

LAS PALMAS

Casa Grande, Arizona | EXCLUSIVELY LISTED



7114 E. Stetson Rd, Suite 400
Scottsdale, Arizona 85251
www.hogangroupaz.com

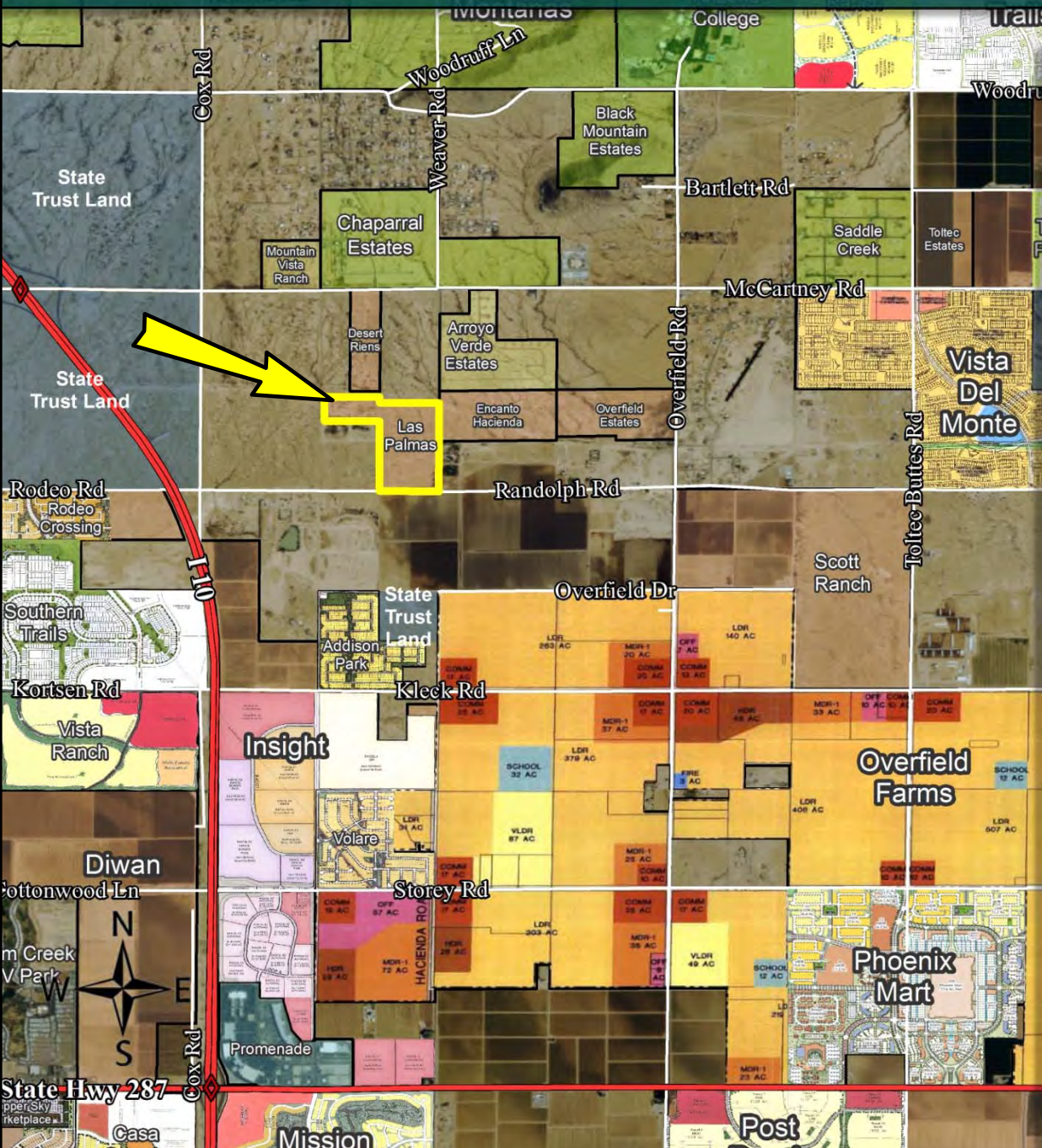


DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

LAS PALMAS

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Jeff Beach | (602) 553-4120 | jbeach@hogangroupaz.com
 Kevin Hogan | (602) 553-4115 | khogan@hogangroupaz.com



