



TRI-CITY LAND COMPANY, LLC

FROM THE DESK OF:

Geoff Brisbin
Designated Broker
Email: geoff@tricityland.com
Direct: (602) 373-5263
Fax: (602) 325-0240

HAWKSNEST SUBDIVISION

16± ACRES RESIDENTIAL MULTIFAMILY LAND

CHINO VALLEY, AZ

LOCATION: West of Highway 89 and north of West Road 2 North,
Chino Valley, AZ.

SIZE: Approximately 16± acres. This is part of a 92± acre planned
residential community.

PRICE: \$3,500,000

PARCELS: Portion of 306-20-130 and 132, Yavapai County

ZONING: Multifamily Residential, PAD
Town of Chino Valley.

USE: Approved 248 unit apartment complex. Complete with plans,
architectural drawings, civil engineering, approved plat.

WATER: Existing 12" water line is located near the south east corner of
the property. Water is provided by the Town of Chino Valley.

Subdivision has Assured Water Supply, once plat records.

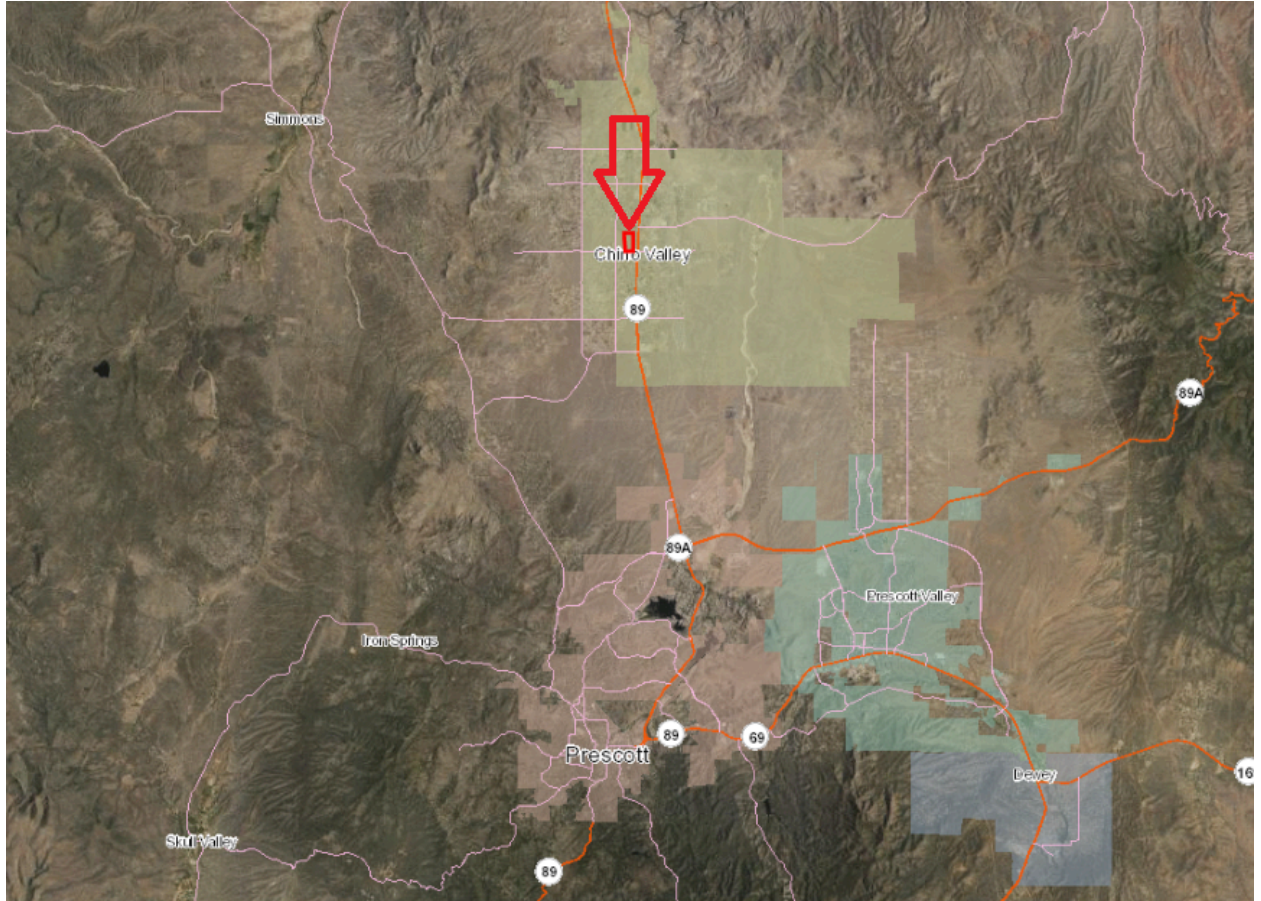
SEWER: Existing 12" gravity sewer line is 250± feet east of the subject
property.

