

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

POWER ROAD AND CHANDLER HEIGHTS ROAD TOWN OF QUEEN CREEK, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE · ARIZONA · 85258-2156
OFFICE: 480.367.0700 · FAX: 480.367.8341
WWW.NATHANANDASSOCIATESINC.COM



POWER ROAD AND CHANDLER HEIGHTS ROAD

LOCATION:

Located north of the northeast corner of Power Road and Chandler Heights Road in Queen Creek, Arizona.

SIZE:

17.69 Acres

ASSESSOR PARCEL NUMBER:

304-68-021L

ZONING:

R1-43 | Town of Queen Creek

Queen Creek General Plan shows: Very Low Residential, 0-1 DU/Ac

**Will sell subject to rezoning.*

PRICE:

Submit

TERMS:

Cash

PROPERTY TAXES:

2016 Assessment: \$224.30

UTILITIES:

12" Sewer in Power Road

12" Water in Power Road

8" Water on Northern Boundary

6" Sewer on Northern Boundary

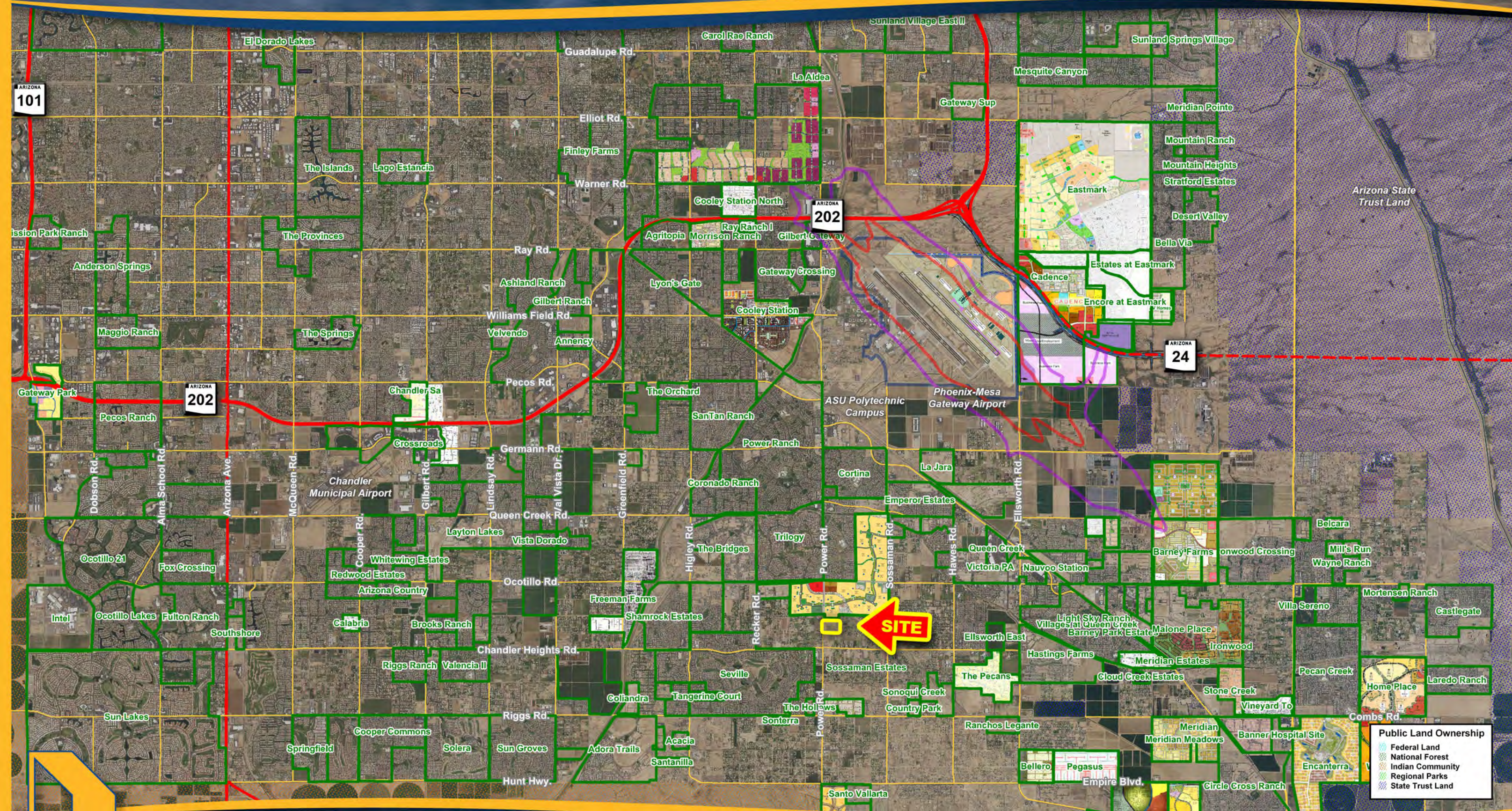
**Queen Creek Water Company accuracy unconfirmed.*

