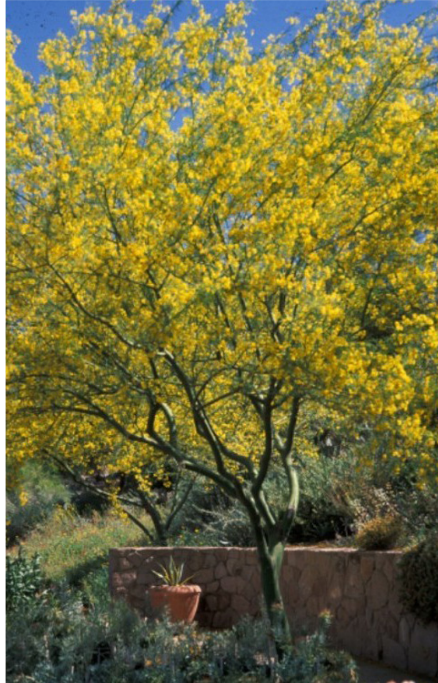


# ENCLAVE

at Palm Valley North

Goodyear, Arizona



## Final PAD Amendment

Submitted: February 6, 2015

Revised: April 10, 2015

Case Number 15-210-00002

Previous Approved Case Number 03-200-00019

# ENCLAVE

## at Palm Valley North

April 2015

# FINAL PAD AMENDMENT

Prepared For:

**City of Goodyear**  
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Planning and Zoning  
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## INTRODUCTION

Palm Valley Phase IX is an existing Planned Area Development (PAD) located within the jurisdiction of the City of Goodyear and is generally bounded by Camelback Road to the south, the Sun Health Property in Litchfield Park to the east and Falcon Dunes Golf Course to the west. (See Exhibit A – Vicinity Map). Palm Valley Phase IX, totaling approximately 209.3 acres, includes industrial, single family residential and medium density residential land uses. The two (2) parcels that make up the residential portions of the project have been renamed as Palm Valley North and Enclave at Palm Valley North. Enclave at Palm Valley North (Enclave) is located at the northeast corner of Camelback Road and 146th Avenue. The approximately 8.61 acre property is currently zoned MF-18 PAD and has a land use designation of Medium Density Residential (UR/M).

Mattamy Arizona, LLC (Mattamy) owns the majority of Palm Valley North and is in the process of purchasing the remaining 8.61 acres referred to herein as Enclave. It is the desired intent of Mattamy to enhance the vitality of the Palm Valley North project by amending the approved Final PAD to allow for additional home types within the MF-18 zoning classification that will provide diversity in product that is consistent with the overall vision for the Palm Valley North community, eliminate and/or modify two (2) existing project stipulations and amend development standards for the MF-18 PAD zoning district. The Final PAD Amendment for Enclave at Palm Valley North is being requested to create the integration of a compatible housing product so as to provide a cohesive environment that is in harmony with the existing character of Palm Valley North, while providing an innovative product design that will be unique to Enclave.

## EXISTING FINAL PAD & ENTITLEMENT HISTORY

Palm Valley North is the residential portion of the existing Palm Valley Phase IX PAD that was originally zoned under case 03-200-00019 and approved on May 8, 2006. Palm Valley Phase IX was previously owned by SunCor Development Company and included a total of approximately 209.3 acres. In the time since the zoning case was approved, a portion of the acreage was transferred to the adjacent Luke Air Force Base, 80.36 acres was purchased by Mattamy in 2013 and the remaining 8.61 acres was retained by Crown-Phoenix Palm Valley I, LLC. Currently, Mattamy is in the process of purchasing the 8.61 acre parcel known as Enclave with the intent to develop the vacant property with a unique multi-family residential product that will complement the adjacent single family residential while enhancing the sense of neighborhood and community for the Palm Valley North project. The integration of the multi-family parcel as an attached residential product offering, as proposed with this PAD Amendment request, will allow for an additional product type to be offered within Palm Valley North and will ultimately provide a more cohesive, harmonious, and high quality development.

## NATURE OF THE REQUEST

Palm Valley Phase IX, in its entirety, includes single family residential, medium density residential, open space and light industrial land uses. The 80.36 acre portion of Palm Valley North that is currently owned by Mattamy includes 218 single family lots, approximately 13.8 acres of open space and has a residential gross density of 2.7 du/ac. The existing lot offerings vary in size with an average lot area of 10,200 square feet, a minimum lot area of 7,500, and widths that range from sixty (60) feet to eighty (80) feet. All homes are detached and there are single and two-story floor plans available. By amending the Palm Valley North PAD to allow the UR/M parcel to develop as an attached duplex product with modified development standards, the new concept will add an additional 48 lots, bringing the total number of lots proposed for Palm Valley North to 267.

The previous 2006 plan had a maximum allowed density of 12 du/ac for the UR/M parcel, allowing for a maximum yield for the subject property of 103 units. This previously approved maximum density is no longer considered necessary or viable for this location in the current and future marketplace. The proposed lower density of 5.6 du/ac and unique product offering of an attached home will complement the adjacent single family homes, be significantly less impactful on traffic and utilities, provide a product that is not currently offered in the neighboring communities and allow for a more attractive, harmonious Palm Valley North development. The lower density and smaller scale of the proposed product will also be less of an impact on nearby Luke Air Force Base.

This Final PAD Amendment request to the Palm Valley North PAD seeks to amend the development standards of the MF-18 zoning district, as defined within this narrative, as it pertains to the UR/M parcel. In addition, this request seeks to modify stipulation #45 and remove stipulation #47 of the approved Ordinance 2006-1002 which was conditional to the approval of the Palm Valley North PAD zoning case 03-200-00019. Stipulations #45 and #47 currently read as follows:

#45 – The areas designated Medium Density Residential (UR/M) shall have a minimum of 20 percent of the net site / lot area in landscaping acceptable to City staff, which shall be demonstrated during site plan review. Common open space usable for recreation or leisure purposes ("active" open space) shall constitute not less than 75 percent of the development's open space requirements.

#47 – The Medium Density Residential (UR/M) tract shall include single-story elements and a 20-foot wide landscape buffer along the north property line in order to provide appropriate building setbacks from the adjacent single-family residential uses. Said buffer shall include landscaping only and shall not include any parking or drive aisles.

This request would eliminate stipulation #47 and modify stipulation #45 accordingly:

#45 – The areas designated Medium Density Residential (UR/M) shall have a minimum of 14 percent (14%) of the net site / lot area in landscaping acceptable to City staff, which shall be demonstrated during site plan review. Common open space usable for recreation or leisure purposes ("active" open space) shall constitute not less than 45 percent (45%) of the development's open space requirements.

