



NOTICE OF PUBLIC MEETING

GILA BEND PLANNING AND ZONING COMMISSION

Thursday July 17, 2025; 4:30pm
Gila Bend Town Hall Conference Room
644 W Pima St, Gila Bend AZ 85337

AGENDA

Pursuant to ARS § 38-431.02, notice is hereby given that the Planning and Zoning Commission will hold a meeting on Thursday July 17, 2025, beginning at 4:30 p.m., in the Gila Bend Town Hall Conference Room located at 644 W Pima St, Gila Bend, Arizona. Doors open to the meeting room at 4:15pm for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back into the meeting room when the Planning and Zoning Commission returns from executive session. **Commissioners of the Town of Gila Bend Planning and Zoning Commission will attend either in person or by telephone or video communication.** A copy of the final agenda will be available twenty-four hours prior to the meeting in the Town Clerk's Office, 644 West Pima, Gila Bend, AZ 85337.

I. CALL TO ORDER

II. ROLL CALL

Vice- Chairperson Steve Holt
Commissioner Robert Catalana
Commissioner Ron Henry

Commissioner Steve McClure
Commissioner Jesus Rubalcava

III. **Approval of Planning and Zoning Meeting Minutes:** The Planning and Zoning Commissioners may discuss and possibly take action to approve the November 21, 2024 meeting minutes. **Discussion and possible action**

IV. BUSINESS-

- A. **Swearing in of Newly Appointed Commissioners-** The Town Clerk will swear in newly appointed Commissioners Steve McClure and Jesus Rubalcava.
- B. **Appointment of Chairperson:** The Commissioners may discuss and take action on the appointment of Chairperson. **Discussion and possible action**
- C. **Gila Bend 7 (Newtown) Subdivision Final Plat:** Stephanie Brewer with Newtown Community Development is requesting a recommendation for approval by the Planning and Zoning Commission to the Town Council for the Gila Bend 7 (Newtown) Final Plat (FP-25-001) for a total of 19 lots for a single family residential development located south of Hunt Street, east of Dodson Avenue, west of Weidner Avenue and north of Norma Street (APN: 403-08-064), with a density of 2.86 DU/Acre, standard lot sizes are 90'X90' , with public roadway, and public water and sewer. The Planning and Zoning Commission approved the Preliminary Plat on September 9, 2024. **Discussion and possible action**
- D. **Planning and Zoning Commission Legal Training:** The Town Attorney will provide a legal training for the Planning and Zoning Commission on roles, responsibilities, and best practices. The training will include an overview of open meeting law, conflicts of interest, procedural guidance and lawful decision making, and a review of the types of matters that commonly come before the Commission.

V. ADJOURNMENT

NOTE: The Planning and Zoning Commission may go into Executive Session for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

Beth Sanchez

Beth Sanchez, Town Clerk

Date Posted: 07/11/2025 Time: Before 4:00 pm

**This agenda posted no later than 24 hours prior to the meeting
at the following locations:**

Town Website: www.gilabendaz.org

Gila Bend Post Office bulletin board: 109 W Papago

Gila Bend Town Hall lobby: 644 W Pima

Community Center lobby: 202 N Euclid

Family Resource Center: 303 E Pima

Town Manager Approval

Initial KV

Date 7-11-25

Reasonable Accommodations For Persons With Disabilities And Persons With Limited English Proficiency Will Be Provided Upon Request. Please Telephone Your Accommodation Request (928 683-2255 Or 1-800-367-8939 Add Arizona Relay Service) 72 Hours In Advance If You Need A Sign Language Interpreter Or Alternate Materials For A Visual Or Hearing Impairment.

Los Alojamientos Razonables Para Personas Con Incapacidades Y Personas Con La Pericia Inglesa Limitada Seran Proporcionados Sobre El Pedido. Telefonee Por Favor Su Pedido Del Alojamiento (928 683-2255 O 1-800-367-8939 Agregan Arizona El Servicio Del Relevo) 72 Horas En El Avance Si Usted Necesita A Un Interprete De Lenguaje Por Señas O Alterna Las Materias Para Un Visual O Deterioro De Vista.

NOTICE OF A PUBLIC MEETING

GILA BEND PLANNING AND ZONING COMMISSION

Thursday, November 21, 2024 4:30 p.m.

Town Hall, 644 West Pima Street, Gila Bend, AZ 85337

MINUTES

- I. **CALL TO ORDER** meeting called to order at 4:00 PM
- II. **ROLL CALL**

Chairperson Gary Faupel Present	Commissioner Ron Henry Present
Vice-Chairperson Steve Holt Present	Commissioner Will Sipes Present
Commissioner Robert Catalana Present	
- III. **Approval of Planning and Zoning Meeting Minutes:** The Planning and Zoning Commissioners may discuss and possibly take action to approve the September 12, 2024 meeting minutes. **Discussion and possible action**

Commissioner Ron Henry moved to approve the September 12, 2024 Planning and Zoning meeting minutes.

