

# Tortosa HOA

## Narrative

January 27, 2015

The existing Tortosa community is located between east of the City of Maricopa between Hartmann Road & Murphy Road and north of Bowlin Road and is approximately 358 gross acres. The current Homeowners Association (HOA) management office is temporary located within a home located within the community. The community also employs a temporary reclaimed irrigation system holding pond located just northwest of Honeycutt Road and Murphy Road.

The purpose of this zoning amendment is to provide a permanent source for the community reclaimed water irrigation lake system storage while enhancing the amenities at this centralized location and providing a permanent community HOA management building, all for the benefit of the community.

The proposed HOA management building (approximate 3,000 sf) and amenities are on an approximately 5.40 ac. Located in Parcel 4 on the final recorded plat which is located on the northeast corner of Honeycutt Road and Costa Del Sol Boulevard within the Tortosa community. The existing amenities will remain with the exception of the volleyball court and two of the ramadas. These will be removed to allow for a larger ramada and fishing pier on the south side adjacent to the proposed primary lake. In addition a pool will also be located on the west side adjacent to the HOA building. The existing parking lot will be expanded to provide additional parking for the HOA building and amenities proposed.

Included in this package are the conceptual building elevations, floor plan and site plan which may evolve throughout the design process.