



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Planning Administrator
Sarah Clark, Senior Planner/Project Manager

RE: Discussion and Possible Action on P21-0018 Mickey 40 Preliminary Plat, a request from CVL for Preliminary Plat approval of an approximately 40-acre, 162 single-family residential subdivision located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development.

DATE: May 12, 2021

STAFF RECOMMENDATION

Staff recommends approval of P21-0018 Mickey 40 Preliminary Plat, subject to the Conditions of Approval included in this report.

PROPOSED MOTION

Move to approve P21-0018 Mickey 40 Preliminary Plat, subject to the Conditions of Approval included in this report.

SUMMARY

This proposal consists of a request for Preliminary Plat approval for a 162-lot single-family residential subdivision located on approximately 40 acres located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development. The site was zoned to R1-5 as part of the North Specific Area Plan in 2015. The proposed preliminary plat is in compliance with the approved North Specific Area Plan zoning, the Town's Zoning Ordinance, and the Town's subdivision regulations.

HISTORY

- Sept. 16, 2015 Town Council approved the North Specific Area Plan.
- Dec. 16, 2015 Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
- Dec. 14, 2016 The Planning Commission approved the Terravella Preliminary Plat

PROJECT INFORMATION

Mickey 40 Preliminary Plat Project Information	
Site Location	Internal to the northeast corner of Ellsworth and Queen Creek roads
Current Zoning	R1-5/PAD
General Plan Designation	Neighborhood
Surrounding Zoning:	
North	R1-5/PAD (Gateway Quarter)
South	R1-5/PAD (Terravella)
East	R1-5
West	R1-5/PAD (Terravella)
Gross Acreage	39.9 acres
Total Lots/Units	162
Proposed Density	4.05 net dwelling units per acre (5.0 du/acre permitted in the R1-5 zoning district)
Open Space Acreage:	20% (8-acres) open space required 20% (8-acres) open space proposed 30% (2.4 acres) active open space required 35% (2.8 acres) active open space proposed

DISCUSSION

The request is for Preliminary Plat approval for a 162-lot single-family residential subdivision located on approximately 40 acres located internal to the northeast corner of Ellsworth and Queen Creek roads, adjacent to the existing Terravella development. The site was zoned to R1-5 as part of the North Specific Area Plan in 2015. In 2016, the Terravella applicant and developer, Communities Southwest, met with the Town to discuss the Mickey 40-project site and requested that access through the Terravella community to the subject parcel be provided through Terravella to allow for the development of this landlocked parcel. The plat for Terravella provided for two future access easements along 210th Street to the Mickey 40 site to be constructed at the time of the development of the Mickey 40 site. A TIA was submitted for the Mickey 40 and Terravella developments which have been reviewed by the Town’s Transportation Engineering Division and it meets all Town standards for traffic and transportation.

Temporary construction access for the Mickey 40 site is accommodated for through the property to the east along the SRP Easement with a temporary construction access easement so as to prevent construction traffic from traveling through the existing Terravella neighborhood.

The proposed preliminary plat proposes the following lot make up as detailed below. These lot sizes are consistent with those provided in adjacent communities and exceed the minimum requirements for the R1-5 zoning district.

Zoning	Lot Size	Lot Area	Total Lots
R1-5	50' x 120'	6,000 sq. ft.	162

The project site includes the 100-foot SRP Abel-Pfister easement at its northern boundary. The Preliminary Plat continues the trail and landscaping within this easement consistent with that provided at the Terravella community, which includes Afghan Pine and Shamel Ash trees for shade along the trail and SRP approved landscaping under the future line. The development also provides the same wall design as provided at Terravella, which includes composite wood columns, slump block cap, smooth cmu block, and fluted block banding. The application meets the required open space and active open space requirements for the R1-5 zoning district.

Access to the Mickey 40 Site:

When the Mickey-40 Preliminary Plat application was submitted Taylor Morrison provided a letter to Terravella homeowners notifying them of the future adjacent residential development and identified the location of the existing access points through the Terravella community at 210th Street. This letter caused some residents concerns with traffic and access along Terravella’s local streets. However, access to the Mickey 40 parcel was always contemplated and provided for, prior to the development of Terravella. The Terravella Final Plat depicts 2 Public Access Easements and Utility Easements where future roadway connections would be made to the Mickey 40 property. In addition, the Public Report on file with Arizona Department of Real Estate outlines the public access easements being dedicated within the subdivision. The Dedication language included in the Public Report, that was included in the public disclosures that Terravella residents signed when they purchased their homes is included below:

OWNERS HEREBY DEDICATE AND CONVEY TO THE TOWN OF QUEEN CREEK ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" FOR USE AS PUBLIC RIGHT-OF-WAY. THE ACCESS AND UTILITY EASEMENT WITHIN TRACTS "1E" AND "2C" ARE HEREBY DEDICATED TO THE TOWN OF QUEEN CREEK.

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. This project shall be developed in accordance with all Conditions of Approval outlined in the “North Specific Area Plan” Ordinance 582-15.
3. Sales offices for new single family residential projects shall provide notice to prospective buyers that the project is located within an Overflight Area. Such notice shall consist of a sign at least 2-foot x 3-foot installed at the entrance to the sales office or leasing office at the residential project. The sign shall be installed prior to commencement of sales and shall not be removed until the sales office is permanently closed. The sign shall state the following in letters of at least one inch (1”) in height: “This subdivision, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals. The mix of aircraft

consists of cargo, commercial, charter, corporate, general aviation and military aircraft. For additional information contact the Arizona Department of Real Estate at: 602-468-1414 or Phoenix-Mesa Gateway Airport Public Relations Office at: 480-988-7600.”

4. Public reports filed with the Arizona Department of Real Estate shall disclose the location of the Airport and potential aircraft overflights. The following statement shall be included in the public report: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, is likely to experience aircraft overflights, which could generate noise levels which may be of concern to some individuals.”
5. Construction access to the Mickey 40 project site shall be provided for to the east via the temporary construction access easement as depicted in the temporary access agreement effective April 2, 2021.

ATTACHMENTS

1. Aerial Exhibit
2. Zoning Exhibit
3. Preliminary Plat

Project Name: Mickey 40 Pre-Plat Aerial Exhibit

Case Number: P21-0018

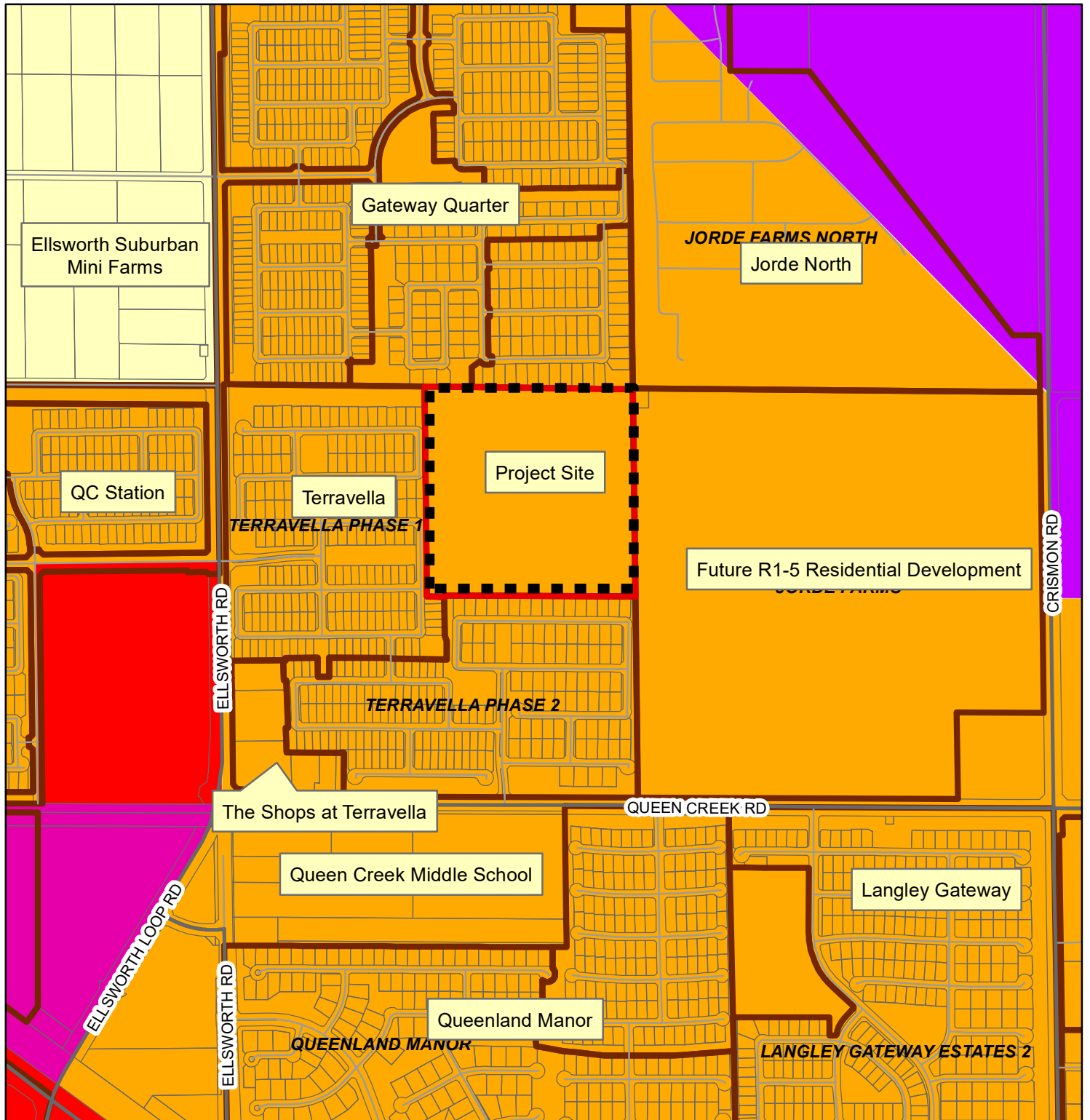
Hearing Date: May 12, 2021 (Planning Commission)



