



## Encanto Tierra | San Tan Valley, AZ

South of the SWC Gary and Magma Roads in San Tan Valley, AZ

[www.willisproperty.com](http://www.willisproperty.com)

Exclusively Presented By

Ryan Willis

480.507.6200

[ryan@willisproperty.com](mailto:ryan@willisproperty.com)

3850 E. Baseline Road, Ste. 118  
Mesa, Arizona 85206

# WILLIS

PROPERTY | COMPANY

## LAND DESCRIPTION

**Location:**

South of SWC Gary and Magma Roads in San Tan Valley, AZ.

**Size:**

86.88 Acres or 72 (Tentative Plat Approved) Lots

**APN:**

509-02-034A, 509-02-034B & 509-02-035A, 509-02-035B, 509-02-0035C

**Zoning:**

RL-2

**Average Lot Size:**

Tentatively planned for an average of 45,926 SF Lots

**Comments:**

Tentative plat was approved in 2014. Property is located adjacent to Whitewing San Tan Magma where homes start at \$429,900 and 1/2 Mile South of San Tan Foothills High School.

Property is located in the heart of the future growth path.

**WATER**

Johnson Utilities

**SEWER**

Johnson Utilities

**GAS**

Mesa Gas

**ELECTRICITY**

SRP

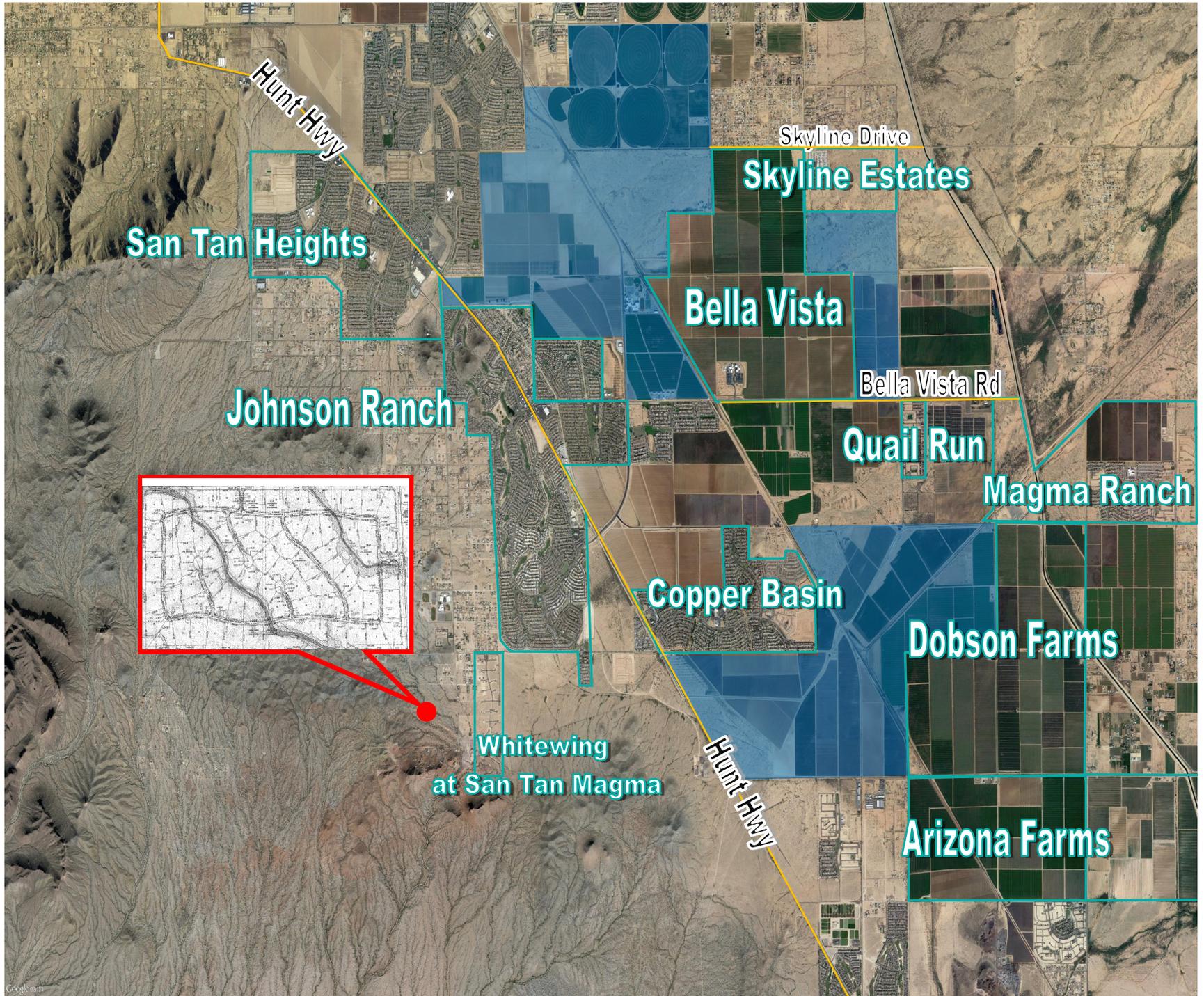
**TELEPHONE**

CenturyLink

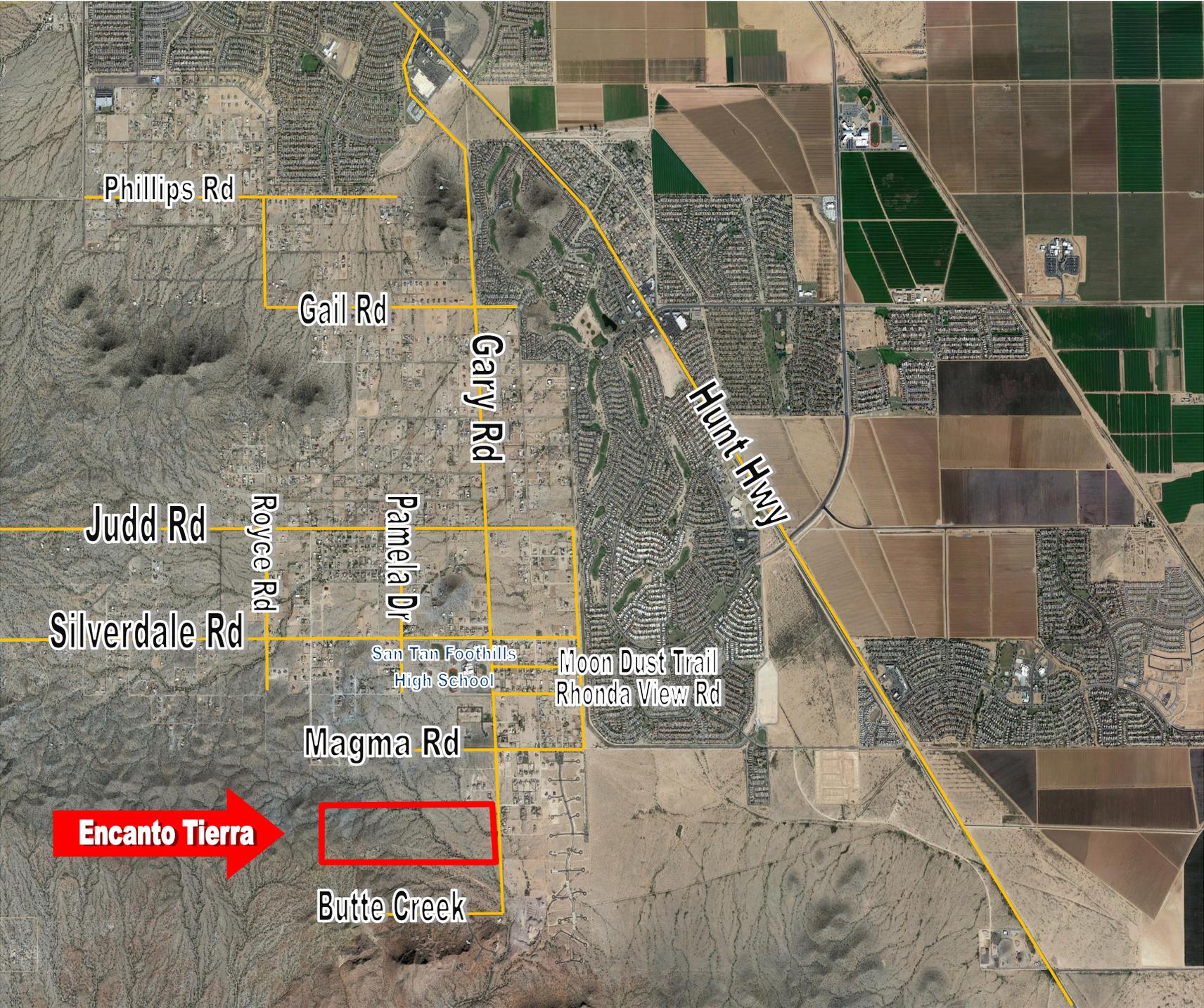
**Price:**

Call For Pricing

All Information contained herein is from sources deemed reliable but not guaranteed. Buyer should be satisfied as to the accuracy of all data. Offer subject to prior sale, price change or withdrawal.







