

Casa Paloma 1

Lot 258

General Overview

When Casa Paloma 1 was created, Fairfield, the developers, platted 256 lots for home sites. Another, Lot 257, was dedicated to the Fairfield Green Valley Community Club and is now part of Green Valley Recreation, Inc., its successor organization.

The developers also decided to make the streets of Casa Paloma 1 private access, thereby avoiding the specifications imposed by Pima County for publicly maintained streets. In doing so, Lot 258 was created to accommodate all the vehicular and pedestrian activities that occur in the community. Lot 258 is the “common area” of Casa Paloma 1, and it is owned equally by all 256 homeowners.

Casa Paloma 1 is bounded on the east by La Canada Drive, on the west by the Calle del Diablo utility path, on the north by Our Lady of the Valley Catholic church parking lot, and on the south by the Calle de Oro utility path. The utility paths and adjoining washes belong to Pima County.

The only vehicular access to Casa Paloma 1 is by way of Circulo del Paladin from La Canada Drive.

Lot 258 includes four informal pedestrian access points from the sidewalk on La Canada Drive (two north and two south of Circulo de Paladin); one access point from the parking lot of Our Lady of the Valley Catholic Church; one access point at the south end of Camino de Suerte to the Calle de Oro utility path; and one access point to the Calle del Diablo utility path at the west end of Calle del Oro.

There is a unique wedge of Lot 258 that separates Lots 55 & 56 with a 10'-wide access at Calle de Oro and 70' wide along the Calle de Oro utility path. This lot has been historically maintained in a manner that discourages pedestrian traffic. There are no similar parcels in Casa Paloma 1.

The open spaces between end units are private property owned by the homeowners on either side. Crossing this property without permission constitutes trespass.

The graveled areas adjacent to streets is part of Lot 258 and pedestrians and dogs are permitted on them with the understanding that they are sensitive to the privacy of the adjacent homeowner and that they pick up and remove dog waste or litter.

The land between back-to-back back patios is not part of Lot 258, but rather consists of utility easements across the private property of adjacent homeowners.

Because vehicular and pedestrian needs must be accommodated on Lot 258, on-street parking is prohibited; visitor parking is restricted to the striped parking areas located throughout the community.

During daytime, homeowners may permit their workers and visitors to park on their driveway approach provided the vehicle does not impede or obstruct vehicular or pedestrian traffic in the street.

No vehicle may be parked on a driveway approach during non-daylight hours.

Homeowners and Lot 258

Front property lines for homeowners begin at the front fascia of their carports and extend back the number of feet that are platted and recorded with the Pima County. Driveway approaches and the land between the approaches is located on Lot 258. Obstruction of any driveway approach without the express permission of that homeowner is strictly forbidden.

Homeowner Landscaping of Lot 258

Homeowners are not required to landscape Lot 258 adjacent to their driveway approaches.

No plants, rocks, gravel, decoration, or other items may be placed on Lot 258 in a manner that restricts access to Lot 258 by pedestrians.

Rocks, bricks, or other materials used to retain Lot 258 gravel from driveway approaches and the street must not create an obstacle to pedestrians.

Any plants, rocks, gravel, decoration, or other items placed on Lot 258 without the express permission of Casa Paloma 1 is subject to removal.