Project Name: Mickey 40 Pre-Plat General Plan Exhibit

Case Number: P21-0018

Hearing Date: May 12, 2021 (Planning Commission)



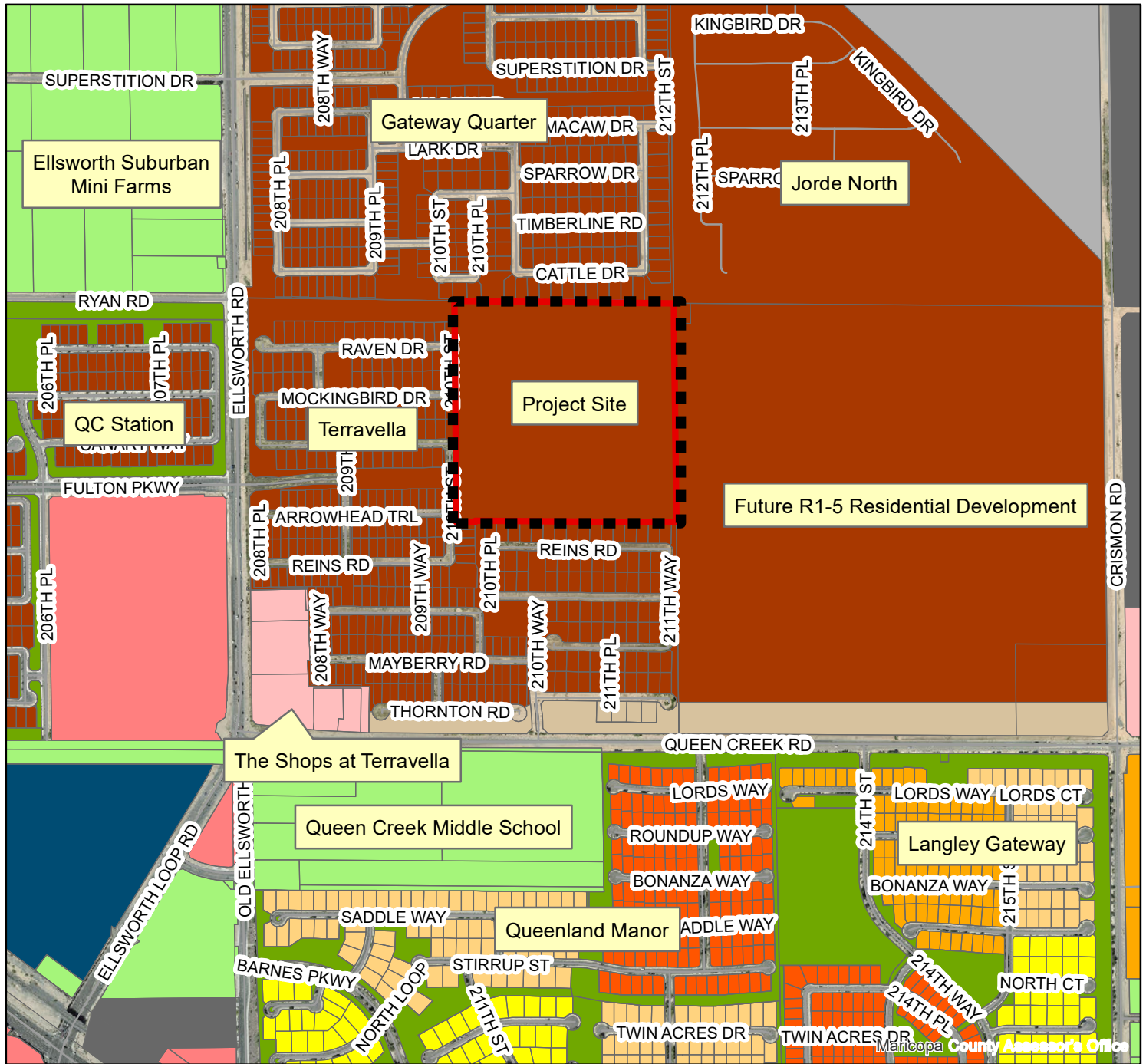
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |



























Project Name: Mickey 40 Pre-Plat Existing Zoning Exhibit

Case Number: P21-0018

Hearing Date: May 12, 2021 (Planning Commission)



Zoning Districts

 C-1 - Commercial	 RC - Recreation/Conservation	 R1-7 - Residential	 R1-43 - Residential
 C-2 - Commercial	 PQP - Public/Quasi-Public	 R1-8 - Residential	 R1-54 - Residential
 C-3 - Commercial	 HDR	 R1-9 - Residential	 R1-190 - Residential
 MU	 MDR - Residential	 R1-12 - Residential	 PCD - Planned Community
 TC - Commercial	 R1-4 - Residential	 R1-15 - Residential	 AT - Agritainment
 EMP A - Office/Industrial Park	 R1-5 - Residential	 R1-18 - Residential	
 EMP B - General Industrial	 R1-6 - Residential	 R1-35 - Residential	

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 00 DEGREES 32 MINUTES 06 SECONDS EAST, 2646.34 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 10, SOUTH 00 DEGREES 32 MINUTES 06 SECONDS EAST, 1320.00 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89 DEGREES 16 MINUTES 19 SECONDS WEST, 1320.00 FEET;

THENCE NORTH 00 DEGREES 32 MINUTES 06 SECONDS WEST, 1320.00 FEET;

THENCE SOUTH 89 DEGREES 16 MINUTES 19 SECONDS EAST, 1320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,742,046 SQ. FT. OR 39.992 ACRES, MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°32'06" EAST ALONG THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO BOOK 1288 MAPS, PAGE 15, MARICOPA COUNTY RECORDS.

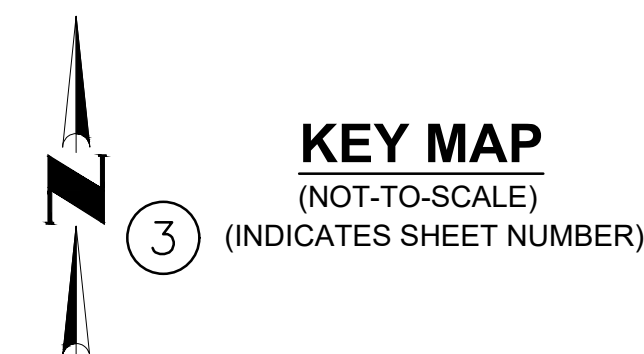
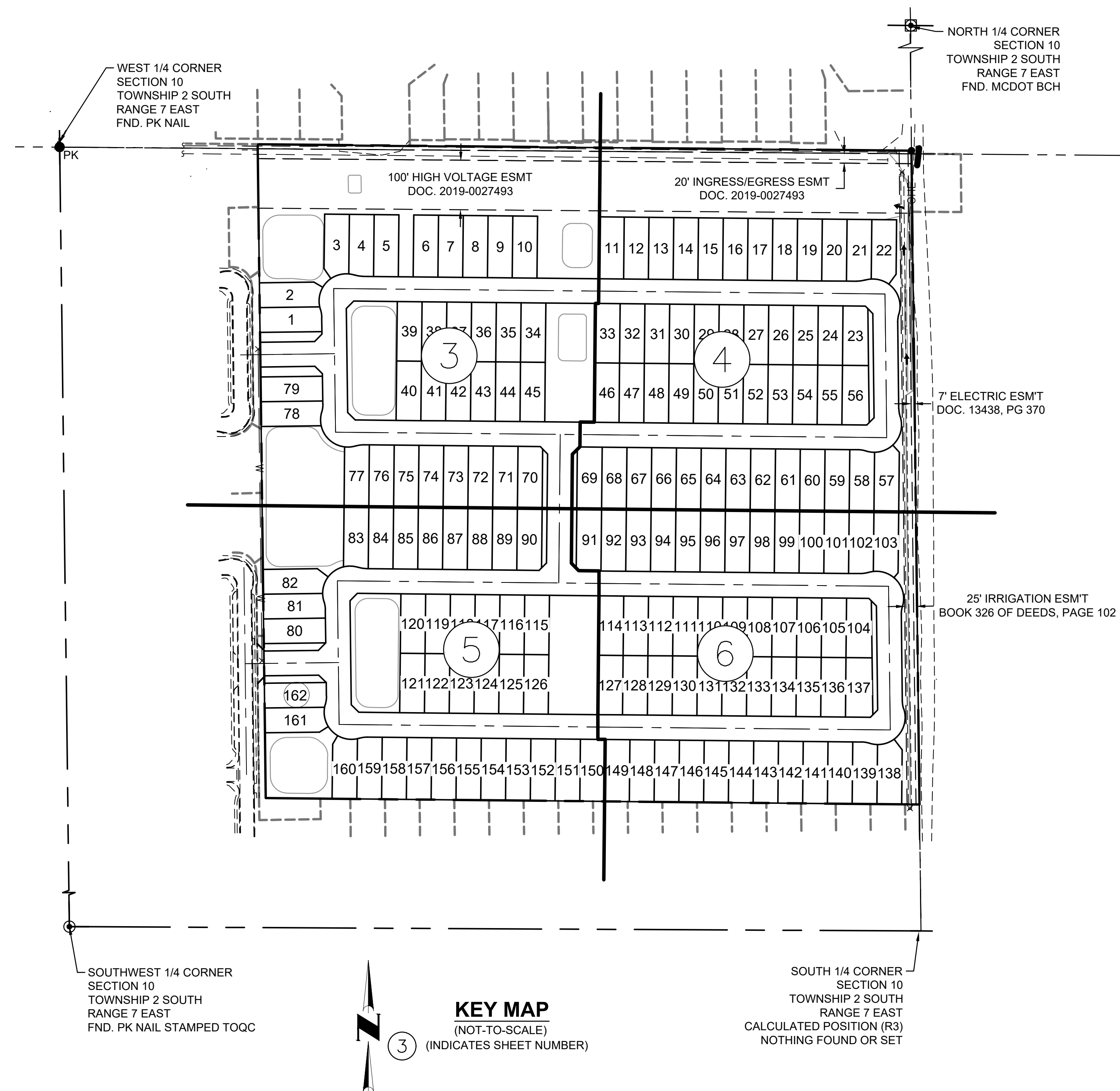
FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C-2770 L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

