

**TOWN OF CAREFREE, ARIZONA
ORDINANCE #2015-04**

ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, APPROVING APPLICATION 15-06-RZ, A REZONE FROM GENERAL OFFICE (GO) AND RURAL-43 SINGLE-FAMILY RESIDENTIAL (RURAL-43) TO A RESIDENTIAL PLANNED UNIT PLANNED DEVELOPMENT (RUPD) FOR PROPERTIES DESCRIBED AS MARICOPA COUNTY ASSESSOR'S PARCEL NUMBERS 216-26-177B, 216-26-177D, AND A PORTION OF 216-26-827 (EASTWOOD REZONE).

WHEREAS, On July 17, 2015, Keystone at Cave Creek LLC (the "Applicant") filed an application to rezone certain real properties (the "Application"), changing the zoning districts of the properties generally located west of the southwest corner of Pima Road and Cave Creek Road and as more specifically described as Maricopa County Assessor's Parcel Numbers 216-26-177B, 216-26-177D, and a portion of 216-26-827 shown in Exhibit "A" from General Office (GO) and Rural-43 Single-Family Residential (Rural-43) to a Residential Planned Unit Planned Development (RUPD), and;

WHEREAS, the Town sent notification of the Application in conformance with Town regulations including notification to property owners and any homeowners associations within 500 feet of the boundary line of the development site;

WHEREAS, The Applicant conducted a Citizen Participation Meeting on July 9, 2015, seeking public input, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission held a Public Hearing on October 19, 2015 in regards to the Application, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission found that the rezoning will serve and will not adversely impact the public health, safety, and welfare of the Town, and is in accordance with the Town of Carefree General Plan 2030, and;

WHEREAS, The Town of Carefree's Planning and Zoning Commission, on October 19, 2015, voted to recommend approval of the Application, and forward such recommendation to the Town Council, and;

WHEREAS, the Town of Carefree Town Council held a public hearing on December 1, 2015 in regards to the Application and has considered the issues relating thereto,

NOW, THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Town of Carefree, Maricopa County, Arizona, as follows:

Section 1. The Application is hereby approved, and the Zoning Map designation for the Property is hereby changed from Garden Office (GO) and Rural-43 Single-Family Residential (Rural-43) to a Residential Planned Unit Planned Development (RUPD) attached as Exhibit A.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Carefree, Arizona, this 1st day of December, 2015.

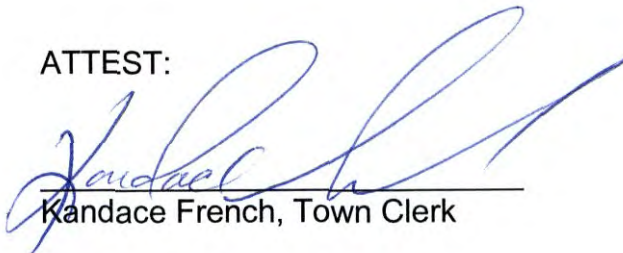
Ayes 7 Noes 0 Abstentions 0 Absent 0

TOWN OF CAREFREE, an
Arizona Municipal Corporation



Les Peterson, Mayor

ATTEST:


Kandace French, Town Clerk

APPROVED AS TO FORM:

