



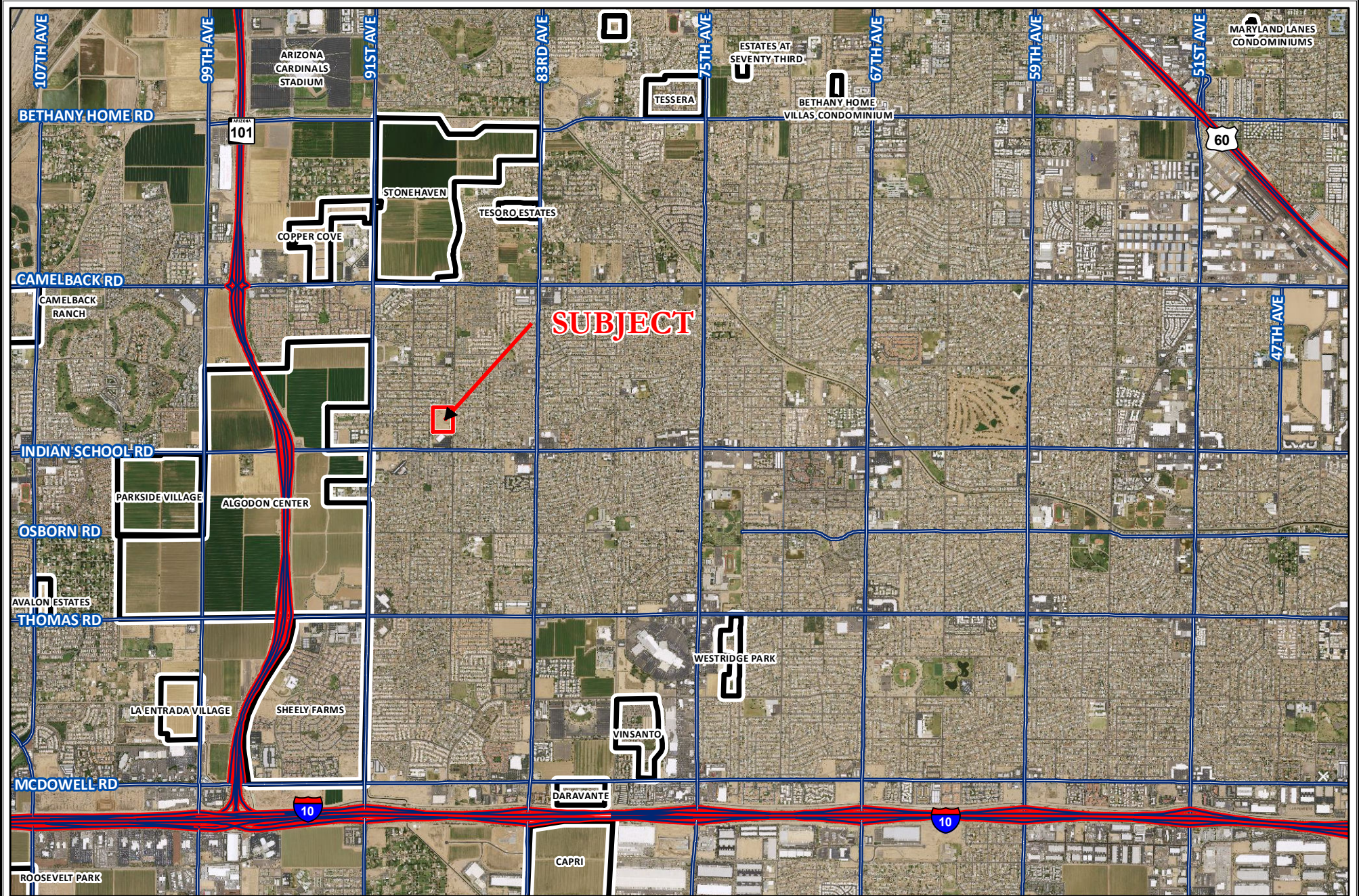
La Bella Vida

(Exclusively Available)

Project Details

La Bella Vida

Location:	Northwest corner of Indian School Road and 87 th Avenue, Phoenix, AZ
Lots:	51 - 45 x 115' Platted and Engineered Lots
Price:	Call for Pricing
Terms:	Cash
Utilities:	Water: City of Phoenix Sewer: City of Phoenix Electricity: SRP
Impact Fees:	No Impact Fees
Setbacks:	Front 10' Rear 20' Side yard 5'/5'
Notes:	Property has approved final plat and engineering plans. Seller estimates development costs of \$24,000 per lot. No off sites required.





