



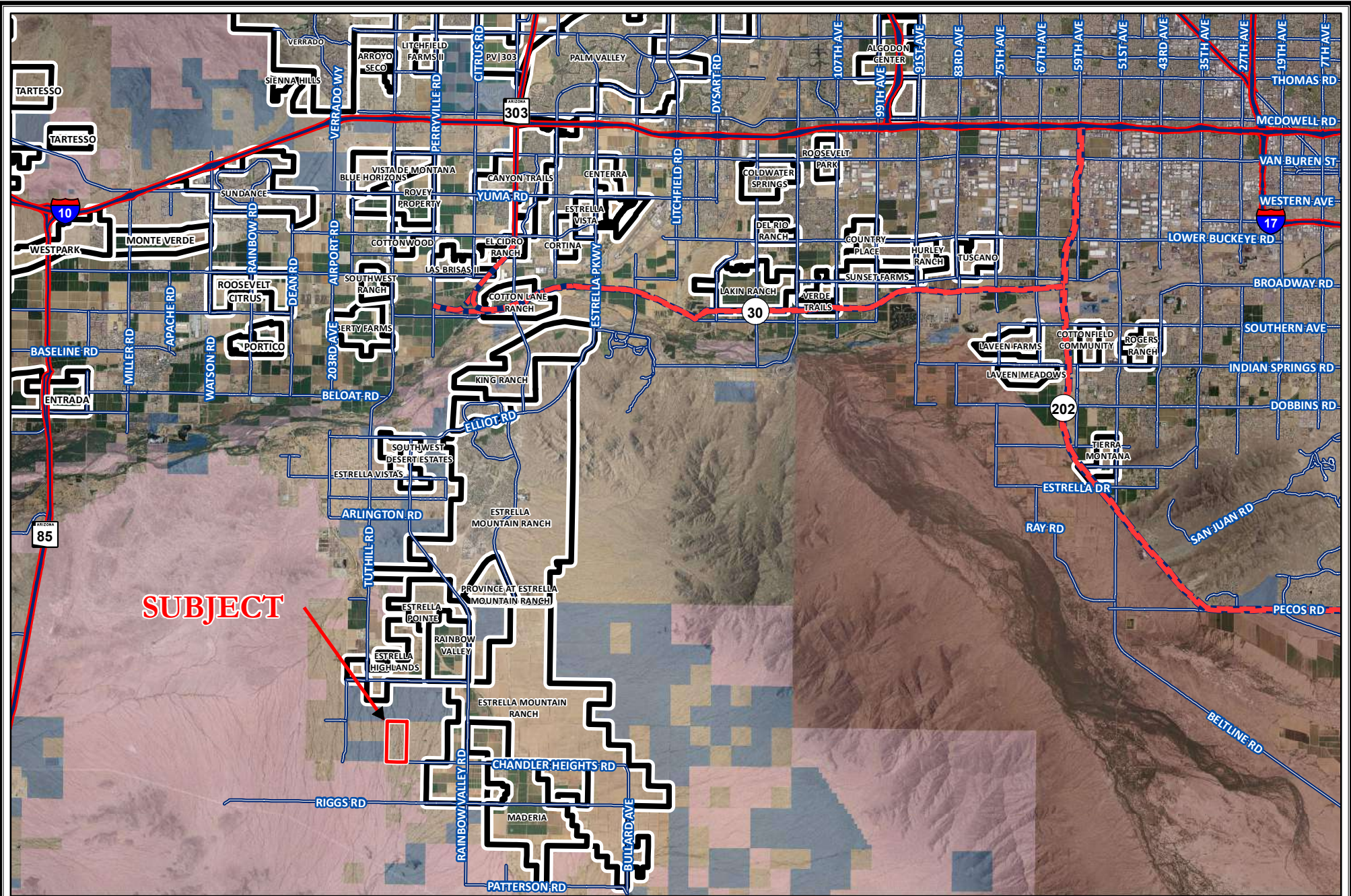
**Southwest of Rainbow Valley Road  
and Ocotillo Road**