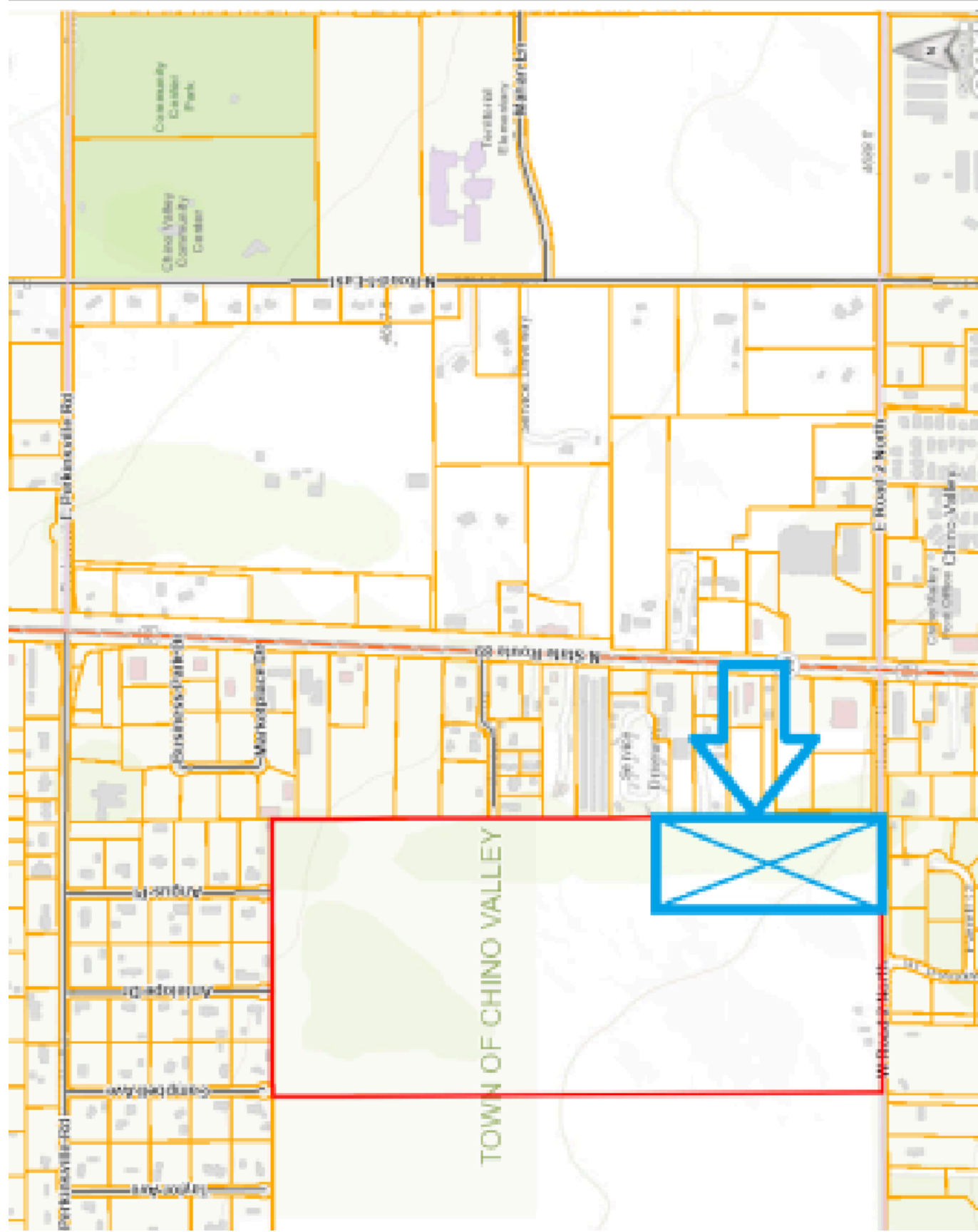
**DUE
DILIGENCE:** Phase I Environmental, ALTA Survey with Topo.