COMMENTS:

Site is located north of the Seville Masterplanned Community and has frontage on Power Road. It is adjacent to Benjamin Franklin Charter School, and lies across from Auxier Elementary School. Shopping is less than ¼ mile to the south.

POWER ROAD AND CHANDLER HEIGHTS ROAD

QUEEN CREEK, ARIZONA



Public Land Ownership

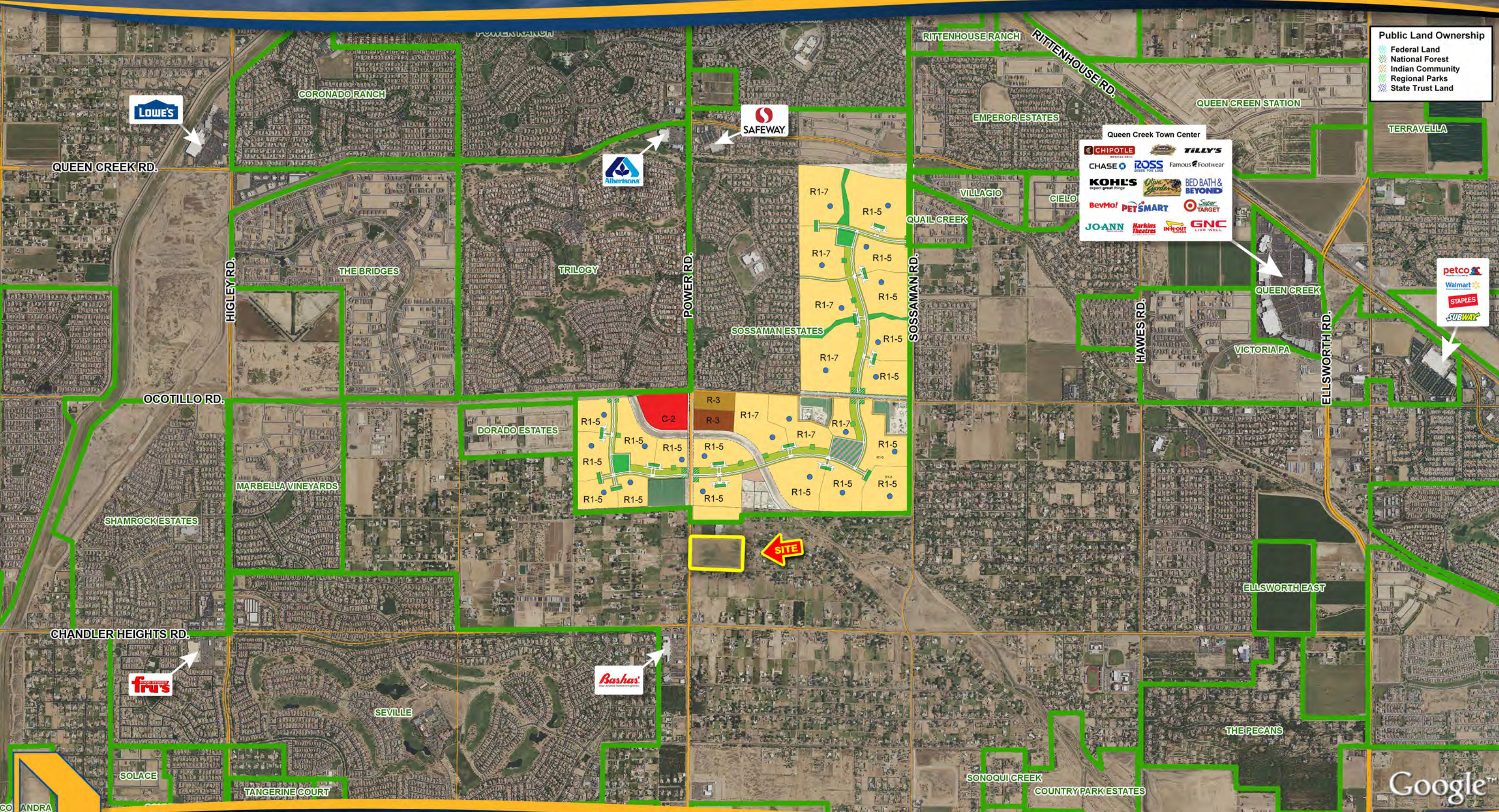
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