Second by Vice-Chairperson Steve Holt

Motion to approve the September 12, 2024 Planning and Zoning meeting minutes passed unanimously.
- IV. **Business and Public Hearings:**
 - A. **Town of Gila Bend 2040 General Plan Update:** The Commission may discuss and possibly take action to recommend approval/disapproval to Town Council of the Gila Bend 2040 General Plan Update.
Discussion, public comment and possible action
 - Staff Presentation
 - Questions from the Planning and Zoning Commission
 - Public Comments
 - Floor/Public Discussion Closed: Motion/Discussion and Vote

Terri Hogan with Logan Simpson presented to Council on the 2040 General Plan Update regarding what a General Plan is, entities that provided feedback, and implementation.

Chairperson Gary Faupel asked about the implementation of the different zoning designations included in the General Plan Update. Terri Hogan explained that the implementation would happen in the future as rezoning actions occur. Terri Hogan also spoke briefly about the zoning code update which will have an impact on the different zoning designations and their requirements.

Juan Chappa asked how long it will take to do those changes. Terri Hogan explained the General Plan Amendment process.

Vice-Chairperson Steve Holt asked Town Clerk Beth Sanchez how hard is a general plan amendment with the town and Town Clerk Beth Sanchez responded that she does not do the general plan amendments as these go through the Town Planner. Vice-Chairperson Steve Holt commented that the General Plan Amendments could be hard given some of the zoning included on the maps. Terri Hogan explained the General Plan Amendment process and the rezoning process. Discussion continued on re-zoning and the process. Terri Hogan continued to speak about public participation for the General Plan Update.

Vice-Chairperson Steve Holt spoke about Butterfield Trail and requesting changes to include General Business on both sides of Butterfield Trail all the way down to I-8. Discussion continued regarding Butterfield Trail and zoning.

Chairperson Gary Faupel opened the meeting up to Public Comment.
Resident and Councilmember Mary Vinzant spoke about formatting issues regarding the color of rivers and the data included on a table on page 10. Further comments will be emailed to Terri Hogan.

Public Comment Closed

Vice-Chairperson moved to recommend to Town Council approval of the Gila Bend 2040 General Plan Update with a few minor changes that we've all looked at here on the map concerning Butterfield Trail

Second by Commissioner Will Sipes

Motion to recommend to Town Council approval of the Gila Bend 2040 General Plan Update with a few minor changes to the map concerning Butterfield Trail passed unanimously

V. **ADJOURNMENT**

Commissioner Ron Henry moved to adjourn the meeting at 5:42 PM

Second by Commissioner Will Sipes

Motion to adjourn the meeting at 5:42 PM passed unanimously

Chairperson

ATTEST:

Beth Sanchez
Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the Planning and Zoning Commission meeting held on November 21, 2024 and that the meeting was duly called and posted and that a quorum was present.

Beth Sanchez
Town Clerk



OATH OF OFFICE

TOWN OF GILA BEND
MARICOPA COUNTY
STATE OF ARIZONA

I, Steve McClure, do solemnly swear that I will support the Constitution of the United States and the Constitution and the Laws of the State of Arizona; and that I will defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the Town of Gila Bend Planning and Zoning Commission according to the best of my ability, so help me God.

Signature of Officer

Subscribed and sworn before me this 17th day of July, 2025.

Beth Sanchez
Town Clerk



OATH OF OFFICE

TOWN OF GILA BEND
MARICOPA COUNTY
STATE OF ARIZONA

I, Jesus Rubalcava, do solemnly swear that I will support the Constitution of the United States and the Constitution and the Laws of the State of Arizona; and that I will defend them against all enemies, foreign and domestic, and that I will faithfully and impartially discharge the duties of the Town of Gila Bend Planning and Zoning Commission according to the best of my ability, so help me God.

Signature of Officer

Subscribed and sworn before me this 17th day of July, 2025.

Beth Sanchez
Town Clerk



Community & Economic Development Department

TO: Planning and Zoning Commission
FROM: Sandra Hoffman, Senior Associate, Logan Simpson Design
SUBJECT: Gila Bend 7/Newtown Final Plat #: **FP-25-001**
DATE: June 16, 2025

PLANNING & ZONING COMMISSION HEARING: July 17, 2025
TOWN COUNCIL (Scheduled): August 12, 2025

STAFF REPORT: GILA 7 (NEWTOWN) FINAL PLAT: FP-25-001

REQUEST: The applicant/developer is requesting the Planning and Zoning Commission recommend approval to the Town Council for the Gila Bend 7 (Newtown) FINAL Plat.

LOCATION: SEC of Hunt Street and Dodson Avenue (APN 403-08-064J)

SCOPE: **Gila Bend 7:** Total of 19 lots for a single family residential development with a density of 2.86 DU/Acre, standard lot sizes are 90'x90', with public roadway, and public water and sewer. Total Area: 6.638 acres.

ZONING: R-5 (Ordinance 17-04).