LOCATION ♦	NWC Randolph Rd & Hacienda Rd Casa Grande, Arizona
PRICE ♦	\$1,025,800 (\$11,500 per acre)
DESCRIPTION ♦	<ul style="list-style-type: none"> Gross Acres: ± 89.20 Tentative Plat (expired) <ul style="list-style-type: none"> ➢ 66 Lots – 1.25 Ac Lots
ZONING ♦	GR, Pinal County
LAND USE ♦ (Pinal County)	Moderate-Low Density Residential (1-3.5 du/acre)
2015 TAXES ♦ (Assessed)	\$7,748.26
IMPACT FEES ♦ (Pinal County)	<p><u>South-Central</u> (effective 5/9/16)</p> <ul style="list-style-type: none"> 1,000 sf * or less: \$1,526 / unit 1,001 to 1,500 sf: \$2,584 / unit 1,501 to 2,100 sf: \$3,469 / unit 2,101 sf or more: \$3,7036 / unit <p>* SF of unit based on livable space.</p>
UTILITIES ♦	<ul style="list-style-type: none"> <u>Water:</u> Arizona Water Company <u>Sewer:</u> City of Casa Grande <u>Power:</u> APS <u>Gas:</u> Southwest Gas
COMMENTS ♦	<ul style="list-style-type: none"> There is an existing 24" water line in Weaver Road to the north of the subject property.

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SEC. 1 TN.6S RG.6E

505-02

AREA CODE
0000

SPECIAL DISTRICTS
00000
00000

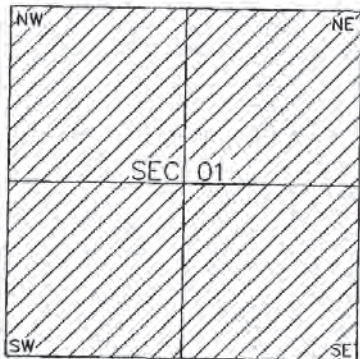
THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR ACREAGE.

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDERS
OFFICE, FOR COMPLETE INFORMATION OF PLAT
AND CC&R's CALL (520) 868-7100.

SEE MAP 505-01



VICINITY MAP



SCALE: 1" = 600'

6-28-2004

PINAL COUNTY ASSESSORS MAP

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, STATE OF ARIZONA, EXCEPT THE SOUTH 100.00 FEET THEREOF.

PARCEL NO. 2:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, STATE OF ARIZONA, EXCEPT MORE OR LESS.

NOTES:

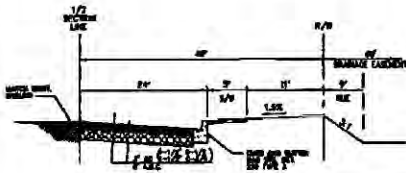
ALL STREETS SHALL BE FINISHED.
 REVISIONS WILL BE LOCATED ON EACH INDIVIDUAL LOT.
 COPIES OF ASSUMED WATER SUPPLY WILL BE REQUIRED FOR FINAL PLAT.
 DRAINAGE CHANNELS SHALL BE VIA ON-SITE SEPTIC SYSTEMS.
 ALL UTILITIES SHALL BE UNDERGROUND.
 LOTS 1 THRU 13, WILL HAVE A 7' VERTICAL SIGN-ACCESS EASEMENT (VSAE) ON THE NORTH SIDE OF THE LOTS. LOTS 13 AND 14, 22 THRU 29 AND 37 WILL HAVE A 7' VSAE ON THE EAST SIDE OF THE LOTS. LOTS 14 THRU 20, 31 THRU 33, 34 AND 35 WILL HAVE A 7' VSAE ON THE SOUTH SIDE OF THE LOTS. LOTS 36 THRU 38 WILL HAVE A 7' VSAE ON THE WEST SIDE OF THE LOTS.
 DRAINAGE CHANNELS SHALL BE PLANTED WITH A DESERT GRASS SEED MIX.
 FOR MORE DETAILED INFORMATION REGARDING THE DRAINAGE CONCEPT, SEE THE DRAINAGE REPORT.