For more information contact:

Geoff Brisbin
Tri-City Land Company, LLC
(602) 373-5263

Vicinity Map





Hawksnest Village

Chino Valley, Arizona

Building Elevations 1/8" = 1'-0"

 $0.1 = 0.8/1$ 

- ☐ DESIGN DEVELOPMENT
☐ REQUEST FOR
22 CITY COUNCIL
☐ NO OFF-AGT FOR SALE
☐ CONSTRUCTION
☐ SECOND CONSTRUCTION

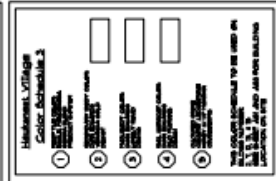
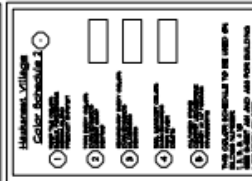
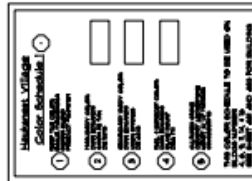
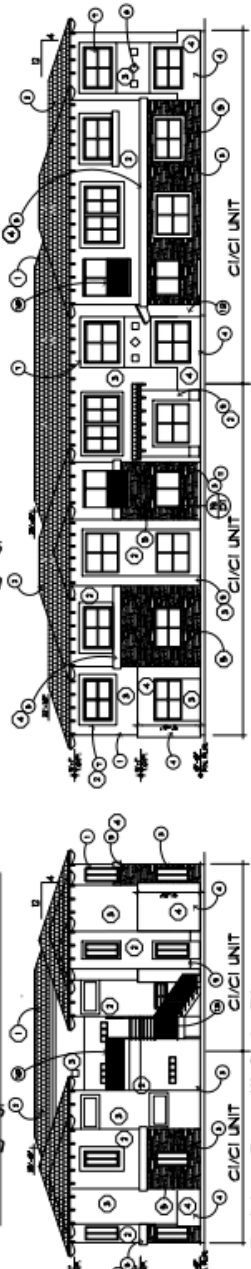
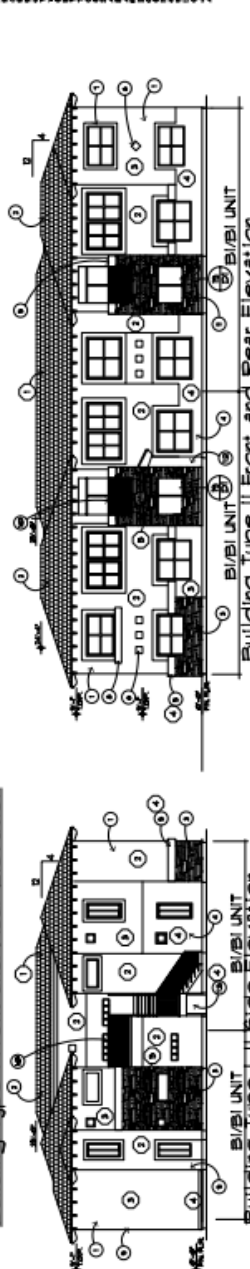
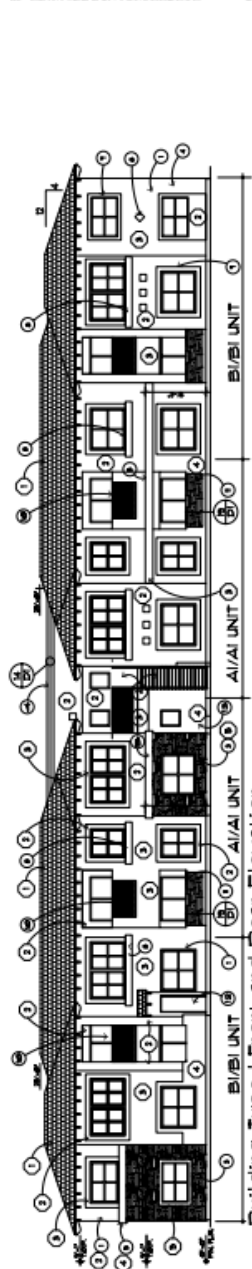
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J.M. Zimmerman - Architect