REFERRAL

Submittal #1 Final Plat:	April 10, 2025
Referral #1 Final Plat Comments Due:	May 12, 2025
Submittal #2 Final Plat:	May 30, 2025
Referral #2 Final Plat Comments Due:	June 16, 2025

OWNER: Newtown CDC / CLT,
Stephanie Brewer, Exe
2106 E. Apache Blvd. Suite 112
Tempe, AZ 85281

APPLICANT: Mathew Mancini, PE. 3 Engineering LLC
6370 E. Thomas Road, Suite 200
Scottsdale, AZ 85252
(602) 309-2257

HISTORY: The Planning and Zoning Commission agreed on May 16, 2024, to allow the Gila Bend 7/Newtown subdivision project to have manufactured

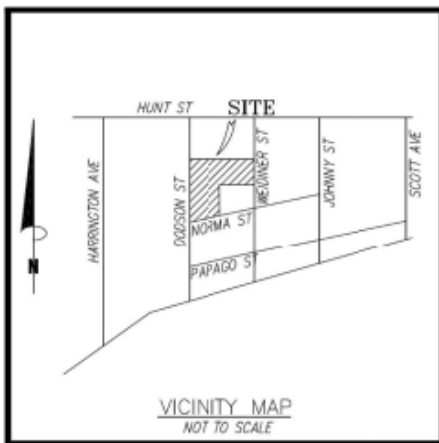


Community & Economic Development Department

single family homes on each lot as allowed in R-1 Zoning Districts.
SP-24-002

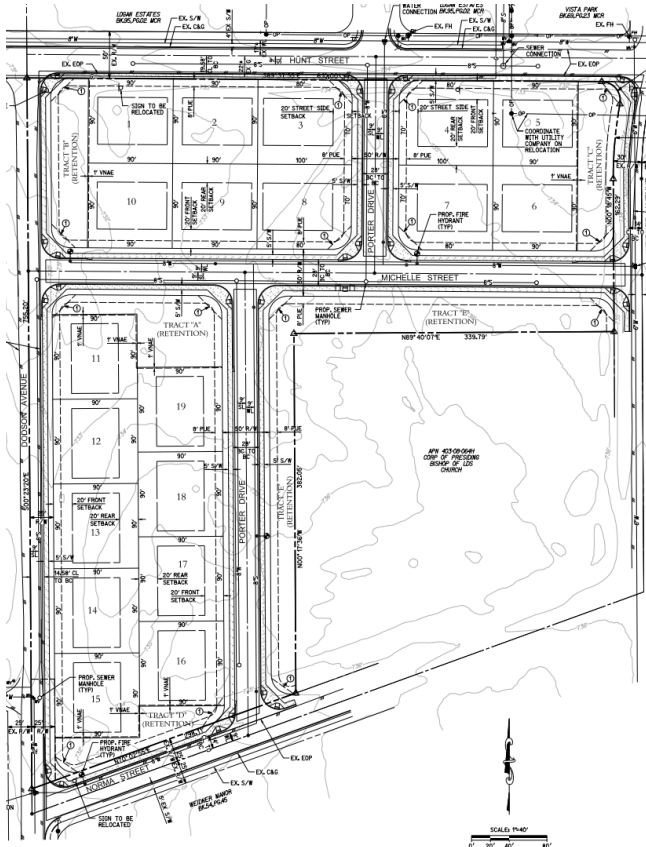
PROPERTY DETAILS:

The Gila 7/Newtown proposed 19-lot subdivision will be located south of Hunt Street, east of Dodson Avenue, west of Weidner Avenue and north of Norma Street (APN: 403-08-064J) and consists of 6.53 acres.





Community & Economic Development Department



PUBLIC COMMENT: None known

Referral Agency Summary (Refer to submitted responses for further information)

Referral Agency	Comment
Town Planner, Sandra Hoffman	Comments Addressed
Town Engineer, Dale Miller	Comments Addressed
Town Building Official, Autumn Wollman	No objection
Town Public Works, Kevin Larson	No Response
Town Fire Chief, Arelia Henry	No Response
Town Clerk, Beth Sanchez	Payment made for Final plat
Arizona Public Service, James Generoso	No Response
Gila Bend Unified School District, Robert Varner	No Response

ANALYSIS:

Surrounding Zoning and Uses: R-5, R-3, and R-1 Zoning

- North of the Site: Single Family homes.
- South of the Site: Single Family homes.



Community & Economic Development Department

- West of the Site: One home and undeveloped land.
- East of the Site: Undeveloped land

Final Plat Meets Subdivision Code Requirements:

- All required information was provided per the Town of Gila Bend Subdivision Code Article III, Section 12-3.B.

Public Services:

- Public roads and public infrastructure (water and sewer) will serve the subdivision. Maintenance of the roads and public infrastructure will be the Town of Gila Bend.

FINDINGS:

Staff recommends that the Planning and Zoning Commission find that:

1. The proposed FINAL Plat is in general conformance with the Town of Gila Bend General Plan. (Medium Density Residential)
2. The proposed FINAL Plat meets the requirements in the Town of Gila Bend Zoning Regulations. (R-5 using R-1 Single Family standards)
3. The FINAL Plat meets the requirements in the Town of Gila Bend Subdivision Regulations.
4. The FINAL Plat will not have a significant impact on the health, safety, and welfare of the residents and landowners of the surrounding area.

PROCESS:

Town of Gila Bend Subdivision Ordinance: Article III, 12-3.B.9

TOWN COUNCIL APPROVAL OF FINAL PLAT: Following receipt of the recommendation of the Planning and Zoning Commission, the Town Council shall either approve the Final Plat or disapprove the Final Plat and notify the subdivider of the conditions to be met to gain approval. Article III 12-3.D.3.

