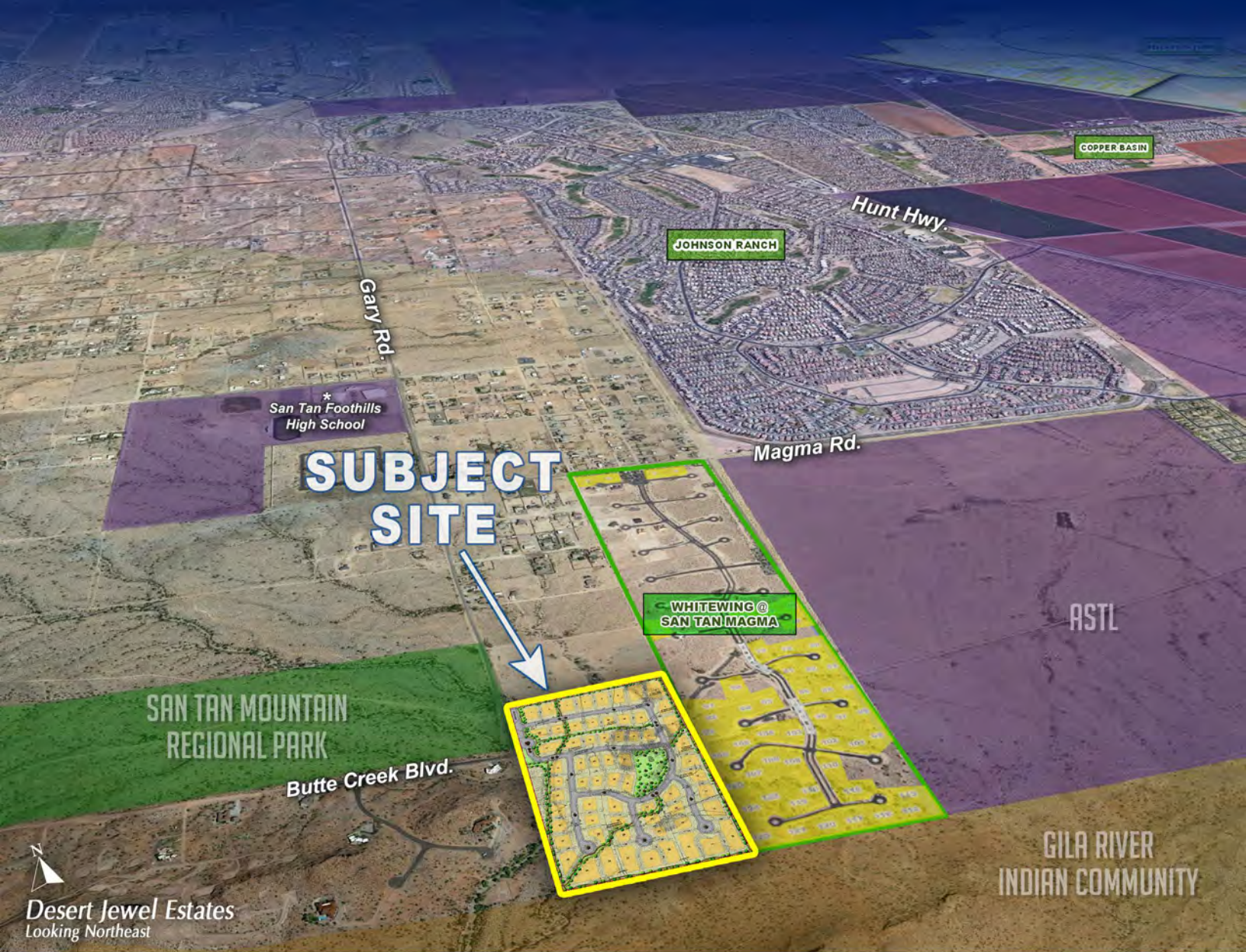




SAN TAN VALLEY, ARIZONA

DESERT JEWEL ESTATES



SUBJECT SITE

SAN TAN MOUNTAIN REGIONAL PARK

Butte Creek Blvd.