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POWER ROAD AND CHANDLER HEIGHTS ROAD

QUEEN CREEK, ARIZONA



- Public Land Ownership**
- Federal Land
 - National Forest
 - Indian Community
 - Regional Parks
 - State Trust Land

Queen Creek Town Center

CHIPOTLE TILLY'S
CHASE ROSS Famous Footwear
KOHL'S Bed Bath & Beyond
BevMo! PETSMART TARGET
JO-ANN Marlines Theatres W-H-O-U-T GNC

- petco
- Walmart
- STAPLES
- SUBWAY

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POWER ROAD AND CHANDLER HEIGHTS ROAD

QUEEN CREEK, ARIZONA



Maricopa County Assessor
Paul D. Petersen

Zoning Category	
[Green Box]	AGRICULTURAL
[Red Box]	COMMERCIAL
[Blue Box]	ENTERTAINMENT
[Orange Box]	INDUSTRIAL
[Purple Box]	MISC
[Light Purple Box]	PAD
[Light Green Box]	RESIDENTIAL



304-68-021L

SOUTHEAST

POWER ROAD AND CHANDLER HEIGHTS ROAD



SEVILLE

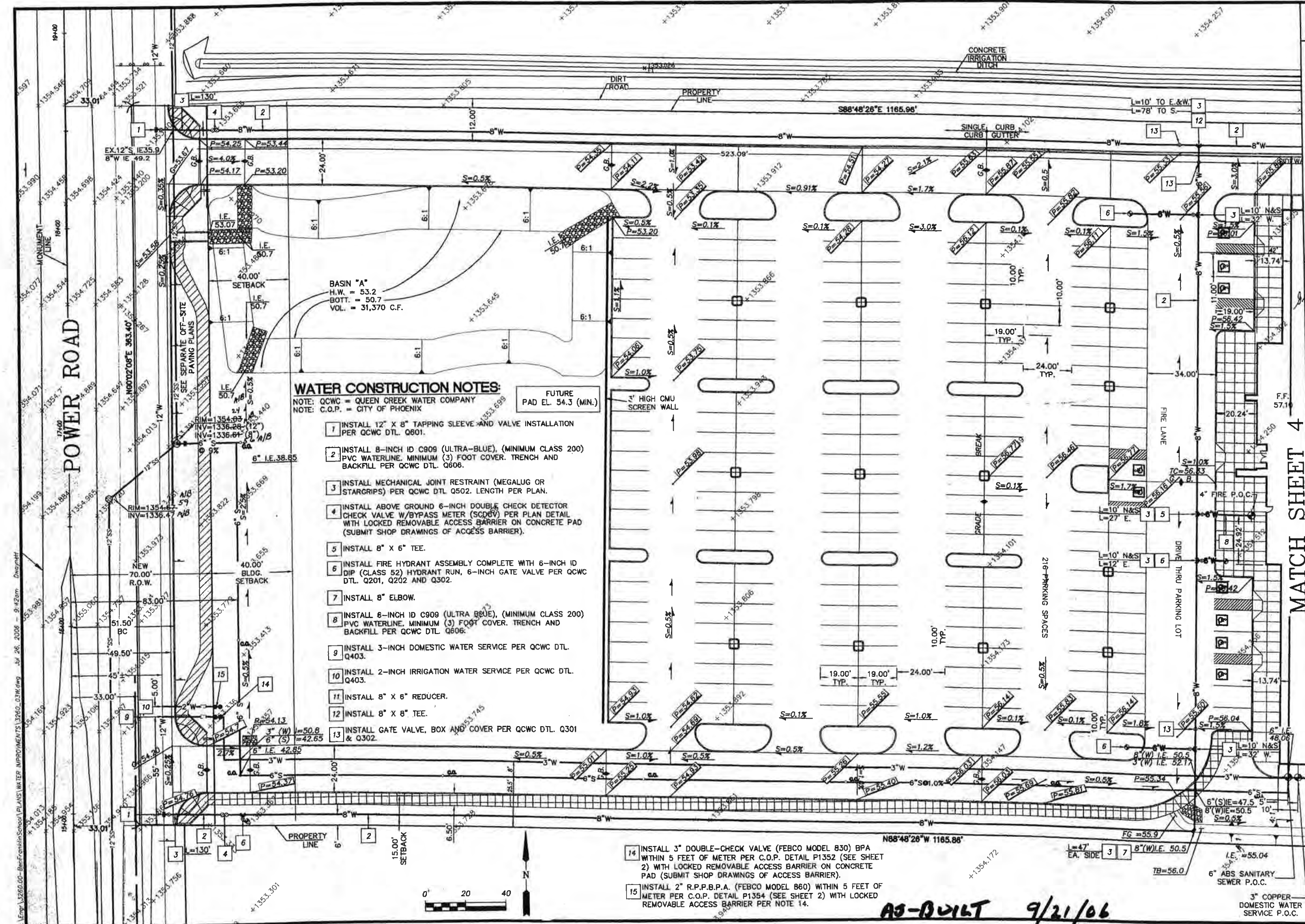
CHANDLER HEIGHTS ROAD

POWER ROAD





MATCH SHEET 4

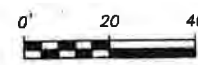


WATER CONSTRUCTION NOTES:
NOTE: QCWC = QUEEN CREEK WATER COMPANY
NOTE: C.O.P. = CITY OF PHOENIX