GENERAL NOTES

1. THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE TOWN AND THE CERTIFICATION OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
2. THIS SUBDIVISION SHALL COMPLY WITH THE ZONING ORDINANCE GUIDELINES FOR PLANNED AREA DEVELOPMENTS.
3. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS, IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
4. PRIVATE IRRIGATION EASEMENTS WILL BE PROVIDED FOR IRRIGATION FACILITIES THAT PROVIDE CONTINUING SERVICE TO ADJACENT PROPERTIES.
5. THIS PROPERTY IS LOCATED IN PROXIMITY TO LAND DESIGNATED FOR DEVELOPMENT AS INDUSTRIAL, COMMERCIAL, AND/OR MULTI-FAMILY USES AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION VIBRATIONS DUST AND ALL OTHER AFFECTS THAT MAY BE ASSOCIATED WITH SUCH USES.
6. THIS PROPERTY, DUE TO ITS PROXIMITY TO PHOENIX-MESA GATEWAY AIRPORT, IS LIKELY TO EXPERIENCE AIRCRAFT OVERFLIGHTS, WHICH COULD GENERATE NOISE LEVELS WHICH MAY BE OF CONCERN TO SOME INDIVIDUALS. THE MIX OF AIRCRAFT CONSISTS OF CARGO, COMMERCIAL, CHARTER, CORPORATE, GENERAL AVIATION AND MILITARY AIRCRAFT



PRELIMINARY PLAT FOR MICKEY 40

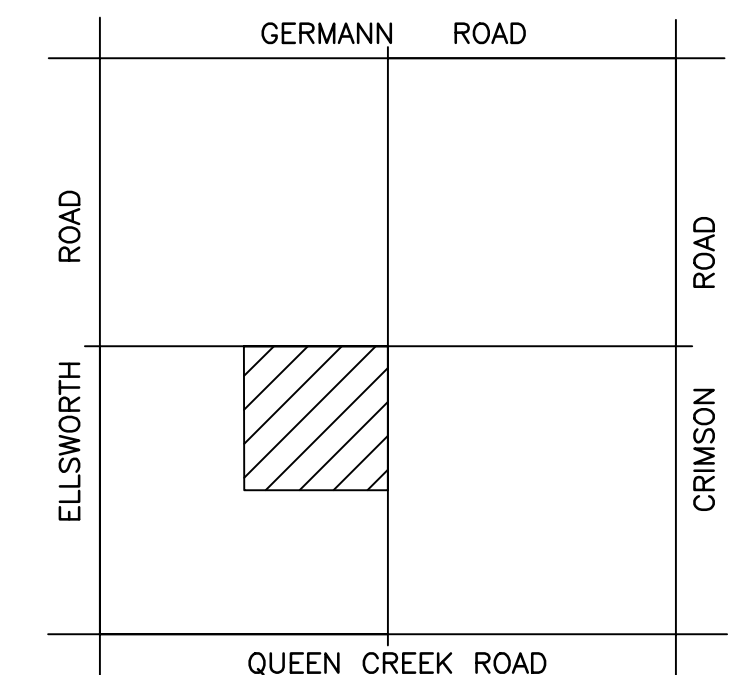
A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER

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PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO
EMAIL: ACARAVEO@CVL.CI.COM



VICINITY MAP (NOT-TO-SCALE)

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED LOTS
---	PROPOSED ROW
---	PROPOSED CENTER LINE
---	(33' X 33' S.V.T.) SIGHT VISIBILITY TRIANGLE
---	1' V.N.A.E.
---	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
---	8' P.U.E.
---	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
---	PROPOSED FIRE HYDRANT
---	MATCH LINE

SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / SITE DATA / KEY MAP TABLE / TYPICAL LOT DETAIL / LOT DENSITY TABLE
SHEET 02 - LOT AREA TABLE / CENTERLINE DATA TABLE, TRACT TABLE, STREET SECTION DETAILS
SHEET 03-06 - PLAN SHEETS
SHEET 07 - OPEN SPACE AREAS

SITE DATA	
ZONING	R1-5
APN#	304-62-019T
F.E.M.A. ZONE	ZONE X
TOTAL SINGLE FAMILY LOTS	162
SITE GROSS AREA (AC)	39.99
SITE NET AREA (AC)	39.99
TOTAL OPEN SPACE (AC/%)	REQUIRED 8.00 20%
	PROVIDED 8.01 20%
ACTIVE OPEN SPACE (AC/%)	REQUIRED 2.40 30%
	PROVIDED 2.80 35%
GROSS DENSITY	4.05 DU/AC
MIN LOT SIZE	50' X 120'
MIN LOT AREA	6000.00 SQ FT
MAX LOT AREA	6464.52 SQ FT
AVERAGE LOT AREA	6139.94 SQ FT
**TOTAL OPEN SPACE DOES NOT INCLUDE UNAMENITIZED BASINS	
**ACTIVE OPEN SPACE PERCENTAGE IS BASED ON TOTAL OPEN SPA	

DU =	DU
A =	(C + I + S + a)
DU =	TOTAL # OF DWELLING UNITS PERMITTED
D =	MAXIMUM NET DENSITY
A =	TOTAL SITE AREA (3.99 ACRES)
C =	TOTAL COMMERCIAL LAND AREA (ACRES)
I =	TOTAL INDUSTRIAL LAND AREA (ACRES)
S =	SCHOOL SITE TO BE DEDICATED
a =	ARTERIAL AND COLLECTOR RIGHTS-OF-WAY (ACRES)
D =	162
	39.99 - (0 + 0 + 0 + 0)
D =	4.05 DU/AC

SIDEYARD SETBACKS

5' SIDE YARD SETBACKS MAY BE 0' FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED Z-LOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT.

FRONT YARD SETBACKS

1. 10' TO FRONT OF GARAGE (SIDE ENTRY) AND LIVING AREA; 10' TO COVERED FRONT PORCH.
2. 20' SETBACK IS MEASURED FROM THE WALL OF GARAGE (FRONT ENTRY)

REAR SETBACKS

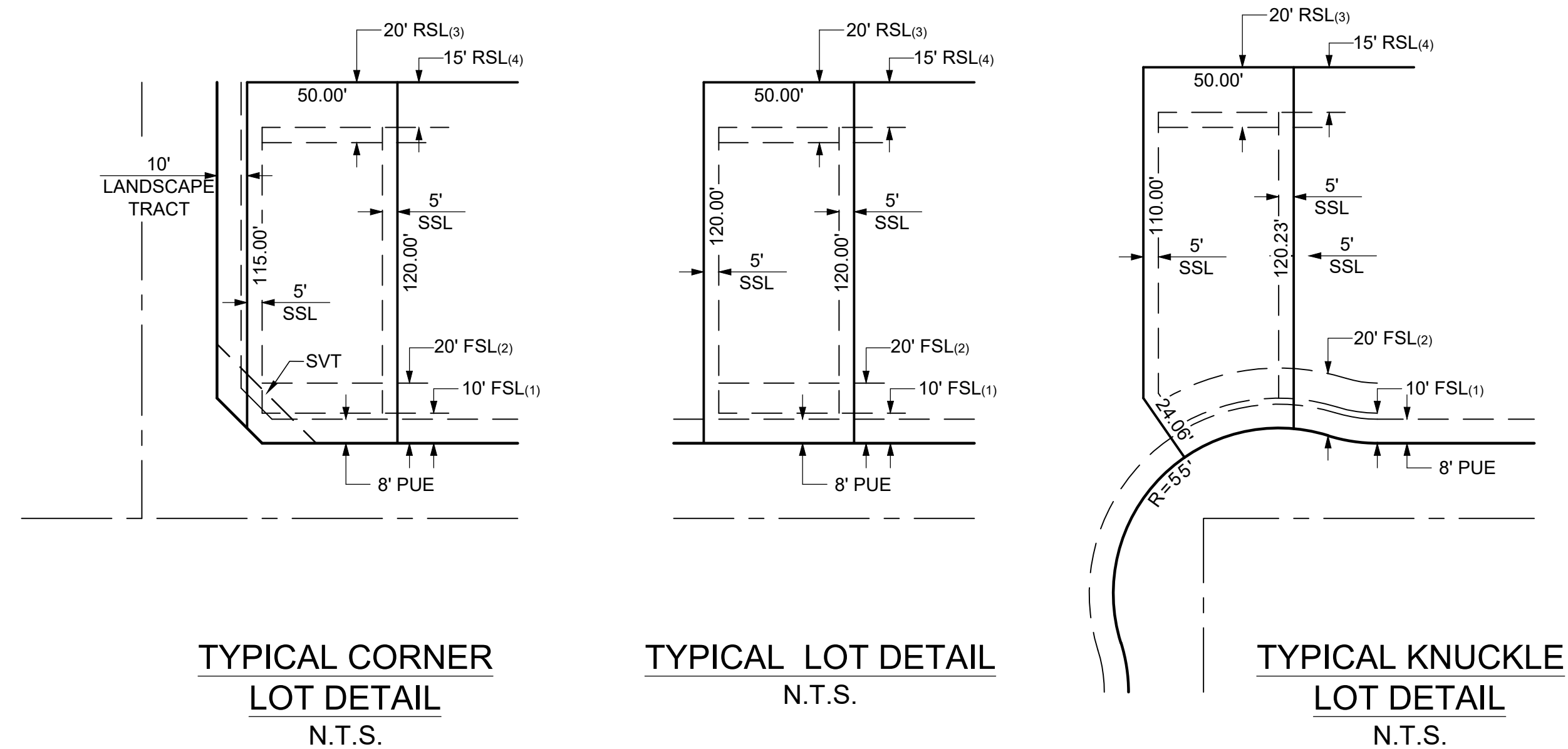
3. 15' FOR SINGLE-STORY HOMES AND/OR COVERED PATIOS.
4. 20' FOR TWO-STORY HOMES

SIDE SETBACKS

5. 5' SIDE YARD SETBACKS MAY BE 0' FOR ATTACHED HOUSING PRODUCTS AND OTHER DESIGNS SUCH AS BUT NOT LIMITED TO DETACHED Z-LOT CONFIGURATIONS WITH THE APPLICATION OF A USE BENEFIT EASEMENT.