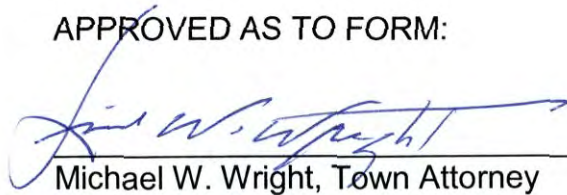
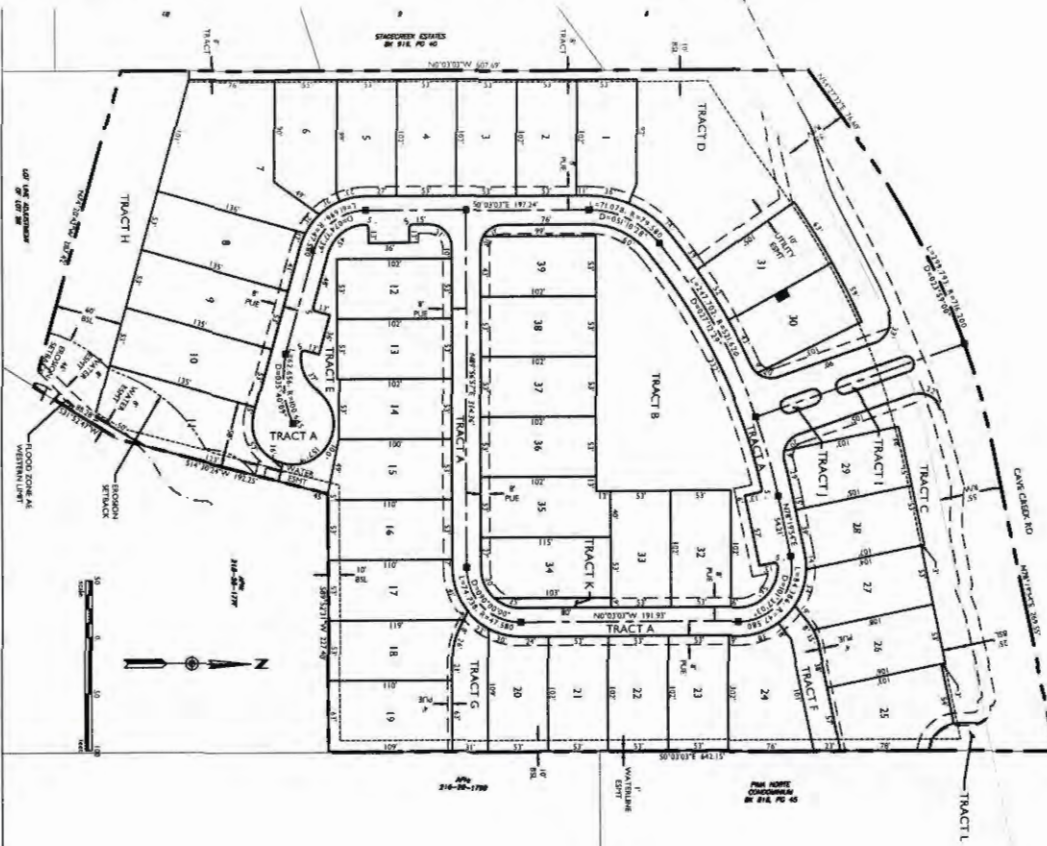

Michael W. Wright, Town Attorney

EXHIBIT A: MAP AND LEGAL DESCRIPTIONS



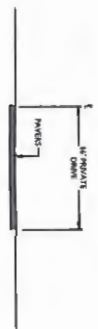
PRELIMINARY PLAT FOR EASTWOOD

A PORTION OF THE SE 1/4, SECTION 36, T.6 N., R.4 E., G.1A
AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

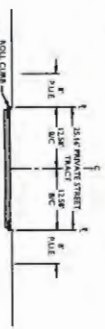
GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT LAYOUTS AND DIMENSIONS SHALL BE CONSIDERED FINAL UNLESS OTHERWISE NOTED.
- ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO TOWN OR COUNTY STANDARDS.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE, OPEN SPACE, GRASSLAND, AND DETENTION BASINS.

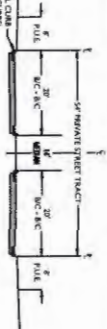
PRIVATE DRIVE SECTION (TRACT F & G)



PRIVATE STREET SECTION



ENTRY DRIVE SECTION (LOOKING NORTH)



TRACT TABLE

TRACT	USE	AREA
A	PRIVATE STREET / NE / EMERGENCY ACCESS / UTILITY MAINTENANCE ACCESS	1.10 AC
B	LANDSCAPE / NE / OPEN SPACE / DETENTION & DRAINAGE / (MAYBE)	0.30 AC
C	LANDSCAPE / NE / OPEN SPACE / DETENTION & DRAINAGE	0.30 AC
D	LANDSCAPE / NE / OPEN SPACE / DETENTION & DRAINAGE	0.14 AC
E	PRIVATE DRIVE / LANDSCAPE / NE / OPEN SPACE / EMERGENCY ACCESS / UTILITY MAINTENANCE ACCESS	0.07 AC
F	PRIVATE DRIVE / LANDSCAPE / NE / OPEN SPACE / EMERGENCY ACCESS / UTILITY MAINTENANCE ACCESS / GRASSLAND / WOODS	0.08 AC
G	LANDSCAPE / NE / OPEN SPACE / MEDIUM	0.43 AC
H	LANDSCAPE / NE / OPEN SPACE / MEDIUM	0.02 AC
I	RECREATIONAL EXHIBIT PER DOCUMENT 2007-108758 / NE	0.01 AC
J	RECREATIONAL EXHIBIT PER DOCUMENT 2007-108758 / NE	0.03 AC
K	RECREATIONAL EXHIBIT PER DOCUMENT 2007-108758 / NE	0.03 AC
L	TOTAL OPEN SPACE	1.37 AC

PROJECT TEAM

DESIGNER:
EPS GROUP
2045 S. VINEYARD AVE., SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
FAX: (480) 503-2258
CONTRACT: JOHN C. PROCKE, P.E.