This request will provide the ability to develop a unique, quality product on a small vacant tract that will complement the adjacent single family residential to the north and south. These two (2) stipulations, as they currently are written, are appropriate for a higher density apartment or condo style product, however, we feel

a lower density, single or two-story, attached product would be a more suitable fit for the property and would provide a cohesive Palm Valley North development with a strong sense of community. Providing a duplex style product on this UR/M parcel is consistent with the spirit and intent of the City of Goodyear Residential Design Guidelines and would not pose a negative impact on adjacent properties. The City of Goodyear will have approval authority of all home elevations proposed for the subject site. Design review and approval will be required for all proposed housing product prior to construction.

## PROPERTY OVERVIEW

### Relationship to Surrounding Properties

The subject site, consisting of approximately 8.61 acres in the southeast corner of Palm Valley North, is currently vacant land located in the northern portion of the City of Goodyear. (See **Exhibit B – Context Map**) Adjacent properties include Village at Litchfield Park Phase 2 to the south zoned R1-6 and Sun Health Properties to the east zoned RE, both within the City of Litchfield Park jurisdiction. To the west and north is the single family residential portion of Palm Valley North owned by Mattamy zoned R1-7 PAD which is currently under construction and is open for new home sales. Land to the east is vacant and located south of Camelback Road, Enclave's southern boundary, are existing homes which are part of the Litchfield Park Phase 2 Development.

The proposed 5.6 du/ac density of Enclave is just slightly lower than the original vision for the Medium Density Residential parcel of Palm Valley North which allows a density range of 6-10 du/ac with a maximum density of 12 du/ac. The scale, density and product type proposed for Enclave will be compatible with the adjacent lots within Palm Valley North that are being developed, as well as neighboring properties and Luke Air Force Base. The smaller lots and denser product will provide a transition from Camelback Road (a major arterial) to the south and Sun Health Properties to the east to the larger lots being offered within the single family residential portion of Palm Valley North. This Final PAD Amendment will allow the UR/M parcel to be developed in a timelier manner, creating a positive effect on surrounding properties by improving vacant land and providing new housing opportunities for the area. Currently there are no attached product offerings in the near vicinity of the Palm Valley North project.

### Conformance With General Plan / Zoning Map

The City of Goodyear recently adopted their updated General Plan, Goodyear 2025, in which the Palm Valley North project has a land use designation of Neighborhood. The Neighborhood designation allows for a wide range of densities and housing products, providing areas for the growth and development of neighborhoods. The proposed conceptual site plan provided with this request meets the intent of the Goodyear 2025 plan while complementing and blending with the existing and proposed land uses for surrounding property.

The City of Goodyear Zoning District Map dated December 9, 2013 classifies the property as Planned Area Development (PAD). Enclave will be subject to compliance with the multi-family MF-18 zoning district criteria with amendments to the development standards of the MF-18 PAD district as defined in more detail within this Final PAD Amendment. The modifications to development standards will allow for the development of a unique, innovative design that will complement and enhance the overall vision for Palm Valley North.

# PROJECT DESCRIPTION / DEVELOPMENT PLAN

## Overall Design Concept

Mattamy is excited to bring an attached duplex product to Enclave at Palm Valley North. The proposed development plan (**See Exhibit C – Conceptual Site Plan**) includes 48 lots that are a minimum of 45'x100' (4,500 sf), common area open space, and a community pool amenity. The small lots and attached home product within Enclave will allow Mattamy to provide a moderate density transitional residential use that will fill the market gap between traditional single family detached residential and apartment style living. By providing a housing product that is unique to Enclave, the proposed plan adds to the diversity of residential home types in the area, creating greater opportunities for the residents of Goodyear of various economic levels and housing interest to live in a dynamic environment close to work, shopping and outdoor uses.

The design philosophy behind Enclave is to design and provide a pleasant residential environment by combining elements of both single family and multi-family design. The small neighborhood concept of Enclave fosters a sense of pedestrian scale with innovative product and a strong sense of identity within the larger context of the Palm Valley North community. Connections, both vehicular and pedestrian between the UR/M portion and the overall Palm Valley North community are provided. The central open space corridor and pool amenity site assist in ensuring that residents with smaller lots still have a substantial amount of passive, recreational, and usable open space. The proposed Conceptual Site Plan provides approximately 1.2 acres of open space (+/- 14%) that will be utilized for passive and active recreation opportunities as well as drainage and retention.

## Community Character

A significant goal of the Goodyear General Plan is to encourage integration of compatible uses so as to provide a cohesive environment that is in harmony with the existing character of the general area. The proposed Conceptual Site Plan and innovative, attached product type meets the City's goals and policies by replacing a vacant parcel with a residential use which will blend with the character of the area.

Palm Valley North as a whole will support a thoughtfully designed assortment of lot sizes and product types integrated through a cohesive set of site design and architectural themes that together promote a strong sense of community. The architectural theme for homes at Enclave will be consistent with the Craftsman, Prairie, and Spanish styles that are being offered on the single family residential portion of Palm Valley North. The City of Goodyear will have approval authority of all home elevations proposed for Enclave at Palm Valley North. Design review and approval will be required for all proposed housing product prior to construction.

All residential neighborhoods at Palm Valley North will be connected both physically and by thematic design. A similar landscape palette will be used to unify the entire community, however, there may be some additional enhancements made to announce the arrival into Enclave, including but not limited to upsized landscaping, signage and enhanced pavement. The design and scale of Enclave is consistent with the immediately adjacent single family residential to the north, negating the need for a landscape buffer between the two (2) uses. The intent of the community design theme for Enclave is to be an extension of Palm Valley North, with similar landscaping and architectural features.



## Landscape and Open Space

The design concept for Enclave is centered around an internal open space corridor that will be enhanced with landscaping and a community pool amenity, creating an appealing and human scale environment within a multi-family development. **(See Exhibit D – Conceptual Open Space Plan)** Open space in Enclave has been designed to provide passive and active activities that promote pedestrian activity, interaction with neighbors, and encourage multiple functions and uses of space.

The unique design of Enclave focuses on providing both common area open space and usable private open space for each resident. The walled in private outdoor open space located on each lot allows residents to utilize the space for a variety of uses including socializing, gardening, outdoor cooking, and pet care. Since each resident will have their own private outdoor space, the minimum percent of common area open space is requested to be reduced from 20% to 14% of the net site/lot area. A minimum of 45% of the development's required 14% open space will be provided in the form of common open space usable for recreation or leisure purposes ("active" open space).

Although backyards are provided with each home, the Enclave neighborhood also includes resident gathering areas such as a pool, adjacent sun bathing deck, and ramada. The designed central open space corridor is the focal point of the open space system, providing a location for residents to meet and gather, as well as uninterrupted access to the neighborhood pool amenity. The proposed small swimming pool located within the central open space corridor will be HOA owned and maintained, providing an active amenity component that is easily accessible to all Enclave residents. Final location, design and programming of the open space and specifically the swimming pool amenity will be determined at the platting stages. Alternatives to a pool amenity, such as a community garden, will be evaluated through the use of consumer focus groups prior to the Final Plat approval. This Final PAD Amendment will permit alternative amenities to be utilized in lieu of a pool amenity. All residents of Enclave will have both pedestrian and vehicular access to the open space areas within Palm Valley North, allowing them additional recreation opportunities within the community.

