

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Kyle Barichello, Planner II

RE: Discussion and Possible Action on P18-0250 SPUR CROSS PARCELS 2 and 7 RESIDENTIAL DESIGN REVIEW. Ashton Woods is requesting approval of twelve (12) new standard plans with three (3) elevations each to be constructed on 166 lots in Parcels 2 and 7 of the Spur Cross subdivision, located at the northeast corner of Signal Butte and Ocotillo roads.

DATE: June 12, 2019

STAFF RECOMMENDATION

Staff recommends approval of P18-0250 SPUR CROSS PARCELS 2 & 7 RESIDENTIAL DESIGN REVIEW, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P18-0250 SPUR CROSS PARCELS 2 & 7 RESIDENTIAL DESIGN REVIEW, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL(S)



Secure Future

SUMMARY

Ashton Woods is requesting approval of seven (7) new standard plans with three (3) elevations each on 166 lots in Parcels 2 and 7 of the Spur Cross development, located at the northeast corner of Signal Butte and Ocotillo roads. Parcel 2 is zoned R1-5 with a PAD overlay and Parcel 7 is zoned R1-7 with a PAD overlay. The proposed plans consist of 40' and 55' wide product on lot sizes of 50' x 115' and 70' x 139.5'. Floor plans range in size from 1,580 square feet (total) to 4,420 square feet (total).

HISTORY

September 21, 2016

Town Council approved General Plan Amendment, rezoning and subdivision case numbers GPA16-025, RZ16-047 and SD15-055, for the Meridian Estates PAD

DISCUSSION

Subdivision Information	
Project Name	Spur Cross Parcels 2 and 7
Site Location	Northeast corner of Signal Butte and Ocotillo roads
Current Zoning	R1-5/PAD and R1-7/PAD
General Plan Designation	Neighborhood
Total Lots/Units	R1-5/PAD – 81 lots R1-7/PAD – 85 lots
Minimum Lot Width	R1-5/PAD - 50 feet R1-7/PAD - 70 feet
Minimum Lot Depth	R1-5/PAD - 115 feet R1-7/PAD - 139.5 feet
Minimum Lot Area	R1-5/PAD – 5,750 feet R1-7/PAD – 9,765 feet

Each plan offers a minimum of three elevation styles that incorporate four-sided architectural treatments including but not limited to varying roof lines, brackets, board and batten, clay tile details, wrought iron, stone, stucco trim, shutters, and decorative posts and columns.

The proposed floor plans are a combination of multi and single story. Elevation themes include Craftsman, Farmhouse, Spanish, and Modern Desert. Decorative elements and architectural treatments are provided as a standard feature on the front, sides, and rear elevations. Stone and limestone veneer will be provided on the Craftsman/Modern Desert elevations as a standard feature to provide a varying texture and a non-stucco element to the front facades. Stucco trim detailing around windows are carried throughout all four-sides of the homes.

The proposed home designs complement existing homes within the Spur Cross subdivision, and in the surrounding neighborhoods both in character and in quality.

Plan	Square Footage	Stories
Plan 2668	2,668 square feet	2
Plan 3020	3,020 square feet	2
Plan 1779	1,803 square feet	1
Plan 1579	1,579 square feet	1

Plan 1953	1,953 square feet	1
Plan 2150	2,165 square feet	1
Plan 3418	3,418 square feet	1
Plan 5527	2,709 square feet	1
Plan 5530	3,024 square feet	1
Plan 5531	3,162 square feet	1
Plan 5543	4,349 square feet	2
Plan 5550	5,054 square feet	2

ANALYSIS

Standard Plans Design Review for New Standard Plans:

The proposed standard plans comply with the *Town of Queen Creek Zoning Ordinance and Design Standards*, subsection *DS.4 Single-Family Residential Standards*. The standard plans proposed by Ashton Woods contain a variety of quality materials, and are consistent with approved plans in the Spur Cross subdivision and surrounding areas.

Lot Fit Analysis:

Staff has reviewed the lot fit analysis for the twelve (12) new standard plans and all plans meet the maximum lot coverage. Staff has determined there is an adequate number of plans for this proposed subdivision, and will approve building permits subject to the lot fit analysis provided.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the zoning ordinance applicable to this case.
2. The same floor plan and building elevation shall not be utilized across from, or adjacent to each other.

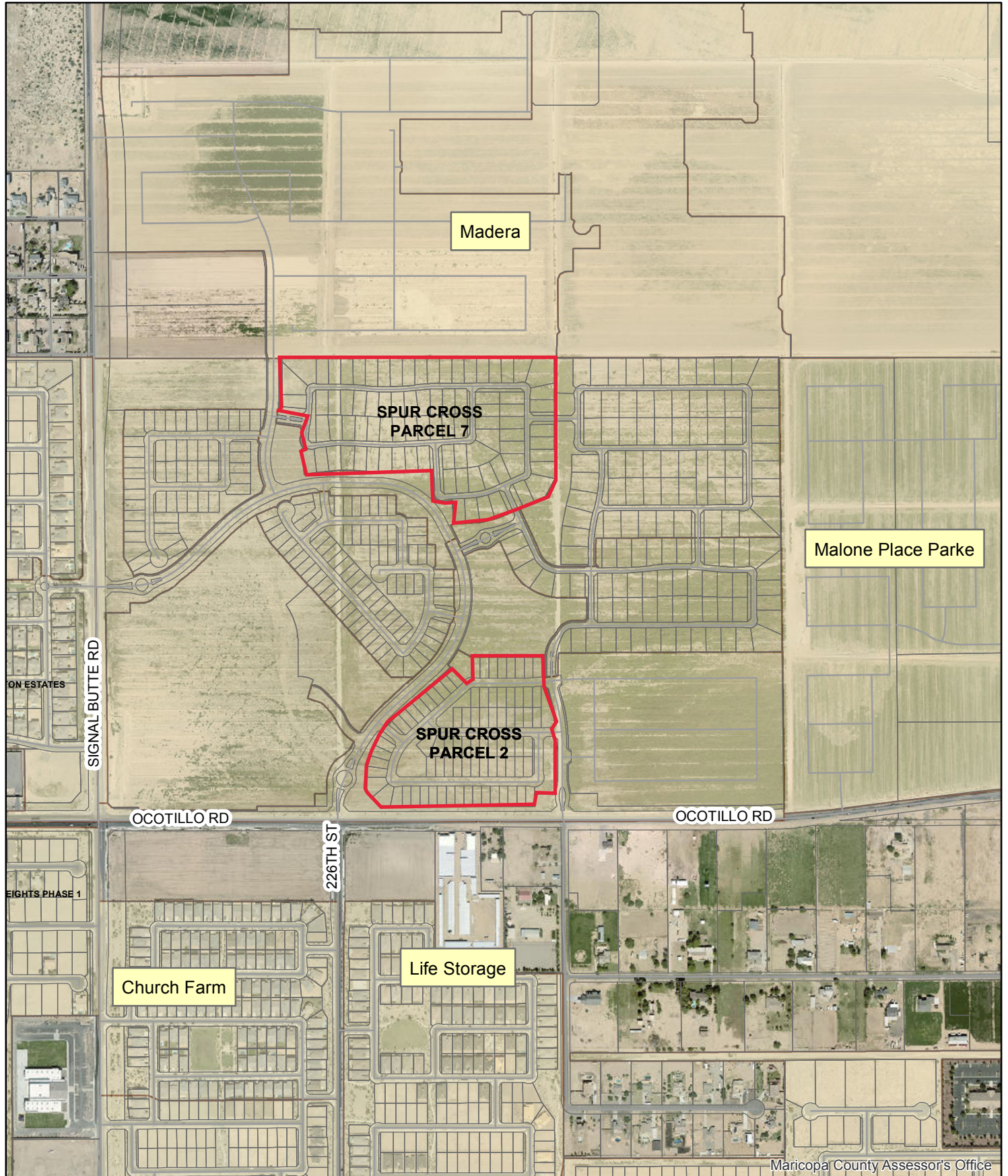
ATTACHMENTS

1. Aerial Exhibit
2. Spur Cross Parcels 2 & 7 Design Review Submittal

Project Name: Spur Cross Parcel 2 & 7

Case Number: P18-0250

Hearing Date: June 12, 2019 (Planning Commission)





PROJECT NARRATIVE – SPUR CROSS

Submittal: Single Family Design Review Submittal

Subdivision: Spur Cross – Parcel 2 (40' Product), Parcel 7 (55' Product)

Lots: 40' Product – Zoned R1-5/PAD, 81 lots
55' Product – Zoned R1-7/PAD, 85 lots

Setbacks: 15' rear (single-story), 20' rear (two-story), front and sides per plat, see typical plot plans

Location: Signal Butte & Ocotillo

Plan Offerings Submitted: 7 Single Family homes with 3 elevations offered each in the 40s, 6 Single Family homes with 3 elevations offered each in the 55s

Elevation Styles: Craftsman “D”, Farmhouse “J”, Spanish “L”, Modern Desert “T”, “B” Ranch Hacienda

Square Footage Range: 1580—4420 SQFT

Description of Proposed Product:

The plan offerings for Mountain Trails will offer a mixture of single story and two-story design with 4 different architectural styles to promote diversity throughout the community. Product features include:

- **Product Design:** Elevation Themes include Craftsman, Farmhouse, Spanish, and Modern Desert. Architectural elements have been carefully selected as appropriate to the elevation style in order to complement the Queen Creek communities. Decorative elements such as brackets, board and batten, clay tile details, wrought iron, stone, stucco trim, shutters, and decorative posts and columns are inclusive of the designs as shown on the provided exhibits. Stone and limestone veneer will be provided on the Craftsman/Modern Desert elevations as a standard feature to provide a varying texture and a non-stucco element to the front facades, as indicated on the provided exhibits. These designs have been selected as appropriate to each architectural style to promote diversity between the homes and provide visual interest to the community.
- **Four Sided Architecture:** Stucco trim detailing around windows will be provided as a standard feature on the front, sides, and rear elevations of all plans. Extended overhangs per architectural style are also carried throughout all 4-sides of the homes to provide proper appearance.
- **Garages:** Most offered home plans have garages that are deeply recessed from the front plane of the home with recessed garage doors to provide a shadow effect and minimize the appearance of the garage. Additionally, two garage door style are provided.