**Maricopa County, AZ**

**(Exclusively Available)**

## Project Details

<b>Location:</b>	Southwest of Rainbow Valley Road and Ocotillo Road Maricopa County, AZ
<b>Parcels:</b>	400-62-019A-D and 400-62-020A-D
<b>Acres:</b>	+/- 320 acres
<b>Zoning:</b>	RU-43 in Maricopa County
<b>General Plan:</b>	Low Density Residential (2-4 DU/AC) in the City of Goodyear
<b>Utilities:</b>	Water: City of Goodyear Sewer: City of Goodyear Electricity: APS
<b>Price:</b>	\$5,760,000 Total (\$18,000 per acre)
<b>Terms:</b>	Submit
<b>Impact Fees:</b>	Currently no impact fees since the property is located in Maricopa County
<b>Comments:</b>	The conceptual site plan at the end of this package has not been approved. The site plan can be modified to include smaller lots, commercial corners, higher density residential, or a different layout. Property can be annexed into the City of Goodyear. Taxes are \$265.92 per year.



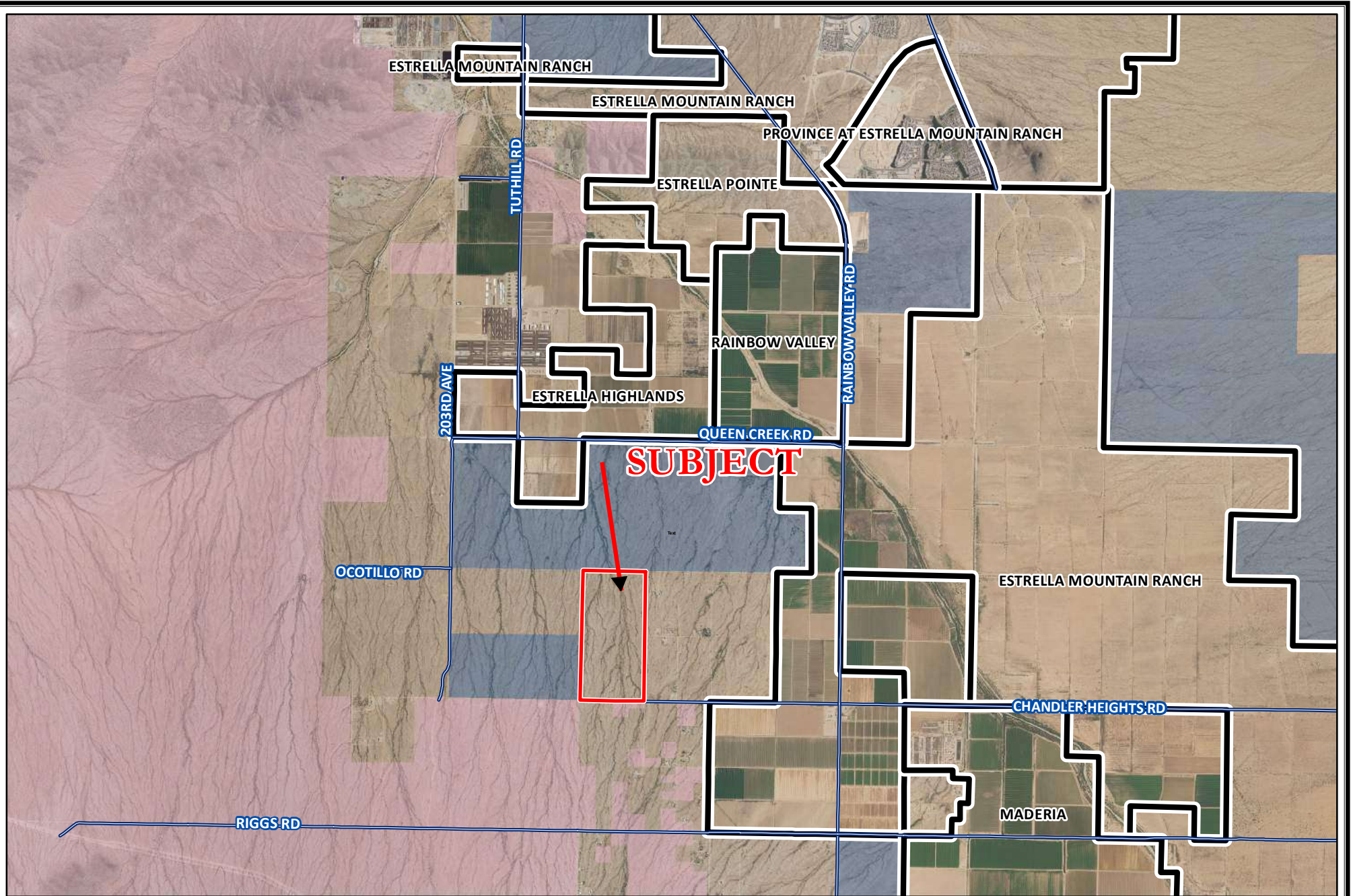
**SUBJECT**

- Subject
- Master Planned Communities
- Major Roads
- Highways

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



McArthur Land Company  
 17470 N Pacesetter Way Scottsdale, AZ 85255  
 (602) 745-1295  
 JMcArthur@McLandCo.com  
 www.McLandCo.com



**SUBJECT**

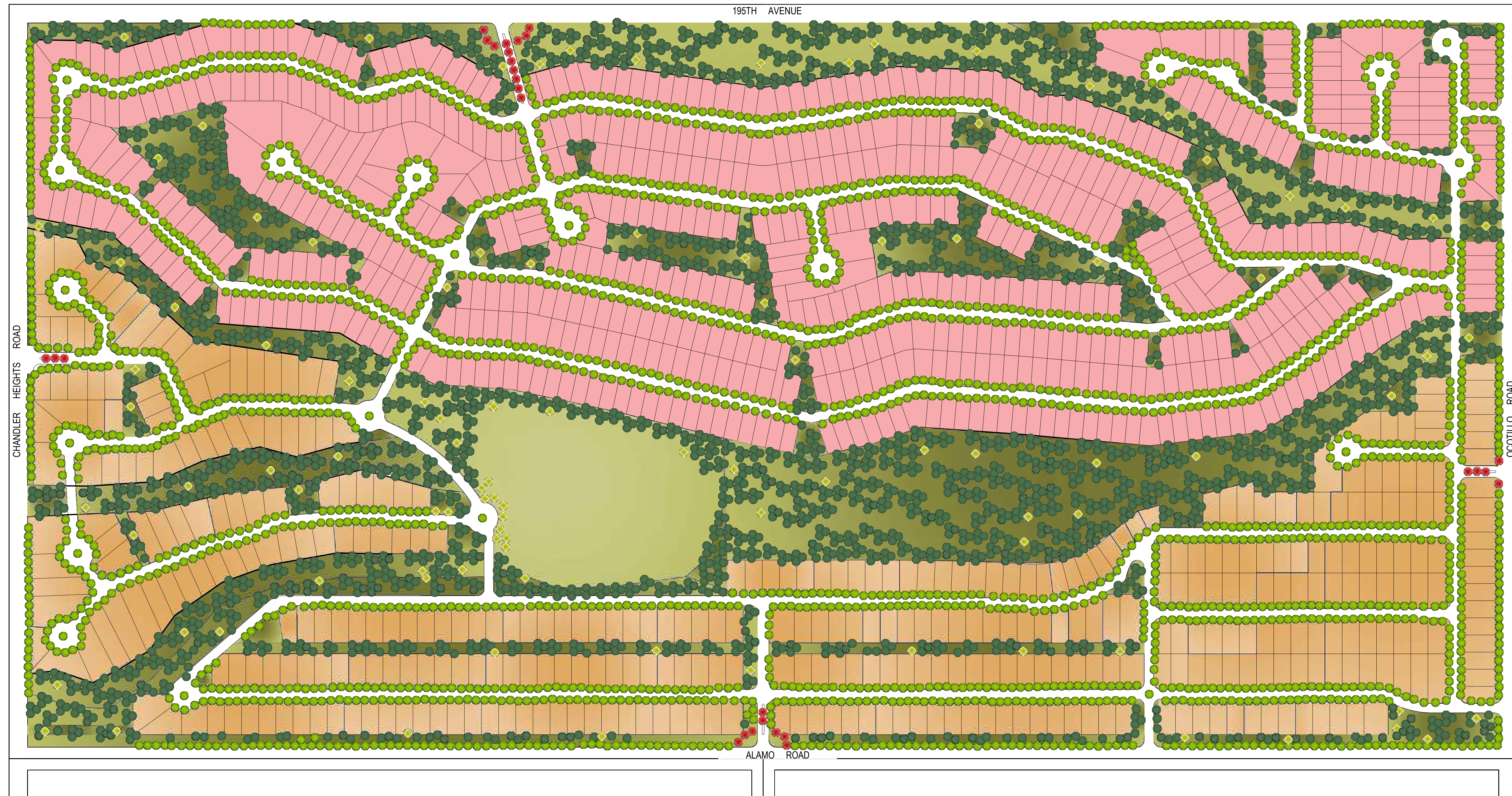
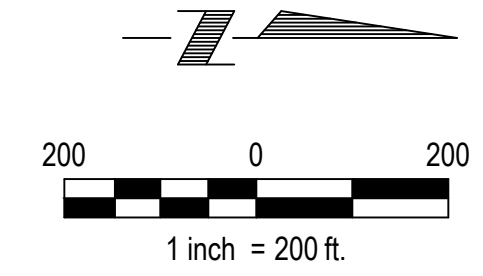
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**NOTE**  
 THIS CONCEPT PLAN IS SUBJECT TO FULL ZONING ORDINANCE REVIEW AND IS INTENDED FOR CONCEPTUAL PURPOSES ONLY. NO SURVEY WORK OR FIELD VISIT PERFORMED. SITE MAY HAVE PHYSICAL CONSTRAINTS (TOPOGRAPHY, SOILS, SPECIAL FEATURES, WETLANDS, WOODLANDS, UTILITY AVAILABILITY, ACCESS, ETC.) NOT FOR CONSTRUCTION.