1. INSTALL 12" X 8" TAPPING SLEEVE AND VALVE INSTALLATION PER QCWC DTL. Q601.
2. INSTALL 8-INCH ID C909 (ULTRA-BLUE), (MINIMUM CLASS 200) PVC WATERLINE, MINIMUM (3) FOOT COVER. TRENCH AND BACKFILL PER QCWC DTL. Q606.
3. INSTALL MECHANICAL JOINT RESTRAINT (MEGALUG OR STARGRIPS) PER QCWC DTL. Q502. LENGTH PER PLAN.
4. INSTALL ABOVE GROUND 6-INCH DOUBLE CHECK DETECTOR CHECK VALVE W/BYPASS METER (SCD6V) PER PLAN DETAIL WITH LOCKED REMOVABLE ACCESS BARRIER ON CONCRETE PAD (SUBMIT SHOP DRAWINGS OF ACCESS BARRIER).
5. INSTALL 8" X 6" TEE.
6. INSTALL FIRE HYDRANT ASSEMBLY COMPLETE WITH 6-INCH ID DIP (CLASS 52) HYDRANT RUN, 6-INCH GATE VALVE PER QCWC DTL. Q201, Q202 AND Q302.
7. INSTALL 8" ELBOW.
8. INSTALL 6-INCH ID C909 (ULTRA-BLUE), (MINIMUM CLASS 200) PVC WATERLINE, MINIMUM (3) FOOT COVER. TRENCH AND BACKFILL PER QCWC DTL. Q606.
9. INSTALL 3-INCH DOMESTIC WATER SERVICE PER QCWC DTL. Q403.
10. INSTALL 2-INCH IRRIGATION WATER SERVICE PER QCWC DTL. Q403.
11. INSTALL 8" X 6" REDUCER.
12. INSTALL 8" X 8" TEE.
13. INSTALL GATE VALVE, BOX AND COVER PER QCWC DTL. Q301 & Q302.