# A TENTATIVE PLAT OF Encanto Tierra

A Portion of the Northeast Quarter of Section 36, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona

## GENERAL NOTES

- THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES WHICH HAS BEEN DETERMINED AS BEING AN ASSURED WATER SUPPLY PURSUANT TO A.S.C. § 45-138. A COMMITMENT TO SUPPLY WATER SERVICE TO THE PLATED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAN.
- STREETS SHOWN AS TRACT AS ARE PRIVATE AND SHALL BE OWNED AND CONVEYED TO THE ENCANTO TIERRA HOMEOWNERS ASSOCIATION FOR EXCLUSIVE PRIVATE USES, BUT NOT LIMITED TO ACCESS, PARKING, TELECOMMUNICATIONS AND PUBLIC UTILITIES.
- RIGHT-OF-WAY SIGN-VISIBILITY TRIANGLE EXEMPTIONS, AS DESCRIBED ON THIS PLAN, SHALL BE OWNED AND CONVEYED TO THE ENCANTO TIERRA HOMEOWNERS ASSOCIATION WHERE PRIVATE STREETS INTERSECT AND PRIVATE COLLECT, TRUCK, TRUCK AT PRIVATE LOCAL TO LOCAL INTERSECTIONS AND TRUCK AT PRIVATE INTERSECTIONS OR COLLECTION INTERSECTIONS.
- VEHICULAR NON-ACCESS CEMENTS, AS DESCRIBED ON THIS PLAN, ONE FOOT AND NINE INCHES EXEMPTIONS VEHICULAR ACCESS AND ACCESS SHALL BE OWNED AND CONVEYED TO THE ENCANTO TIERRA HOMEOWNERS ASSOCIATION UPON ALL LOTS ADJACENT TO PRIVATE DRAINAGE EASEMENTS OR FACILITIES AND/OR ADJACENT TO PRIVATE ARTERIAL STREETS OR COLLECTOR STREETS.
- NO TRUCKS ARE PERMITTED WITHIN THE RIGHT-OF-WAY SIGN-VISIBILITY TRIANGLE EXEMPTIONS AND NO IMPROVEMENT OR IMPROVEMENTS, INCLUDING OR INCLUDING SHALL EXCEED TWENTY-FIVE FEET IN HEIGHT WITHIN THE RIGHT-OF-WAY SIGN-VISIBILITY TRIANGLE EXEMPTIONS.
- NO STRUCTURE SHALL BE CONSTRUCTED IN NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE IN THE STORM WATER RETENTION/DETENTION AREAS OR TO DRAINAGE EASEMENTS WITHOUT PRIOR APPROVAL BY PINAL COUNTY.
- THE STORM WATER RETENTION/DETENTION FACILITIES REQUIRED BY PINAL COUNTY DRAINAGE ORDINANCE HAVE BEEN MET AND THE DRAINAGE DESIGN/RETENTION/DETENTION FACILITIES ARE NOT BE OWNED/MAINTAINED BY PINAL COUNTY. MAINTENANCE OF THE AREAS SUBJECT TO STORM WATER RETENTION/DETENTION SHALL BE THE RESPONSIBILITY OF THE LOT OR TRACT OWNER.
- ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.
- MAINTENANCE OF ALL LANDSCAPING WITHIN THE COMMON AREAS AND THE STREET RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE ENCANTO TIERRA HOMEOWNERS ASSOCIATION.
- ALL SUBDIVISION STREETS, WHETHER PUBLIC OR PRIVATE, AND WORK WITHIN THE SUBDIVISION STREETS AND WITHIN PUBLIC RIGHTS-OF-WAY REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ALL WORKS WITHIN PUBLIC UTILITY EASEMENTS REQUIRE PERMITS FROM AND INSPECTIONS BY PINAL COUNTY.
- ON ANY LOTS THE OWNER AND/OR DEVELOPER SHALL ENSURE THAT RESIDUALS, INCLUDING GAS FIT WITHIN THE BURNING RETRACTION INCLUDING DAY MANDOS, FIREPLACES, PEROGES, COVERED PATIOS, ETC.
- THIS SUBDIVISION IS SUBJECT TO THE REGULATION OF THE INTERNATIONAL FIRE CODE, AS ADOPTED BY PINAL COUNTY AND MAINTAINED BY THE PINAL COUNTY BUILDING SAFETY DEPARTMENT.
- SEWAGE DISPOSAL FOR LOTS 1 THRU 72 (ALL LOTS) WILL BE BY PRIVATE INDIVIDUAL DISPOSAL SYSTEMS.
- ALL LOTS IN THIS SUBDIVISION REQUIRE ON-LOT RETENTION. AN ENGINEERED GRASSING AND EROSION PLAN SHALL BE PREPARED AND SUBMITTED TO PINAL COUNTY AS PART OF BUILDING PERMIT SUBMITTAL. EACH LOT IS REQUIRED TO RETAIN ALL PRIVATE HALF-STREET FRONT ADJACENT TO THE PROPERTY.
- CONTRACTS, COVENANTS AND RESTRICTIONS ARE RECORDED ON (INSERT DATE) IN BOOKLET (17) AT PARCEL (17) IN THE OFFICIAL RECORDS OF THE COUNTY RECORDS OF PINAL COUNTY, ARIZONA.
- THE SHARPEST PROPERTY IS LOCATED IN ZONE T-3 AS SHOWN IN PLZED PLANNING MAPS PAPER NUMBER UNDEVELOPED, SHEET NUMBER 4, ZONE T-3 HAS BEEN DETERMINED TO BE A ZONE OF 200' MINIMUM CORNER OF PLAZED.