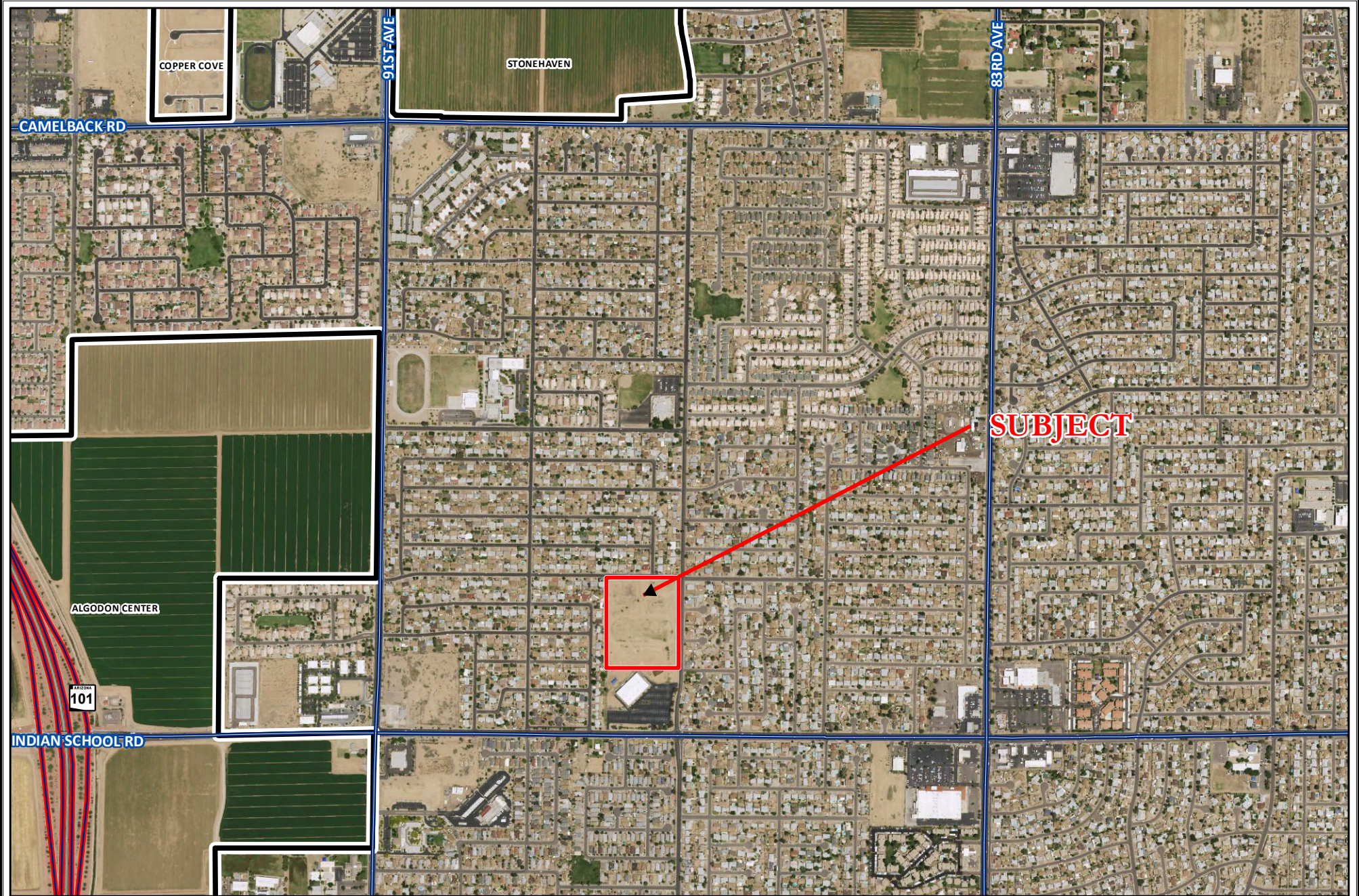
McARTHUR
LAND COMPANY

	Subject
	Master Planned Communities
	Major Roads
	Highways

Land Use

	Reservation
	State Land
	Federal Land

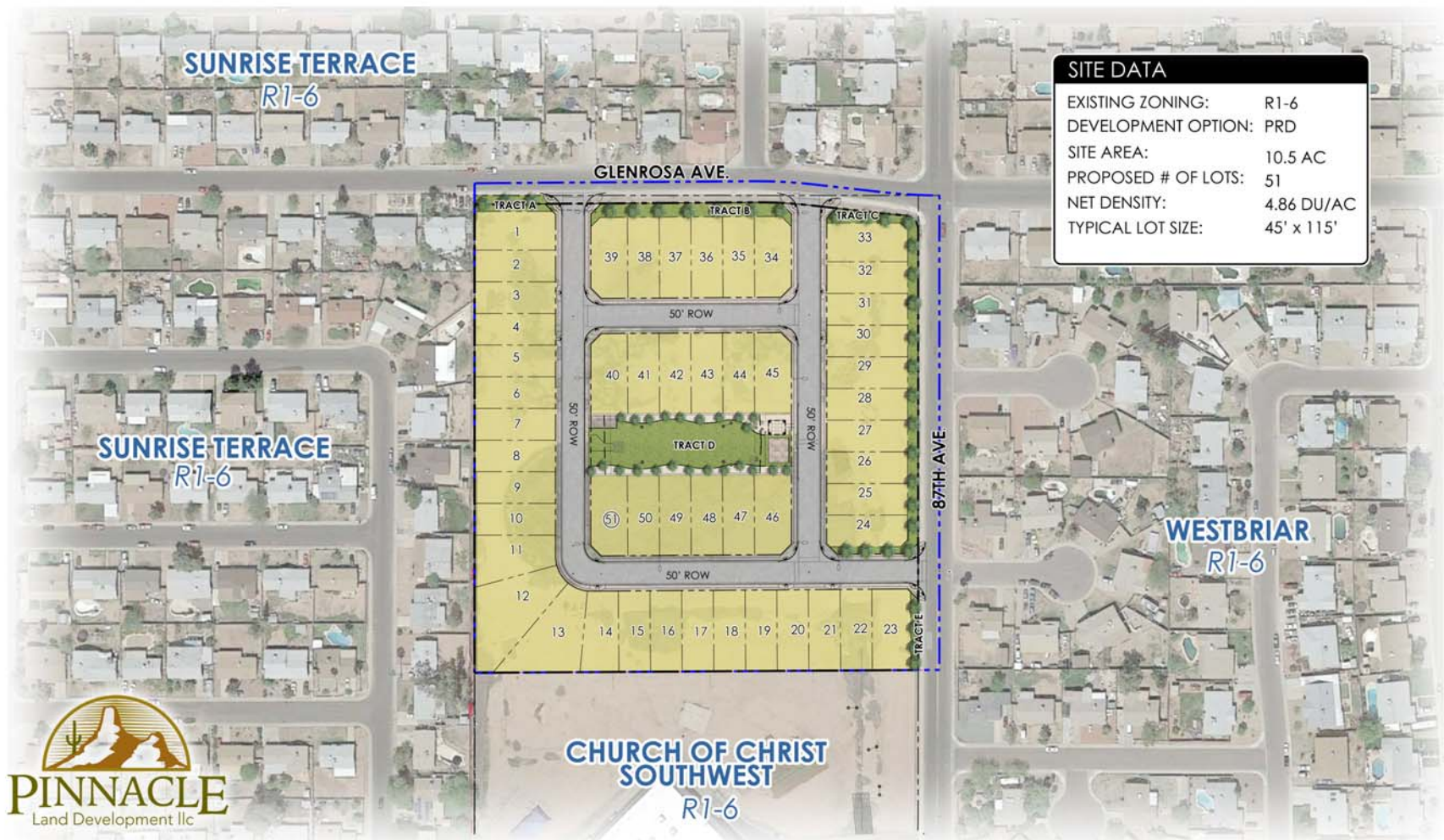
McArthur Land Company
2155 W. Pinnacle Peak Rd. Suite 201
Phoenix, AZ
(602) 743-1295
JMcArthur@McLandCo.com
www.McLandCo.com



SUBJECT

-  Subject
-  Master Planned Communities
-  Major Roads
-  Highways

- Land Use**
-  Reservation
 -  State Land
 -  Federal Land

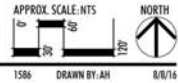


SITE DATA	
EXISTING ZONING:	R1-6
DEVELOPMENT OPTION:	PRD
SITE AREA:	10.5 AC
PROPOSED # OF LOTS:	51
NET DENSITY:	4.86 DU/AC
TYPICAL LOT SIZE:	45' x 115'



LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south osh avenue • tempe, arizona 85281 • 480.994.0994

LA BELLA VIDA
 CONCEPTUAL SITE PLAN



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 151384-Church of Christ Southwest CAD/PLANNING/LVA-BELLAVIDA.dwg Aug 11, 2016

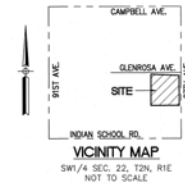


2155 W. Pinnacle Peak Rd. | Suite - 201 | Phoenix, AZ | 602.743.1295 | JMcArthur@McLandCo.com | www.McLandCo.com

FINAL PLAT
FOR
"LA BELLA VIDA"

AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT
SUBJECT TO SINGLE-FAMILY DESIGN REVIEW

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH,
RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS:

THAT PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBMITTED UNDER THE NAME OF "LA BELLA VIDA", AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE-FAMILY DESIGN REVIEW, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "LA BELLA VIDA", AN R1-6 PLANNED RESIDENTIAL DEVELOPMENT SUBJECT TO SINGLE-FAMILY DESIGN REVIEW, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, STREETS AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN EACH RESPECTIVELY ON SAID PLAT. PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH, THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES.