LEGEND

FSL - FRONT SETBACK LINE
SSL - SIDE SETBACK LINE
RSL - REAR SETBACK LINE
SVT - INDICATES 33'X33' VISIBILITY TRIANGLE EASEMENT



4550 N. 12th Street, Phoenix, AZ, 85014, phone 602.264.6831, fax 602.264.0928, www.cvlci.com
Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



01 SHEET OF 07

CVL PROJECT #: 1-01-0357301
DATE PREPARED: 1/18/21, 5/04/21

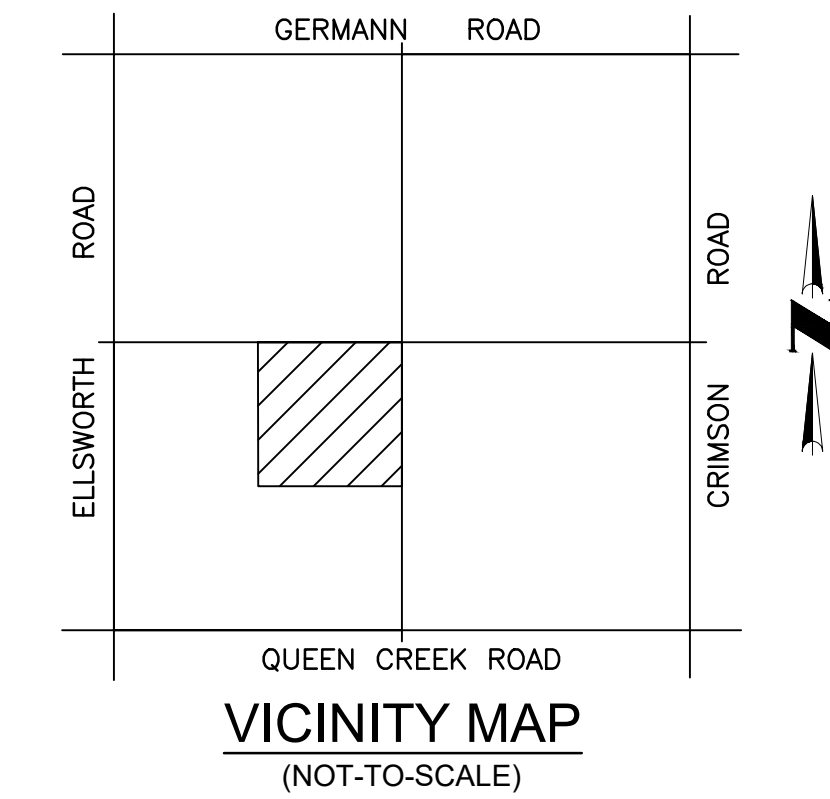
PRELIMINARY PLAT FOR MICKEY 40

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GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	6,219.54	42	6,000.00	83	6,107.89	124	6,000.00
2	6,063.56	43	6,000.00	84	6,250.00	125	6,000.00
3	6,100.29	44	6,000.00	85	6,250.00	126	6,000.00
4	6,190.26	45	6,000.00	86	6,250.00	127	6,000.00
5	6,250.00	46	6,000.00	87	6,250.00	128	6,000.00
6	6,250.00	47	6,000.00	88	6,250.00	129	6,000.00
7	6,250.00	48	6,000.00	89	6,250.00	130	6,000.00
8	6,250.00	49	6,000.00	90	6,237.50	131	6,000.00
9	6,250.00	50	6,000.00	91	6,237.50	132	6,000.00
10	6,250.00	51	6,000.00	92	6,250.00	133	6,000.00
11	6,250.00	52	6,000.00	93	6,250.00	134	6,000.00
12	6,250.00	53	6,000.00	94	6,250.00	135	6,000.00
13	6,250.00	54	6,000.00	95	6,250.00	136	6,000.00
14	6,250.00	55	6,000.00	96	6,250.00	137	6,464.52
15	6,250.00	56	6,463.93	97	6,250.00	138	6,133.05
16	6,250.00	57	6,282.87	98	6,250.00	139	6,168.17
17	6,250.00	58	6,161.98	99	6,250.00	140	6,250.00
18	6,250.00	59	6,250.00	100	6,250.00	141	6,250.00
19	6,250.00	60	6,250.00	101	6,250.00	142	6,250.00
20	6,250.00	61	6,250.00	102	6,199.80	143	6,250.00
21	6,185.52	62	6,250.00	103	6,205.23	144	6,250.00
22	6,106.99	63	6,250.00	104	6,146.32	145	6,250.00
23	6,145.73	64	6,250.00	105	6,000.00	146	6,250.00
24	6,000.00	65	6,250.00	106	6,000.00	147	6,250.00
25	6,000.00	66	6,250.00	107	6,000.00	148	6,250.00
26	6,000.00	67	6,250.00	108	6,000.00	149	6,250.00
27	6,000.00	68	6,250.00	109	6,000.00	150	6,250.00
28	6,000.00	69	6,237.50	110	6,000.00	151	6,250.00
29	6,000.00	70	6,237.50	111	6,000.00	152	6,250.00
30	6,000.00	71	6,250.00	112	6,000.00	153	6,250.00
31	6,000.00	72	6,250.00	113	6,000.00	154	6,250.00
32	6,000.00	73	6,250.00	114	6,000.00	155	6,250.00
33	6,000.00	74	6,250.00	115	6,000.00	156	6,250.00
34	6,000.00	75	6,250.00	116	6,000.00	157	6,250.00
35	6,000.00	76	6,250.00	117	6,000.00	158	6,250.00
36	6,000.00	77	6,139.70	118	6,000.00	159	6,226.06
37	6,000.00	78	6,116.76	119	6,000.00	160	6,056.77
38	6,000.00	79	6,250.00	120	6,000.00	161	6,066.29
39	6,000.00	80	6,250.00	121	6,000.00	162	6,217.08
40	6,000.00	81	6,165.74	122	6,000.00		
41	6,000.00	82	6,136.90	123	6,000.00		

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	150.00'	S89°17'41"W
L2	290.07'	N00°42'19"W
L3	1113.04'	S89°26'04"E
L4	290.07'	S00°42'01"E
L5	1113.01'	S89°26'04"E
L6	300.00'	N00°33'56"E
L7	1112.99'	S89°26'04"E
L8	290.07'	S00°42'01"E
L9	1112.96'	N89°26'04"W
L10	290.07'	N00°42'19"W
L11	187.81'	S89°17'41"W

TRACT AREA TABLE			
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION
TRACT A	261663.72	6.007	OPEN SPACE/LANDSCAPE TRACT/EASEMENT/RETENTION
TRACT B	2387.50	0.055	LANDSCAPE TRACT
TRACT C	2387.50	0.055	LANDSCAPE TRACT
TRACT D	23863.27	0.548	OPEN SPACE/LANDSCAPE TRACT/AMENITIES
TRACT E	24000.00	0.551	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT F	2200.61	0.051	LANDSCAPE TRACT
TRACT G	2300.00	0.053	LANDSCAPE TRACT
TRACT H	2300.00	0.053	LANDSCAPE TRACT
TRACT I	46658.78	1.071	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT J	1762.50	0.040	LANDSCAPE TRACT
TRACT K	1762.50	0.040	LANDSCAPE TRACT
TRACT L	18311.08	0.420	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT M	23849.72	0.548	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT N	24000.00	0.551	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT O	2200.61	0.051	LANDSCAPE TRACT

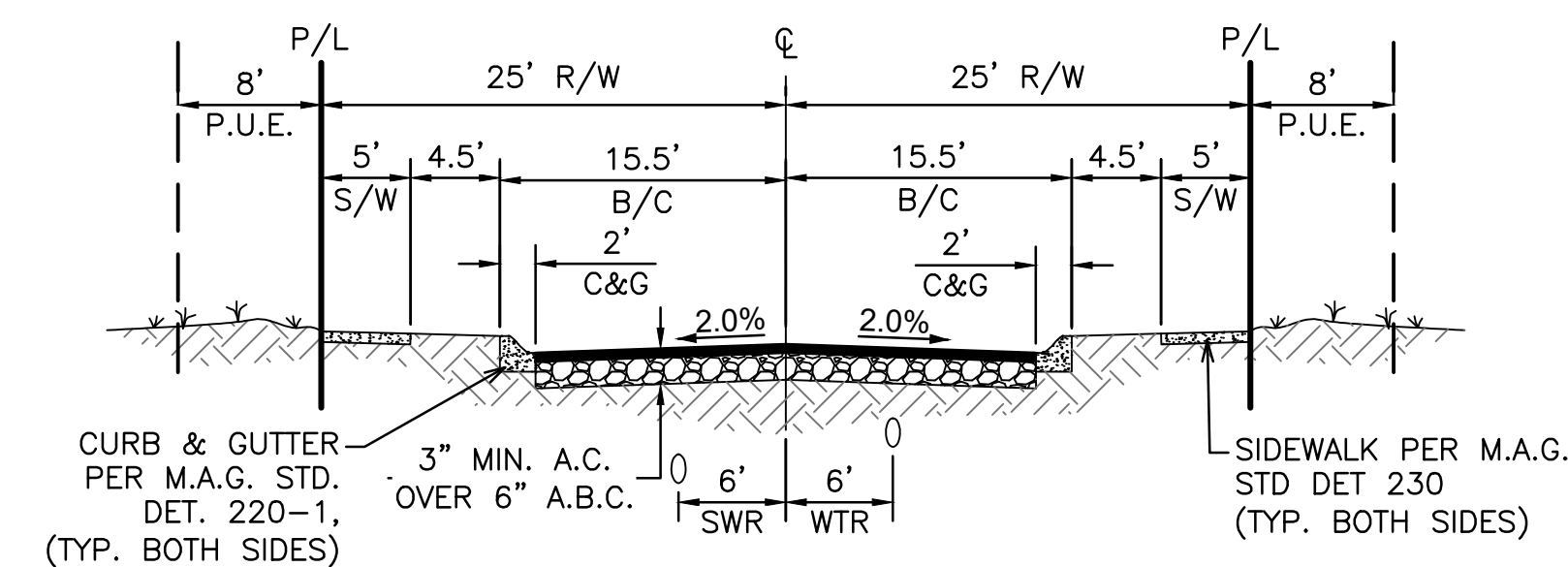


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	PROPOSED CENTER LINE
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PUBLIC RESIDENTIAL STREET SECTION
N.T.S.