**LAND USE CONCEPT SUMMARY**

KEY	LAND USE	ACRES	LOTS	% OF SITE
	TOTAL SITE	320	100	
	6,000SF LOT	80	647	25
	7,500SF LOT	98	402	31
	PARK SITE	6	2	
	OPEN SPACE TRAILS	85	26	
	ROW	51	16	

**SITE DATA (50' X 120' LOTS)**

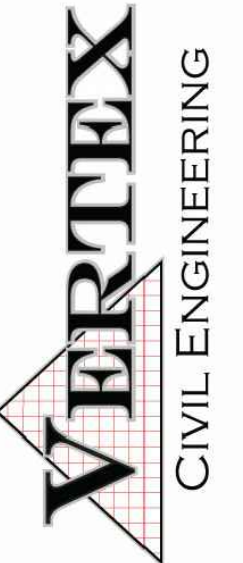
PARCEL ID = 400-62-019 & 400-62-020  
 GROSS PARCEL SIZE = 6,969,600 SF = 160.0000 AC ±  
 NET PARCEL SIZE = 6,552,975 SF OR 150.4356 AC ±  
 EXISTING ZONING = RU-43  
 PROPOSED ZONING = R1-6  
 MINIMUM LOT WIDTH = 50 FT  
 MINIMUM LOT DEPTH = 120 FT  
 MINIMUM LOT SIZE = 6,000 SF  
 MINIMUM FRONT SETBACK = 20 FT  
 MINIMUM TOTAL SIDE SETBACK = 15 FT  
 MINIMUM STREET SIDE SETBACK = 10 FT  
 MINIMUM SIDE SETBACK = 5 FT  
 MINIMUM REAR SETBACK = 20 FT