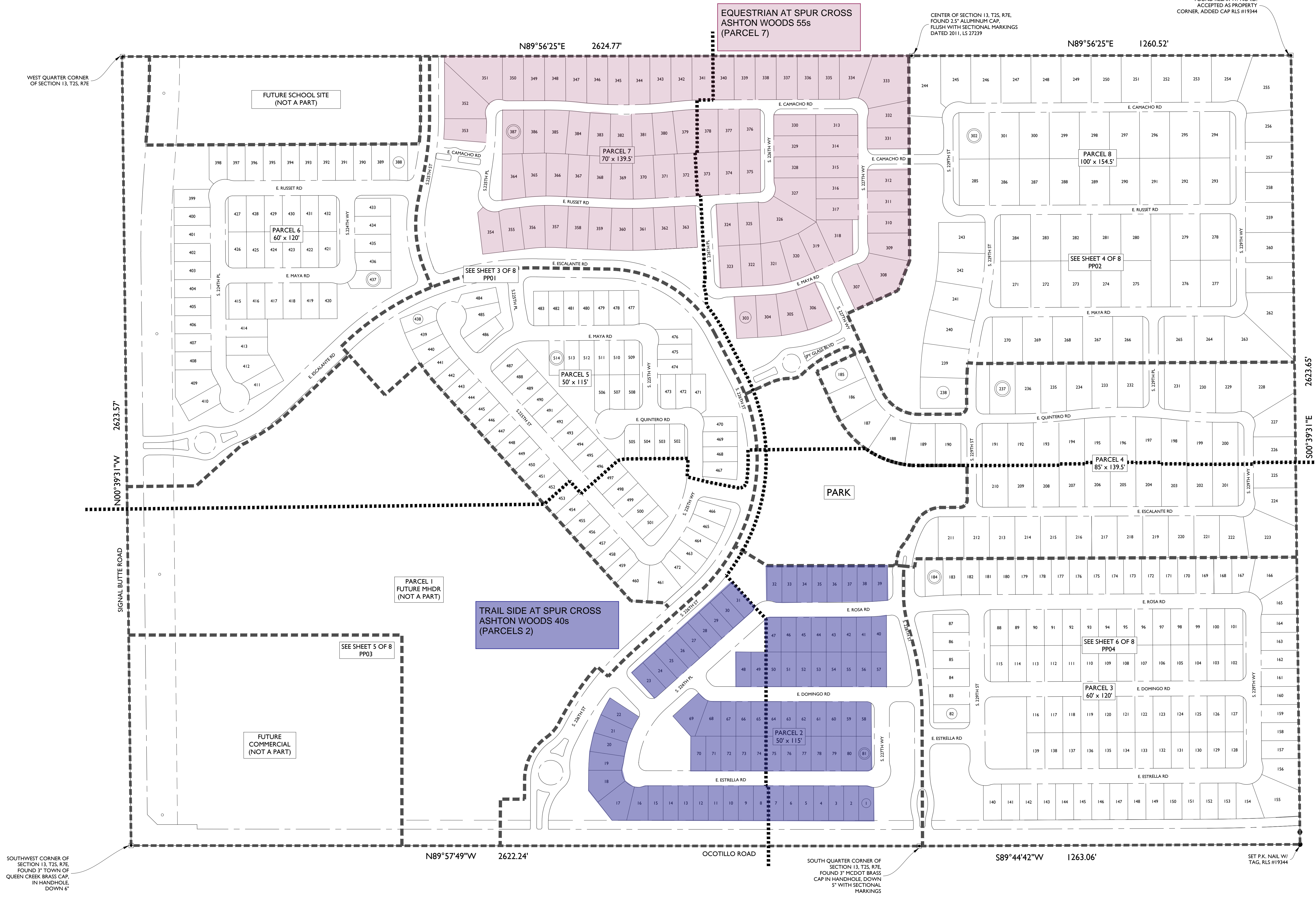
- **Color Schemes:** A mix of colorful, diverse, style-appropriate color schemes that complement the desert surroundings have been selected for each elevation style. Three color schemes are available for each elevation theme, providing a total of 12 different color scheme variations. This allows diversity in color throughout the community along with providing the buyer with a selection of color schemes.
- **Roof Diversity:** Each elevation provides diversity in roof form as appropriate to each architectural style. Hips, gables, and dutch-hip roofs are present within the offerings as appropriate to the style. The roof pitch varies as appropriate to each style which will provide a complementary feature to the street scene. To further enhance the use of appropriate materials, the roof tile design was selected based on appropriateness for each architectural theme including flat and s-tile designs. The colors for the roof tiles have been carefully selected to provide pleasing contrast to each individual color scheme.
- **Front Windows:** Window grid design has been applied to front windows as appropriate to each style.
- **Front Porches and Covered Entries:** The offered home plans offer a mixture of front entries including front porches and covered entries, which will provide a nice appeal to the street and a pleasing integrated design throughout the community.

In closing, the proposed plan offerings have been carefully designed to promote an enhanced street scene which buyers and the community can be proud of. Details were carefully selected as appropriate to the elevation style as a means to enhance the features of the homes and stay true to the architectural style. We feel that this housing product will enhance the value and character of the neighborhood. We look forward to your approval and ongoing partnership on this and future projects. If you have any questions, comments, or concerns during the review of this housing product, please contact me at (602) 316.3917 or by email at melissa.vasquez@ashtonwoodsllc.com

Respectfully,

Melissa Vasquez

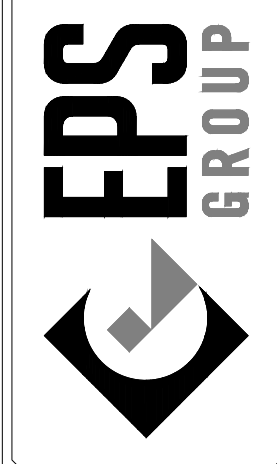
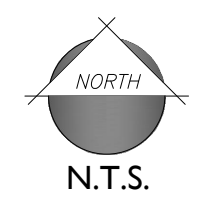
Architectural Project Manager
Ashton Woods Arizona



LINE LEGEND

----- MATCH LINE

----- PARCEL LINE



Project:

Revisions:

JULY 15, 2016 - 1ST PRE-PLAT SUBMITTAL
NOVEMBER 7, 2016 - 2ND PRE-PLAT SUBMITTAL

Call it first! Get the working copy before you begin recording.

ARIZONA

Professional Engineer

50291 DANIEL B. AUXIER

Exp. 12/31/18

ARIZONA, U.S.A.

Ashton Woods 40s - Trail Side at Spur Cross (parcel 2)

Preliminary Lot Fit Analysis

Lot Coverage: 50% 2-STORY HOMES AND 55% 1-STORY HOMES

		38-2668 [2]		38-3020 [2]		39-1779 [1]		40-1579 [1]		40-1953 [1]		40-2150 [1]		40-3418 [2]	
		BASE	MAX	BASE	MAX	BASE	MAX	BASE	MAX	BASE	MAX	BASE	MAX	BASE	MAX
LOT #	LOT SQFT	1857	1933	1968	N/A	2600	N/A	2276	N/A	2670	N/A	3146	N/A	2453	2527
1	5661	32.80%	34.15%	34.76%	N/A	45.93%	N/A	40.20%	N/A	47.16%	N/A	55.57%	N/A	43.33%	44.64%
2	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
3	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
4	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
5	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
6	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
7	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
8	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
9	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
10	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
11	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
12	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
13	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
14	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
15	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
16	6363	29.18%	30.38%	30.93%	N/A	40.86%	N/A	35.77%	N/A	41.96%	N/A	49.44%	N/A	38.55%	39.71%
17	9719	19.11%	19.89%	20.25%	N/A	26.75%	N/A	23.42%	N/A	27.47%	N/A	32.37%	N/A	25.24%	26.00%
18	9272	20.03%	20.85%	21.23%	N/A	28.04%	N/A	24.55%	N/A	28.80%	N/A	33.93%	N/A	26.46%	27.25%
19	6269	29.62%	30.83%	31.39%	N/A	41.47%	N/A	36.31%	N/A	42.59%	N/A	50.18%	N/A	39.13%	40.31%
20	6459	28.75%	29.93%	30.47%	N/A	40.25%	N/A	35.24%	N/A	41.34%	N/A	48.71%	N/A	37.98%	39.12%
21	6459	28.75%	29.93%	30.47%	N/A	40.25%	N/A	35.24%	N/A	41.34%	N/A	48.71%	N/A	37.98%	39.12%
22	6448	28.80%	29.98%	30.52%	N/A	40.32%	N/A	35.30%	N/A	41.41%	N/A	48.79%	N/A	38.04%	39.19%
23	5824	31.89%	33.19%	33.79%	N/A	44.64%	N/A	39.08%	N/A	45.84%	N/A	54.02%	N/A	42.12%	43.39%
24	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
25	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%