Enclave at Palm Valley North will create a Homeowner's Association (HOA) that will be a sub-association under the Palm Valley North Master HOA.

## Development Standards

The intent and purpose of the provisions detailed within the Palm Valley North Final PAD Amendment is to develop a unique attached home neighborhood through appropriate and compatible design features. The MF-18 Dimension Requirements as outlined in the City of Goodyear Zoning Ordinance Article 3 Section 3-2-12 Figure 7 are intended for typical two (2) and three (3) story multi-family buildings, aimed at preventing large buildings from imposing on adjacent public streets and adjacent lower density land uses. The design philosophy behind Enclave is to design and provide a pleasant residential environment by combining elements of both single family and multi-family design in order to create a site plan and appropriate scaled buildings to compliment adjacent development. The duplex product and corresponding site layout proposed for Enclave will require modifications to allow for the unique Medium Density Residential development. **(See Exhibit E – Dimension Plan)**

The following Dimension Requirements modify and replace those listed in Article 3 Section 3-2-12 Figure 7 of the City of Goodyear Zoning Ordinance for the MF-18 Multi Family District. In the event of a conflict between the development standards in the Final PAD Amendment and those in the City of Goodyear Zoning Ordinance, the PAD shall prevail.



## Dimension Requirements

Standard <sup>(1)</sup>	Required MF-18	Proposed MF-18 PAD
Minimum Net Site Area	10,000, first two units; +2,222 sq.ft. additional units	4,500 sq.ft.
Maximum Density in Du/Ac	18	12 <sup>(2)</sup>
Minimum Lot Width	200 ft	45 ft
Minimum Lot Depth	N/A	N/A
Maximum Height	30 ft	30 ft (2-story)
Accessory Building	12 ft	12 ft
Maximum Building Coverage	50%	80%
Minimum Setbacks		
Front	30 ft	10 ft / 20 ft <sup>(3)</sup>
Total Both Sides	60 ft	5 ft
Minimum Side Yard	30 ft	0 ft
(Other Uses)	(35 ft)	5 ft
Rear Yard % of Lot Depth	20%	10% / 10 ft
Street Side	20 ft	5 ft <sup>(4)</sup>
Minimum Recreational Open Space <sup>(5)</sup>	400 sq.ft. / du	400 sq.ft. / du
Minimum Private Outdoor Open Space <sup>(6)</sup>	60 sq.ft. / du	60 sq.ft. / du

### Notes:

(1) The dimension standards shown for the Proposed MF-18 PAD District are shown per 45'x100' lot.

(2) A maximum density of 12 du/ac is allowed per Ordinance 2006-1002.

(3) A 10' front setback will be provided for side entry garage or livable area. A 20' front setback will be provided for front entry garage.

(4) A minimum 10' of separation will be provided between a side elevation and right-of-way.

(5) A minimum of 14% of the net site/lot area is required to be set aside as common area open space. Of the 14%, a minimum of 45% must be usable for recreation or leisure purposes ("active" open space).

(6) Enclave at Palm Valley North will provide a minimum of 450 sq.ft. / du of private outdoor open space.

The proposed modifications within this Final PAD Amendment result in a visual aesthetic for the Enclave community that is more consistent with single family developments than high density multi-family. The intent is to promote sound design principles and a high quality residential environment that emphasizes residential scale and character and that minimizes the impact on the adjacent single family residential. In order to create an exclusive project that offers a unique, attached housing product that is not available in the nearby area, modifications to the City of Goodyear MF-18 District Standards are requested.

## Conceptual House Product

Mattamy proposes to build a duplex product on the 48 lots within Enclave. The duplex product will be 40' wide and will consist of at least four (4) floor plans, generally ranging from 1,600 to 2,200 square feet. This product will complement Mattamy's current product that is offered in Palm Valley North by offering smaller floor plans on smaller lots. The duplex product will offer a diverse streetscape by offering a mix of side-loaded and front-loaded garages. The product has been designed to offer low-maintenance living. The exteriors of each duplex unit will be maintained by the HOA as will the front yards of each home. In addition, small backyards will offer low-maintenance living for Mattamy's residents. Each of the floor plans will be offered in three (3) architectural styles (Spanish, Prairie and Craftsman), which is consistent with Mattamy's other product that is already offered in Palm Valley North. The conceptual floor plans and elevations for the duplex product are provided in **Exhibit G - Conceptual House Product**. This product will be further refined after additional consumer research is conducted and will eventually be submitted to the City of Goodyear for design review approval.

## INFRASTRUCTURE

Current infrastructure is in place in the subject site's proximity to service the residential communities of Palm Valley North and Litchfield Park Phase 2 on the south side of Camelback Road, as well as Sun Health Properties on the north side of Camelback Road east of the subject site. There are existing utilities in 146th Avenue (Enclave's western boundary), which will be utilized to service the Enclave development. All utilities and infrastructure are planned to extend to and service the project site.

Camelback Road to the south, a major arterial, is currently built and will provide access to the Palm Valley North development. A tract that is forty (40) foot wide minimum, separates Enclave from Camelback Road. A drainage channel, enhanced landscaping and a perimeter property wall are planned for this minimum forty (40) foot tract, providing a buffer for residential uses. The drainage channel creates a challenge in directly accessing the subject site from Camelback Road and therefore direct access to Enclave will be provided on 146th Avenue. 146th Avenue, the western property boundary for the site, has just finished construction as a collector roadway which provides the main access and central spine for Palm Valley North. Due to the reduction in residential density as proposed with this request, there will be significantly less impact to the utility and roadway infrastructure systems than what was originally planned with the previously proposed multi-family concept.

The City of Goodyear approved local residential roadway cross section will be used for internal roads within Enclave. All roads will be public and dedicated to and maintained by the City of Goodyear.

## HYDROLOGY

The site, which has been previously mass graded, is relatively flat with a gentle slope from northeast to the southwest. Off-site flows do not impact the site. The single family residential portion of Palm Valley North that is adjacent to the site contains its own 100-year flow. A ten (10) foot tract on the east side of the property contains an existing drainage structure which carries off-site flows from the north and west along the property line south to the existing drainage channel along Camelback Road. This ten (10) foot tract, as well as the drainage channel along Camelback Road, is not a part of Enclave.

The difference between post-development and pre-development stormwater runoff generated from the project site will be contained on the site through the use of surface retention. On-site retention volumes are calculated using the 100-year, 6-hour storm. Stormwater runoff equal to or less than pre-development flows will be conveyed to the existing channel along Camelback Road.

## PHASING

Enclave at Palm Valley North is anticipated to be constructed in a single phase.