* San Tan Foothills High School

JOHNSON RANCH

Hunt Hwy.

COPPER BASIN

Magma Rd.

WHITewing @ SAN TAN MAGMA

ASTL

GILA RIVER INDIAN COMMUNITY

Desert Jewel Estates
Looking Northeast

PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258





SAN TAN VALLEY, ARIZONA

DESERT JEWEL ESTATES

LOCATION

Located east of Gary Road at Butte Creek Boulevard in the San Tan Valley (Pinal County), Arizona.

SIZE

50.7 Acres

ASSESSOR PARCEL NUMBERS

210-29-006B and 210-29-0070

PRICE

Submit

TERMS

Cash

ZONING

Existing Zoning: CR-1A | Pinal County

Conceptual Plan: CR-1A with PAD Overlay | Pinal County

UTILITIES

- Electricity: Salt River Project
- Telephone: CenturyLink
- Cable: Cox Communications
- Natural Gas: City of Mesa
- Water: Johnson Utilities
- Sewage Disposal: Johnson Utilities

SCHOOLS

Copper Basin Elementary School (K-8)

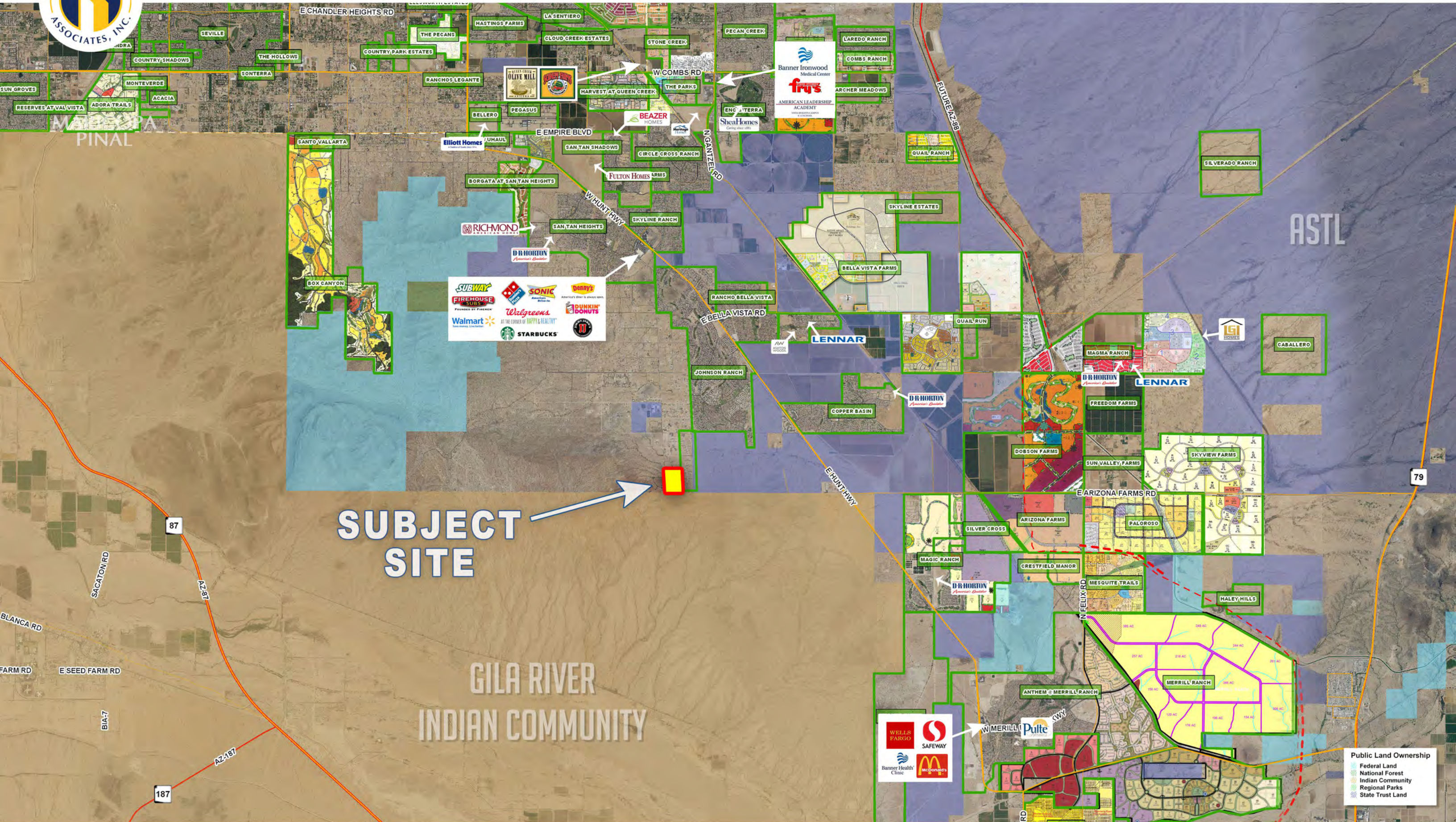
Poston Butte High School (9-12)