26	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
27	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
28	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
29	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
30	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
31	5724	32.44%	33.77%	34.38%	N/A	45.42%	N/A	39.76%	N/A	46.65%	N/A	54.96%	N/A	42.85%	44.15%
32	6017	30.86%	32.13%	32.71%	N/A	43.21%	N/A	37.83%	N/A	44.37%	N/A	52.29%	N/A	40.77%	42.00%
33	6113	30.38%	31.62%	32.19%	N/A	42.53%	N/A	37.23%	N/A	43.68%	N/A	51.46%	N/A	40.13%	41.34%
34	6113	30.38%	31.62%	32.19%	N/A	42.53%	N/A	37.23%	N/A	43.68%	N/A	51.46%	N/A	40.13%	41.34%
35	6113	30.38%	31.62%	32.19%	N/A	42.53%	N/A	37.23%	N/A	43.68%	N/A	51.46%	N/A	40.13%	41.34%
36	6113	30.38%	31.62%	32.19%	N/A	42.53%	N/A	37.23%	N/A	43.68%	N/A	51.46%	N/A	40.13%	41.34%
37	6100	30.44%	31.69%	32.26%	N/A	42.62%	N/A	37.31%	N/A	43.77%	N/A	51.57%	N/A	40.21%	41.43%
38	6025	30.82%	32.08%	32.66%	N/A	43.15%	N/A	37.78%	N/A	44.32%	N/A	52.22%	N/A	40.71%	41.94%
39	5875	31.61%	32.90%	33.50%	N/A	44.26%	N/A	38.74%	N/A	45.45%	N/A	53.55%	N/A	41.75%	43.01%
40	5971	31.10%	32.37%	32.96%	N/A	43.54%	N/A	38.12%	N/A	44.72%	N/A	52.69%	N/A	41.08%	42.32%
41	5829	31.86%	33.16%	33.76%	N/A	44.60%	N/A	39.05%	N/A	45.81%	N/A	53.97%	N/A	42.08%	43.35%
42	5760	32.24%	33.56%	34.17%	N/A	45.14%	N/A	39.51%	N/A	46.35%	N/A	54.62%	N/A	42.59%	43.87%
43	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
44	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
45	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
46	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
47	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
48	5726	32.43%	33.76%	34.37%	N/A	45.41%	N/A	39.75%	N/A	46.63%	N/A	54.94%	N/A	42.84%	44.13%
49	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
50	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
51	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
52	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
53	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
54	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
55	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
56	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
57	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
58	5751	32.29%	33.61%	34.22%	N/A	45.21%	N/A	39.58%	N/A	46.43%	N/A	54.70%	N/A	42.65%	43.94%
59	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
60	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%

61	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
62	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
63	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
64	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
65	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
66	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
67	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
68	7517	24.70%	25.72%	26.18%	N/A	34.59%	N/A	30.28%	N/A	35.52%	N/A	41.85%	N/A	32.63%	33.62%
69	8558	21.70%	22.59%	23.00%	N/A	30.38%	N/A	26.59%	N/A	31.20%	N/A	36.76%	N/A	28.66%	29.53%
70	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
71	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
72	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
73	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
74	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
75	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
76	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
77	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
78	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
79	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
80	5750	32.30%	33.62%	34.23%	N/A	45.22%	N/A	39.58%	N/A	46.43%	N/A	54.71%	N/A	42.66%	43.95%
81	5751	32.29%	33.61%	34.22%	N/A	45.21%	N/A	39.58%	N/A	46.43%	N/A	54.70%	N/A	42.65%	43.94%

Ashton Woods 55s - Equestrian at Spur Cross (parcel 7)

Preliminary Lot Fit Analysis

Lot Coverage: 40%, 45% with Livable Porch per Design Criteria

Livable Porch Identified with Blue fill: 

		5527 [1]		5530 [1]				5531 [1]				5543 [2]		5550 [2]	
		BASE	MAX	BASE B	BASE D	BASE L	MAX	BASE D	BASE L	BASE T	MAX	BASE	MAX	BASE	MAX
LOT #	LOT SQFT	3734	3868	3953	3949	3949	N/A	4160	4035	4035	N/A	3690	N/A	3723	N/A
303	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
304	10332	36.14%	37.44%	38.26%	38.22%	38.22%	N/A	40.26%	39.05%	39.05%	N/A	35.71%	N/A	36.03%	N/A
305	10949	34.10%	35.33%	36.10%	36.07%	36.07%	N/A	37.99%	36.85%	36.85%	N/A	33.70%	N/A	34.00%	N/A
306	10798	34.58%	35.82%	36.61%	36.57%	36.57%	N/A	38.53%	37.37%	37.37%	N/A	34.17%	N/A	34.48%	N/A
307	9744	38.32%	39.70%	40.57%	40.53%	40.53%	N/A	42.69%	41.41%	41.41%	N/A	37.87%	N/A	38.21%	N/A
308	16091	23.21%	24.04%	24.57%	24.54%	24.54%	N/A	25.85%	25.08%	25.08%	N/A	22.93%	N/A	23.14%	N/A
309	11142	33.51%	34.72%	35.48%	35.44%	35.44%	N/A	37.34%	36.21%	36.21%	N/A	33.12%	N/A	33.41%	N/A
310	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
311	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
312	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
313	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
314	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
315	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
316	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
317	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
318	14351	26.02%	26.95%	27.55%	27.52%	27.52%	N/A	28.99%	28.12%	28.12%	N/A	25.71%	N/A	25.94%	N/A
319	10643	35.08%	36.34%	37.14%	37.10%	37.10%	N/A	39.09%	37.91%	37.91%	N/A	34.67%	N/A	34.98%	N/A
320	10768	34.68%	35.92%	36.71%	36.67%	36.67%	N/A	38.63%	37.47%	37.47%	N/A	34.27%	N/A	34.57%	N/A
321	11270	33.13%	34.32%	35.08%	35.04%	35.04%	N/A	36.91%	35.80%	35.80%	N/A	32.74%	N/A	33.03%	N/A
322	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
323	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
324	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
325	9759	38.26%	39.64%	40.51%	40.47%	40.47%	N/A	42.63%	41.35%	41.35%	N/A	37.81%	N/A	38.15%	N/A
326	18646	20.03%	20.74%	21.20%	21.18%	21.18%	N/A	22.31%	21.64%	21.64%	N/A	19.79%	N/A	19.97%	N/A
327	13895	26.87%	27.84%	28.45%	28.42%	28.42%	N/A	29.94%	29.04%	29.04%	N/A	26.56%	N/A	26.79%	N/A

328	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
329	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
330	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
331	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
332	11192	33.36%	34.56%	35.32%	35.28%	35.28%	N/A	37.17%	36.05%	36.05%	N/A	32.97%	N/A	33.26%	N/A
333	22787	16.39%	16.97%	17.35%	17.33%	17.33%	N/A	18.26%	17.71%	17.71%	N/A	16.19%	N/A	16.34%	N/A
334	12342	30.25%	31.34%	32.03%	32.00%	32.00%	N/A	33.71%	32.69%	32.69%	N/A	29.90%	N/A	30.17%	N/A
335	10026	37.24%	38.58%	39.43%	39.39%	39.39%	N/A	41.49%	40.25%	40.25%	N/A	36.80%	N/A	37.13%	N/A
336	10043	37.18%	38.51%	39.36%	39.32%	39.32%	N/A	41.42%	40.18%	40.18%	N/A	36.74%	N/A	37.07%	N/A
337	10060	37.12%	38.45%	39.29%	39.25%	39.25%	N/A	41.35%	40.11%	40.11%	N/A	36.68%	N/A	37.01%	N/A
338	10076	37.06%	38.39%	39.23%	39.19%	39.19%	N/A	41.29%	40.05%	40.05%	N/A	36.62%	N/A	36.95%	N/A
339	10093	37.00%	38.32%	39.17%	39.13%	39.13%	N/A	41.22%	39.98%	39.98%	N/A	36.56%	N/A	36.89%	N/A
340	10110	36.93%	38.26%	39.10%	39.06%	39.06%	N/A	41.15%	39.91%	39.91%	N/A	36.50%	N/A	36.82%	N/A
341	10160	36.75%	38.07%	38.91%	38.87%	38.87%	N/A	40.94%	39.71%	39.71%	N/A	36.32%	N/A	36.64%	N/A
342	10477	35.64%	36.92%	37.73%	37.69%	37.69%	N/A	39.71%	38.51%	38.51%	N/A	35.22%	N/A	35.53%	N/A
343	10982	34.00%	35.22%	36.00%	35.96%	35.96%	N/A	37.88%	36.74%	36.74%	N/A	33.60%	N/A	33.90%	N/A
344	11283	33.09%	34.28%	35.04%	35.00%	35.00%	N/A	36.87%	35.76%	35.76%	N/A	32.70%	N/A	33.00%	N/A
345	11332	32.95%	34.13%	34.88%	34.85%	34.85%	N/A	36.71%	35.61%	35.61%	N/A	32.56%	N/A	32.85%	N/A
346	11128	33.55%	34.76%	35.52%	35.49%	35.49%	N/A	37.38%	36.26%	36.26%	N/A	33.16%	N/A	33.46%	N/A
347	10700	34.90%	36.15%	36.94%	36.91%	36.91%	N/A	38.88%	37.71%	37.71%	N/A	34.49%	N/A	34.79%	N/A
348	10397	35.91%	37.20%	38.02%	37.98%	37.98%	N/A	40.01%	38.81%	38.81%	N/A	35.49%	N/A	35.81%	N/A
349	10366	36.02%	37.31%	38.13%	38.10%	38.10%	N/A	40.13%	38.93%	38.93%	N/A	35.60%	N/A	35.92%	N/A
350	10362	36.04%	37.33%	38.15%	38.11%	38.11%	N/A	40.15%	38.94%	38.94%	N/A	35.61%	N/A	35.93%	N/A
351	19713	18.94%	19.62%	20.05%	20.03%	20.03%	N/A	21.10%	20.47%	20.47%	N/A	18.72%	N/A	18.89%	N/A
352	17018	21.94%	22.73%	23.23%	23.20%	23.20%	N/A	24.44%	23.71%	23.71%	N/A	21.68%	N/A	21.88%	N/A
353	10248	36.44%	37.74%	38.57%	38.53%	38.53%	N/A	40.59%	39.37%	39.37%	N/A	36.01%	N/A	36.33%	N/A
354	9945	37.55%	38.89%	39.75%	39.71%	39.71%	N/A	41.83%	40.57%	40.57%	N/A	37.10%	N/A	37.44%	N/A
355	9715	38.44%	39.81%	40.69%	40.65%	40.65%	N/A	42.82%	41.53%	41.53%	N/A	37.98%	N/A	38.32%	N/A
356	10716	34.85%	36.10%	36.89%	36.85%	36.85%	N/A	38.82%	37.65%	37.65%	N/A	34.43%	N/A	34.74%	N/A
357	10440	35.77%	37.05%	37.86%	37.83%	37.83%	N/A	39.85%	38.65%	38.65%	N/A	35.34%	N/A	35.66%	N/A
358	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
359	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
360	10488	35.60%	36.88%	37.69%	37.65%	37.65%	N/A	39.66%	38.47%	38.47%	N/A	35.18%	N/A	35.50%	N/A
361	10417	35.85%	37.13%	37.95%	37.91%	37.91%	N/A	39.93%	38.73%	38.73%	N/A	35.42%	N/A	35.74%	N/A
362	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A