**NUMBER OF LOTS PROVIDED**  
 647

**SITE DATA (60' X 125' LOTS)**

PARCEL ID = 400-62-019 & 400-62-020  
 GROSS PARCEL SIZE = 6,969,600 SF = 160.0000 AC ±  
 NET PARCEL SIZE = 6,552,975 SF OR 150.4356 AC ±  
 EXISTING ZONING = RU-43  
 PROPOSED ZONING = R1-7  
 MINIMUM LOT WIDTH = 60 FT  
 MINIMUM LOT DEPTH = 125 FT  
 MINIMUM LOT SIZE = 7,500 SF  
 MINIMUM FRONT SETBACK = 20 FT  
 MINIMUM TOTAL SIDE SETBACK = 15 FT  
 MINIMUM STREET SIDE SETBACK = 15 FT  
 MINIMUM SIDE SETBACK = 5 FT  
 MINIMUM REAR SETBACK = 25 FT

**NUMBER OF LOTS PROVIDED**  
 402



VERTEX CIVIL ENGINEERING, LLC  
 1000 W. WASHINGTON AVENUE  
 MESA, ARIZONA 85209  
 (480) 577-4984

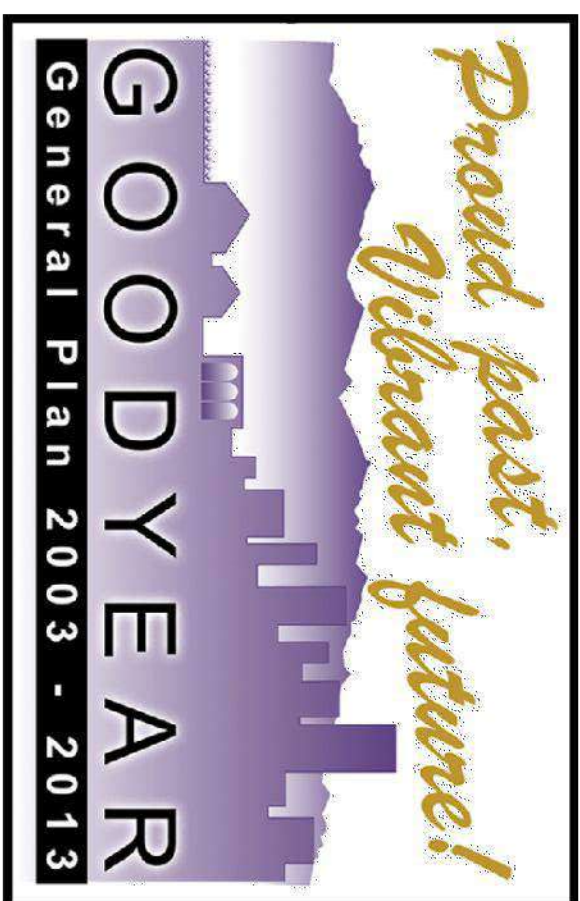
**Paradise Highlands**  
 APN: 400-62-019 & 400-62-020  
 GOODYEAR, ARIZONA

CONCEPTUAL LAYOUT

Proj No.	Date	Revision	Description
7/29/2016	VF		
	VF		
	AS NOTED		

Sheet: 1 of 1

Proj. No.	1	of	1
Date	7/22/2011	Drawn By:	VF
Revision		Scale:	AS NOTED
Description		Date	