SHEET INDEX.

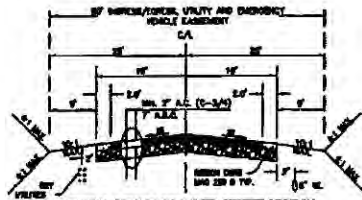
C1 COVER SHEET
 C2-7 PLAT SHEETS

TRACT TABLE

TRACT	AREA
1	1.86 AC.
2	0.84 AC.
TOTAL	2.70 AC.

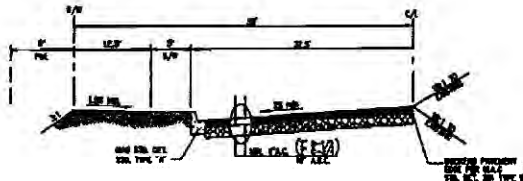


TYP. STREET SECTION
 N.T.A.



TYPICAL PRIVATE CROSSED STREET SECTION
 N.T.A.

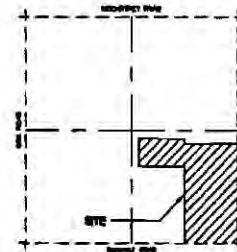
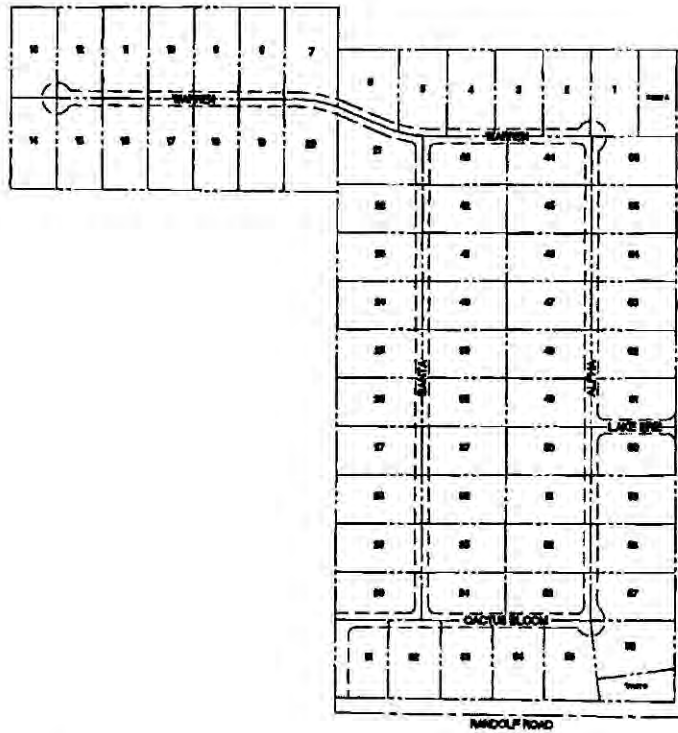
NOTE: SEE PAVING PLANS FOR ROADWAY SLOPE INFORMATION.



RANDOLPH AND HACIENDA TYP. STREET SECTION
 N.T.A.

TENTATIVE PLAT of LAS PALMAS

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN PINAL COUNTY, STATE OF ARIZONA



DEVELOPER

DESIGN GROUPS INC. CONCEPTS
 800 BEASLY AVENUE, SUITE 115
 PHOENIX, AZ 85028-3622

PLANNER - ENGINEER

210 BROADWAY AVE.
 SUITE 2000, PHOENIX
 PHOENIX, AZ 85004-3200
 TEL: (602) 233-3000

BASIS OF BEARING

BASE OF BEARING FOR THIS SURVEY IS DEFINITIVE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST, ASH 500.

