 SQUARE FEET) CAN USE ON-LOT RETENTION TO MEET 100 PERCENT OF THEIR REQUIRED RETENTION AND SHALL IN ADDITION PROVIDE A BANK OR BANKS TO RETURN 50 PERCENT OF THE SUBDIVISION RETENTION REQUIREMENT UNLESS SUBDIVISION RETENTION REQUIREMENTS ARE PROVIDED FOR OTHERWISE.
4. THE PRELIMINARY PLAT SHOWN IS BASED ON AN ALTA (A.S.C.M. LAND TITLE SURVEY "CLOUD 15" RECORDED BY GORMAN CONSULTING DATED AUGUST 2015).

### OWNER/DEVELOPER:

CASIN TILES HOLDINGS, LLC  
 5108 NORTH ARIZ AVENUE SUITE 3  
 PHOENIX, ARIZONA 85018  
 PHONE: (602) 853-1789  
 CONTACT: PERRY WATERS

### ENGINEER:

BOYMAN CONSULTING  
 3015 SOUTH PINEBROOK DR  
 SUITE 103  
 SCOTTSDALE, ARIZONA 85260  
 PHONE: (480) 832-8830  
 CONTACT: TROY PETERSON

### SHEET INDEX

PP02 COVER SHEET  
 PP03 PRELIMINARY PLAT

### BASIS OF BEARING

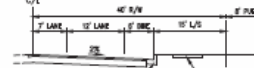
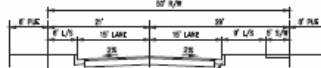
BASELINE OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID BEARING BEING NORTH 88 DEGREES 51 MINUTES 08 SECONDS WEST.

### BENCHMARK

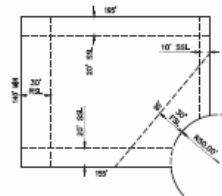
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION  
 SOURCE MONUMENT 2258-0  
 FOUND 1/2" REBAR WITH NO 8 IN HAND NAIL 0.10" DOWN AT INTERSECTION OF PONDIE ROAD AND CLOUD ROAD  
 NORTHING: 810201.054  
 EASTING: 770582.671  
 ELEVATION: 1263.27 (NAVD 88)

### LEGEND

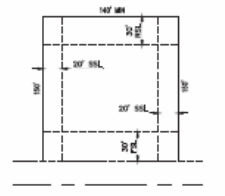
- BRASS CAP AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND BRASS CAP AS NOTED
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- GRASS/PAVEMENT DIRECTION
- EXISTING GAS MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SIGN
- EXISTING ELECTRICAL PULL BOX
- EXISTING TELEPHONE PEDestal
- EXISTING GUY WIRE
- EXISTING POWER POLE
- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- RIGHT OF WAY
- EXISTING CONTOUR & ELEVATION
- EXISTING FENCE
- EXISTING WATER
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED WATER
- PUBLIC UTILITY EASEMENT
- VEHICULAR NON-ACCESS EASEMENT
- VEHICULAR TRIANGLE EASEMENT