## CONCLUSION

This Amendment to the approved Palm Valley North Final PAD is the result of changes in housing market demand, the need for diverse housing choices, and the ability of Mattamy to complete the development of Palm Valley North as a cohesive and harmonious community. Mattamy is excited to offer a unique product that is not currently located in the nearby area to existing and future Goodyear residents.

The modified MF-18 PAD development standards, as provided within this Final PAD Amendment, will allow for an innovative Medium Density Residential design that will be compatible with adjacent single family development. The duplex product will provide a housing option that is unique to Enclave at Palm Valley North. The combination of private and common area open space will offer residents multiple options for outdoor passive and active recreation opportunities, while visually enhancing and softening the built environment and providing a pedestrian scale to the Medium Residential development. Approval of the amended MF-18 development standards, modified stipulation language, and proposed Conceptual Site Plan within this Final PAD Amendment is intended to provide Mattamy and the City of Goodyear with reasonable assurances that the development of Enclave at Palm Valley North is consistent with the City of Goodyear's vision.

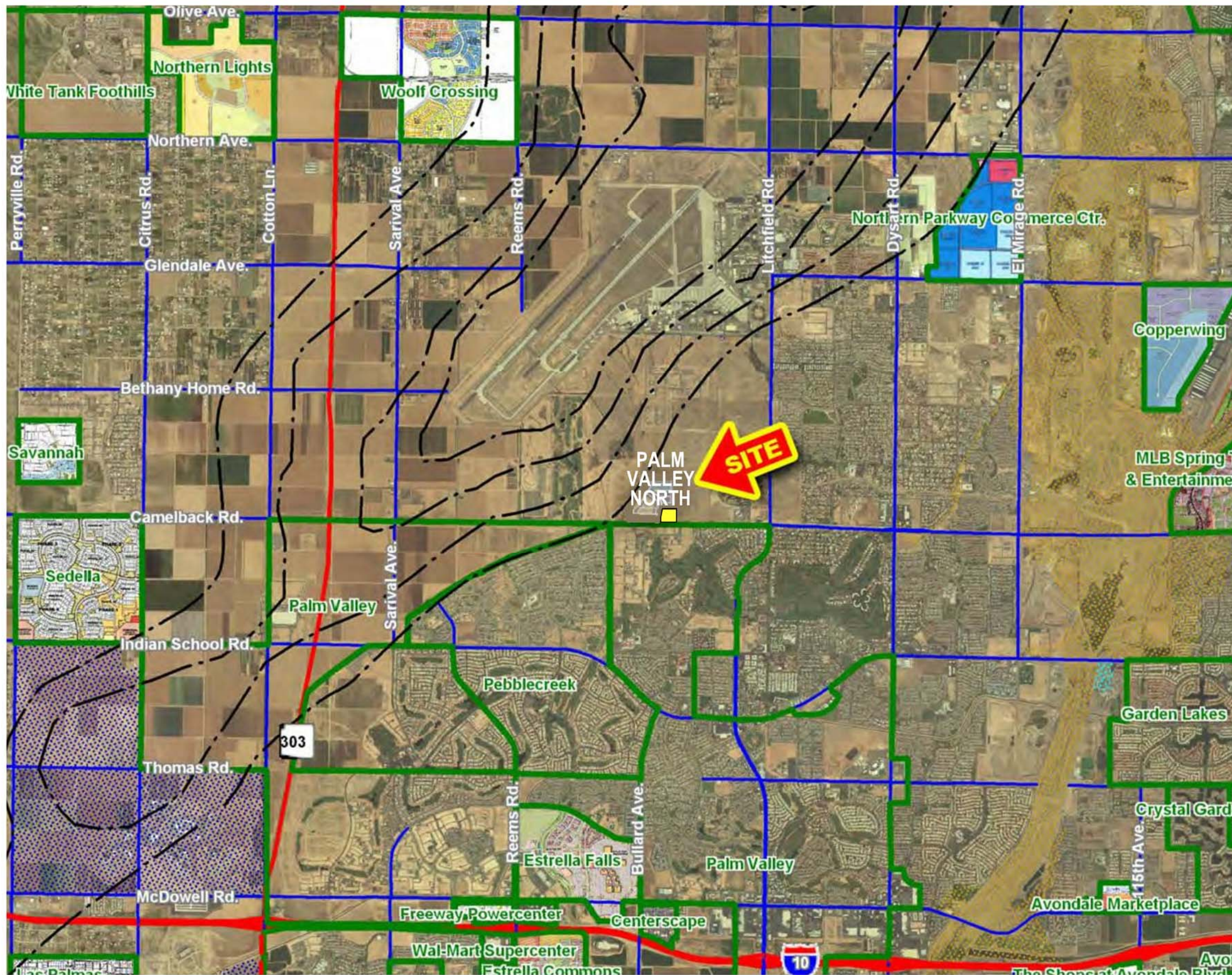
EXHIBITS

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# VICINITY MAP

Exhibit A



## Site Location

Enclave at Palm Valley North is located within Palm Valley North, a subdivision located in a portion of section 16 & 17, Township 2 North, Range 1 West. of the Gila and Salt River Base and Meridian, Maricopa County, Goodyear, Arizona.

Assessor Parcel # 501-73-901

April 2015

## ENCLAVE at Palm Valley North



NORTH  
SCALE: N.T.S.



4450 North 12th Street,  
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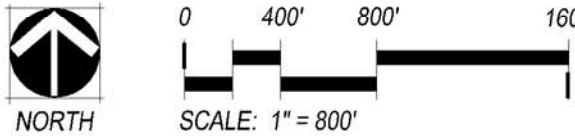
CONTEXT MAP

Exhibit B



Site Data

Assessor Parcel: 501-73-901  
Acreage: +/- 8.61 Acres  
Existing Zoning: MF-18 PAD  
General Plan Designation: MDR(6-10 Du/Ac)



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May 2015

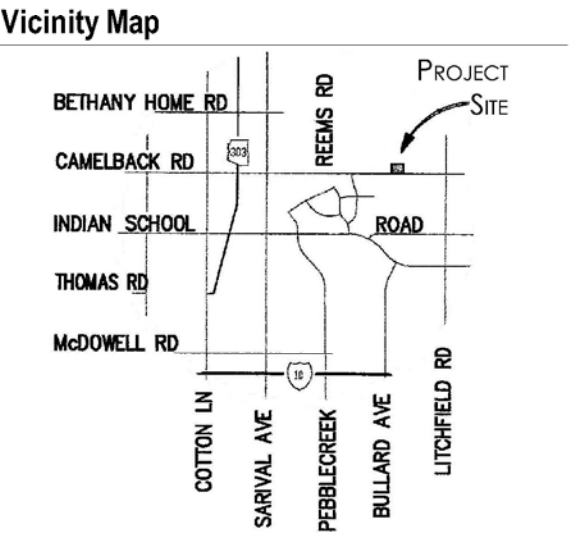
ENCLAVE at Palm Valley North



CONCEPTUAL SITE PLAN  
Exhibit C

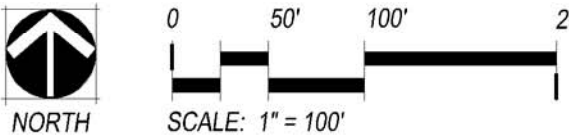
**Site Data**

Existing Zoning: MF-18 PAD  
General Plan Designation: UR/M (6-10 Du/Ac)  
Gross Acreage: +/- 8.61 Acres  
Total Yield: 48 Lots  
Gross Density: 5.6 Du/Ac  
Open Space: +/- 1.23 Ac / 14.3%  
Lot Size: 45' x 100' Minimum