363	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
364	11158	33.46%	34.67%	35.43%	35.39%	35.39%	N/A	37.28%	36.16%	36.16%	N/A	33.07%	N/A	33.37%	N/A
365	10818	34.52%	35.76%	36.54%	36.50%	36.50%	N/A	38.45%	37.30%	37.30%	N/A	34.11%	N/A	34.41%	N/A
366	10240	36.46%	37.77%	38.60%	38.56%	38.56%	N/A	40.63%	39.40%	39.40%	N/A	36.04%	N/A	36.36%	N/A
367	9835	37.97%	39.33%	40.19%	40.15%	40.15%	N/A	42.30%	41.03%	41.03%	N/A	37.52%	N/A	37.85%	N/A
368	9825	38.01%	39.37%	40.23%	40.19%	40.19%	N/A	42.34%	41.07%	41.07%	N/A	37.56%	N/A	37.89%	N/A
369	10281	36.32%	37.62%	38.45%	38.41%	38.41%	N/A	40.46%	39.25%	39.25%	N/A	35.89%	N/A	36.21%	N/A
370	10028	37.24%	38.57%	39.42%	39.38%	39.38%	N/A	41.48%	40.24%	40.24%	N/A	36.80%	N/A	37.13%	N/A
371	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
372	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
373	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
374	9765	38.24%	39.61%	40.48%	40.44%	40.44%	N/A	42.60%	41.32%	41.32%	N/A	37.79%	N/A	38.13%	N/A
375	10213	36.56%	37.87%	38.71%	38.67%	38.67%	N/A	40.73%	39.51%	39.51%	N/A	36.13%	N/A	36.45%	N/A
376	9870	37.83%	39.19%	40.05%	40.01%	40.01%	N/A	42.15%	40.88%	40.88%	N/A	37.39%	N/A	37.72%	N/A
377	10135	36.84%	38.16%	39.00%	38.96%	38.96%	N/A	41.05%	39.81%	39.81%	N/A	36.41%	N/A	36.73%	N/A
378	10369	36.01%	37.30%	38.12%	38.08%	38.08%	N/A	40.12%	38.91%	38.91%	N/A	35.59%	N/A	35.91%	N/A
379	11004	33.93%	35.15%	35.92%	35.89%	35.89%	N/A	37.80%	36.67%	36.67%	N/A	33.53%	N/A	33.83%	N/A
380	10483	35.62%	36.90%	37.71%	37.67%	37.67%	N/A	39.68%	38.49%	38.49%	N/A	35.20%	N/A	35.51%	N/A
381	10340	36.11%	37.41%	38.23%	38.19%	38.19%	N/A	40.23%	39.02%	39.02%	N/A	35.69%	N/A	36.01%	N/A
382	10258	36.40%	37.71%	38.54%	38.50%	38.50%	N/A	40.55%	39.34%	39.34%	N/A	35.97%	N/A	36.29%	N/A
383	10252	36.42%	37.73%	38.56%	38.52%	38.52%	N/A	40.58%	39.36%	39.36%	N/A	35.99%	N/A	36.31%	N/A
384	10296	36.27%	37.57%	38.39%	38.35%	38.35%	N/A	40.40%	39.19%	39.19%	N/A	35.84%	N/A	36.16%	N/A
385	10629	35.13%	36.39%	37.19%	37.15%	37.15%	N/A	39.14%	37.96%	37.96%	N/A	34.72%	N/A	35.03%	N/A
386	10051	37.15%	38.48%	39.33%	39.29%	39.29%	N/A	41.39%	40.15%	40.15%	N/A	36.71%	N/A	37.04%	N/A
387	10045	37.17%	38.51%	39.35%	39.31%	39.31%	N/A	41.41%	40.17%	40.17%	N/A	36.73%	N/A	37.06%	N/A



Rear Elevation

scale: 3/16" = 1'-0"

Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

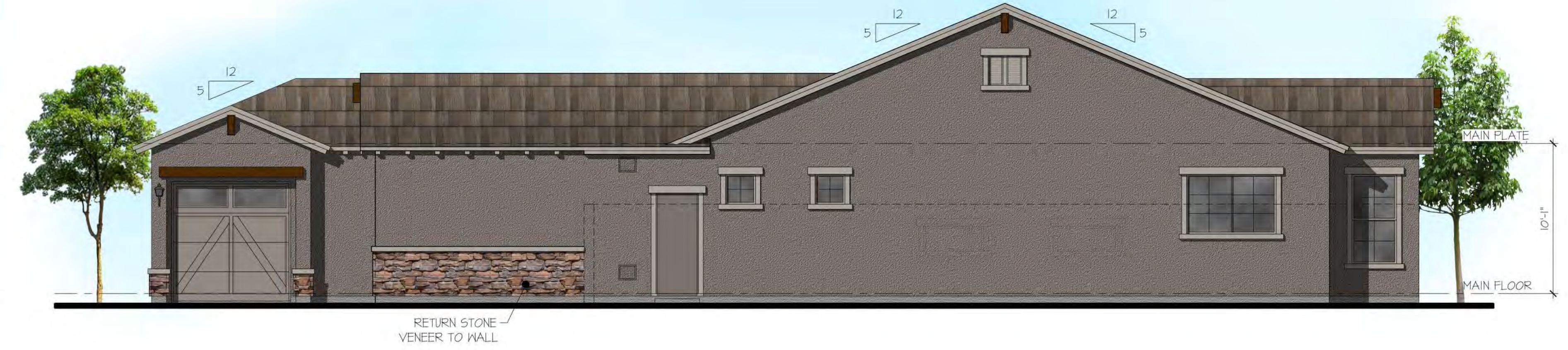
Plan 5527

Elevation L - Spanish



SPUR CROSS
Queen Creek, Arizona



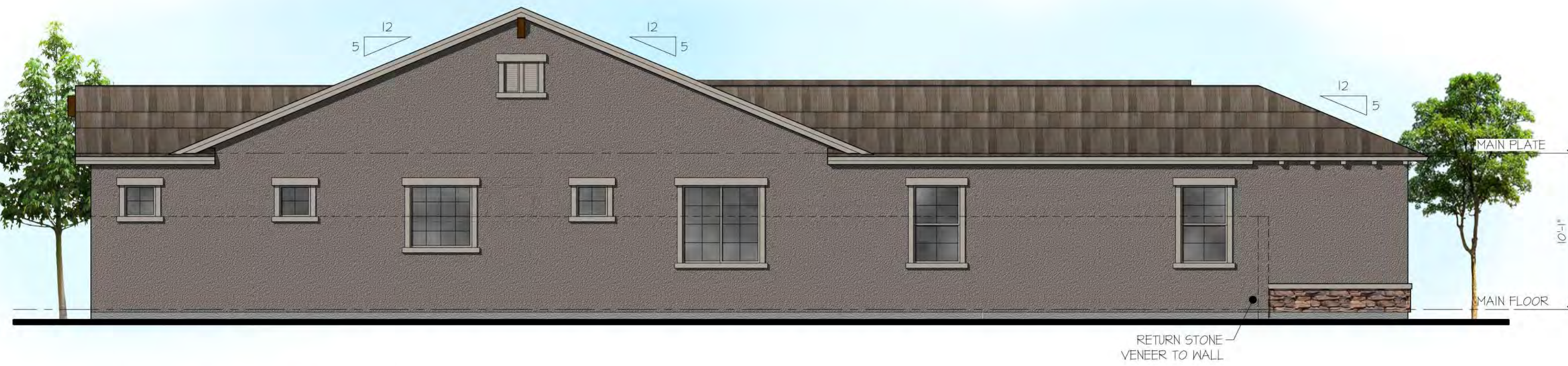


Rear Elevation

scale: 3/16" = 1'-0"

Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5527

Elevation B - Ranch Hacienda



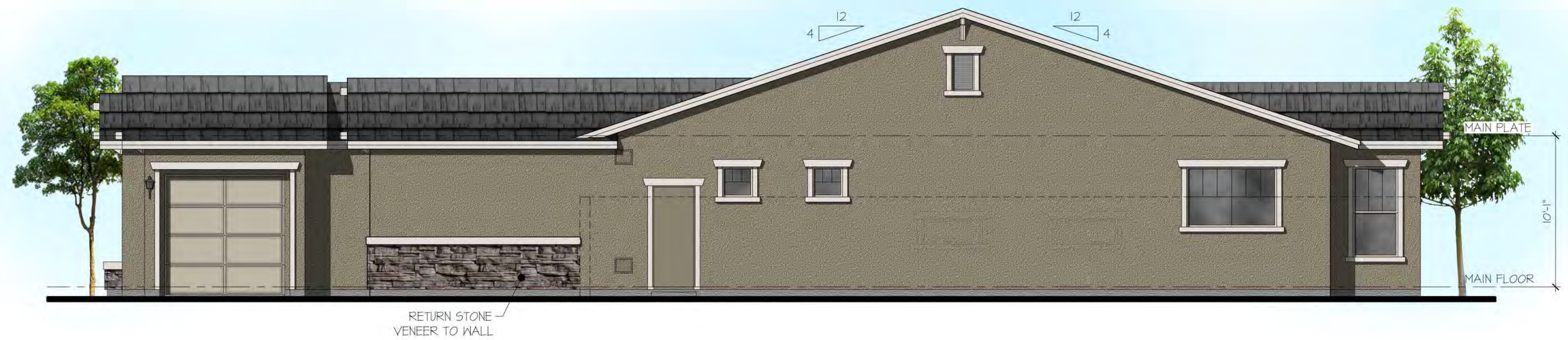
SPUR CROSS
Queen Creek, Arizona





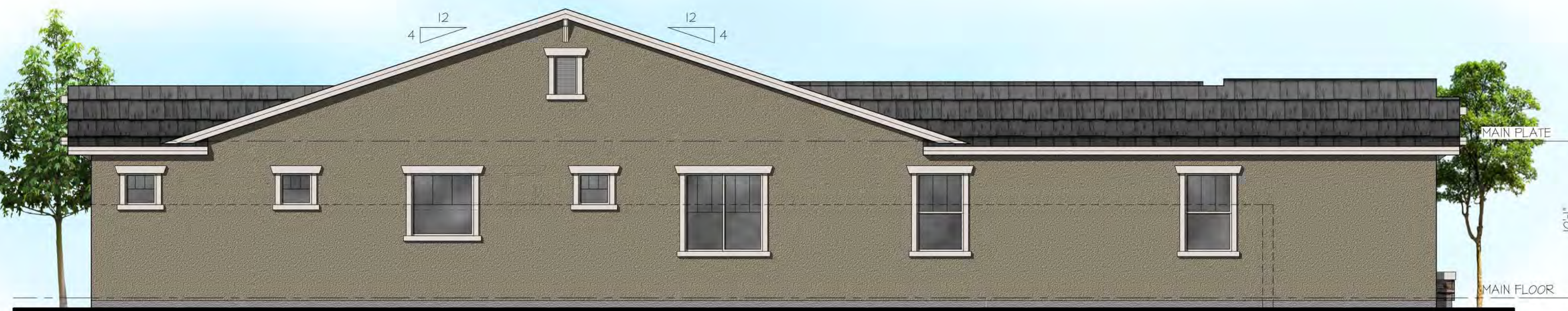
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5527
Elevation D - Craftsman



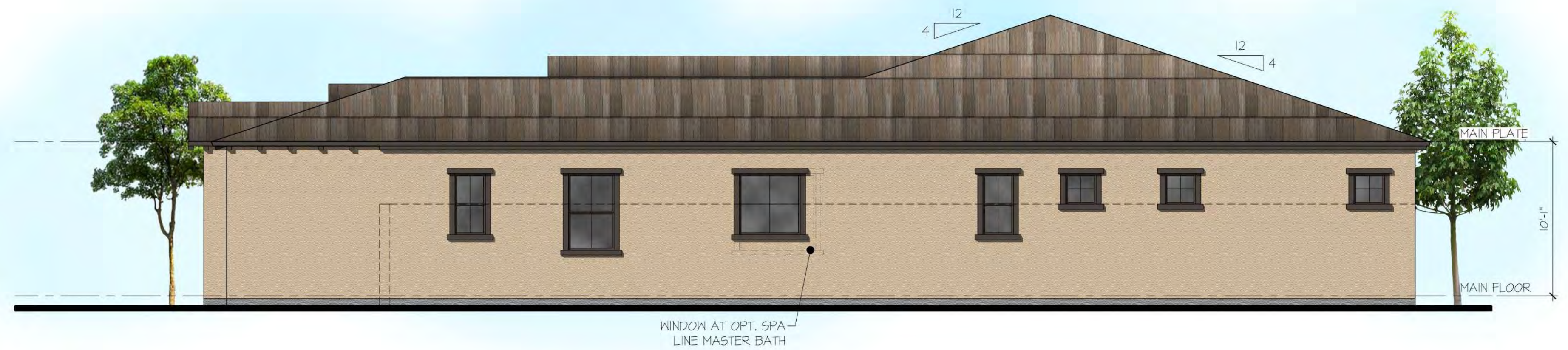
SPUR CROSS
Queen Creek, Arizona





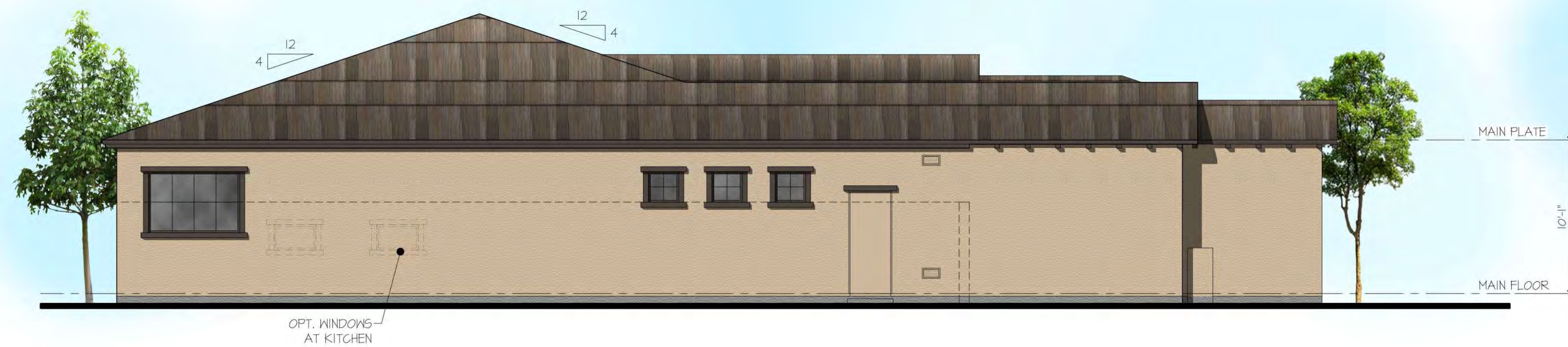
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5530
Elevation L - Spanish





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5530

Elevation B - Ranch Hacienda



SPUR CROSS
Queen Creek, Arizona





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5530

Elevation D - Craftsman



SPUR CROSS
Queen Creek, Arizona





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5531
Elevation L - Spanish



SPUR CROSS
Queen Creek, Arizona



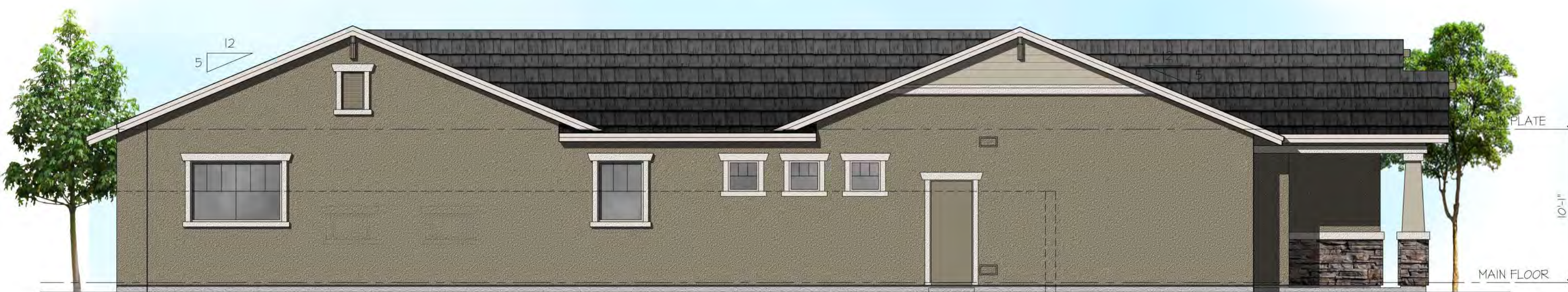


Rear Elevation

scale: 3/16" = 1'-0"

Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5531
Elevation D - Craftsman



SPUR CROSS
Queen Creek, Arizona





Rear Elevation

scale: 3/16" = 1'-0"

Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"

Front Elevation

scale: 3/16" = 1'-0"

Plan 5531

Elevation T - Modern Desert





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5543
Elevation L - Spanish



SPUR CROSS
Queen Creek, Arizona





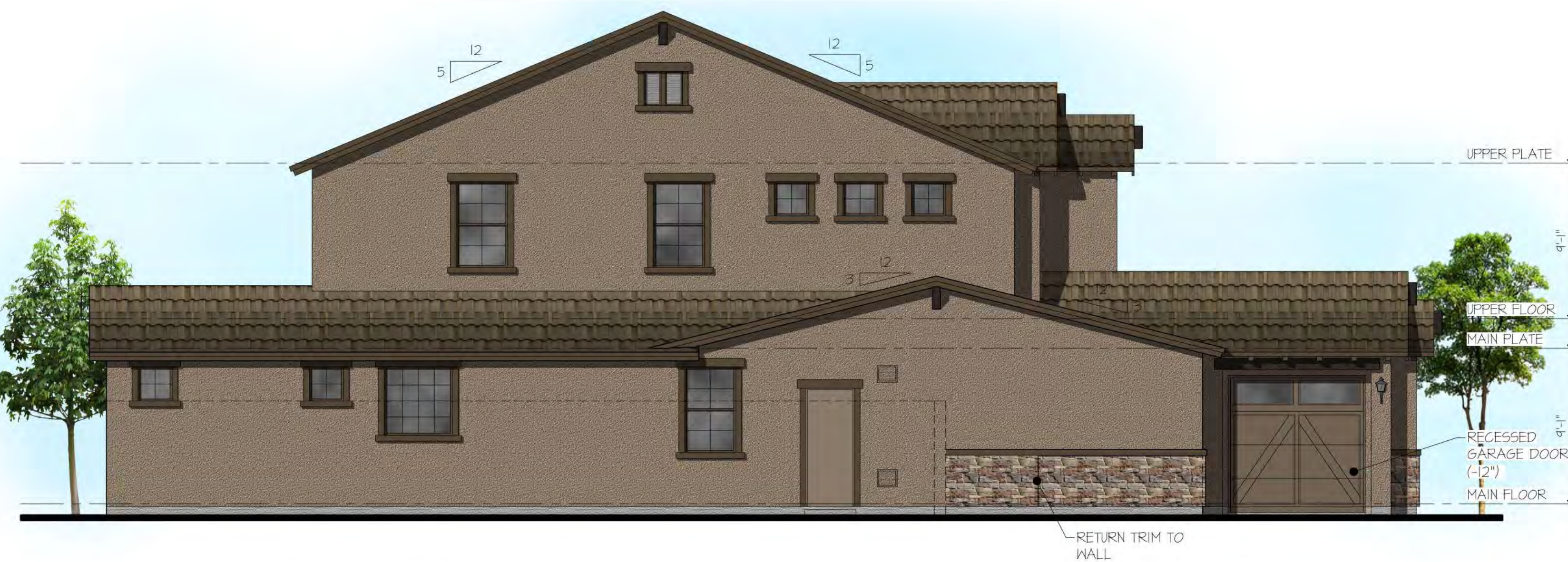
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5543
Elevation B - Ranch Hacienda