ELEVATION NOTES

[illegible]

GENERAL NOTES

[illegible]



Hawksnest Village

Chino Valley, Arizona

[illegible]

10

1

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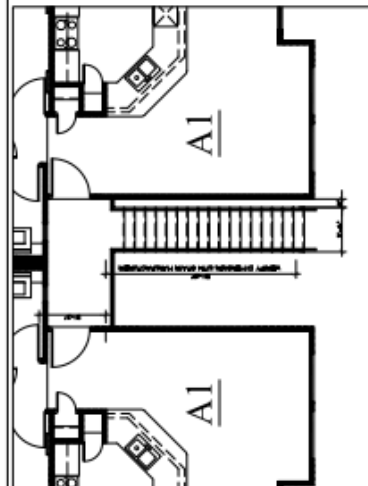
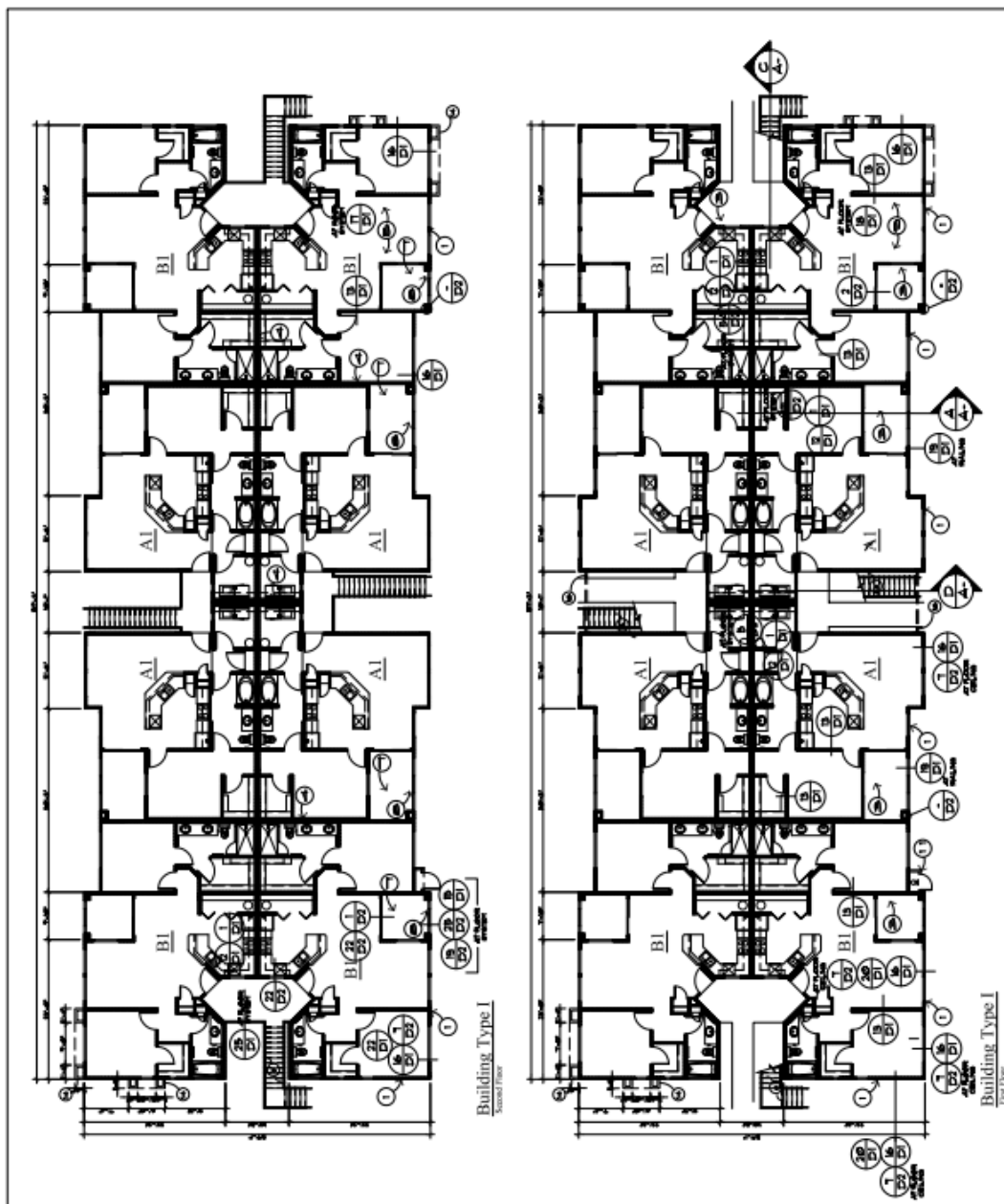
BUILDING PLAN KEY NOTES:

[illegible]

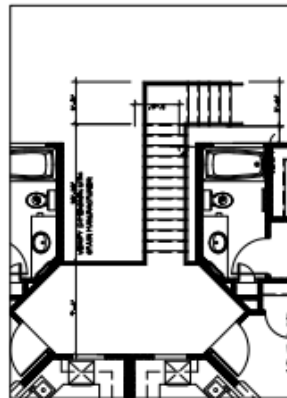
GENERAL NOTES:

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STRAIGHT STAIR INFORMATION



L' STAIR INFORMATION
SEE DETAIL 501 FOR MORE INFORMATION



Site Plan

Hawksnes
Chino Valley, Arizona

Hawksnest Village

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PROJECT - GITE DATA

[illegible]

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
155 E. 42ND STREET
NEW YORK 17, N. Y.

[illegible][illegible]

HC PARKING SPACE

[illegible]

Site Plan
SCALE: 1"=40'

[illegible][illegible][illegible]

VEHICULAR GATE DETAIL

Figure 1 consists of four panels, each showing a schematic diagram of a building footprint on the left and an aerial photograph of the same building on the right. The panels are labeled (a), (b), (c), and (d) at the bottom of each schematic.

- Panel (a):** The schematic shows a rectangular building footprint with a central courtyard. The aerial photograph shows a large, rectangular building with a central courtyard, surrounded by trees and other structures.
- Panel (b):** The schematic shows a rectangular building footprint with a central courtyard. The aerial photograph shows a large, rectangular building with a central courtyard, surrounded by trees and other structures.
- Panel (c):** The schematic shows a rectangular building footprint with a central courtyard. The aerial photograph shows a large, rectangular building with a central courtyard, surrounded by trees and other structures.
- Panel (d):** The schematic shows a rectangular building footprint with a central courtyard. The aerial photograph shows a large, rectangular building with a central courtyard, surrounded by trees and other structures.

6" HIGH CMU
SCREEN WALL, STUCCO
COLOR AND TEXT,
TO MATCH BLDG.

2 TYP. SCREEN WALL

Hawksnest Boulevard.

UNION 7 DEOM

FINAL PLAT

HAWKSNEST VILLAGE

CHINO VALLEY, ARIZONA

LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA

DEVELOPER/OWNER
CHINO VALLEY HAWKSNEST 90, LLC
CONTACT: DAVID MOSENEY

ENGINEER
SUNRISE ENGINEERING, INC.
3421 CROSSCOUNTRY DRIVE
MESA, ARIZONA 85205
CONTACT: CHRIS MOORE
PHONE: (480) 768-8600

LEGAL DESCRIPTION
THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA.