PROPERTY TAXES

2019 Assessment: \$7,168.98

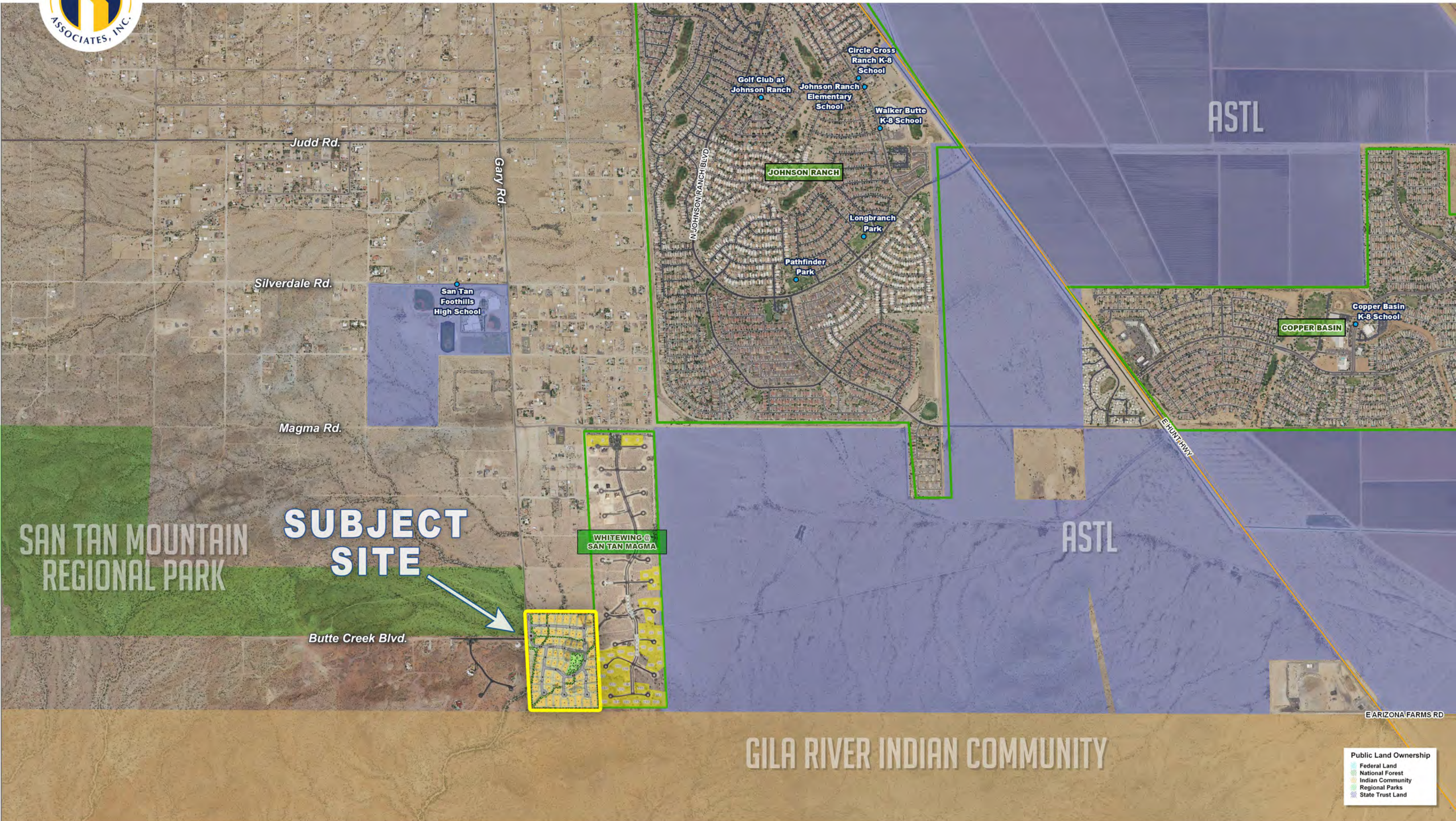
DUE DILIGENCE ([Please click to view](#))