PROJECT DATA

ADP: 218-28-1170
218-28-1171
218-28-1172
218-28-1173
218-28-1174

Current Land Use: Garden Office (GO), Low Density Residential (LDN)
Existing General Plan: Garden Office (GO), Low Density Residential (LDN)
Proposed Land Use: Residential Single-Family (RSF)
Proposed Zoning: R-3 Residential (Low Density Residential) (RDN)
NET AREA: +/- 8.50 ACRES
NET ACRES: +/- 8.50 ACRES
NO. OF LOTS: 38
TOTAL (100%): 38
GROSS DENSITY: 4.1 BU/AC
NET DENSITY: 4.5 BU/AC
OPEN SPACE (GROSS): +/- 1.37 AC
OPEN SPACE (NET): +/- 1.37 AC
OPEN SPACE (NET): +/- 0.81 AC

LOT AREA TABLE

LOT #	AREA (SQ. FEET)	AREA (SQ. FEET)	AREA (SQ. FEET)	AREA (SQ. FEET)
1	5,400	5,100	7,500	6,100
2	5,400	5,100	7,500	6,100
3	5,400	5,100	7,500	6,100
4	5,400	5,100	7,500	6,100
5	5,400	5,100	7,500	6,100
6	5,400	5,100	7,500	6,100
7	5,400	5,100	7,500	6,100
8	5,400	5,100	7,500	6,100
9	5,400	5,100	7,500	6,100
10	5,400	5,100	7,500	6,100
11	5,400	5,100	7,500	6,100
12	5,400	5,100	7,500	6,100
13	5,400	5,100	7,500	6,100
14	5,400	5,100	7,500	6,100
15	5,400	5,100	7,500	6,100
16	5,400	5,100	7,500	6,100
17	5,400	5,100	7,500	6,100
18	5,400	5,100	7,500	6,100
19	5,400	5,100	7,500	6,100
20	5,400	5,100	7,500	6,100
21	5,400	5,100	7,500	6,100
22	5,400	5,100	7,500	6,100
23	5,400	5,100	7,500	6,100
24	5,400	5,100	7,500	6,100
25	5,400	5,100	7,500	6,100
26	5,400	5,100	7,500	6,100
27	5,400	5,100	7,500	6,100
28	5,400	5,100	7,500	6,100
29	5,400	5,100	7,500	6,100
30	5,400	5,100	7,500	6,100
31	5,400	5,100	7,500	6,100
32	5,400	5,100	7,500	6,100
33	5,400	5,100	7,500	6,100
34	5,400	5,100	7,500	6,100
35	5,400	5,100	7,500	6,100
36	5,400	5,100	7,500	6,100
37	5,400	5,100	7,500	6,100
38	5,400	5,100	7,500	6,100
39	5,400	5,100	7,500	6,100
40	5,400	5,100	7,500	6,100
41	5,400	5,100	7,500	6,100
42	5,400	5,100	7,500	6,100
43	5,400	5,100	7,500	6,100
44	5,400	5,100	7,500	6,100
45	5,400	5,100	7,500	6,100
46	5,400	5,100	7,500	6,100
47	5,400	5,100	7,500	6,100
48	5,400	5,100	7,500	6,100
49	5,400	5,100	7,500	6,100
50	5,400	5,100	7,500	6,100
51	5,400	5,100	7,500	6,100
52	5,400	5,100	7,500	6,100
53	5,400	5,100	7,500	6,100
54	5,400	5,100	7,500	6,100
55	5,400	5,100	7,500	6,100
56	5,400	5,100	7,500	6,100
57	5,400	5,100	7,500	6,100
58	5,400	5,100	7,500	6,100
59	5,400	5,100	7,500	6,100
60	5,400	5,100	7,500	6,100
61	5,400	5,100	7,500	6,100
62	5,400	5,100	7,500	6,100
63	5,400	5,100	7,500	6,100
64	5,400	5,100	7,500	6,100
65	5,400	5,100	7,500	6,100
66	5,400	5,100	7,500	6,100
67	5,400	5,100	7,500	6,100
68	5,400	5,100	7,500	6,100
69	5,400	5,100	7,500	6,100
70	5,400	5,100	7,500	6,100
71	5,400	5,100	7,500	6,100
72	5,400	5,100	7,500	6,100
73	5,400	5,100	7,500	6,100
74	5,400	5,100	7,500	6,100
75	5,400	5,100	7,500	6,100
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77	5,400	5,100	7,500	6,100
78	5,400	5,100	7,500	6,100
79	5,400	5,100	7,500	6,100
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81	5,400	5,100	7,500	6,100
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83	5,400	5,100	7,500	6,100
84	5,400	5,100	7,500	6,100
85	5,400	5,100	7,500	6,100
86	5,400	5,100	7,500	6,100
87	5,400	5,100	7,500	6,100
88	5,400	5,100	7,500	6,100
89	5,400	5,100	7,500	6,100
90	5,400	5,100	7,500	6,100
91	5,400	5,100	7,500	6,100
92	5,400	5,100	7,500	6,100
93	5,400	5,100	7,500	6,100
94	5,400	5,100	7,500	6,100
95	5,400	5,100	7,500	6,100
96	5,400	5,100	7,500	6,100
97	5,400	5,100	7,500	6,100
98	5,400	5,100	7,500	6,100
99	5,400	5,100	7,500	6,100
100	5,400	5,100	7,500	6,100