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 Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management



SHEET
02 OF 07

CVL PROJECT #: 1-01-0357301
 DATE PREPARED: 1/18/21, 5/04/21

PRELIMINARY PLAT FOR MICKEY 40

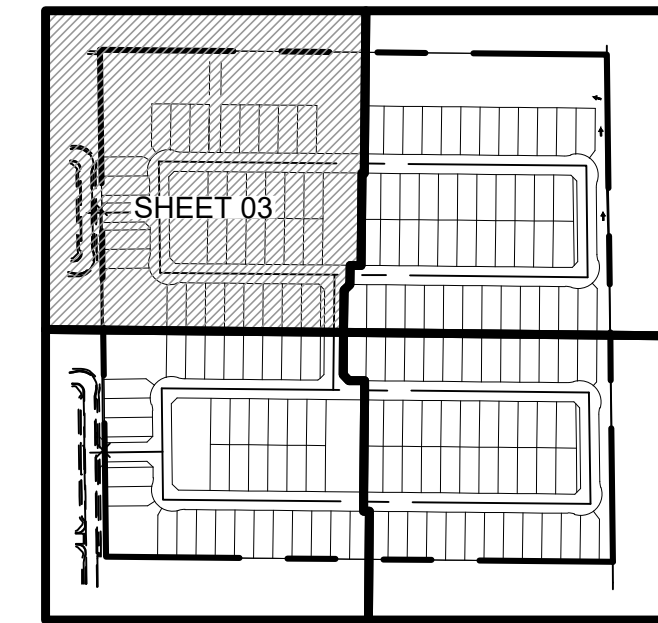
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DEVELOPER

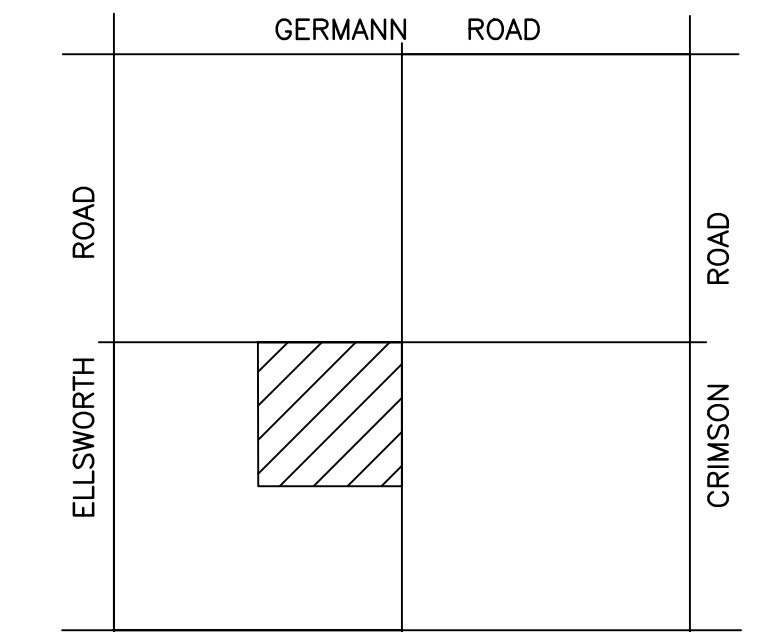
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CVL DESIGN TEAM

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PHOENIX, AZ 85014
PHONE: (602) 285-4972
CONTACT: ALEX CARAVEO
EMAIL: ACARAVEO@CVL.CI.COM



SHEET INDEX MAP
(NOT-TO-SCALE)



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (33' X 33' S.V.T.) SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- PROPOSED FIRE HYDRANT
- MATCH LINE

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- SHEET 02 - LOT AREA TABLE / CENTERLINE DATA TABLE, TRACT TABLE
- SHEET 03-06 - PLAN SHEETS
- SHEET 07 - OPEN SPACE AREAS



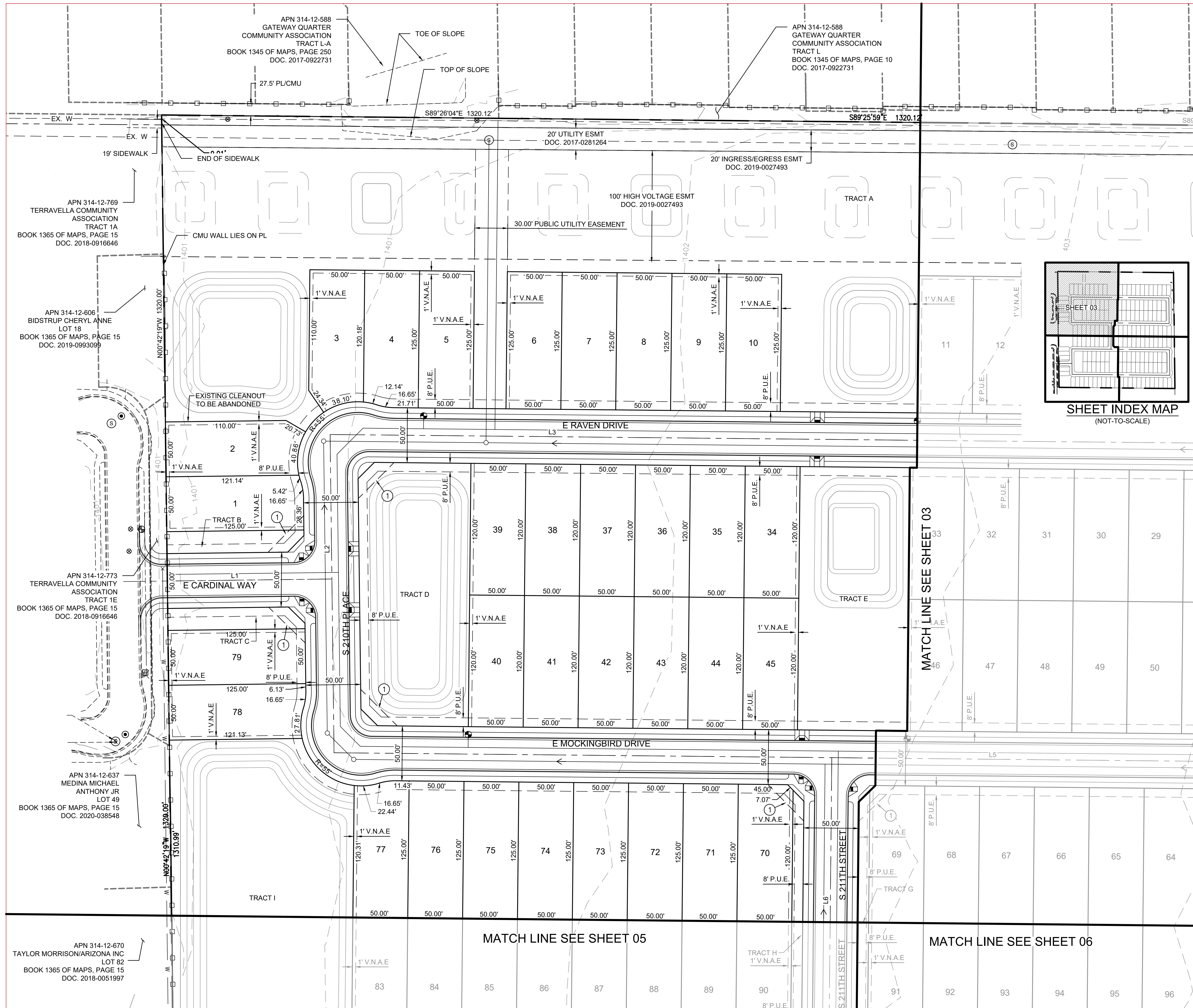
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SCALE: 1" = 40'

SHEET
03 OF 07

CVL PROJECT #: 1-01-0357301
DATE PREPARED: 1/18/21, 5/04/21



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PRELIMINARY PLAT FOR MICKEY 40

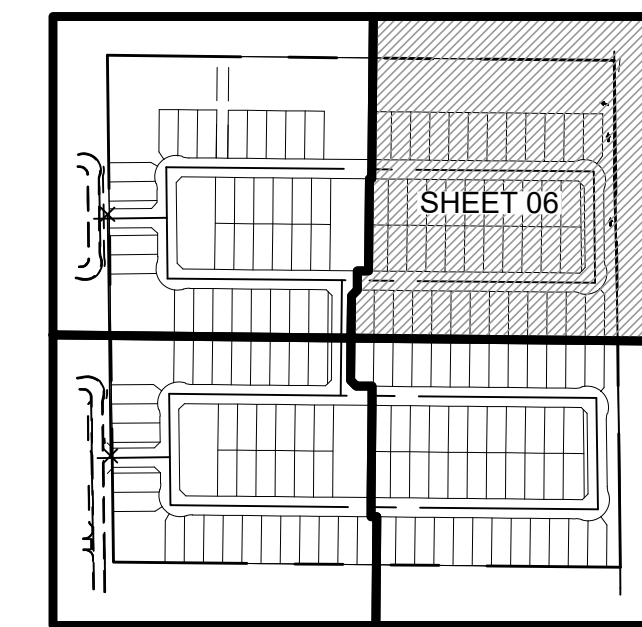
A PORTION OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