- ALTA
- Context Map
- PAD Exhibit and Narrative
- Preliminary Jurisdictional Determination
- Site Plan



SUBJECT SITE

GILA RIVER INDIAN COMMUNITY



SAN TAN MOUNTAIN REGIONAL PARK

SUBJECT SITE

GILA RIVER INDIAN COMMUNITY

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

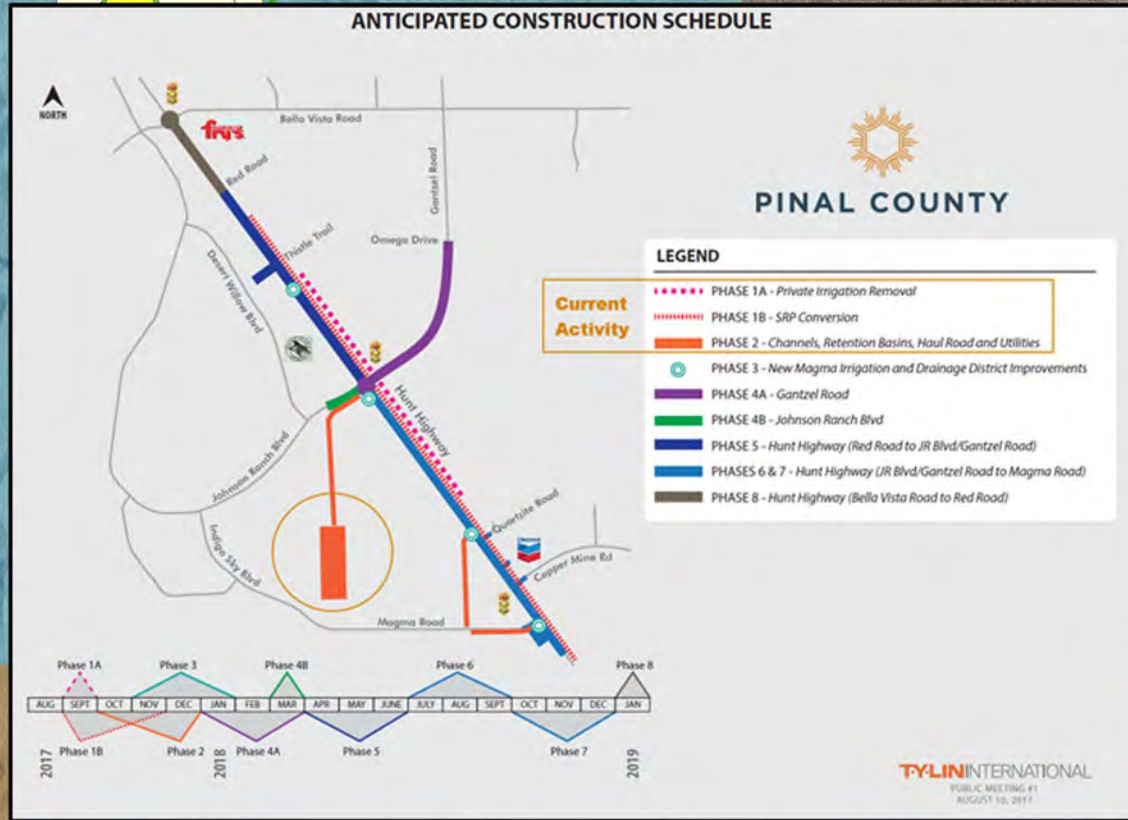


HUNT HIGHWAY PHASE 4 AND GANTZEL ROAD IMPROVEMENTS

Construction is currently taking place as SRP, Cox and Mediacom utilities are relocating their overhead facilities underground from approximately Thistle Trail through Magma Road (to Arizona Farms Road - SRP). Also, CenturyLink and Johnson Utilities are conducting similar work to relocate their facilities from Bella Vista Road through Magma Road. This work is taking place off the roadway; however, there are traffic barricades set up at the shoulder to protect the work zone.

Contractor crews for the Hunt Highway project are currently excavating for drainage work at the detention basin off the roadway on the south end of the project near Indigo Sky Boulevard. This work includes hauling excavated materials to the Pinal County yard, so a crossing is in place on Magma Road to provide access for this hauling activity.

Hunt Highway remains open for travel with one lane in each direction during this work, and business and resident access is being maintained.



SUBJECT SITE

MAGMA RD.

GILA RIVER INDIAN COMMUNITY

EAST ARIZONA FARMS ROAD

Public Land Ownership

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



DESERT JEWEL 1-3-19		
Land Use Summary	CR-1A	CR-1A w PAD