14. INSTALL 3" DOUBLE-CHECK VALVE (FEBCO MODEL 830) BPA WITHIN 5 FEET OF METER PER C.O.P. DETAIL P1352 (SEE SHEET 2) WITH LOCKED REMOVABLE ACCESS BARRIER ON CONCRETE PAD (SUBMIT SHOP DRAWINGS OF ACCESS BARRIER).
15. INSTALL 2" R.P.P.B.P.A. (FEBCO MODEL 860) WITHIN 5 FEET OF METER PER C.O.P. DETAIL P1354 (SEE SHEET 2) WITH LOCKED REMOVABLE ACCESS BARRIER PER NOTE 14.

AS-BUILT 9/21/06



T:\Emp\12660.00-Benjamin Franklin School\PLANS\WATER IMPROVEMENTS\12660.03\W.dwg - 26. 2006 - 9:42am D:\dwg

For working days before we dig
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OUTSIDE MARICOPA COUNTY

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Environmental | Engineering | Survey

15200 GREGORY A. SCHUELKE
REGISTERED PROFESSIONAL ENGINEER
NO. 15200
STATE OF ARIZONA



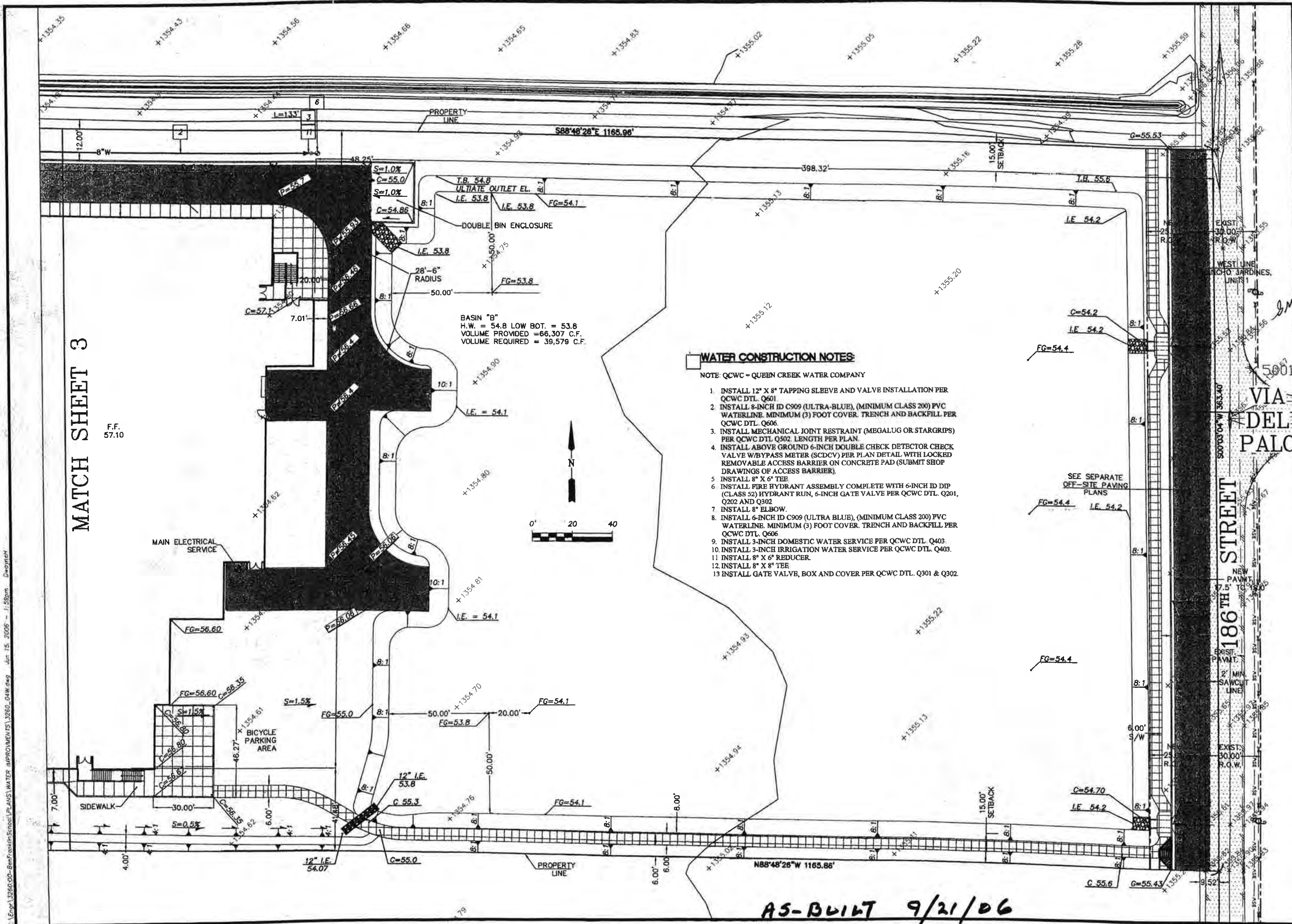
BENJAMIN FRANKLIN
SCHOOL
TOWN OF QUEEN CREEK