Upon approval by the Town Council, the subdivider shall be notified to submit payment for the recording fee to the Town Clerk. The Town Clerk will transmit the subdivider's recording fee and the duly approved and executed Final Plat to the County Clerk and Recorder for the filing of the Final Plat among the official records of the County. Article III 12-3.D.4.

Approval of the Final Plat by the Town Council shall be effective for 6 calendar months from the date of approval. The subdivider may apply in writing for up to a 6-month extension. The Planning and Zoning Commission may for cause shown, grant up to a 6-month extension.

RECOMMENDATION:



Community & Economic Development Department

Community and Economic Development Department staff recommend the Planning and Zoning Commission recommend approval to the Town Council for the Gila Bend 7 FINAL Plat (FP-25-001) for a 19-lot single family subdivision located at the SEC of Hunt Street and Dodson Avenue (APN 403-08-064J).

- A. Final Plat
- B. Final Drainage Report
- C. Final Landscape Plan
- E. Title Report

FINAL PLAT
FOR
"GILA BEND 7"
GILA BEND, ARIZONA

LOCATED IN A PORTION SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

THAT NEWTOWN CDC, AN ARIZONA NON-PROFIT CORPORATION, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "GILA BEND 7", A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "GILA BEND 7", 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. NEWTOWN CDC, AN ARIZONA NON-PROFIT CORPORATION, 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 HOMEOWNERS' ASSOCIATION. AN EASEMENT FOR DRAINAGE IS HEREBY DEDICATED TO THE TOWN OF GILA BEND OVER TRACTS "A", "B", "C", "D" AND "E".

IN WITNESS WHEREOF, THAT NEWTOWN CDC, AN ARIZONA NON-PROFIT CORPORATION, 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 _____, 2025

OWNER/AUTHORIZED SIGNER

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
)SS.
COUNTY OF MARICOPA)

BEFORE ME THIS _____ DAY OF _____, 2025, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE OF NEWTOWN CDC, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT _____ AS _____, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

EXPIRES

APPROVAL BLOCK:

CERTIFICATE OF REVIEW OF THE TOWN ENGINEER (OR ACTING TOWN ENGINEER) AS FOLLOWS:

DATA ON THIS PLAT REVIEWED THIS 13TH DAY OF JUNE, 2025, BY THE TOWN ENGINEER OF GILA BEND, ARIZONA.

CERTIFICATE OF APPROVAL BY THE TOWN OF GILA BEND PLANNING AND ZONING COMMISSION AS FOLLOWS:

THIS PLAT APPROVED BY THE TOWN OF GILA BEND PLANNING AND ZONING COMMISSION THIS DAY OF _____, A.D., 2025.

CHAIRMAN

ATTEST:

SECRETARY

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE TOWN COUNCIL OF THE TOWN OF GILA BEND AS FOLLOWS:

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF GILA BEND, ARIZONA, THIS _____ DAY OF _____, A.D., 2025.

MAYOR

ATTEST:

TOWN CLERK

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER AS FOLLOWS:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK--M., _____, 2025, AND IS DULY RECORDED IN BOOK _____, PAGE NO. ____.

TOWN CLERK

NOTES:

1. THIS SITE CONSISTS OF A TOTAL OF 19 LOTS, AND 5 COMMON AREA TRACTS.

2. THE FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT.

3. THERE SHALL BE NO FURTHER DIVISION OF LAND OR DELINEATION OF PARCELS WITHIN THE AREA OF THIS SUBDIVISION PLAT WITHOUT APPROVAL BY TOWN COUNCIL.

4. GILA BEND 7 IS LOCATED WITHIN THE LIMITS OF THE TOWN OF GILA BEND'S WATER SERVICE AREA. THIS AREA IS OUTSIDE OF AN ACTIVE MANAGEMENT AREA AND IS NOT REQUIRED TO PROVIDE A 100-YEAR ASSURED WATER SUPPLY

5. FIRE PROTECTION FOR THIS SUBDIVISION WILL BE PROVIDED BY THE TOWN OF GILA BEND.

6. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE MARICOPA COUNTY AND GILA BEND CODES AND ORDINANCES.

7. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

8. ALL ROADS ARE TO BE CONSTRUCTED TO MINIMUM COUNTY AND TOWN STANDARDS. ROADS WITHIN THIS SUBDIVISION ARE "PUBLIC", AS DEDICATED HEREIN AND SHALL BE OWNED AND MAINTAINED BY THE TOWN OF GILA BEND.

9. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION TO BE PLANTED OR BE ALLOWED TO GROW WITHIN ANY DRAINAGE EASEMENTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE EASEMENT.

10. ALL NEW LANDSCAPE IMPROVEMENTS INSTALLED BY THIS SUBDIVISION WITHIN TOWN RIGHT-OF-WAY SHALL COMPLY WITH GILA BEND STANDARDS AND BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

11. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL LANDSCAPING AND DRAINAGE FACILITIES WITHIN TRACTS AND EASEMENTS AS DEDICATED ON SAID PLAT.

12. ALL OUTDOOR LIGHTING WILL COMPLY WITH THE PROVISIONS OF SECTION 1112 OF THE MARICOPA COUNTY ZONING ORDINANCE.

13. INGRESS/EGRESS ACCESS AND MAINTENANCE RIGHTS, BUT NOT OBLIGATION, SHALL BE GRANTED TO THE TOWN OF GILA BEND FOR ALL TRACTS DEDICATED ON SAID PLAT FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF PUBLIC DRAINAGE FACILITIES ADJACENT TO OR WITHIN SAID TRACTS.