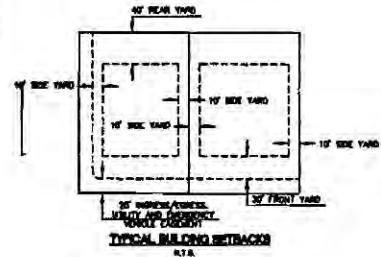
SERVICE PROVIDERS

WATER:	ARIZONA WATER COMPANY
SEWER:	ON-SITE SEPTIC SYSTEMS
ELECTRIC:	APS
TELEPHONE:	QUEST COMMUNICATIONS
CABLE TV:	QUEST COMMUNICATIONS
SALE:	CENTRAL ARIZONA COMMUNICATIONS
FIRE:	REGIONAL FIRE AND RESCUE DEPT.
POLICE:	PINAL COUNTY SHERIFF'S OFFICE
SCHOOLS:	COOLIDGE UNITED SCHOOL DISTRICT #29
REFUSE COLLECTION:	AA WASTE SERVICE

ROADS

PRIVATE ROADS WITH ACCESS EASEMENTS ON-SITE.
 PUBLIC EASEMENT COLLECTOR ROAD AT THE NORTH OF THE ALONG NORTH LINE.

ZONING	CR
TOTAL SITE AREA	2.70 AC.
TOTAL LOTS	38



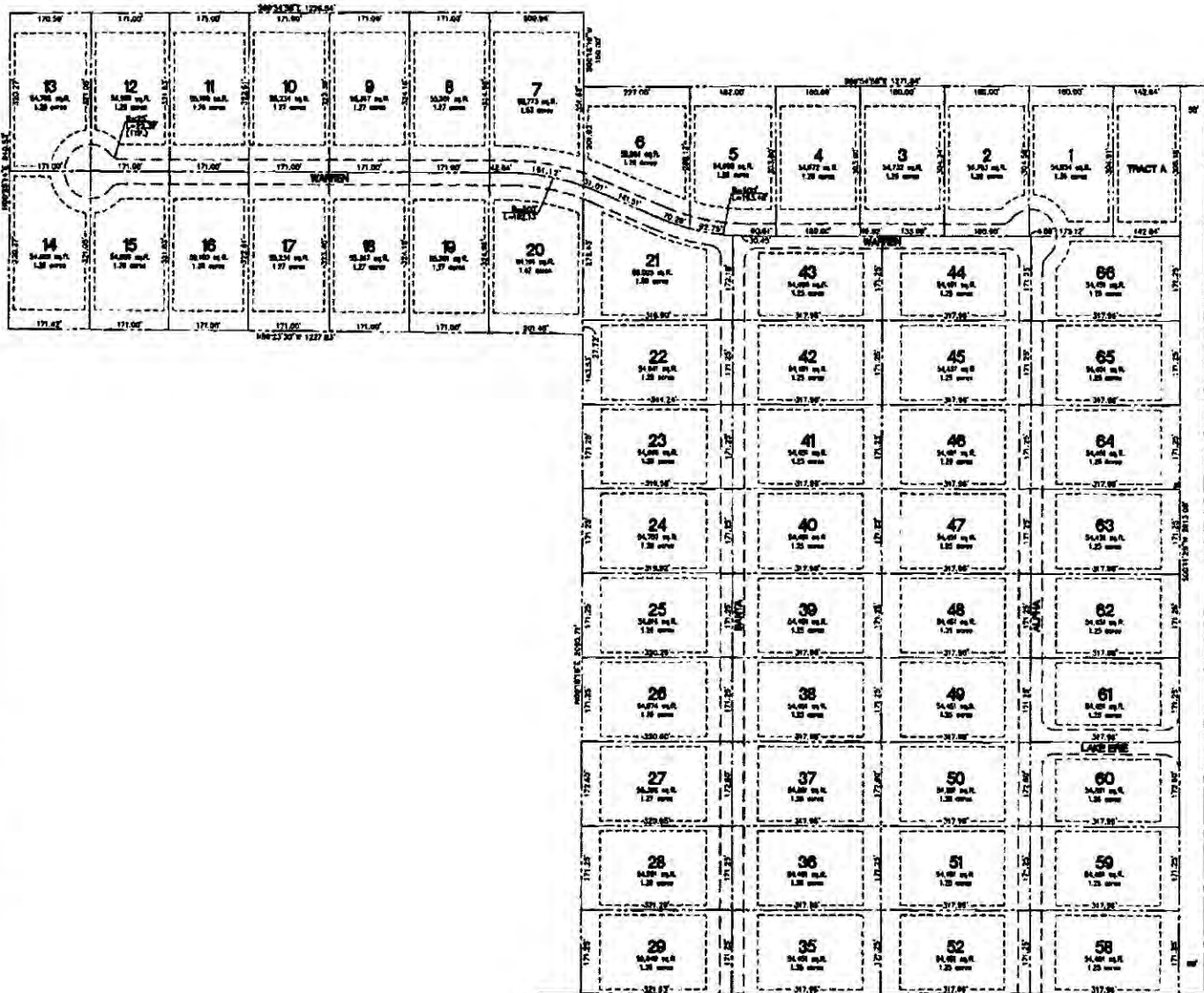
TYPICAL BUILDING SETBACKS
 N.T.A.