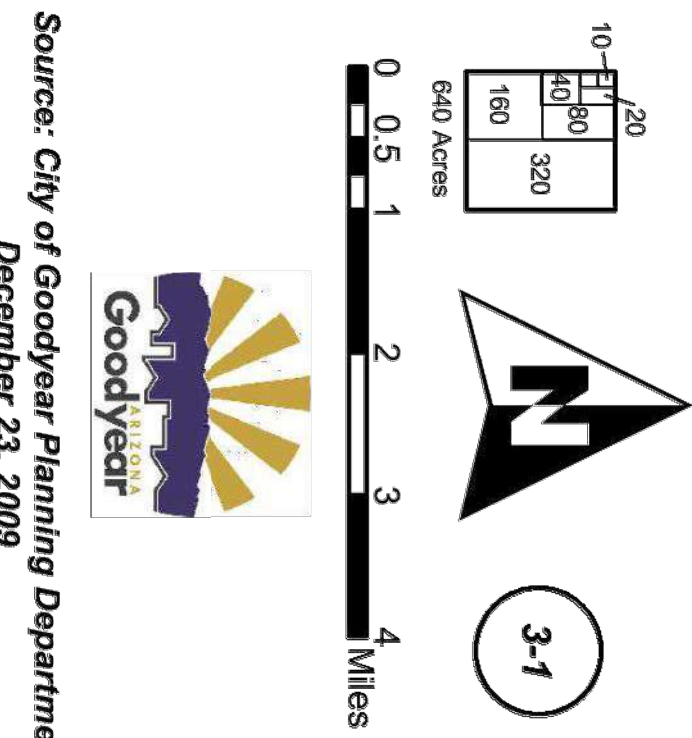
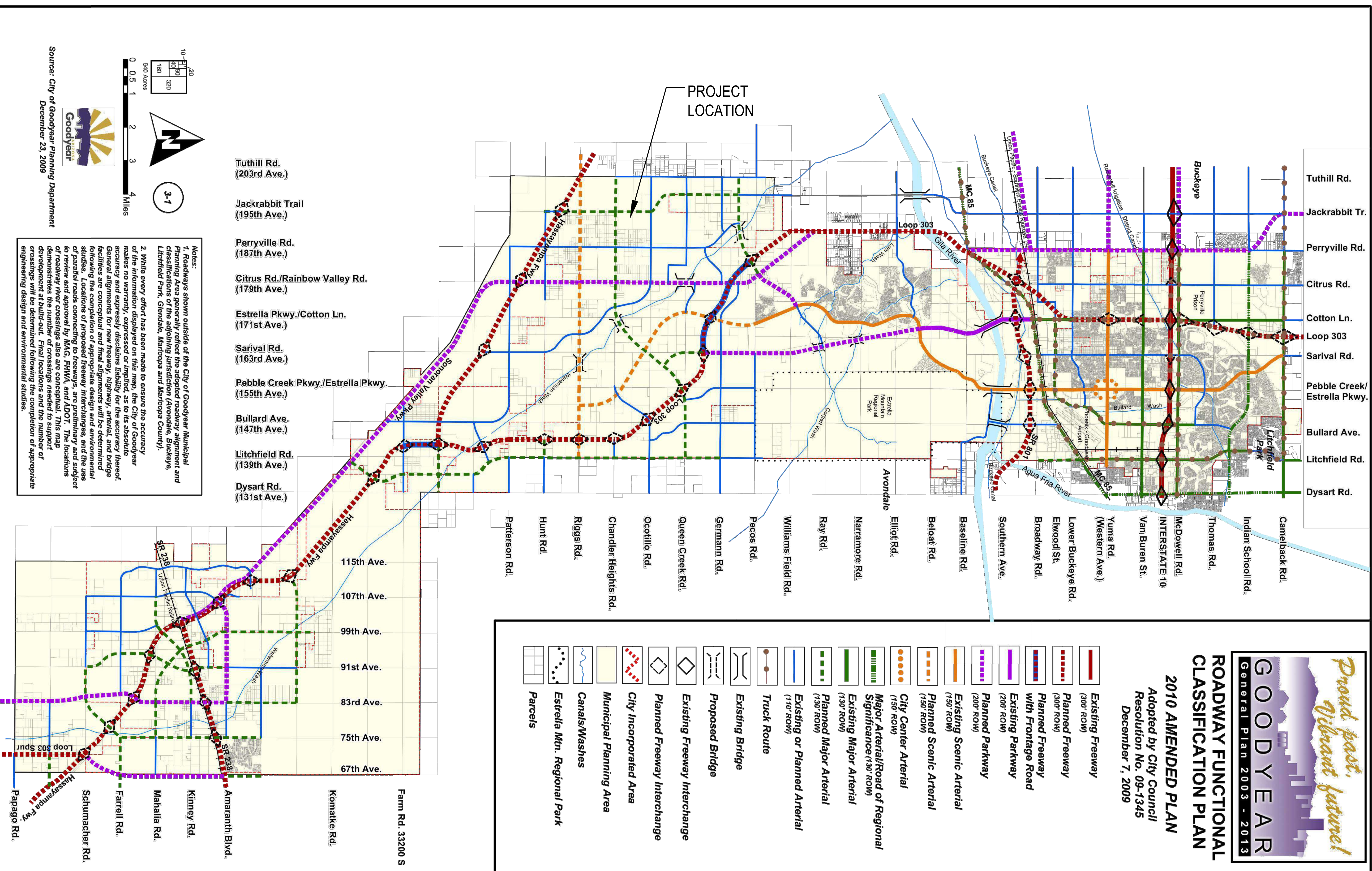