14. PERPETUAL, NON-EXCLUSIVE SIGHT VISIBILITY TRIANGLES UPON AND ACROSS THE PARCELS OF LAND SHOWN HEREON, SHALL PRESERVE THE PROPERTIES AS TRAFFIC SAFETY VISIBILITY AREAS FREE FROM ANY OBSTRUCTIONS TO THE VIEW OF PERSONS LOOKING ACROSS THE PROPERTIES. NO STRUCTURES, LANDSCAPING, FENCES, WALLS, TERRACES, OR OTHER OBSTRUCTIONS TO VIEW IN EXCESS OF TWO (2) FEET IN HEIGHT AS MEASURED FROM ADJACENT PAVEMENT SHALL BE PLACED WITHIN THE REQUIRED SIGHT VISIBILITY TRIANGLES.

15. ALL FINISHED FLOOR ELEVATIONS OF ANY STRUCTURE SHALL BE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT.

16. A ONE (1) FOOT VEHICULAR NON-ACCESS EASEMENT (VNAE) IS REQUIRED ON ALL LOT BOUNDARIES ADJACENT TO A LANDSCAPE TRACT.

17. ALL ONSITE WATER AND SEWER MAINS WILL BE CONSTRUCTED BY THE DEVELOPER AND DEDICATED TO THE TOWN OF GILA BEND.

18. THE PROJECT MAY BE MASS GRADED. EXISTING CONTOURS GENERALLY SLOPE FROM SOUTHEAST TO NORTHWEST.

19. ALL TRANSFORMERS, BACKFLOW PREVENTION DEVICES, UTILITY BOXES, AND ALL OTHER UTILITY RELATED GROUND MOUNTED EQUIPMENT SHALL BE PAINTED TO COMPLEMENT THE DEVELOPMENT AND SHALL BE SCREENED WITH LANDSCAPE MATERIAL WHERE POSSIBLE. ALL HVAC UNITS SHALL BE GROUND MOUNTED.

20. FINAL LANDSCAPING WILL CORRESPOND TO THE APPROVED LANDSCAPE PLAN.

21. THERE WILL BE NO ON LOT RETENTION FOR THIS PROJECT.

22. ALL TRACT, CENTERLINE, AND LOT MONUMENTATION HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF SUBDIVISION INFRASTRUCTURE CONSTRUCTION.

23. ALL SUBDIVISION, TRACT AND LOT CORNERS SHALL BE SET BY COMPLETION OF IMPROVEMENT CONSTRUCTION.

LEGAL DESCRIPTION:

SEE SHEET 2 FOR LEGAL DESCRIPTION.

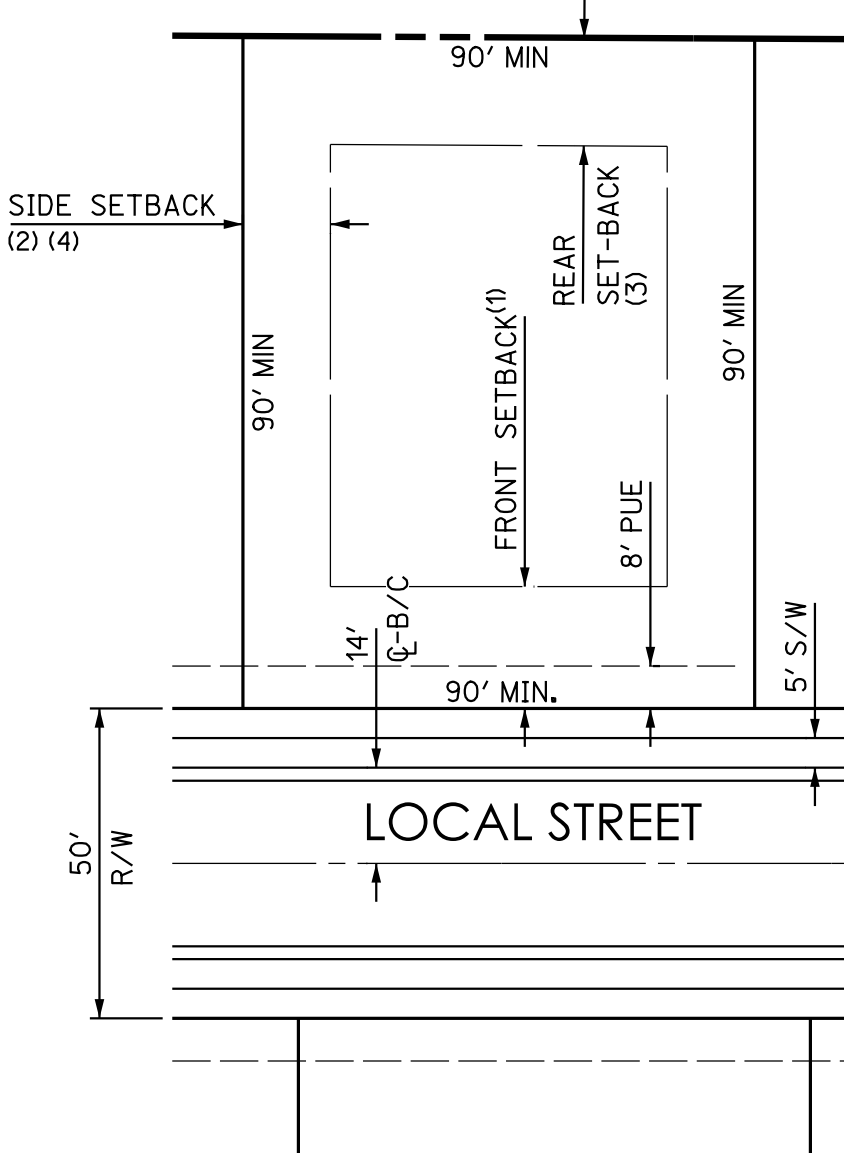
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
01	Δ=90° 45' 25"	20.00'	31.68'
02	Δ=90° 00' 00"	20.00'	31.42'
03	Δ=90° 00' 00"	20.00'	31.42'
04	Δ=100° 11' 39"	20.00'	34.97'
05	Δ=10° 52' 28"	421.61'	80.02'
06	Δ=90° 40' 49"	20.00'	31.65'
07	Δ=89° 19' 11"	20.00'	31.18'
08	Δ=90° 00' 00"	20.00'	31.42'
09	Δ=90° 00' 00"	20.00'	31.42'
10	Δ=90° 45' 25"	20.00'	31.68'
11	Δ=89° 14' 35"	20.00'	31.15'
12	Δ=89° 14' 35"	20.00'	31.15'
13	Δ=90° 45' 25"	20.00'	31.68'
14	Δ=109° 33' 45"	20.00'	38.24'
15	Δ=70° 26' 15"	20.00'	24.59'
16	Δ=109° 33' 45"	19.41'	37.11'
17	Δ=15° 11' 47"	391.61'	103.87'