SVK ENGINEERING, LLC
 2744 E. Broadway Blvd, Suite 100
 Phoenix, Arizona 85028-1000 (602) 998-1000
 FAX: (602) 998-1001 Email: svk@svkeng.com

**LAS PALMAS
 TENTATIVE PLAT**

**PREPARED FOR
 CONSTRUCTION**

**SHEET
 1**



SVK ENGINEERING, LLC
 1000 N. Broadway Avenue, Suite 100
 Phoenix, AZ 85003
 PH: (602) 258-3488 FAX: (602) 258-3489

DATE:	10/15/2010
BY:	SVK
CHECKED:	SVK
APPROVED:	SVK
SCALE:	AS SHOWN



PROJECT:	LAS PALMAS
OWNER:	SVK ENGINEERING, LLC
DATE:	10/15/2010
SCALE:	AS SHOWN

LAS PALMAS
TENTATIVE PLAT

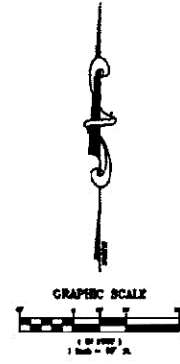
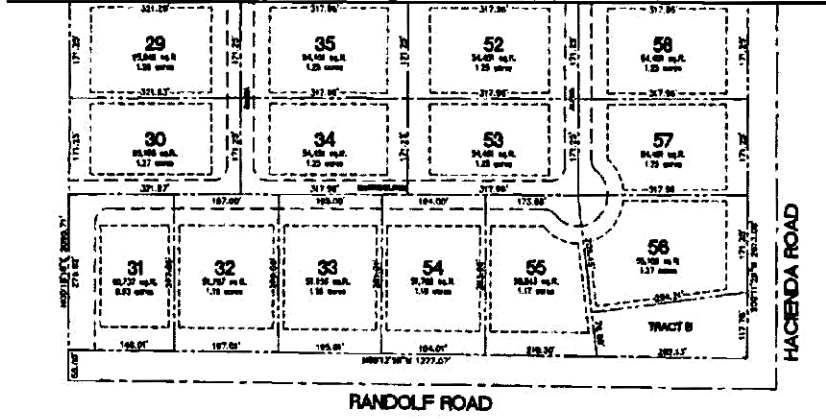
PRELIMINARY
NOT FOR
CONSTRUCTION