REVISIONS:

1.	PER WATER CO. COMMENTS 05-25-06
2.	REVISED PER TOWN COMMENTS 6-7-06

WATER
PLANS

SHEET # 04 OF 05
SCALE: 1"=20'
DATE: 03-08-06
PROJECT #: 3280.00



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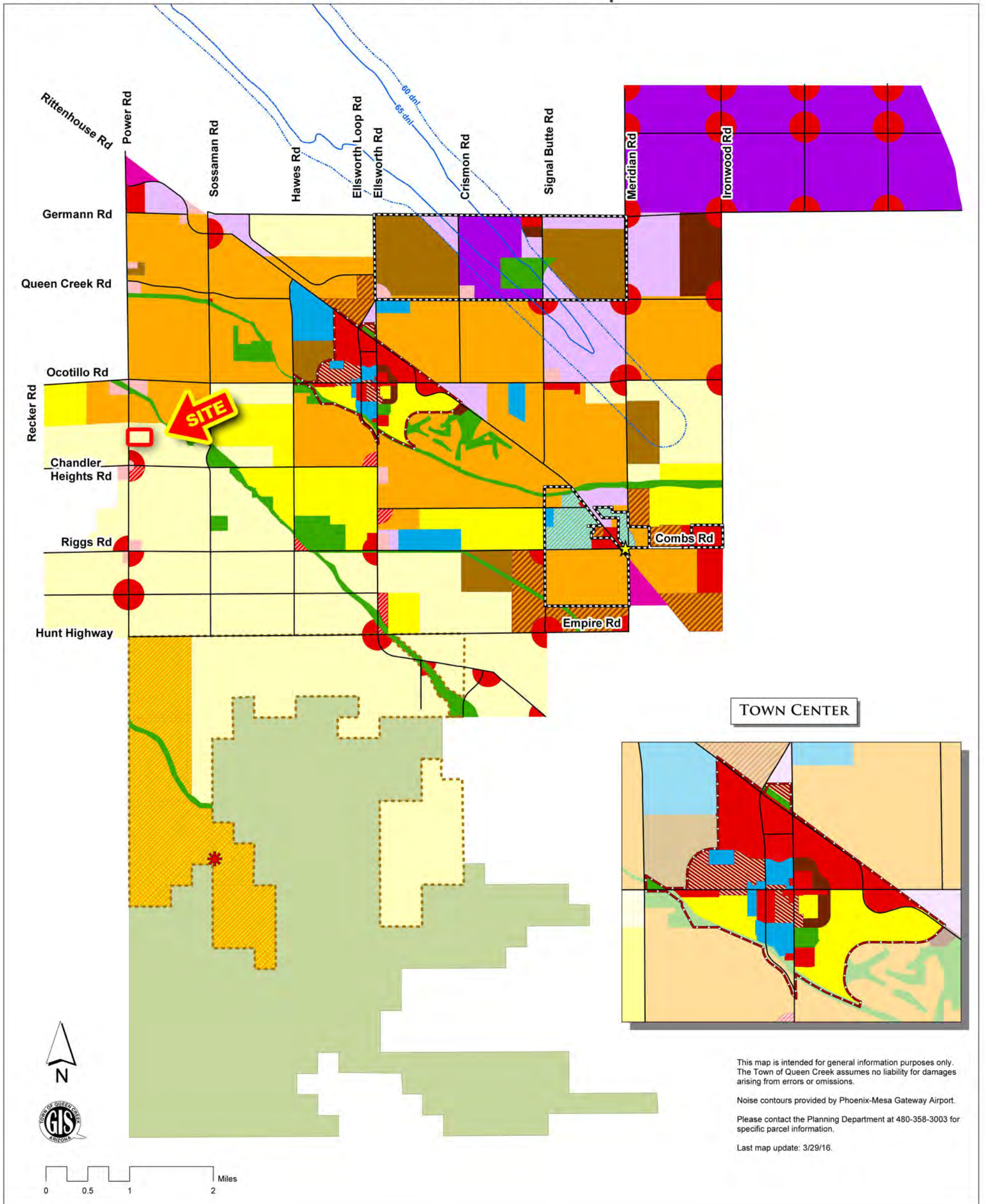
AS-BUILT 9/21/06