DEVELOPER

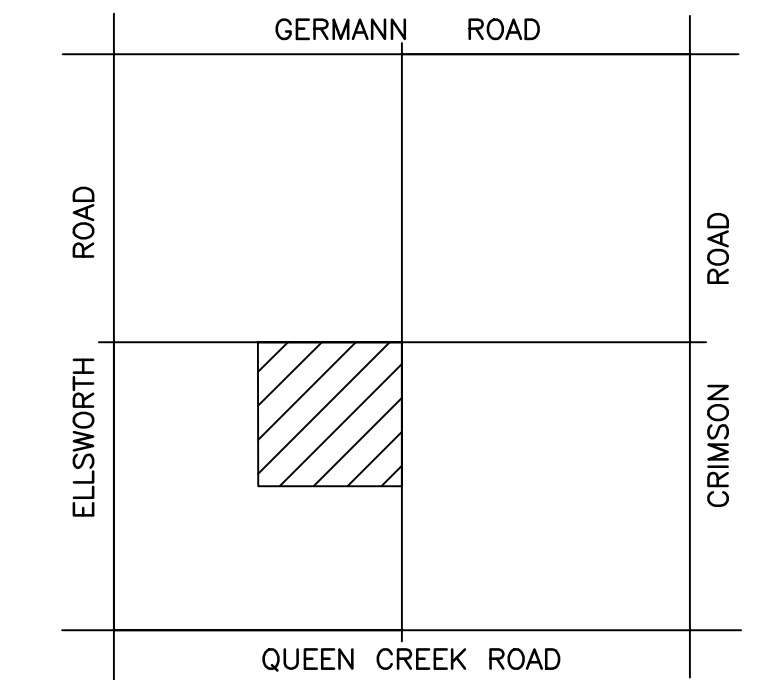
KB HOMES ARIZONA
10429 SOUTH 51ST ST., STE. 100
PHOENIX, AZ 85044
PHONE: (480-758-3045)
CONTACT: JANELLE SPEAKE
EMAIL: JSPEAKE@KBHOME.COM

CVL DESIGN TEAM

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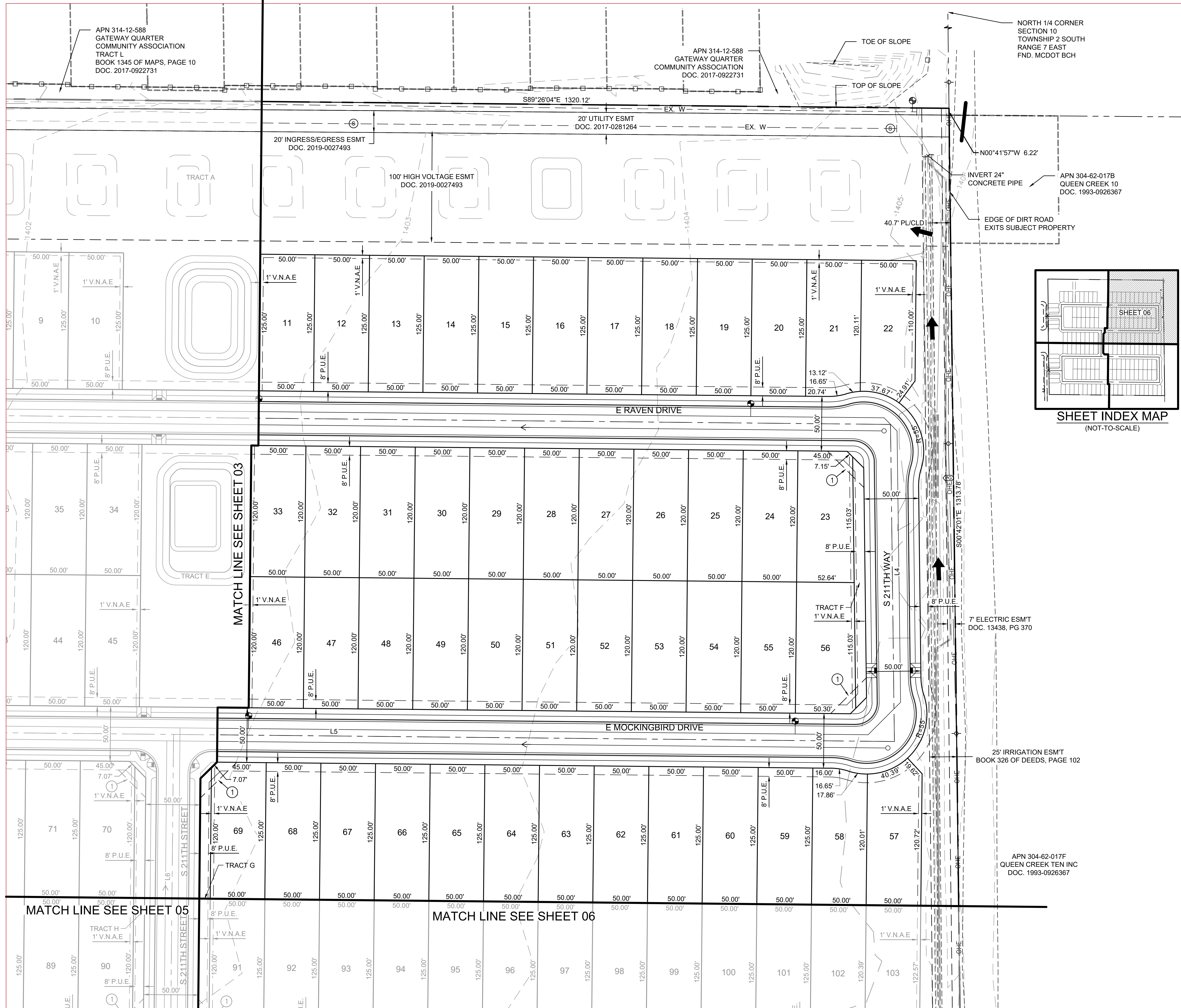
VICINITY MAP
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MATCH LINE SEE SHEET 03

MATCH LINE SEE SHEET 05

MATCH LINE SEE SHEET 06

N:\010357301\CADD\Pre\010357301_Prelim\05_Prel.plt.dwg



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04 OF 07

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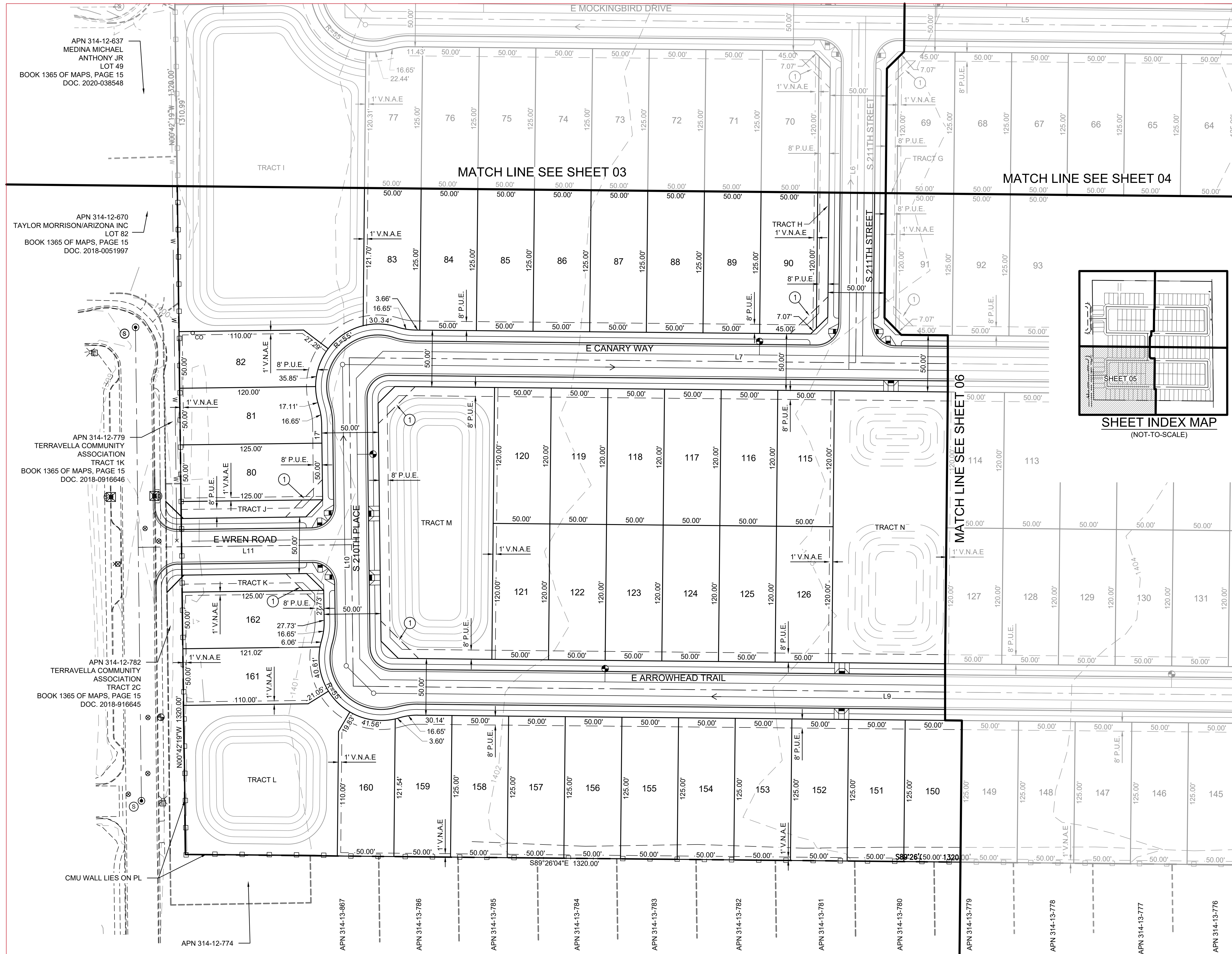
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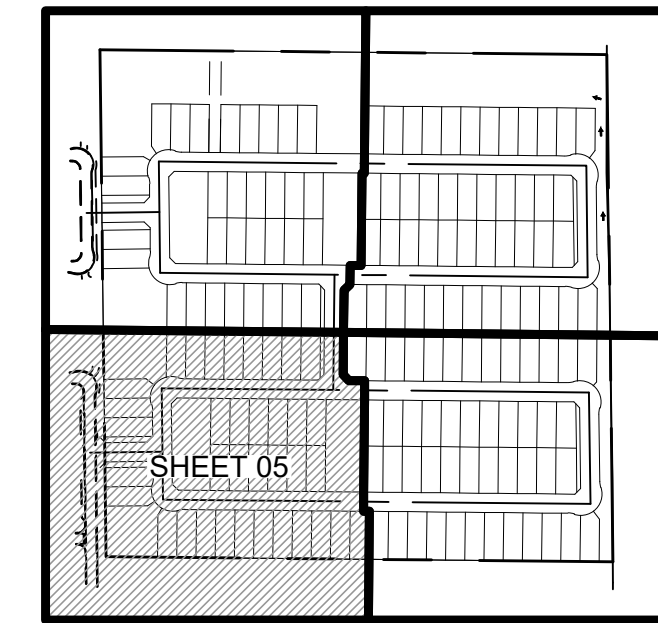