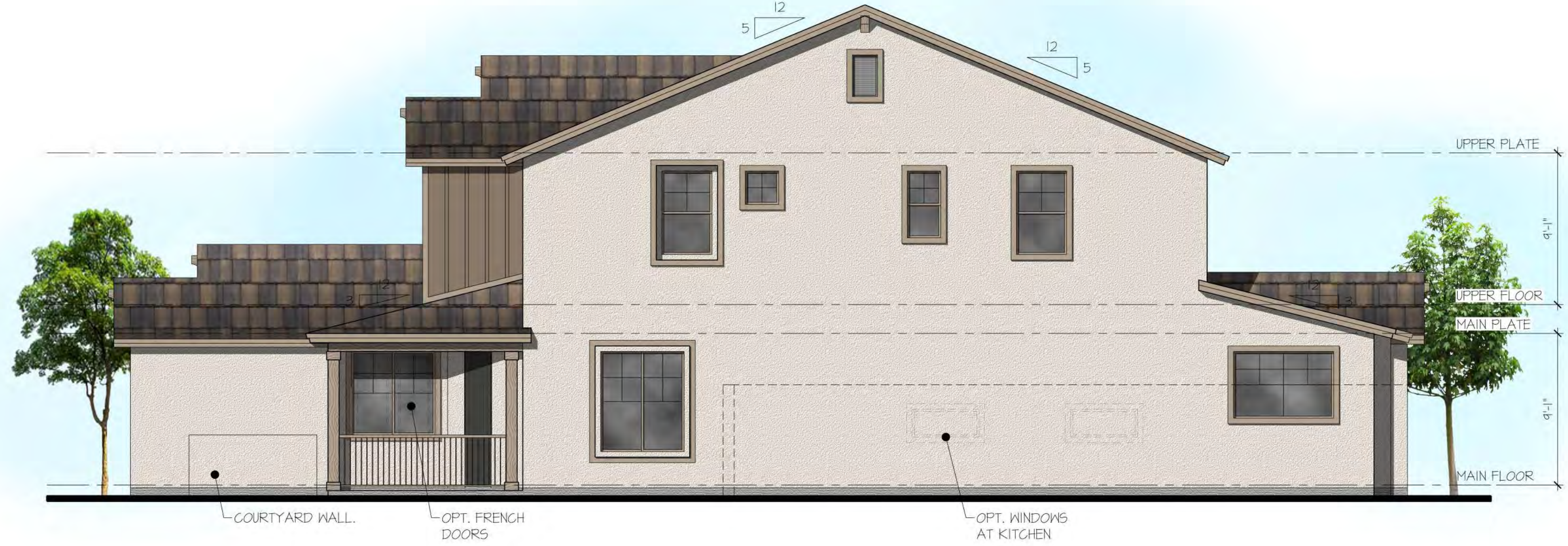
SPUR CROSS
Queen Creek, Arizona





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5543

Elevation J - Farmhouse



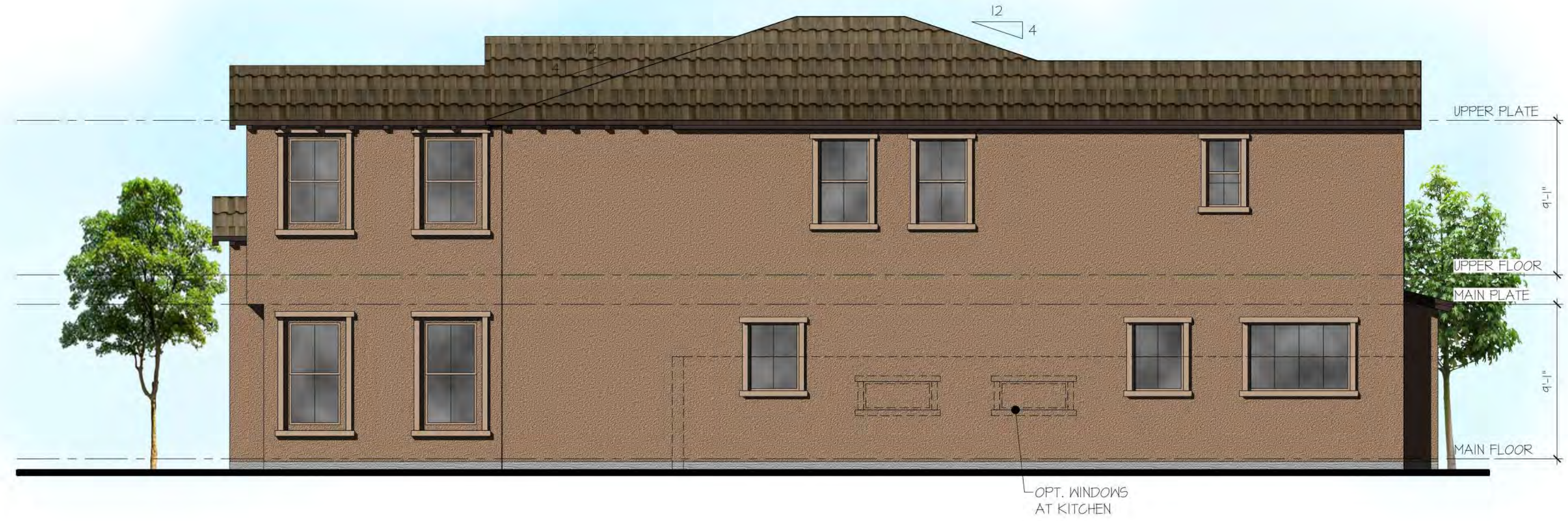
SPUR CROSS
Queen Creek, Arizona





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5550
Elevation L - Spanish



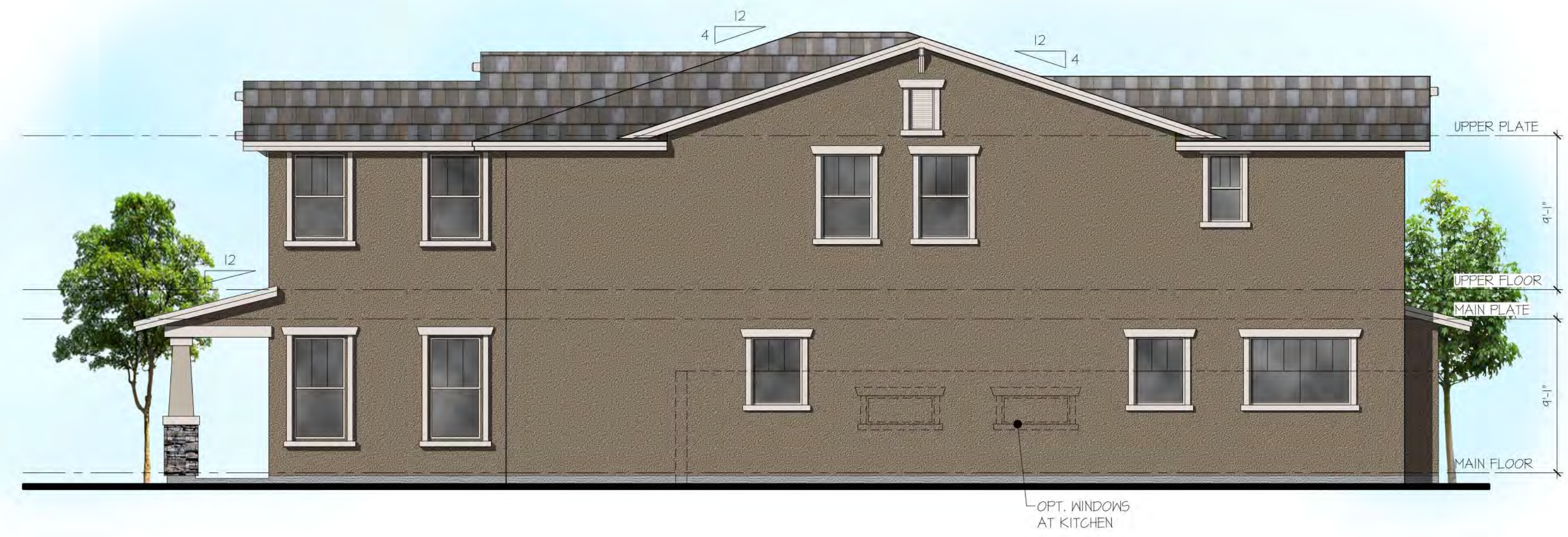
SPUR CROSS
Queen Creek, Arizona





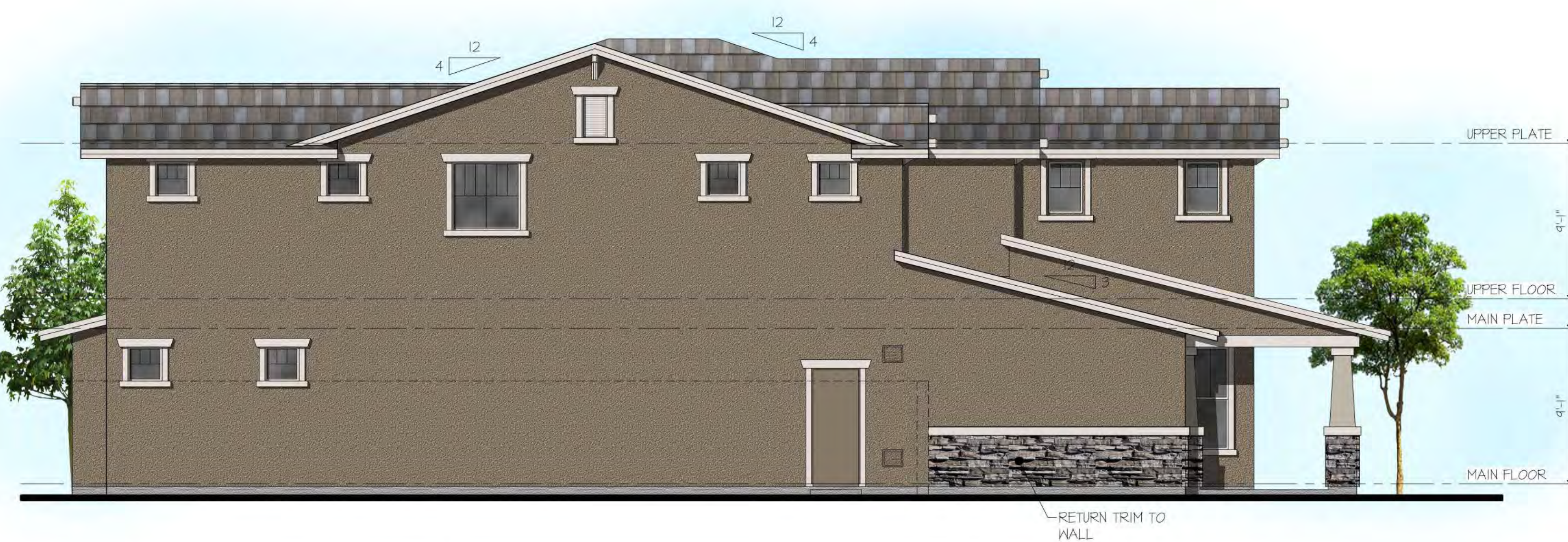
Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

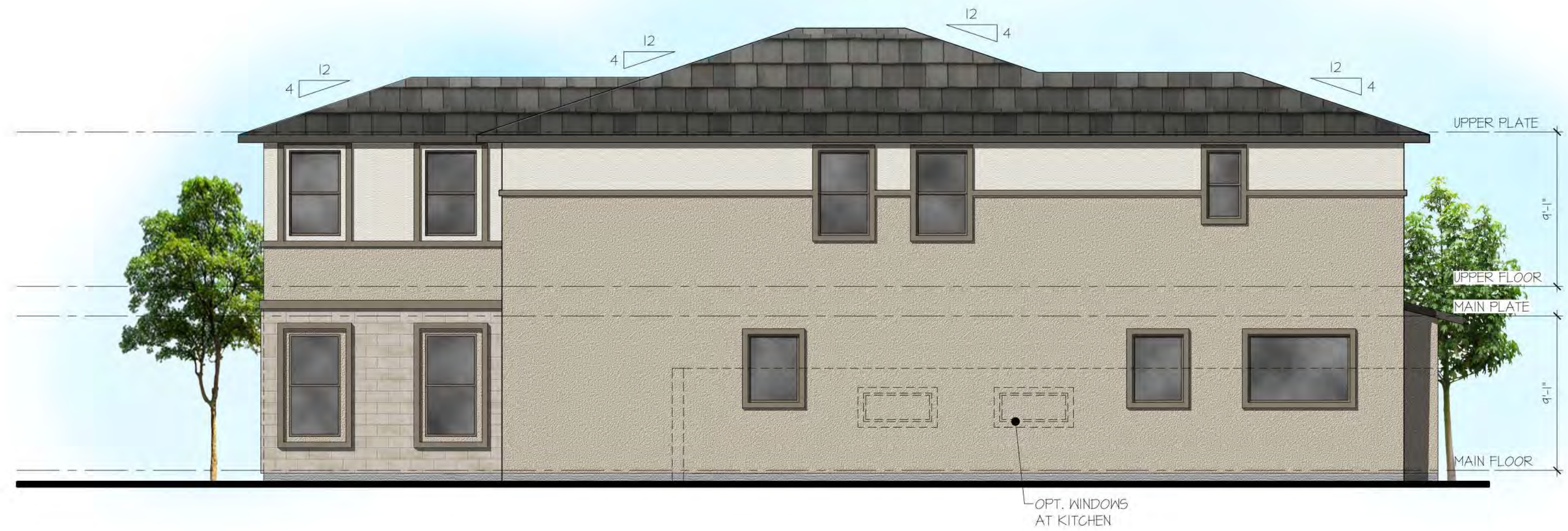
Plan 5550