**Applicant / Developer**

Mattamy Arizona, LLC  
Contact: Jose Castillo II  
9200 E. Pima Center Parkway, Suite 230  
Scottsdale, Arizona 85258  
Phone: 480.302.6080



**NORRIS DESIGN**  
Planning | Landscape Architecture

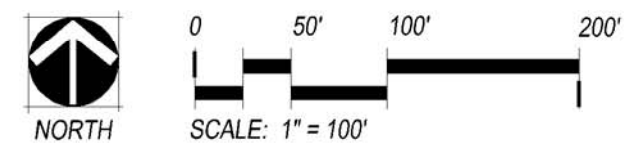
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May 5, 2015

ENCLAVE at Palm Valley North







DIMENSION PLAN  
Exhibit E

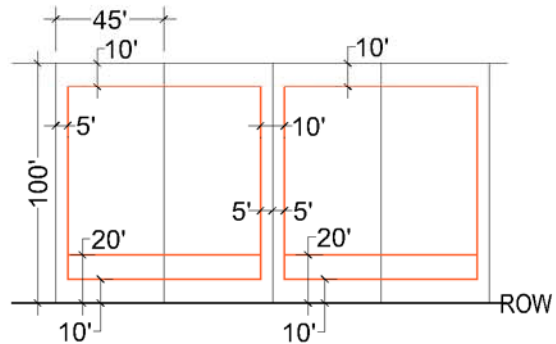
MF-18 PAD Dimension Requirements

Existing Zoning: MF-18 PAD  
Lot Size: 45' x 100' (4,500 sq.ft.) Minimum  
Setbacks:  
Front: 10' / 20' \*  
Side: 5' & 0'  
Rear: 10'

\* Note: A 10' front setback will be provided for side entry garage or livable area. A 20' front setback will be provided for front entry garage.


Typical Lot Detail

SCALE: 1" = 80'

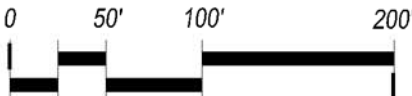


May 2015


ENCLAVE at Palm Valley North



NORTH



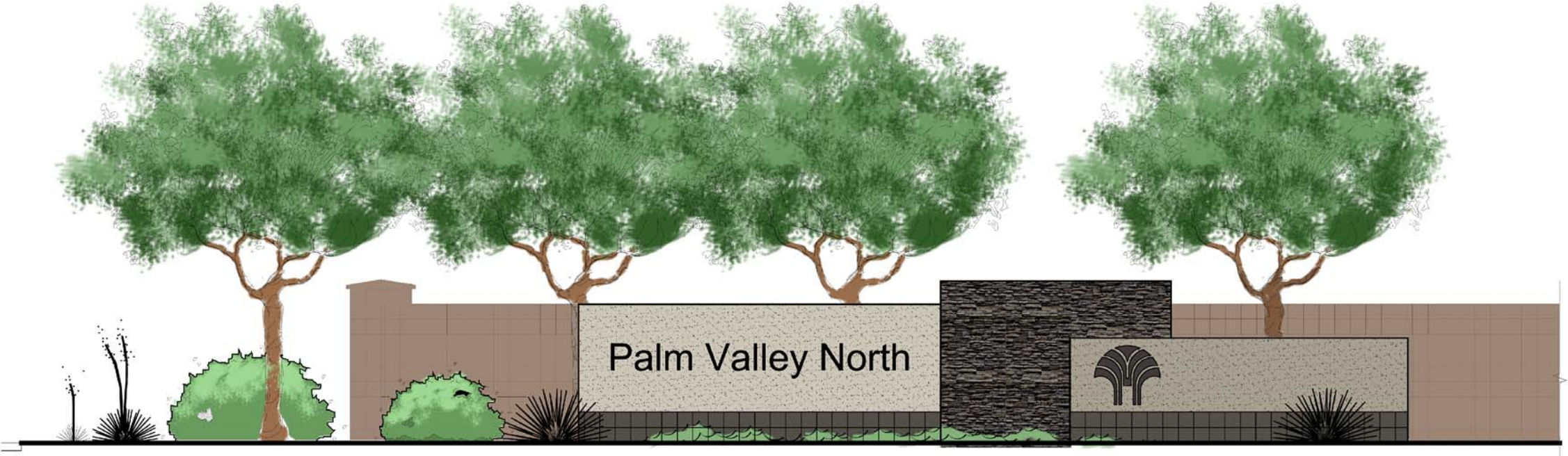
SCALE: 1" = 100'



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*ENCLAVE at Palm Valley North*