TRACTS A, B, C, D AND E ARE HEREBY DECLARED AS COMMON AREAS TO BE OWNED AND MAINTAINED BY THE LA BELLA VIDA HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED TO THE PUBLIC OVER TRACT D.

IN WITNESS WHEREOF:

PINNACLE LAND DEVELOPMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNDER CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF _____ ITS _____
THEREUNTO DULY AUTHORIZED THIS _____ DAY OF _____ 2016.

OWNER/AUTHORIZED SIGNER

OWNER ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME THIS _____ DAY OF _____, 2016,

_____ PERSONALLY APPEARED BEFORE ME, THE

UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE

_____ OF _____

THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT

_____ AS _____

EXECUTED THE INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRACT TABLE		
TRACT	AREA (AC)	PURPOSE
A	0.025	OPEN SPACE, LANDSCAPE
B	0.129	OPEN SPACE, LANDSCAPE
C	0.229	OPEN SPACE, LANDSCAPE
D	0.561	OPEN SPACE, DRAINAGE, LANDSCAPE
E	0.025	OPEN SPACE, LANDSCAPE

PROJECT DATA

GROSS AREA: 456,520 SF OR 10.48+/- AC
NET AREA: 417,272 SF OR 9.58+/- AC
NUMBER OF LOTS: 51
R1-6 PCD / PRD OPTION

RECORD DOCUMENTS

SUNRISE TERRACE UNIT FIVE - BOOK 143 OF MAPS, PAGE 20, M.C.R.
ARIZONA HOMES NO. 4 - BOOK 188 OF MAPS, PAGE 17, M.C.R.
WESTBRIAR - BOOK 227 OF MAPS, PAGE 16, M.C.R.
RECORD OF SURVEY, VAUGHN LAND SURVEYING - BOOK 901, PAGE 34, M.C.R.

FLOOD ZONE

FLOOD INSURANCE RATE MAP NUMBER 04013C2180L, DATED OCTOBER 16, 2013, SHOWS THE SUBJECT PROPERTY SITUATED WITHIN FLOOD AREA ZONE X.

ZONE X IS DEFINED AS BEING 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, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

NORTH 00°07'00" EAST, SHOWN AS THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO "ARIZONA HOMES NO. 4" AS RECORDED IN BOOK 188, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

GENERAL NOTES

- NO STRUCTURE OF ANY KIND BE CONSTRUCTED ON, OVER OR PLACED WITHIN A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, SANITARY SEWER EASEMENT OR WATER EASEMENT EXCEPT AS NOTED BELOW. FENCING AND REMOVABLE TYPE FENCES, WITH NO CONTINUOUS FOOTING, ARE ALLOWED IN PUBLIC UTILITY EASEMENTS, SEWER EASEMENTS AND WATER EASEMENTS WITH APPROVAL FROM THE PLANNING AND DEVELOPMENT DEPARTMENT LANDSCAPE ARCHITECT. PUBLIC SANITARY SEWER OR WATER MAINS SHALL BE PLACED IN THE APPROPRIATE WATER AND SEWER EASEMENT. WATER MAINS THAT ARE PLACED WITHIN AN EASEMENT ARE REQUIRED TO BE DUCTILE IRON PIPE PER THE WATER SERVICES DEPARTMENT DESIGN STANDARDS FOR WATER DISTRIBUTION MAINS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PHOENIX SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR VEGETATION THAT BECOMES DAMAGED OR MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, RECONSTRUCTION OR REPAIR. THE CITY OF PHOENIX MAY, BUT IS NOT REQUIRED TO, CONSTRUCT AND/OR MAINTAIN, AT ITS SOLE DISCRETION, DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE DRAINAGE EASEMENTS.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33 FT X 33 FT ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
- EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT FOR A TOTAL OF 51 DWELLINGS WITHIN THE ENTIRE SUBDIVISION.
- A MINIMUM 20 FT SETBACK (18 FT IF VERTICALLY OPENING GARAGE DOORS ARE PROVIDED) WILL BE PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE DOOR.