2

10/15/2010 10:00 AM - 10/15/2010 10:00 AM - 10/15/2010 10:00 AM - 10/15/2010 10:00 AM - 10/15/2010 10:00 AM

\\nas001\eng\p\proj\2014\14-0001\Drawings\14-0001-03.dwg - 14-0001-03.dwg - 14-0001-03.dwg

MATCHLINE SHEET 2



SVK ENGINEERING, LLC
 300 E. UNIVERSITY AVENUE, SUITE 100
 TULSA, OKLAHOMA 74103
 TEL: (918) 277-2000 FAX: (918) 277-2001

DATE	REVISION



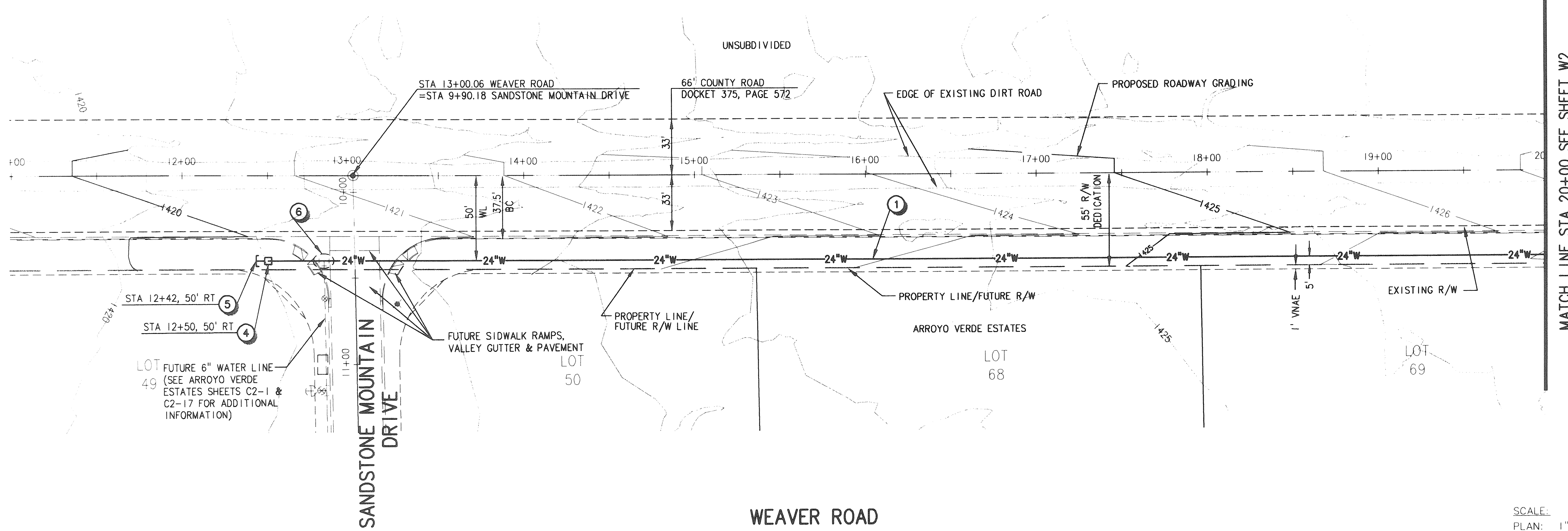
NO. OF SHEETS	
NO. OF SHEETS PLOTTED	
NO. OF SHEETS PRINTED	
NO. OF SHEETS CHECKED	
NO. OF SHEETS APPROVED	

LAS PALMAS
TENTATIVE PLAT

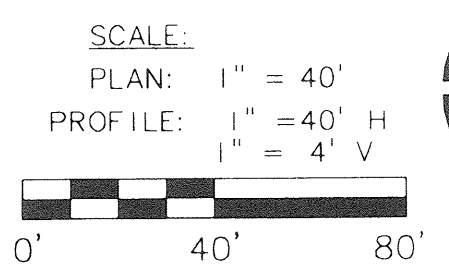
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET
3