May 2015



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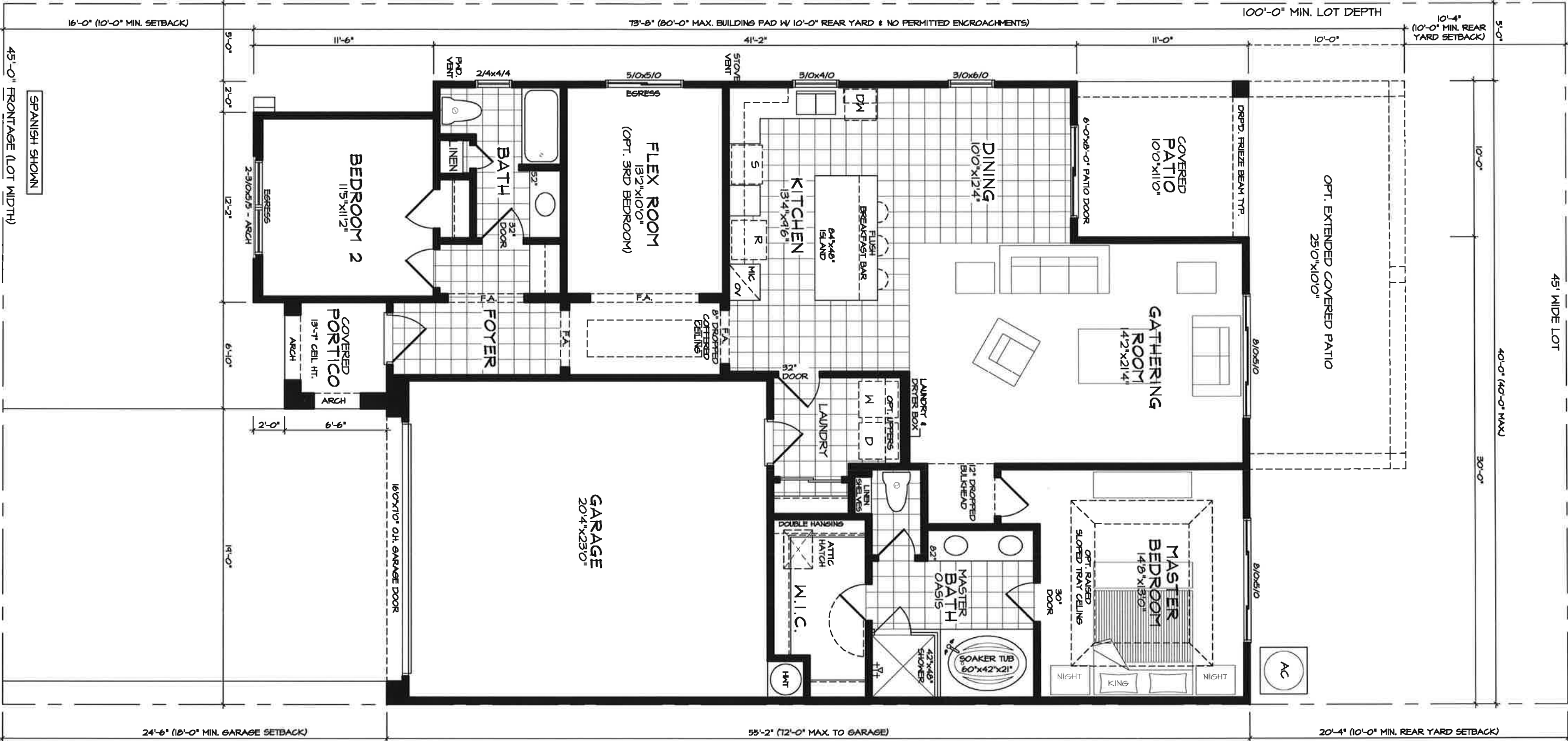


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# CONCEPTUAL HOUSE PRODUCT

Exhibit G





PLAN 1 - 1680 SF



**Master Bedroom**  
14'0"x16'0"  
KING  
OPT. RAISED SLOPED TRAY CEILING

**BATH OASIS**  
6'0"x4'2"  
SOAKER TUB  
+T+

**M.I.C.**

**BATH**  
DOUBLE HANGING  
LINEN

**GREAT ROOM**  
15'8"x20'0"  
TV

**DINING**  
11'0"x13'0"  
FLUSH BREAKFAST BAR  
DM  
S  
F

**KITCHEN**  
9'0"x17'0"  
WALK-IN PANTRY  
SERVERY  
FA

**FLEX ROOM**  
12'0"x14'0"  
FORMAL ROOM / STUDY

**FOYER**

**BEDROOM 2**  
11'4"x13'0"

**BATH**  
T2

**LAUNDRY**  
OPT. BASE CABINET  
T  
STOP DROP  
H&T

**Garage**  
20'2"x20'0"  
16'-0"x7'-0" O.H. GARAGE DOOR  
STORAGE  
STORAGE

**Covered Porch**  
18'0"x7'0"  
CURVED PORCH ARCHES  
2/4x5/2  
2/4x5/2

**Covered Patio**  
13'5"x10'0"  
6'-0" PATIO DOOR  
12'-0" TRIPLE SLIDING DOOR  
DEPTD. FRIZE BEAM TOP

**SPANISH SHOWN**

45'-0" FRONTAGE (LOT WIDTH)  
45' WIDE LOT  
100'-0" MIN. LOT DEPTH

45' WIDE LOT

100'-0" MIN. LOT DEPTH

AC

MAST. BEDROOM  
14'0"x16'0"  
KING  
OPT. RAISED SLOPED TRAY CEILING

BATH OASIS  
60"x42"x21" SOAKER TUB  
60"x42"  
+T+  
FA  
T4  
FA

W.I.C.  
DOUBLE HANGING  
BATH  
T2  
FA  
LINEN  
FA

GREAT ROOM  
15'8"x20'0"  
TV  
FA  
FA

COVERED PATIO  
13'5"x10'0"  
6'-0" PATIO DOOR  
12'-0" TRIPLE SLIDING DOOR  
DEPTD. FRIEZE BEAM TYP.