OWNER

PINNACLE LAND DEVELOPMENT, LLC
7440 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ 85255
(480) 475-0015
CONTACT: RANDY CLARNO

COMMUNITY ASSOCIATION

LA BELLA VIDA COMMUNITY ASSOCIATION
7440 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ 85255
(480) 475-0015
CONTACT: RANDY CLARNO

SURVEYOR

DAVID EVANS AND ASSOCIATES, INC.
4600 E. WASHINGTON ST., #250
PHOENIX, ARIZONA 85034
(602) 678-5151
CONTACT: THOMAS J. LUTE

SHEET INDEX

- COVER SHEET
- PLAT, DATA TABLES AND LEGEND

APPROVALS

APPROVED BY:

PLANNING AND DEVELOPMENT DEPARTMENT _____ DATE _____

APPROVED BY THE COUNCIL OF THE CITY OF PHOENIX, ARIZONA ON THIS _____ DAY OF _____ 2016.

ATTEST: _____ CITY CLERK _____ DATE _____

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

THOMAS J. LUTE
REGISTERED LAND SURVEYOR NO. 14959

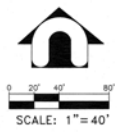


EXPIRES: 6/30/2018

KIVA # 15-1781
PLAT # 160068
SDEP # 1500337
QS: 17-7

DATE: 07/2016	REVISION:
CHECKED BY: T.J.L.	BY:
DRAWN BY: J.C.F.	
FINAL PLAT FOR "LA BELLA VIDA" CITY OF PHOENIX, ARIZONA	
SCALE: AS NOTED	
SECTION: 27	
TOWNSHIP: 2N	
RANGE: 1E	
SHEET 1 OF 2	
JOB NO.: PND0001	

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	13.25'	19°10'41"	S073°42'02"E	13.21'
C2	50.00'	30.45'	34°53'52"	S32°36'31"E	29.99'
C3	50.00'	30.22'	34°37'29"	S87°21'16"E	29.71'
C4	50.00'	4.99'	54°02'48"	S87°32'25"E	4.98'
C5	50.00'	78.90'	90°24'48"	S45°17'24"E	70.97'
C6	848.10'	36.10'	371°28"	N88°45'53"W	36.09'
C7	896.20'	34.50'	277°08"	S44°53'10"E	34.50'
C8	210.00'	30.06'	88°07'44"	N43°02'32"E	27.31'
C9	776.20'	79.85'	5°53'48"	S86°36'30"E	79.85'
C12	678.10'	79.90'	6°45'05"	N87°02'09"E	79.86'
C13	678.10'	76.87'	6°29'42"	N87°09'50"E	76.83'
C14	678.10'	3.04'	07°52'23"	N87°47'18"W	3.04'



- LEGEND**
- FLD. C.P. BRASS CAP FLUSH
 - FLD. CHISELED "X" AS NOTED
 - FLD. MONUMENT, AS NOTED
 - SET SURVEY MONUMENT PER M.G. STANDARD METHOD, TYPE 12B, 128 B
 - FLD. FOUND
 - M.D. MOUND
 - M.C.R. MARICOPA COUNTY RECORDS
 - DOC. NO. DOCUMENT NUMBER
 - DKT. DOKKET
 - BK. BOOK
 - P.G. PAGE
 - C.P.G. CITY OF PHOENIX
 - (M) MEASURED DATA
 - (V) RECORDED DATA
 - (C) CALCULATED DATA
 - R/W RIGHT OF WAY
 - EASEMENT
 - PAC. PUBLIC UTILITY EASEMENT
 - PAC. PUBLIC ACCESS EASEMENT
 - LE. LANDSCAPE EASEMENT
 - SWE. SIDEWALK EASEMENT
 - VEH. VEHICULAR NON-ACCESS EASEMENT
 - W. WATER EASEMENT
 - SE. SEWER EASEMENT
 - DE. DRAINAGE EASEMENT
 - REF. REFUSE COLLECTION EASEMENT
 - EVA. EMERGENCY VEHICLE ACCESS EASEMENT
 - PL. PROPERTY LINE
 - CH. CHORD BEARING
 - CHD. CHORD DISTANCE
 - △ SUBDIVISION CORNER

DE
DAVID EVANS
AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034



EXPIRES: 6/30/2018

FINAL PLAT FOR
"LA BELLA VIDA"
CITY OF PHOENIX, ARIZONA

SCALE:
AS NOTED

SECTION: 27
TOWNSHIP: 2N
RANGE: 1E

SHEET
2 OF 2

JOB NO.:
PND0001