**DEVELOPER/OWNER**  
WILLS PROPERTY, INC.  
255 S. WILSON AVENUE, SUITE 110  
MESA, ARIZONA 85206  
CONTACT: SHED BARFIELD

**ENGINEER**  
EPS GROUP, INC.  
2515 S. WILSON AVENUE, SUITE 101  
MESA, ARIZONA 85206  
CONTACT: BRUCE MALINEN, P.E.



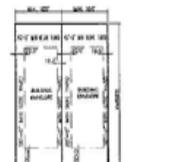
**VICINITY MAP**  
E.T.C.



**LOCATION MAP**  
E.T.C.

## BASE ZONING & ZONING CASE #

OF-A SINGLE FAMILY RESIDENCE ZONE  
CASE # PZ-02-01 & PZ-02-01-01  
MIN. BUILDING HEIGHT: 8'  
MIN. LOT AREA: 1,000 SQUARE FEET (ONE ACRE)  
MIN. LOT WIDTH: 100'  
MIN. FRONT YARD SETBACK: 10'  
MIN. SIDE YARD SETBACK: 10'  
MIN. REAR YARD SETBACK: 10'  
MIN. SETBACK BETWEEN BUILDINGS: 10' (SEE NOTE 1 BELOW)



**TYPICAL LOT LAYOUT AND BUILDING SETBACKS**  
E.T.C.

**NOTE**  
1. SIDE YARD SETBACKS SHALL BE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE. NO HOUSE SHALL BE CLOSER THAN 10' TO ANY ADJACENT HOUSE. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 10' SIDE YARD SETBACKS, THE NEW LOT SHALL BE REQUIRED TO HAVE 20' SIDE YARD SETBACKS ON BOTH SIDES. IF ANY LOT HAS TWO NEIGHBORING LOTS WITH 20' SIDE YARD SETBACKS, THE NEW LOT IS STILL REQUIRED TO HAVE A MINIMUM OF 20' ON ONE SIDE AND 10' ON THE OTHER SIDE.

## SERVICE PROVIDERS

DESCRIPTION	COMPANY
TELEPHONE	CENTURY LINK
ELECTRIC	SWP
TELEPHONE	CENTURY LINK
WATER	JOHNSON UTILITIES, LLC
SOLID WASTE	REPUBLIC SERVICES
POLICE	PINAL COUNTY SHERIFF

\* INDICATES ON-LOT SEPTIC SYSTEMS PROPOSED FOR THIS SUBDIVISIONS

## LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY DIRECTOR DURING THE MONTH OF \_\_\_\_\_, 2023, AND THIS PLAN REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY THAT I PERSONALLY CONDUCTED THE SURVEY AND THAT THE SURVEY IS TRUE AND CORRECT AND ACCURATELY SHOWS AND REPRESENTS THE SURVEY TO BE RECORDED.