UNRESOLVED
 C525X280
 C525X270
 C525X110
 C525X011
 C525X009
 C525X190
 C498X000
 C498X220
 C498X031
 C498X900
 C498X450
 C498X400
 C498X001
 C498X380
 UNRESOLVED
 C525X500
 C525X901



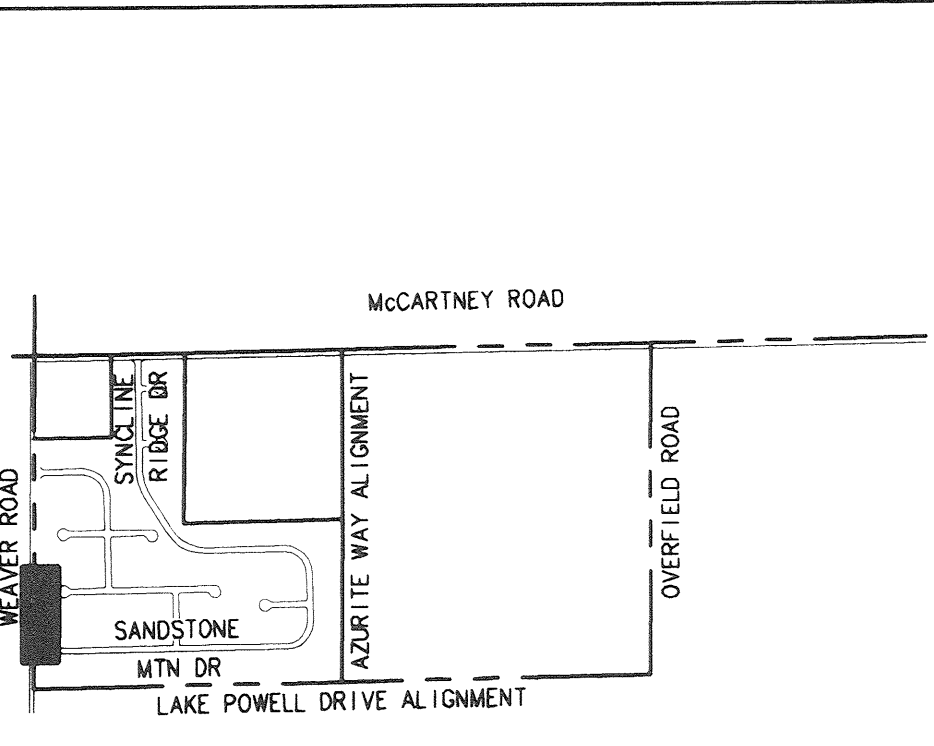
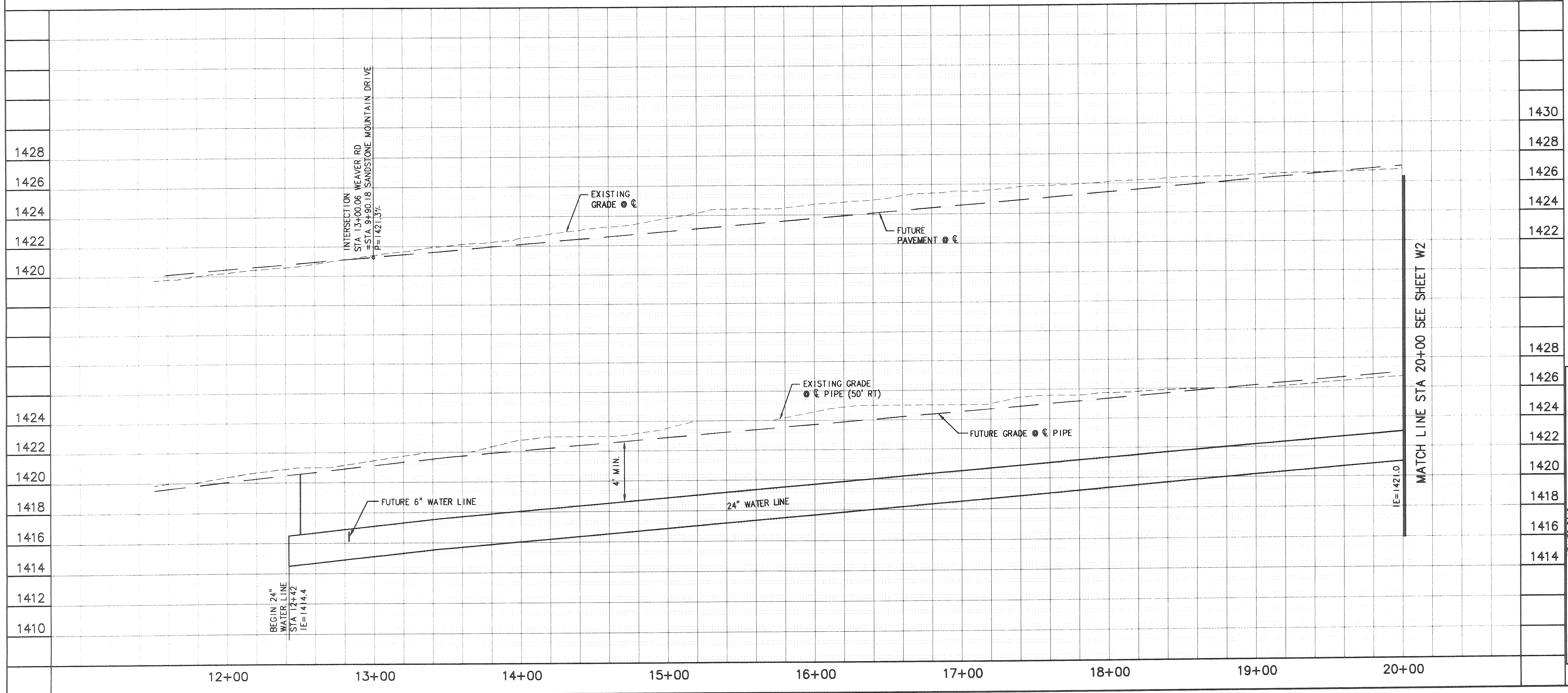
MATCH LINE STA 20+00 SEE SHEET W2