### TYP. CUL DE SAC LOT DIMENSIONS



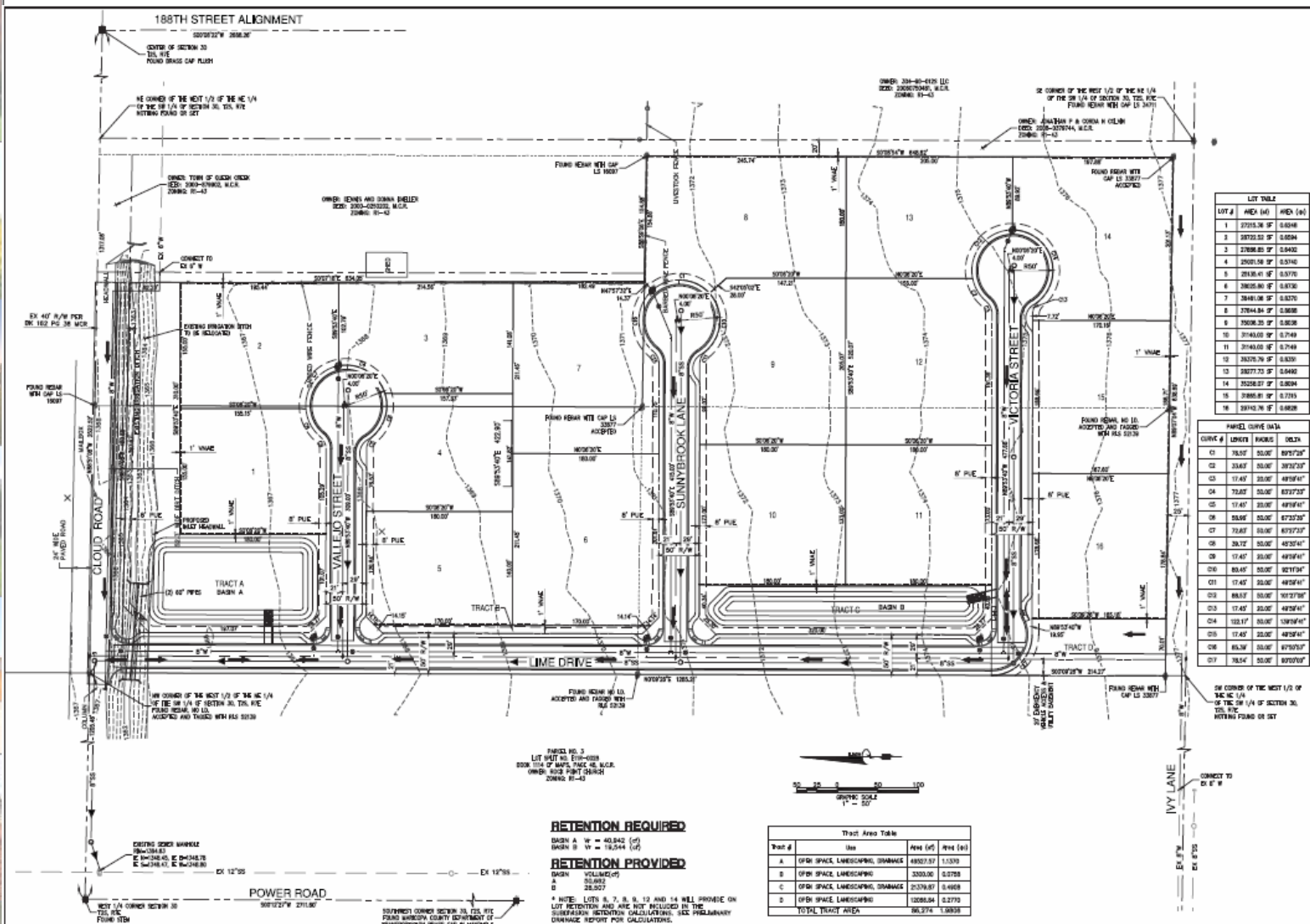
### TYPICAL LOT DIMENSIONS



**Boyman**  
 CONSULTING  
 PRELIMINARY PLAT COVER SHEET  
 CLOUD ESTATES  
 PROJECT NUMBER  
  
 PLAN STATUS  
 DATE DESCRIPTION  
 LOGIN DRAWN  
 SCALE H  
 JOB No. 17004-001  
 DATE 12/11/15  
 PP01  
 PAGE 1 OF 2



# Preliminary Plat



**PRELIMINARY PLAT**  
**CLOUD ESTATES**



**PROJECT NUMBER**

**PLAT STATUS**

DATE	DESCRIPTION
01	30
02	30
03	30
04	30
05	30
06	30
07	30
08	30
09	30
10	30
11	30
12	30
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27	30
28	30
29	30
30	30

**DATE** 10/23/13

**PP01**

**SHEET 2 OF 2**