DINING  
11'0"x13'0"  
FA

KITCHEN  
9'0"x17'0"  
FLUSH BREAKFAST BAR  
DM  
S  
F  
FA  
WALK-IN PANTRY  
SERVERT  
FA

FLEX ROOM  
12'0"x14'0"  
FORMAL ROOM / STUDY  
FA

FOYER  
3'0"x5'10"  
EGRESS  
CURVED PORCH ARCHES  
COVERED PORCH  
18'0"x7'10"  
2/4x5/2  
2/4x5/2

BEDROOM 2  
11'4"x13'0"  
FA

BATH  
T2  
FA  
LINEN  
WALK-IN LINEN  
OPT. LINENS  
M I D  
FA  
LAUNDRY  
OPT. BASE CABINET  
T  
STOP DROP  
HWT

GARAGE  
20'2"x20'0"  
16'-0"x7'-0" O.H. GARAGE DOOR  
STORAGE  
3/0x5/0  
STORAGE

45'-0" FRONTAGE (LOT WIDTH)  
SPANISH SHOWN

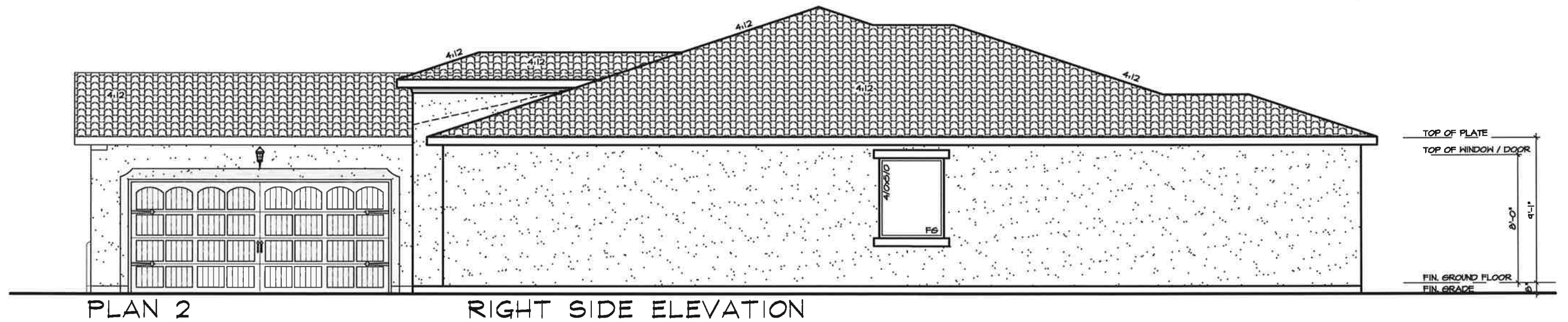
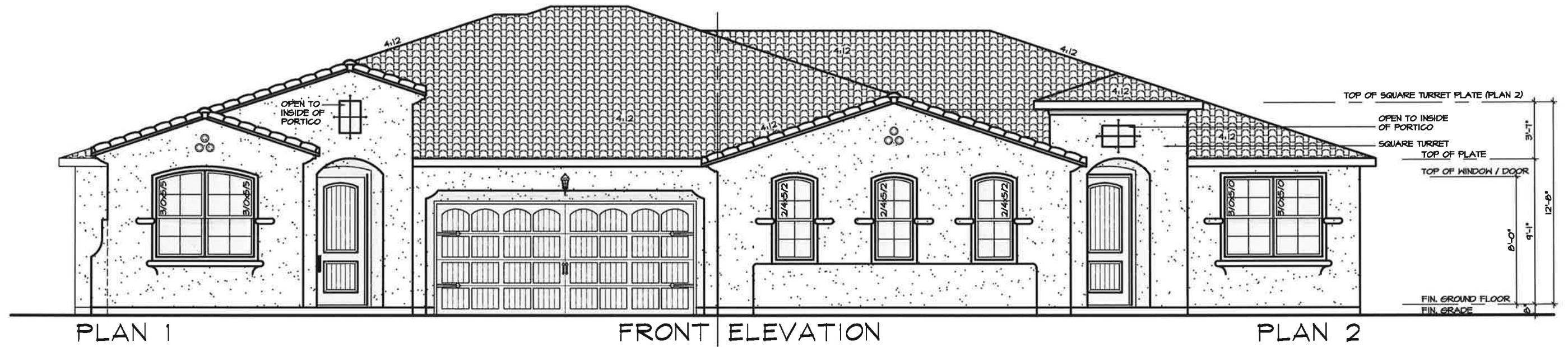
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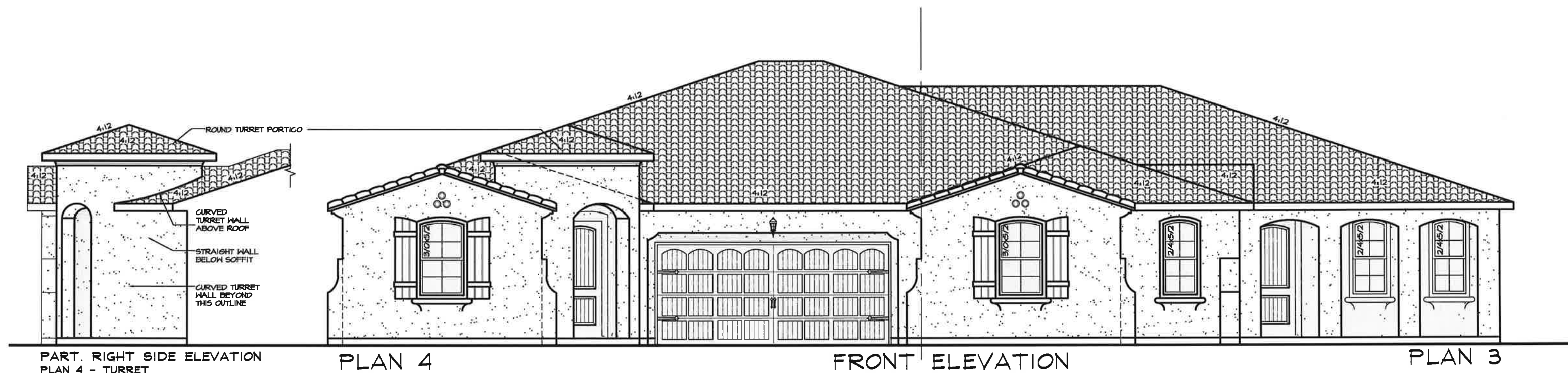
MATTAMY HOMES - PALM VALLEY - PATIO HOMES - GOODYEAR, ARIZONA

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STYLE: SPANISH

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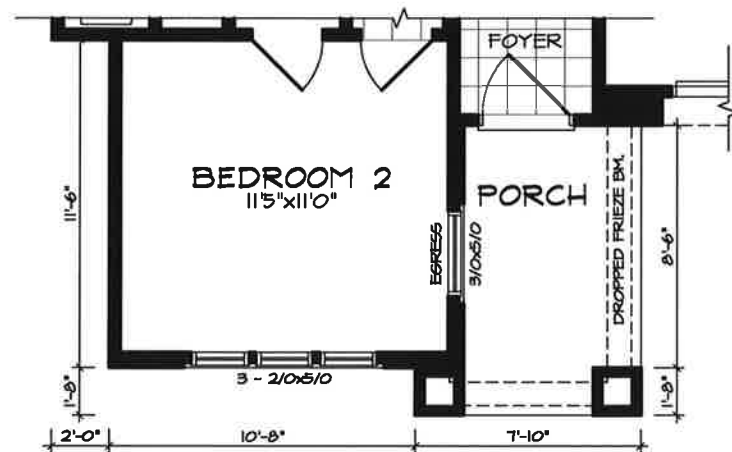