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
ARIZONA REGISTERED LAND SURVEYOR NO. 4825  
EPS GROUP, INC.  
2515 S. WILSON AVENUE  
SUITE 101  
MESA, ARIZONA 85206  
480-542-2288

## APPROVALS

THIS PLAN HAS BEEN APPROVED AS TO FORM BY:

PINAL COUNTY PLANNING & DEVELOPMENT SERVICES DATE: \_\_\_\_\_

PINAL COUNTY ENVIRONMENTAL HEALTH DATE: \_\_\_\_\_

PINAL COUNTY ENGINEER DATE: \_\_\_\_\_

ASSUMING IN THE FORM OF \_\_\_\_\_ HAVE BEEN SUBMITTED TO PINAL COUNTY WITH THIS PLAN TO GUARANTEE INSTALLATION OF ALL REQUIRED MAJOR INFRASTRUCTURE FOR THIS PROJECT.

THIS PLAN HAS BEEN APPROVED AS TO FORM IN ACCORDANCE WITH A.S.C. § 11-1001, THIS \_\_\_\_\_ LINE OF APPROVAL OR REVISION OF THIS PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN APPROVAL BY PINAL COUNTY FOR DETERMINATION OF ANY STREET, HIGHWAY, TRUCK, FACILITY OR OTHER MATTER WHICH SHOWN UPON THIS PLAN NOT THE COUNTY MAINTENANCE SYSTEM.

PINAL COUNTY BOARD OF SUPERVISORS

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_

CLERK

## DECLARATION, TITLE WARRANTY AND DEDICATION

OWN ALL WITH BY THESE PROVISIONS

WHEREAS W.L.L.C. AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNED AND CONTROLLED BY THE ENCANTO TIERRA HOMEOWNERS ASSOCIATION, HAS BEEN DETERMINED AS BEING AN ASSURED WATER SUPPLY PURSUANT TO A.S.C. § 45-138. A COMMITMENT TO SUPPLY WATER SERVICE TO THE PLATED SUBDIVISION HAS BEEN RECEIVED FROM SAID COMPANY AS EVIDENCED BY A COPY OF WHICH IS SUBMITTED WITH THIS PLAN.

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12-023

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE IRON BARS CAP AT THE CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEING AN ELEVATION OF 10240.12 FEET PER THE 1993 STATE MAPS.

## BASIS OF BEARING

THE BASIS FOR SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEING 5 DEGREES 21' 10" PER BOOK 2 OF SURVEYS PAGE 138 OF THE PINAL COUNTY RECORDS OFFICE.

## LAND USE TABLE

CLASSIFICATION	ACRES
AREAS ACREAGE	308.88 ACRES
AREA OF STREETS	4.47 ACRES
NET ACREAGE	324.41 ACRES
AREA OF TRACTS	6.48 ACRES
TOTAL NUMBER OF LOTS	72 LOTS
DENSITY DENSITY	0.88 SMALLER UNITS/AC
AVERAGE AREA PER LOT	4512.6 SQ. FT.

## TRACT TABLE

TRACT	AREA	USAGE
1-72	6.48 ACRES	PRIVATE STREET, PUBLIC RIGHTS & ACCESS FOR RESIDENTIAL AND EMERGENCY VEHICLES AND PUBLIC UTILITIES AND FACILITIES EXEMPTION
TOTAL	6.48 ACRES	



ENCANTO TIERRA  
PINAL COUNTY, ARIZONA  
TENTATIVE PLAT

Project: \_\_\_\_\_  
Revised: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, I, \_\_\_\_\_, COUNTY CLERK OF PINAL COUNTY, ARIZONA, DO HEREBY CERTIFY THAT THE ENCANTO TIERRA TENTATIVE PLAT OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 7 EAST, BEING AN ELEVATION OF 10240.12 FEET PER THE 1993 STATE MAPS, HAS BEEN RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY RECORDS OF PINAL COUNTY, ARIZONA, IN BOOKLET (17) AT PARCEL (17).

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

BY: \_\_\_\_\_ NOTARY PUBLIC BY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK OF PINAL COUNTY, ARIZONA, ON \_\_\_\_\_, 2023.

Subject: APH  
Book: APH

12-023  
TPOI  
Sheet No. 1 of 3

WILLS PROPERTY COMPANY | 480.507.6200 | www.willsproperty.com