CURRENT PARCEL LEGAL DESCRIPTIONS:

1. Parcel 216-26-177B:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 39 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 36, A DISTANCE OF 548.51 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 39 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 598.92 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 02 SECONDS WEST ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1316.62 FEET TO THE MONUMENT LINE OF THE CAVE CREEK-CAMP CREEK ROAD; THENCE ALONG SAID MONUMENT LINE ON A CURVE TO THE LEFT, HAVING A RADIUS, OF 716.20 FEET AND A CENTRAL ANGLE OF 1 DEGREE 06 MINUTES 34 SECONDS A DISTANCE OF 13.87 FEET; THENCE CONTINUE ALONG SAID MONUMENT LINE NORTH 54 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 62.05 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.20 FEET AND A CENTRAL ANGLE OF 23 DEGREES 59 MINUTES 00 SECONDS A DISTANCE OF 299.79 FEET; THENCE CONTINUE ALONG SAID MONUMENT LINE NORTH 78 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 269.65 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 02 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1532.70 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 548.51 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 598.92 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 57 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 1316.11 FEET TO A POINT ON THE MONUMENT LINE OF CAVE CREEK-CAMP CREEK ROAD, LAST SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 716.20 FEET; THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 09 MINUTES 52 SECONDS, AN ARC LENGTH OF 14.56 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID MONUMENT LINE, A DISTANCE OF 62.05 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.59 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 528.39 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 37 SECONDS EAST, A DISTANCE OF 227.22 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST ALONG A LINE PARALLEL TO SAID EAST LINE, A DISTANCE OF 891.14 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT 1/16TH OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA, IN THE PATENT OF SAID LAND.

BASIS OF BEARING

SOUTH LINE OF THE SE 1/4 OF SEC. 36, T.6 N., R.4 E.
BEARING: N89°52'32"E (ODACS RECORD OF SURVEY, BK 1088, PG 43)

2. Parcel 216-26-177D:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 52 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 1147.43 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 57 SECONDS WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 796.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 57 SECONDS WEST, A DISTANCE OF 519.63 FEET TO A POINT ON THE MONUMENT LINE OF CAVE CREEK-CAMP CREEK ROAD, LAST SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS THAT BEARS NORTH 34 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 716.20 FEET; THENCE NORTHEASTERLY ALONG SAID MONUMENT LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 09 MINUTES 52 SECONDS AN ARC LENGTH OF 14.56 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 00 SECONDS EAST CONTINUING ALONG SAID MONUMENT LINE, A DISTANCE OF 62.05 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 57 SECONDS EAST, A DISTANCE OF 40.59 FEET; THENCE SOUTH 35 DEGREES 52 MINUTES 55 SECONDS EAST, A DISTANCE OF 528.39 FEET; THENCE SOUTH 14 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 192.25 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 335.92 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT 1/16TH OF ALL GAS, OIL, METALS AND MINERAL RIGHTS AS RESERVED TO THE STATE OF ARIZONA, IN PATENT OF SAID LAND.