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MEDINA MICHAEL
ANTHONY JR
LOT 49
BOOK 1365 OF MAPS, PAGE 15
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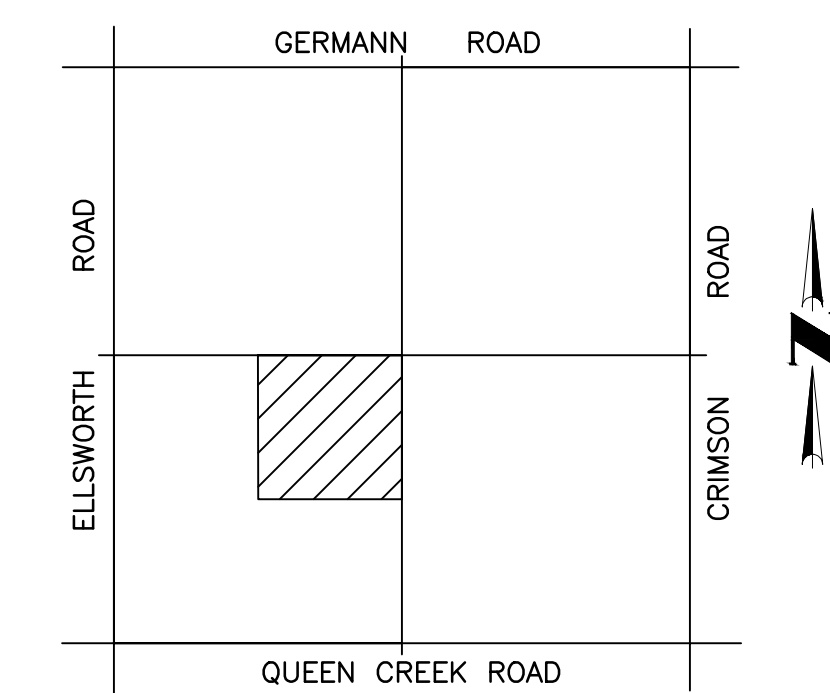
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ASSOCIATION
TRACT 1K
BOOK 1365 OF MAPS, PAGE 15
DOC. 2018-0916646

APN 314-12-782
TERRAVELLA COMMUNITY
ASSOCIATION
TRACT 2C
BOOK 1365 OF MAPS, PAGE 15
DOC. 2018-916645



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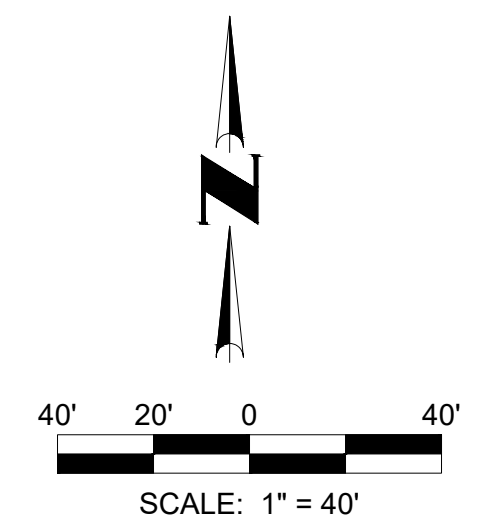
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SHEET
05 OF 07

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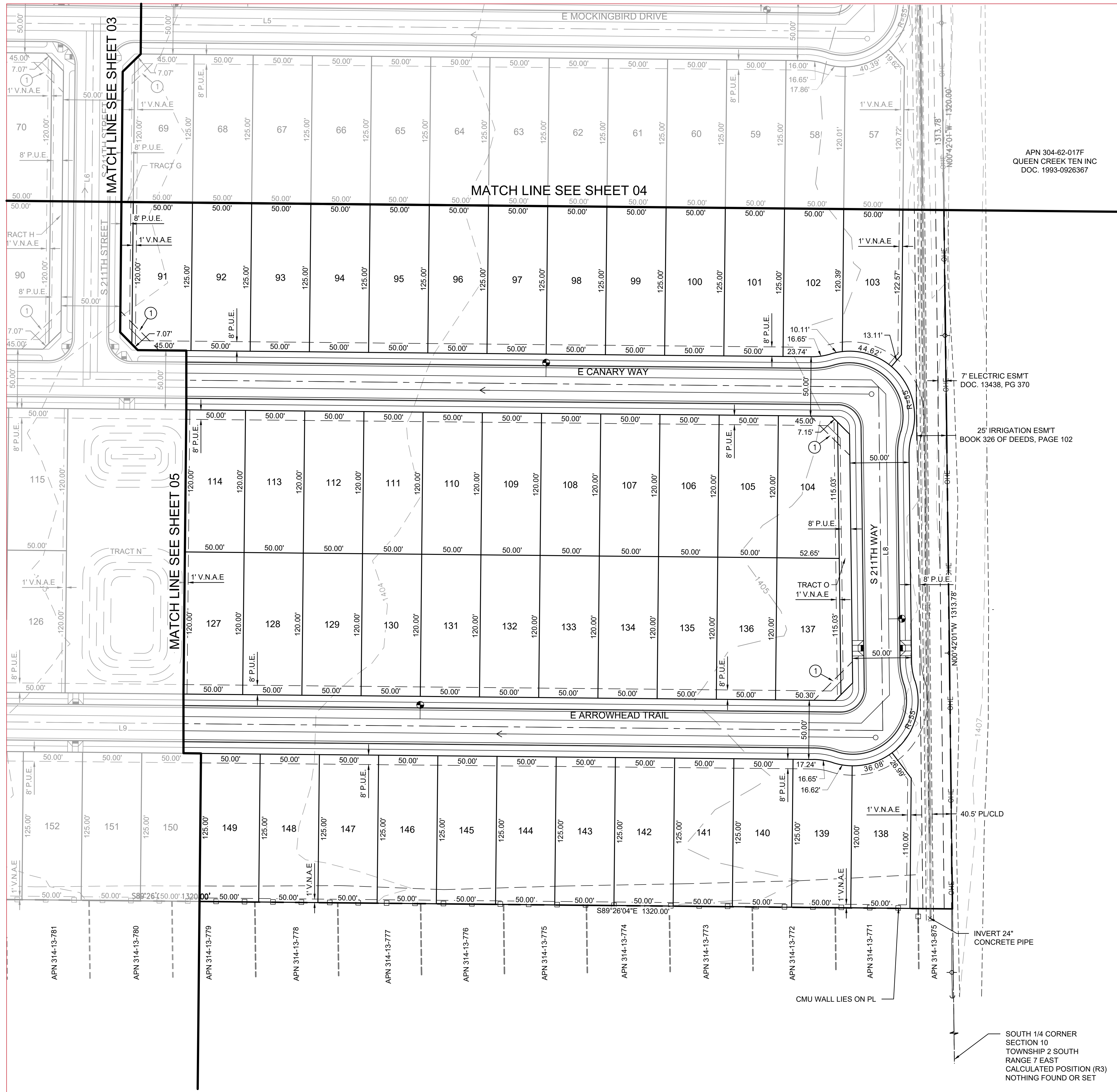
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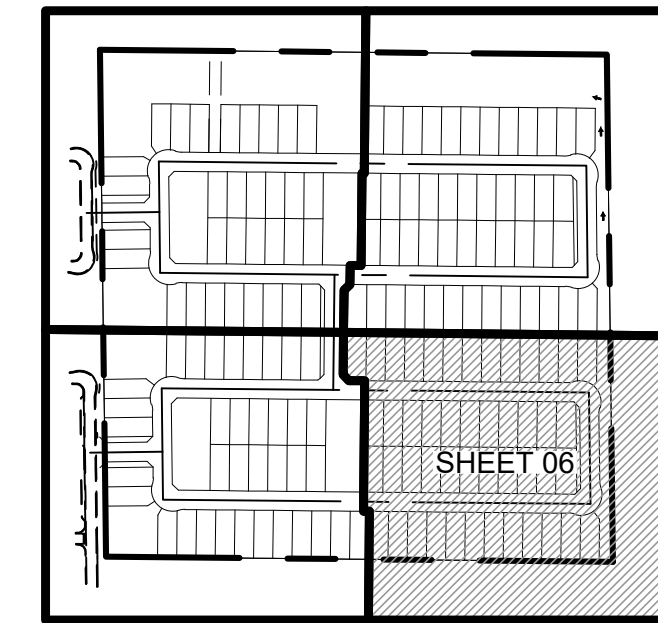
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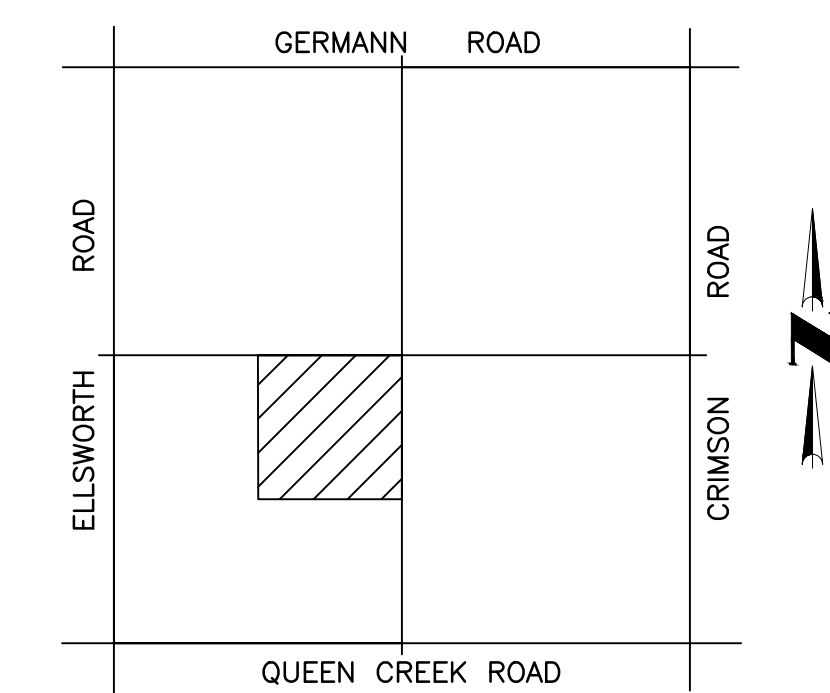
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QUEEN CREEK TEN INC
DOC. 1993-0926367