NOTE: ALL CURVES ARE TANGENT CURVES

AREA TABLE	
LOT AREA	3.607 ACRES
TRACT AREA	1.173 ACRES
R/W AREA	1.858 ACRES
TOTAL AREA	6.638 ACRES

LOT TABLE		
LOT #	AREA (SF)	AREA (AC)
1	8,100	0.19
2	8,100	0.19
3	8,914	0.21
4	8,914	0.21
5	8,100	0.19
6	8,100	0.19
7	8,914	0.21
8	8,914	0.21
9	8,100	0.19
10	8,100	0.19
11	8,142	0.19
12	8,100	0.19
13	8,100	0.19
14	8,100	0.19
15	8,100	0.19
16	8,100	0.19
17	8,100	0.19
18	8,100	0.19
19	8,100	0.19

TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	0.196 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
B	0.158 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
C	0.160 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
D	0.117 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
E	0.542 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
TOTAL	1.173 AC	



TYPICAL LOT LAYOUT - 90'x90' (8,100 SF MIN.)

- (1) FRONT SETBACK: 20'
- (2) SIDE SETBACK: 6' & 10' (6' IS MIN.)
- (3) REAR SETBACK: 20'
- (4) STREET SIDE SETBACK: 20'

FINAL PLAT FOR GILA BEND 7

FP 25-001

COVER SHEET
FINAL PLAT
FOR
GILA BEND 7

300engineering
planning civil engineering surveying

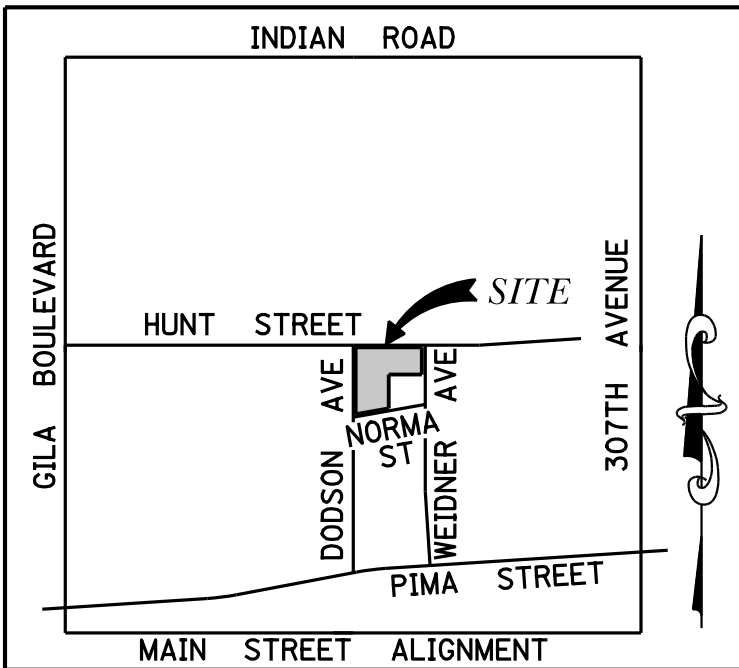
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3220
WWW.3ENGINEERING.COM

DRAWN BY: MATTHEW M.

PROJECT NO.
5307

DATE: 5/28/25

SHEET NO.
PT01
1 of 2



VICINITY MAP
N.T.S.