BASIS OF BEARING

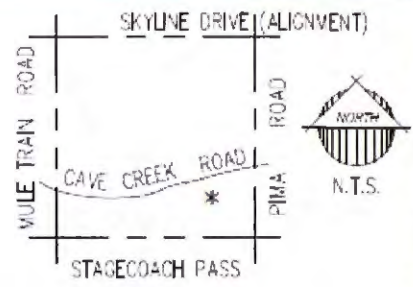
SOUTH LINE OF THE SE 1/4 OF SEC. 36, T.6 N., R.4 E.
BEARING: N89°52'32"E (GDACS RECORD OF SURVEY, BK 1088, PG 43)

3. Parcel 216-26-827 (a portion of Lot 2C):

The North Half of Lot 2C, of the Lot Split, Lot 2, as defined in Book 1135 of Surveys, page 14, records of Maricopa County, being situated in the Southeast Quarter of Section 36, Township 6 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

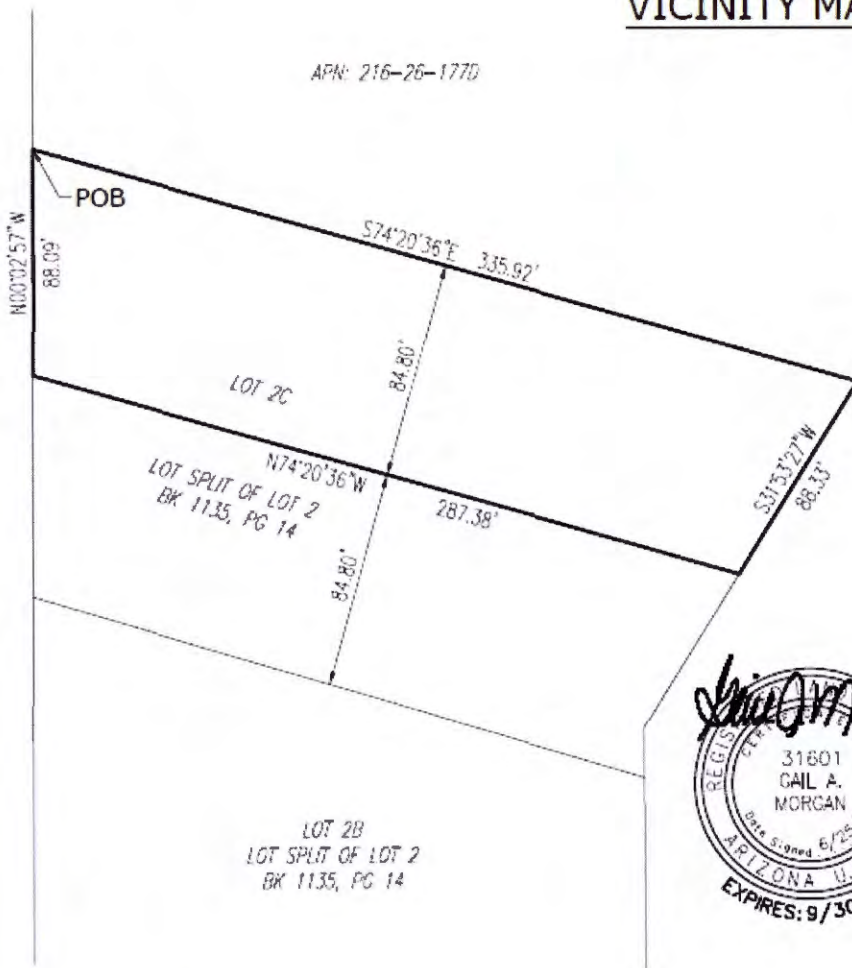
COMMENCING at a rebar with cap 16557 at the northwest corner of said Lot 2C; thence South 74 degrees 20 minutes 36 seconds East (an assumed bearing), along the north line of said Lot 2C, 335.92 feet to a rebar with illegible cap within a large yucca at the northeast corner of said Lot 2C; thence South 31 degrees 53 minutes 27 seconds West, along the east line of said Lot 2C, 88.33 feet; thence North 74 degrees 20 minutes 36 seconds West, 287.38 feet to a point on the west line of said Lot 2C; thence North 0 degrees 02 minutes 57 seconds West, along said west line, 88.09 feet to the POINT OF BEGINNING.

Containing an area of 0.6067 acres, more or less.



SEC. 36
T.6 N., R.4 E.
VICINITY MAP

APN: 216-26-177D



15-058

EXHIBIT

NORTH 1/2, LOT 2C