Elevation D - Craftsman





Rear Elevation

scale: 3/16" = 1'-0"



Right Side Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

Plan 5550
Elevation T - Modern Desert



SPUR CROSS
Queen Creek, Arizona

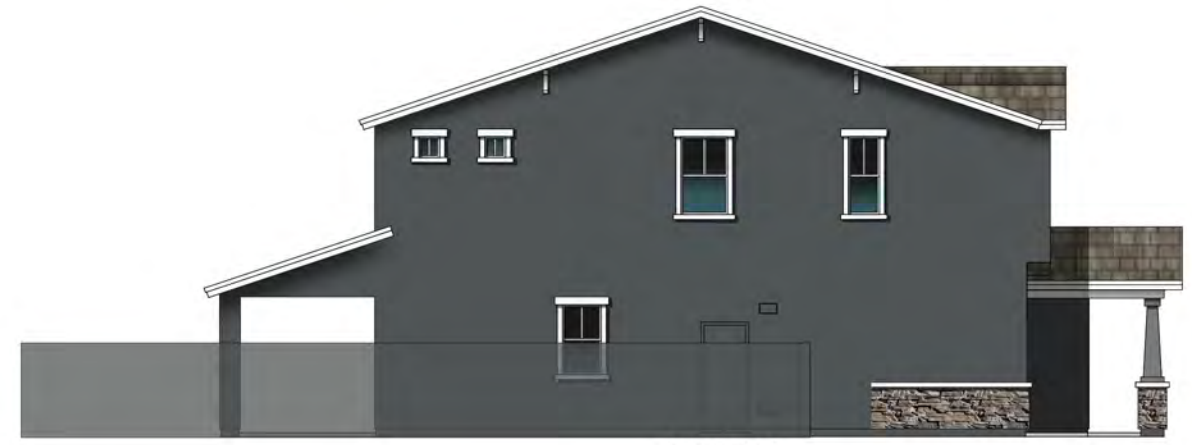




FRONT



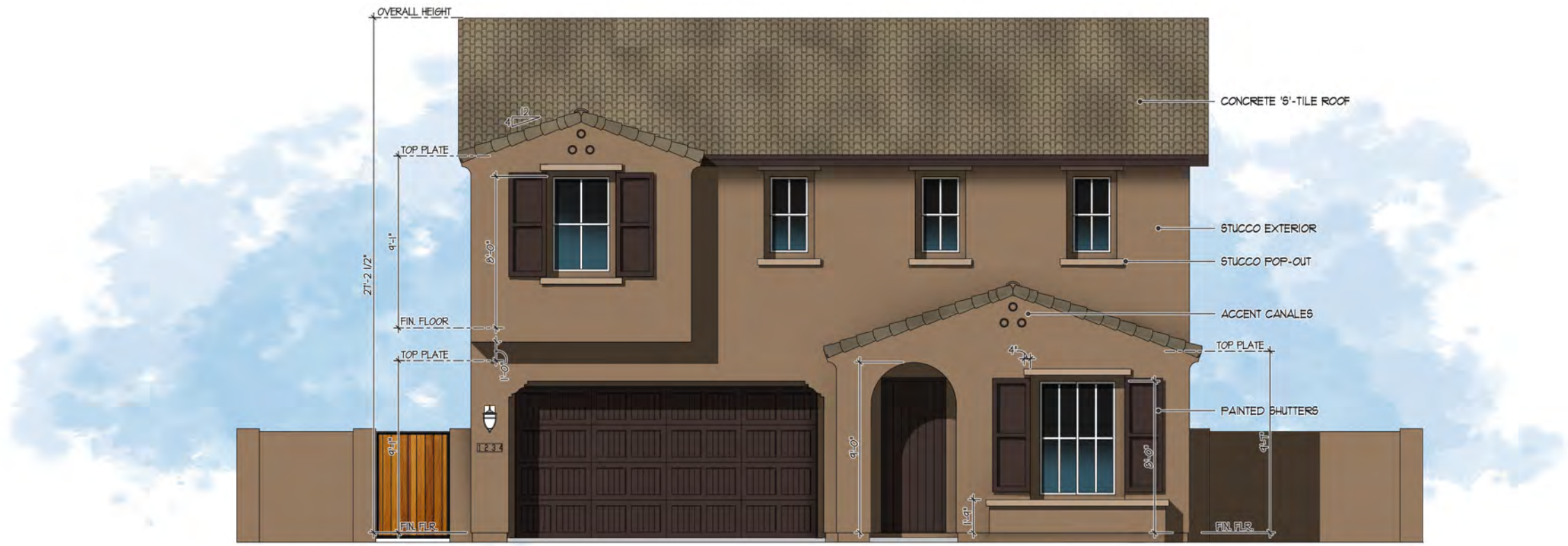
BACK



LEFT



RIGHT



OVERALL HEIGHT
27'-2 1/2"
TOP PLATE
9'-1"
FIN. FLOOR
TOP PLATE
FIN. FLR

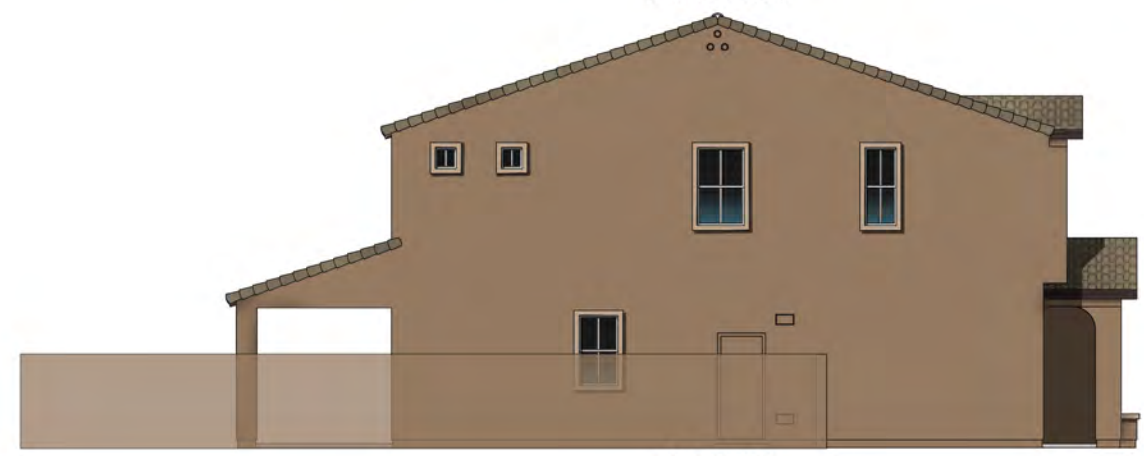
CONCRETE 'S'-TILE ROOF
STUCCO EXTERIOR
STUCCO POP-OUT
ACCENT CANALES
TOP PLATE
PAINTED SHUTTERS
FIN. FLR