APPLICANT/DEVELOPER:

NEWTOWN CDC
2106 E. APACHE BLVD., SUITE 112
TEMPE, AZ 85281
CONTACT: STEPHANIE BREWER
EMAIL: STEPHANIE@NEWTOWNCDC.ORG
PHONE: (480) 517-1589

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JIM LOFTIS, RLS
PHONE: (602) 334-4387

BENCHMARK:

GDACS POINT
N1/4 COR SEC 36
MCDOT BRASS CAP FLUSH
ELEV=718.38 NAVD 88

BASIS OF BEARING:

WEST PROPERTY LINE - BEARS S00°23'20"E

FLOODPLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C3555L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN ZONE X SHADED AND DOES NOT REQUIRE FLOOD INSURANCE.

INDEX OF SHEETS	
	DESCRIPTION
PT01	COVER SHEET
PT02	PLAT SHEET

SURVEYOR CERTIFICATION:

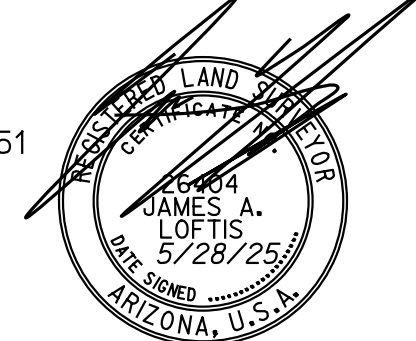
I, JAMES A. LOFTIS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON, CONSISTING OF TWO (2) SHEETS, HAS BEEN PREPARED FROM A SURVEY MADE UNDER MY DIRECT SUPERVISION ACCURATELY REPRESENTS THE PROPERTY DESCRIBED HEREON. I FURTHER CERTIFY THAT THE EXTERIOR BOUNDARIES OF SAID SUBDIVISION ARE OR WILL BE MONUMENTED IN ACCORDANCE WITH THE "ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS", AND THAT THE SIZE, LOCATION AND MATERIAL AS SHOWN HEREON ARE ACCURATE AS OF THE DATE OF THIS CERTIFICATION. MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. ALL LOT CORNERS HAVE BEEN OR WILL BE PERMANENTLY SET BY COMPLETION OF CONSTRUCTION.