BENCHMARK

THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN AND WOULD BE DESCRIBED AS: A 1/4" DIAMETER IRON PIN SET IN CONCRETE AND BLS 13190 STAMPED ON IT. ELEVATION IS 4705.70 FT NAVD 83.

APPROVALS

APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR OF THE TOWN OF CHINO VALLEY ON THIS 20 DAY OF June, 2022

Chris Moore
DEVELOPMENT SERVICES DIRECTOR

APPROVED BY THE TOWN OF CHINO VALLEY PUBLIC WORKS DEPARTMENT ON THIS 20 DAY OF June, 2022

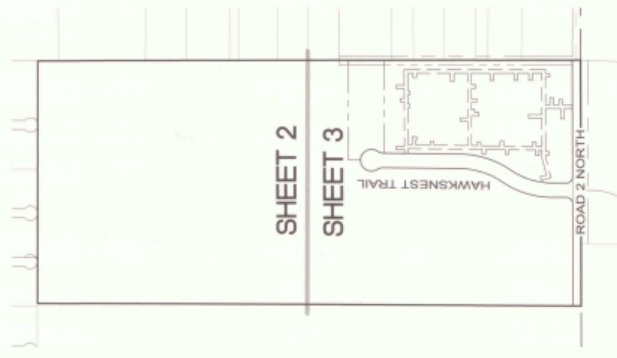
Frank Mendez
MAYOR

APPROVED BY THE MAYOR AND COUNCIL OF THE TOWN OF CHINO VALLEY ON THIS 18 DAY OF May, 2022

Chris Moore
TOWN CLERK

SHEET INDEX

SHEET #	DESCRIPTION	TITLE
1	COVER SHEET	FP1
2, 3	FINAL PLAT	FP2, FP3



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF YAVAPAI }

KNOW ALL MEN BY THESE PRESENTS, CHINO VALLEY HAWKSNEST 90, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAVE PLATED UNDER THE NAME OF "HAWKSNEST VILLAGE", A PORTION OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 16 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, AND HEREBY DEDICATE THE SAME TO THE PUBLIC AS A COMMERCIAL SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, STREETS, EASEMENTS, AND PUBLIC HIGHWAY, AND THE NUMBER OF NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT. CHINO VALLEY HAWKSNEST 90, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES THE SAME TO THE PUBLIC AS A COMMERCIAL SUBDIVISION, AND WATER EASEMENT INCLUDED IN THE ABOVE DESCRIBED PREMISES.

THE UNDERSIGNED, CHINO VALLEY HAWKSNEST 90, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HERETOFORE CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED SIGNER HERETO DULY AUTHORIZED THIS 20 DAY OF May, 2022.

BY: *David Moseney*
ITS: MEMBER

ACKNOWLEDGMENT

STATE OF Arizona } SS
COUNTY OF Maricopa }

BEFORE ME THIS 26 DAY OF May, 2022, DAVID J. MOSENEY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED SELF TO BE MEMBER OF CHINO HAWKSNEST 90, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE LEGAL OWNER OF THE PROPERTY PLATTED HEREON AND ACKNOWLEDGE THAT DAVID J. MOSENEY AS MEMBER EXECUTED THIS INSTRUMENT FOR THE PURPOSE HEREIN CONTAINED.

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

David J. Moseney
NOTARY PUBLIC
EXPIRES: 6/12/2023



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREIN WERE MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLAT REPRESENTS THE SURVEY MADE. I FURTHER CERTIFY ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THAT THE LOTS, STREETS, EASEMENTS, AND PUBLIC HIGHWAY SHOWN ARE ACCURATELY SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Chris Moore
RON TORREY
SUNRISE ENGINEERING, INC.
3421 CROSSCOUNTRY DRIVE
MESA, ARIZONA 85205
(928) 277-8440
ARIZONA REGISTERED LAND SURVEYOR, #35802

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www.sunrise-eng.com

CHINO VALLEY HAWKSNEST 90, LLC
FINAL PLAT
COVER SHEET
SHEET 1 OF 3