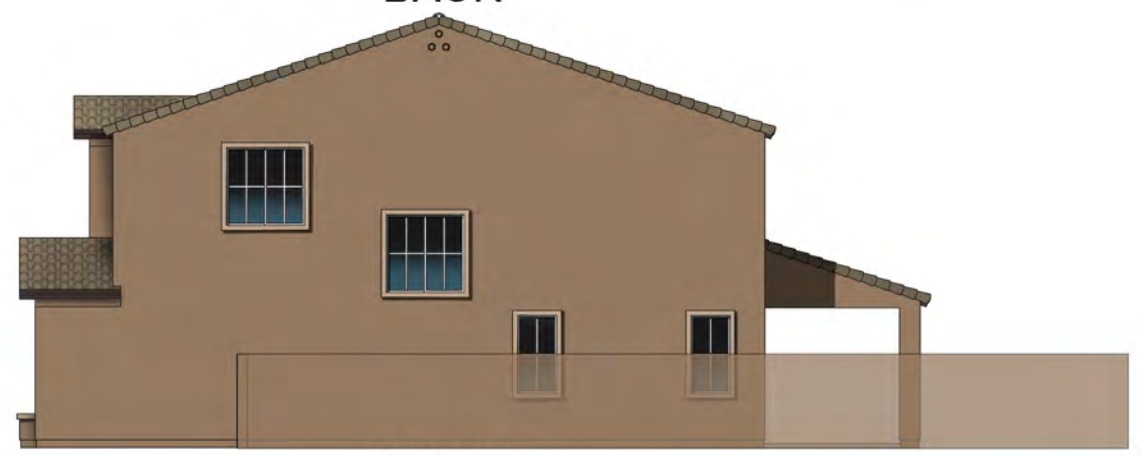
FRONT



BACK



LEFT



RIGHT



FRONT



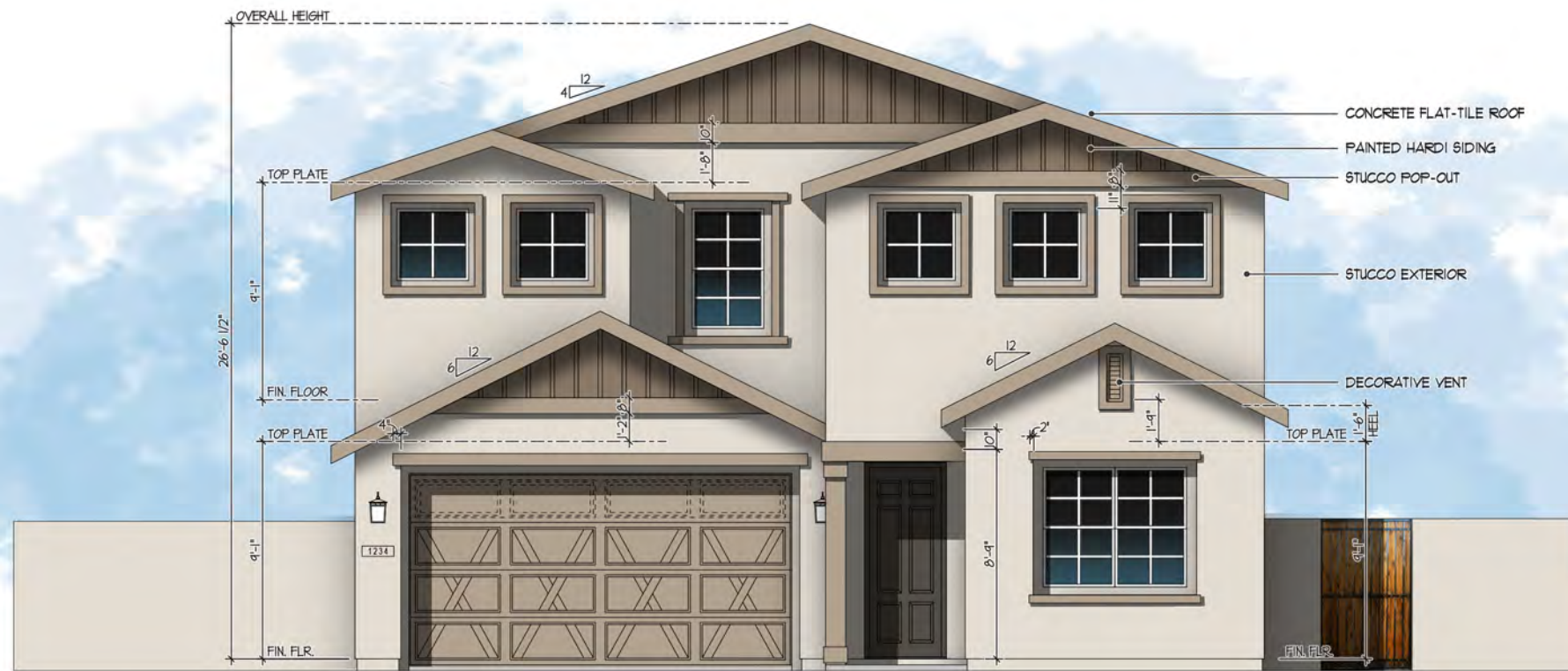
BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT



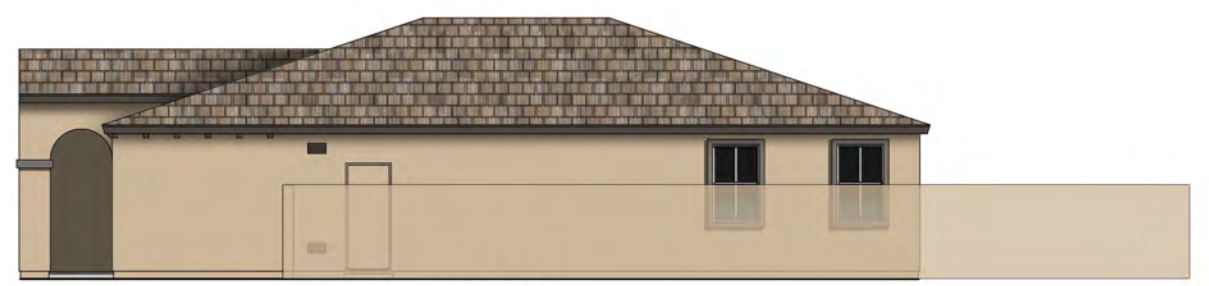
FRONT



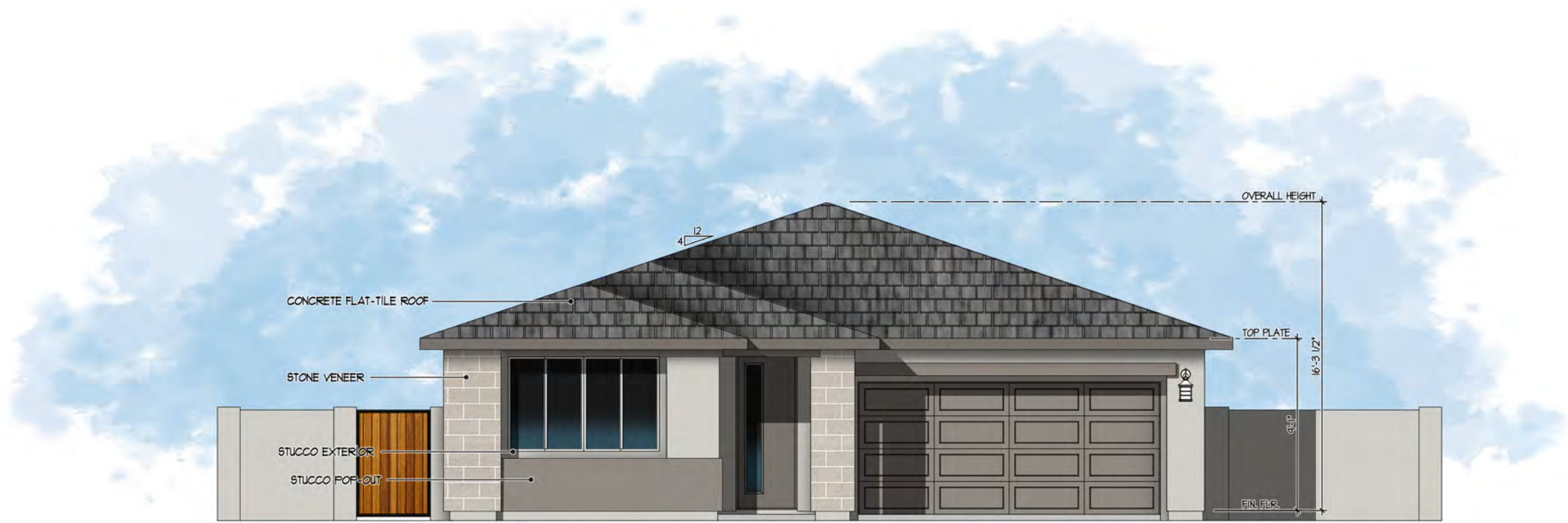
BACK



LEFT



RIGHT



FRONT



BACK



LEFT



RIGHT