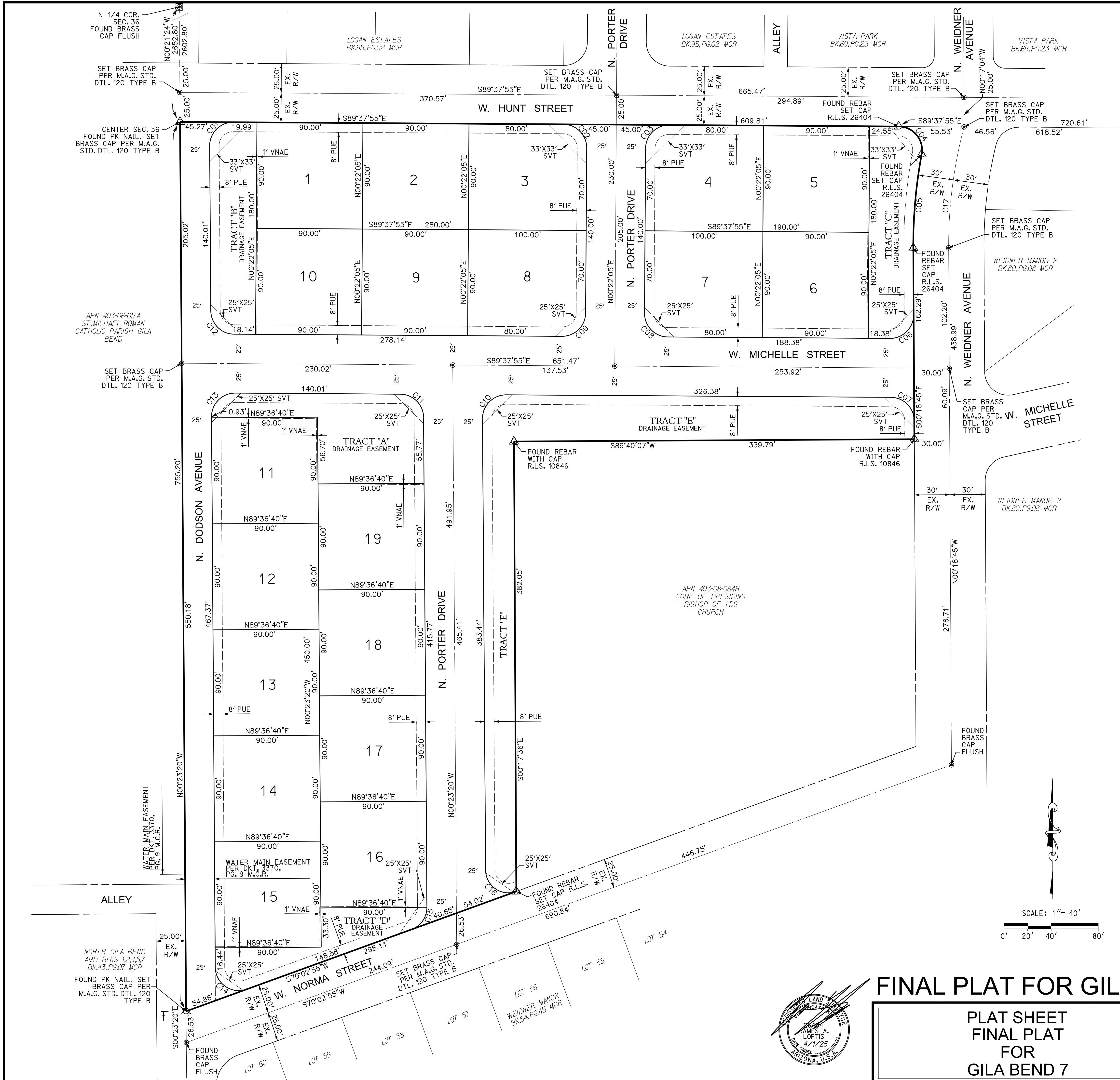
REGISTERED LAND SURVEYOR

ADDRESS: 6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251

TELEPHONE: (602) 334-4387

5/28/25
DATE





LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACT 7-B, STATE PLAT NO. 7, AMENDED, ACCORDING TO BOOK 9 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 7-B, ALSO BEING THE CENTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 89 DEGREES 37 MINUTES 55 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF HUNT STREET, A DISTANCE OF 609.81 FEET TO A POINT OF TANGENCY OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

THENCE CONTINUING ALONG SAID CURVE AN ARC DISTANCE OF 34.97 FEET TO A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF WEIDNER AVENUE, ALSO BEING A POINT OF A REVERSE CURVATURE FOR A CURVE TO THE LEFT, HAVING A RADIUS OF 421.61 FEET;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 80.02 FEET TO A POINT OF TANGENCY WITH THE WEST RIGHT-OF-WAY LINE OF WEIDNER AVENUE;

THENCE SOUTH 00 DEGREES 18 MINUTES 45 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF WEIDNER AVENUE, A DISTANCE OF 162.29 FEET;

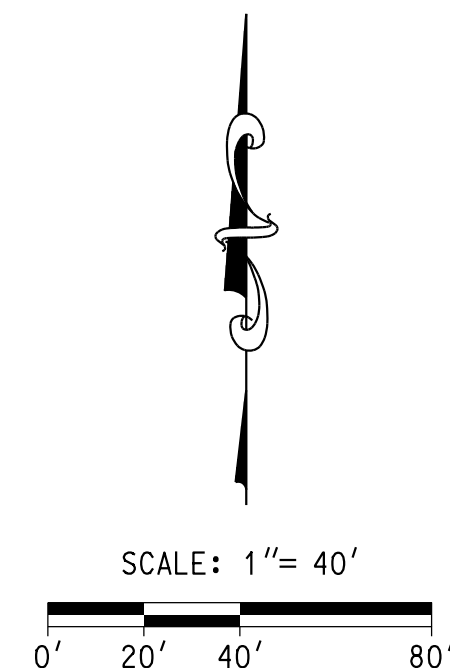
THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 40 MINUTES 07 SECONDS WEST, A DISTANCE OF 339.79 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 36 SECONDS EAST, A DISTANCE OF 382.05 FEET TO A POINT ALONG THE SOUTH LINE OF SAID TRACT 7-B;

THENCE SOUTH 70 DEGREES 02 MINUTES 55 SECONDS WEST, A DISTANCE OF 298.11 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 7-B;

THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST, ALONG THE WEST LINE OF TRACT 7-B, ALONG THE WEST LINE OF SAID TRACT 7-B, A DISTANCE OF 755.20 FEET TO THE POINT OF BEGINNING;

LEGEND:	
	SECTION MONUMENTATION - AS NOTED
	SUBDIVISION CORNER - TO BE SET AT COMPLETION OF CONSTRUCTION. SET PER MAG 120-B, UNLESS NOTED OTHERWISE
	SUBDIVISION BOUNDARY
	PARCEL/TRACT/RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT R/W LINE
	ADJACENT PARCEL LINE
	SECTION LINE
	EX. EASEMENT LINE
	PUE PUBLIC UTILITY EASEMENT
	SWE SIDEWALK EASEMENT
	SVT SIGHT VISIBILITY TRIANGLE
	R/W RIGHT-OF-WAY
	VNAE VEHICULAR NON-ACCESS EASEMENT
	C1 CURVE NUMBER
	STREET MONUMENT - BRASS CAP PER MAG 120-1 TYPE B - UNLESS OTHERWISE NOTED. TO BE SET AT COMPLETION OF CONSTRUCTION
	M.C.R. MARICOPA COUNTY RECORDS
	MAG MARICOPA ASSOCIATION OF GOVERNMENTS
	A.P.N. ASSESSOR'S PARCEL NUMBER



FINAL PLAT FOR GILA BEND 7

PLAT SHEET
FINAL PLAT
FOR
GILA BEND 7

3eengineering

planningcivil engineeringsurveying

3 ENGINEERING, LLC 6370 E. THOMAS ROAD SUITE # 200 SCOTTSDALE, ARIZONA 85251 PHONE: (602) 334-4387 FAX: (602) 490-3220 WWW.3ENGINEERING.COM	PROJECT NO. 5307 DATE: 5/28/25 SHEET NO. PT02 2 of 2 DRAWN BY: MATTHEW M.
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