WATER CONSTRUCTION NOTES

- 1 INSTALL 24" D.I.P. WATER LINE, MIN. CLASS 350
- 2 INSTALL 24" 45° BEND WITH MECHANICAL JOINTS.
- 3 INSTALL 24" GATE VALVE V.B. & C. PER A.W.C. STD DETAIL NO. E-9-2.
- 4 INSTALL 2" BLOWOFF ASSEMBLY PER A.W.C. STD DETAIL E-9-B
- 5 INSTALL 24" D.I.P. BLIND FLANGE WITH THRUST BLOCKS
- 6 WATER LINE CONTRACTOR TO COORDINATE TIMING OF FUTURE 6" WATER LINE CONNECTION. CONTRACTOR AND DEVELOPER TO MUTUALLY AGREE UPON WHAT WORK WILL BE ACCOMPLISHED WHEN.
- 7 REMOVE EXISTING 2" BLOWOFF ASSEMBLY AND CONNECT TO 24" D.I.P. WATER LINE.

NOTE:
THE CONSTRUCTION NOTES AND ASSOCIATED NUMBERING HEREON APPLY TO SHEETS W1 THROUGH W3 ONLY



KEY MAP
N.T.S.

ARROYO VERDE ESTATES
 OFFSITE WATER LINE PLAN
 WEAVER ROAD

otak
 Incorporated
 51 W Third St., Suite 201
 Tempe, Arizona 85281
 Phone: (480) 557-8670
 FAX: (480) 557-8506
 Internet: WWW.OTAK.COM

Project No. 13498
W1
 Sheet No.
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