MATTAMY HOMES - PALM VALLEY - PATIO HOMES - GOODYEAR, ARIZONA

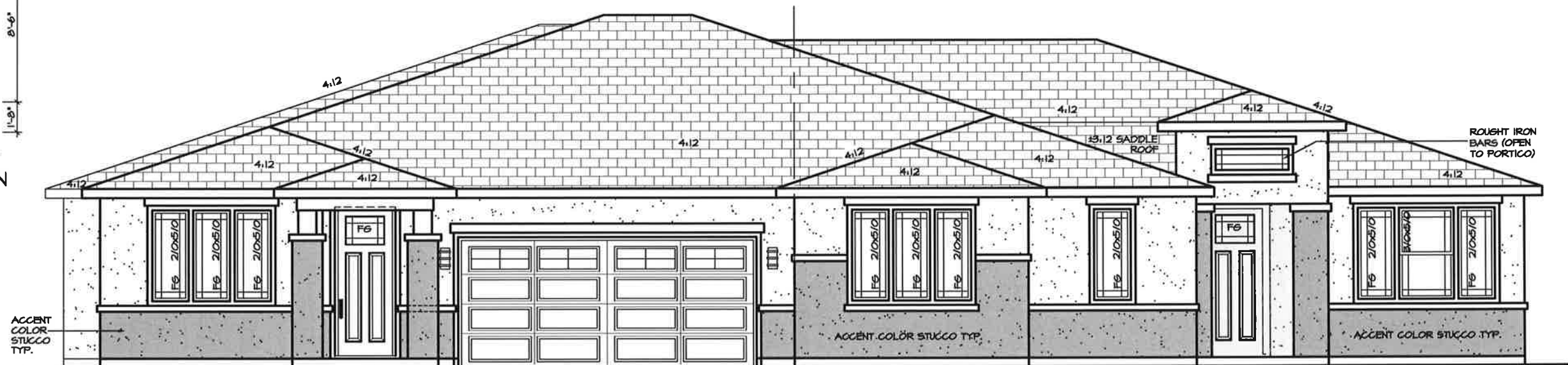
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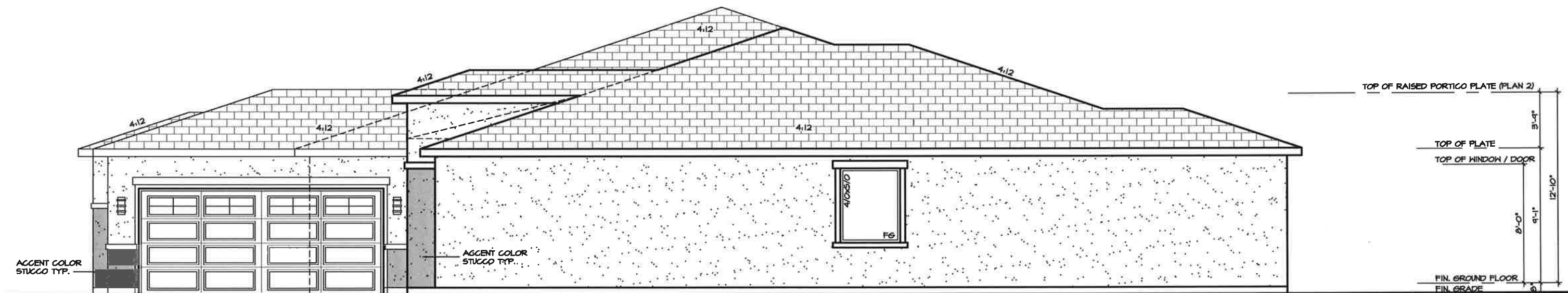
PLAN 1 - PARTIAL FLOOR PLAN  
COVERED PORCH



PLAN 1

FRONT ELEVATION

PLAN 2



PLAN 2

RIGHT SIDE ELEVATION

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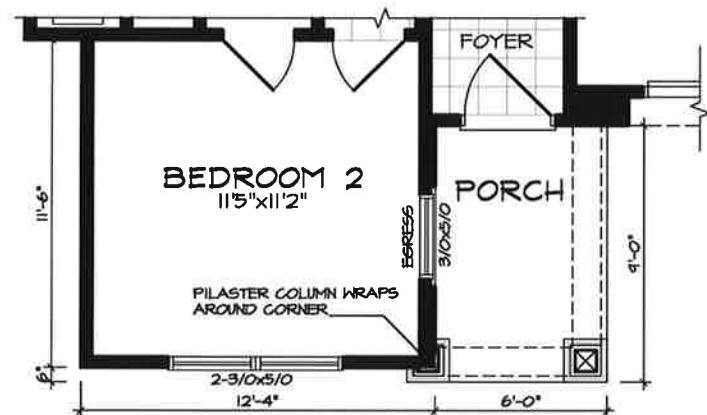


STYLE: PRAIRIE

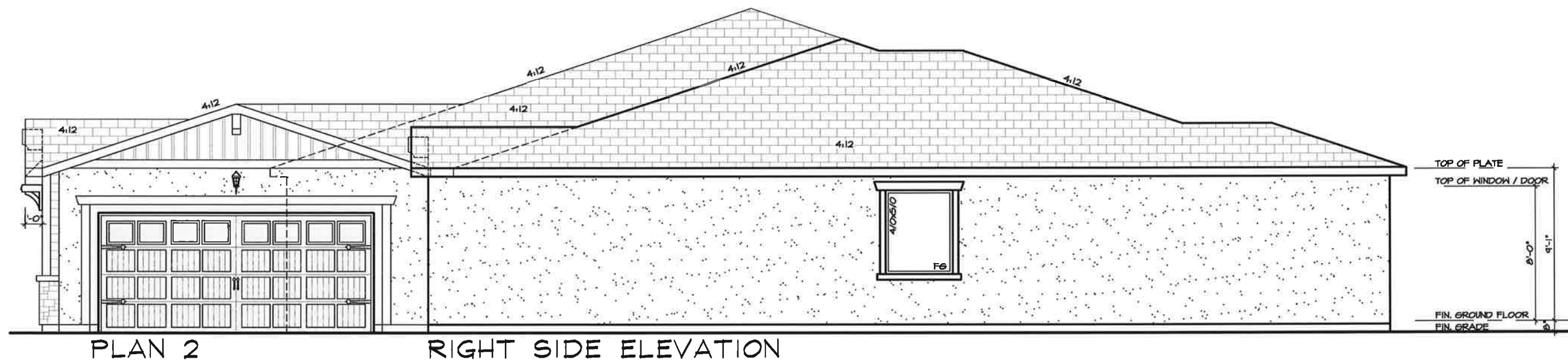
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PART. FLOOR PLAN  
PLAN 1 - COVERED PORCH



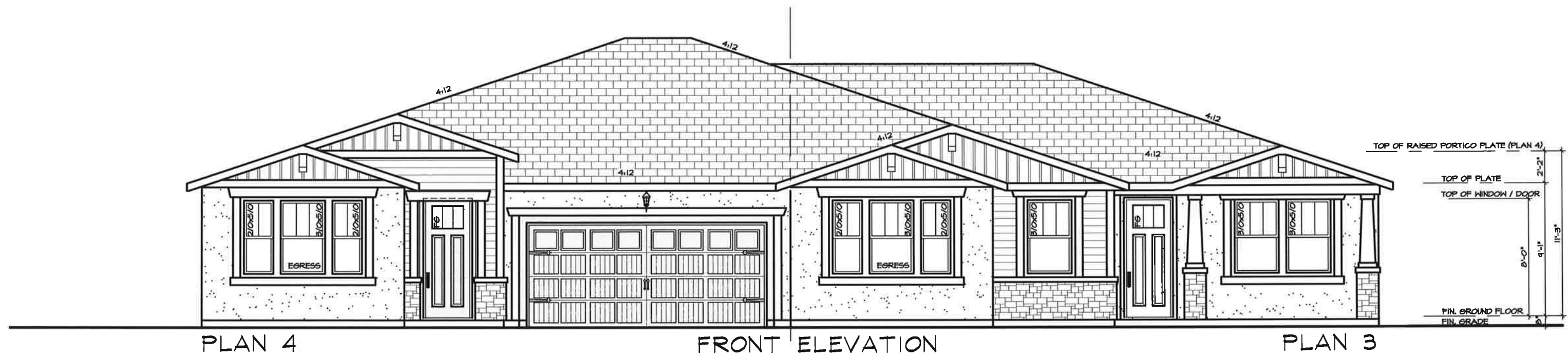
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