7' ELECTRIC ESMT
DOC. 13438, PG 370

25' IRRIGATION ESMT
BOOK 326 OF DEEDS, PAGE 102



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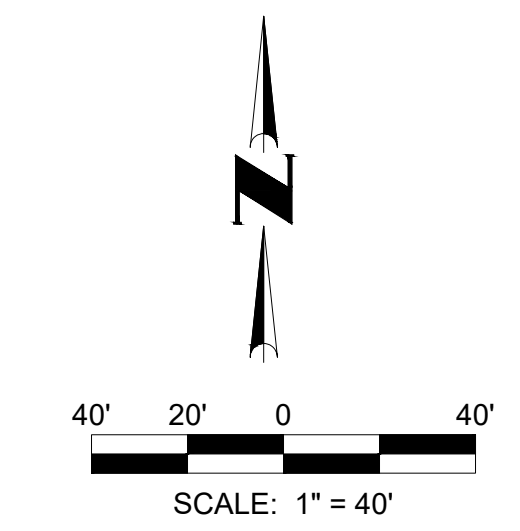
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SHEET
06 OF **07**

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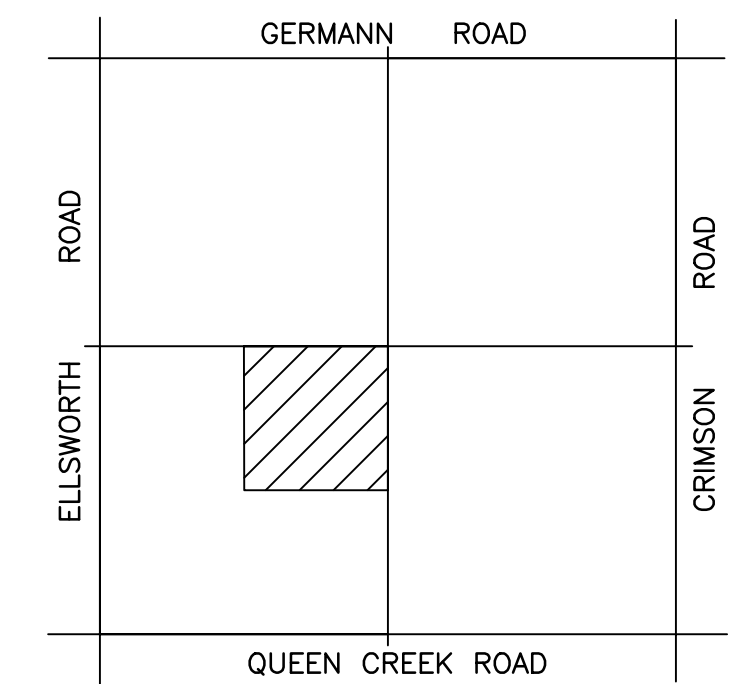
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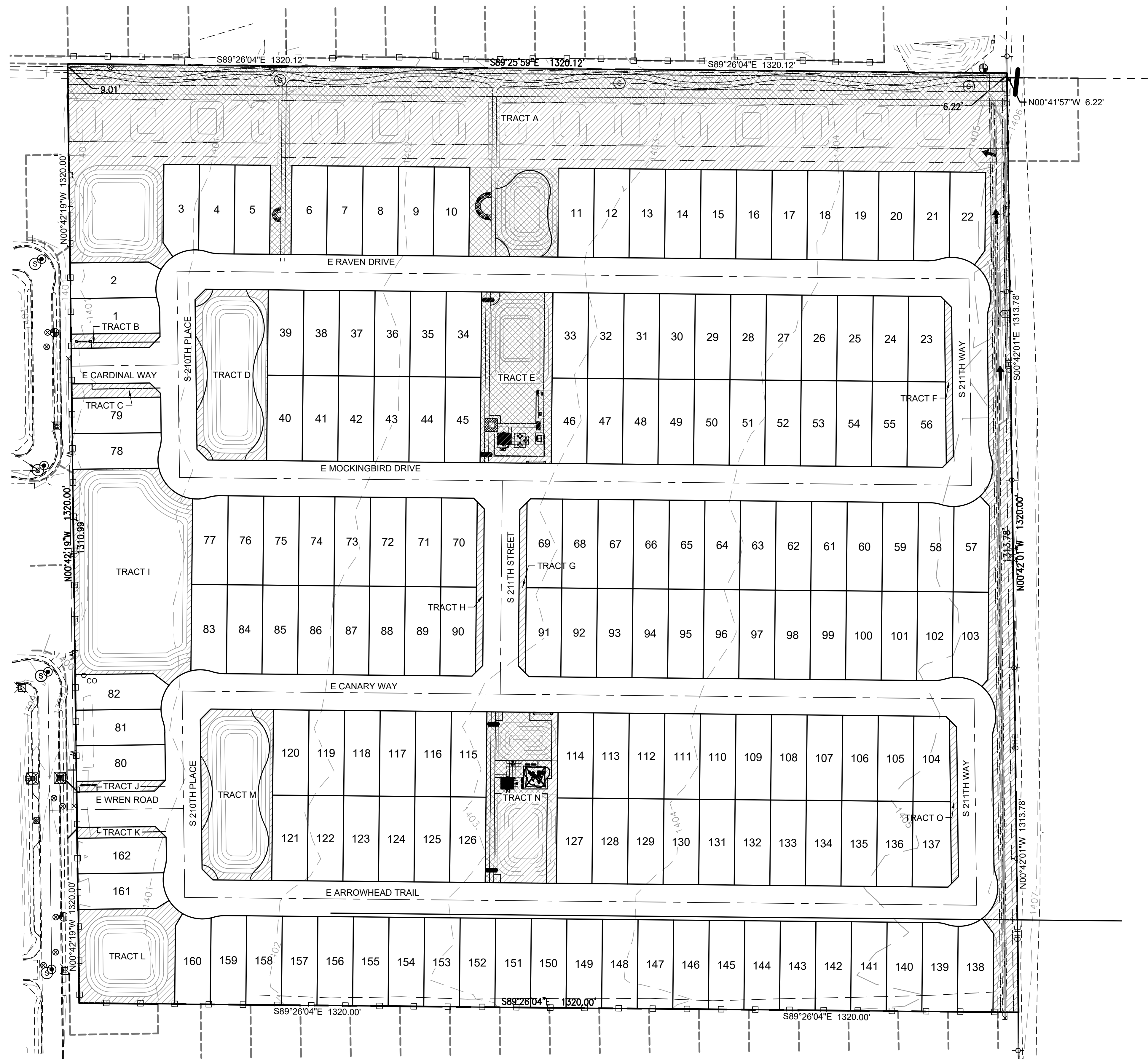
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OPEN SPACE SCHEDULE

	OPEN SPACE
	ACTIVE OPEN SPACE

OPEN SPACE DATA

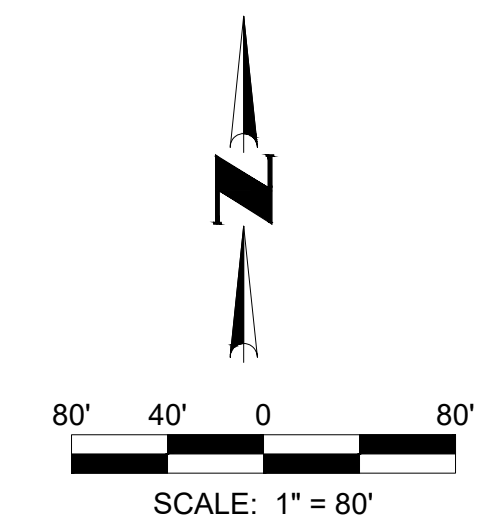
TOTAL OPEN SPACE (AC/%)	REQUIRED	PROVIDED	PERCENTAGE
8.00	8.00	8.01	20%
2.40	2.40	2.80	35%

*TOTAL OPEN SPACE DOES NOT INCLUDE UNAMENITIZED BASINS
**ACTIVE OPEN SPACE PERCENTAGE IS BASED ON TOTAL OPEN SPAI



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07 SHEET OF 07

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