**ROADWAY FUNCTIONAL CLASSIFICATION PLAN**

**2010 AMENDED PLAN**

Adopted by City Council  
Resolution No. 09-1345  
December 7, 2009

- Existing Freeway (300' ROW)
- Planned Freeway (300' ROW)
- Planned Freeway with Frontage Road (200' ROW)
- Existing Parkway (200' ROW)
- Planned Parkway (200' ROW)
- Existing Scenic Arterial (150' ROW)
- Planned Scenic Arterial (150' ROW)
- City Center Arterial (150' ROW)
- Major Arterial/Road of Regional Significance (130' ROW)
- Existing Major Arterial (130' ROW)
- Planned Major Arterial (130' ROW)
- Existing or Planned Arterial (110' ROW)
- Truck Route
- Existing Bridge
- Proposed Bridge
- Existing Freeway Interchange
- Planned Freeway Interchange
- City Incorporated Area
- Municipal Planning Area
- Canals/Washes
- Estrella Mtn. Regional Park
- Parcels



3-1

Source: City of Goodyear Planning Department  
December 23, 2009

**Notes:**  
1. Roadways shown outside of the City of Goodyear Municipal Planning Area generally reflect the adopted roadway alignment and classifications of the adjoining jurisdiction (Avondale, Buckeye, Litchfield Park, Glendale, Maricopa and Maricopa County).  
2. While every effort has been made to ensure the accuracy of the information displayed on this map, the City of Goodyear makes no warranty, expressly or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof. General alignments for new freeway, highway, arterial, and bridge facilities are conceptual and final alignments will be determined following the completion of appropriate design and environmental studies. Locations of proposed freeway interchanges, and the use of parallel roads connecting to freeways, are preliminary and subject to review and approval by IADs, FHWA, and ADOT. The locations of roadway river crossings also are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined following the completion of appropriate engineering design and environmental studies.

# Land Use and Transportation Map

- Maricopa/Pinal County Line
  - Municipal Planning Area Boundary
  - City Boundary (Generalized)
- Land Use Categories**
- Open Space
  - Agriculture
  - Scenic Neighborhood
  - Neighborhood
  - Business & Commerce
  - Industrial
- City Center
- Land Use Overlay Districts**
- Village Center Overlay
  - Luke Compatible Land Use Overlay
  - Transit Oriented Development Overlay
  - Wildlife Linkage Overlay
  - Aggregate Mining Overlay
  - Phoenix/Goodyear Airport
  - Airport 65 DNL (Day-night Noise Level) Line
  - Luke AFB Accident Potential Zone (APZ)
  - Sonoran Desert National Monument
  - Wilderness Area
- Roadway Classifications**
- Arterial
  - Scenic Arterial
  - Scenic Arterial - Proposed
  - City Center Arterial
  - Major Arterial
  - Major Arterial - Proposed
  - Major Arterial - Road of Regional Significance
  - Parkway
  - Parkway - Proposed
  - Freeway
  - Freeway/Parkway - Proposed
  - Other Streets
  - Rail Road

Date Created: May 16, 2014