MATCH SHEET 3

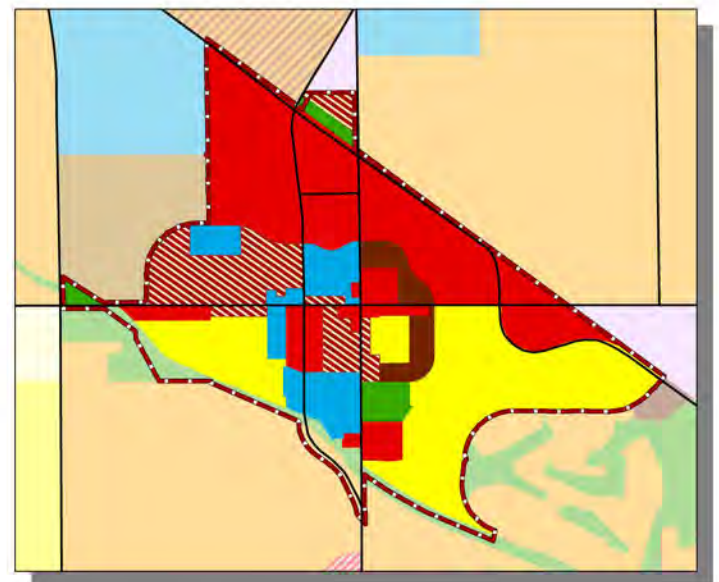
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Town of Queen Creek 2016 General Plan Map



TOWN CENTER



This map is intended for general information purposes only. The Town of Queen Creek assumes no liability for damages arising from errors or omissions.

Noise contours provided by Phoenix-Mesa Gateway Airport.

Please contact the Planning Department at 480-358-3003 for specific parcel information.

Last map update: 3/29/16.

TOWN OF QUEEN CREEK GENERAL PLAN LAND USE MAP

LEGEND			
	VERY LOW DENSITY RESIDENTIAL (0-1 DU/AC)		MIXED USE
	LOW DENSITY RESIDENTIAL (1-2 DU/AC)		TOWN CENTER MIXED USE
	MEDIUM DENSITY RESIDENTIAL (0-3 DU/AC)		NEIGHBORHOOD COMMERCIAL
	MASTER PLANNED COMMUNITY (0-1.8 DU/AC)		COMMUNITY COMMERCIAL
	MEDIUM HIGH DENSITY RESIDENTIAL		COMMERCIAL
	MULTI-FAMILY		OFFICE/SERVICES
	REGIONAL COMMERCIAL CENTER		EMPLOYMENT TYPE A
	EMPLOYMENT TYPE B		PUBLIC/QUASI-PUBLIC
	AGRITAINMENT		RECREATION/CONSERVATION/PARKS
	TOWN CENTER BOUNDARY		RESORT/TOURISM/ENTERTAINMENT
	SPECIFIC AREA PLANS		FUTURE INTERSECTION MODIFICATION
	SAN TAN AREA PLAN		
	SAN TAN REGIONAL PARK		
	PMGA NOISE CONTOURS		