Total Acreage of the Site	50.7 Ac	50.7 Ac
Total Area of Arterial (N. Gary Road)		0.7 Ac
Total Area of Local Streets (on-site)		6.7 Ac
Total Area & Percent of Open Space		8.1 Ac (16.2%)
Common Area / Landscape Tracts		(2.3 Ac)
Open Space & Private Trail Esm't		(5.8 Ac)
Total Number of Lots	50	64
Small Lots (17,000 - 20,000sf)		11
Medium Lots (20,000 - 30,000sf)		27
Large Lots (30,000 plus)		26
Proposed Density	1.0	1.26
Development Standards		
Minimum Lot Area	Required: 43,560	Proposed: 17,000
Minimum Lot Width	100'	100'
Minimum Building Setbacks		
Front Yard	30'	30'
Side Yard	10' Min.	10' / 20' *
Rear Yard	40'	40' **
Maximum Height	30'	30'
Min. Distance: Main - Detached Bldg		20'
Buildable Area		Bldg. Envelope
Parking	Per Code	Per Code

EXISTING ZONING
CR-1A

PROPOSED ZONING
CR-1A WITH PAD OVERLAY

PAVING
PAVEMENT SECTION WILL USE THE PAVED ALL-WEATHER PUBLIC ACCESS ROAD WITH 28' PAVEMENT WIDTH, NO CURBS. THIS SUBDIVISION MAY REQUEST CENTERLINE MEDIANS WITHIN THE STREET SECTION AND/OR CHICANES AS A TRAFFIC CALMING FEATURE AND THE ADD INTEREST TO THE STREET FRONTAGE.

OWNER/ DEVELOPER
VIRTUA GARY ROAD LLC
7600 N. 15TH STREET
SUITE 150-190
PHOENIX, AZ
(480) 999-0350

LANDSCAPE ARCHITECT
GILMORE PLANNING & LANDSCAPE ARCHITECTURE
JACK GILMORE
2211 N. 7TH ST.
PHOENIX, AZ 85006
602-266-5622
JGILMORE@GETGILMORE.COM



VICINITY MAP
NTS



PLANNED AREA DEVELOPMENT
FOR DESERT JEWEL

PINAL COUNTY, AZ
PREPARED FOR: VIRTUA GARY ROAD, LLC

EXHIBIT 5
CONCEPTUAL
SITE PLAN



SCALE: 1" = 80'
DATE: 1.9.19
GPLA JOB# 18004

