

LAS VENTANAS

A MATTAMY HOMES COMMUNITY

Planned Area Development Amendment
Case No. 22-200-00012

AUGUST 2022



Las Ventanas

MASTER PLAN



Legend

	80' x 130'
	65' x 120'
	60' x 120'
	Phase Line
	Primary Entry Monument
	Secondary Entry Monument
	Mailbox

Lot Mix				
Phase	60'x120'	65'x120'	80'x130'	Grand Total
1	22	19	96	137
2	0	91	0	91
3	128	0	0	128
4	56	0	0	56
Total	206	110	96	412



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- **Only 1 Change to PAD Requested by Mattamy:**
 - **Increase Lot Coverage from 45% to 55%**
- **City's Current Zoning Ordinance Provides for 60%**
- **Will Allow Greater Diversity in Housing Product Offerings**



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- **PAD Enhancements for City/Community:**
 - **Addition of Community Pool Amenity**
 - **“West Goodyear” Themed Entry Monuments**
- **Win-Win!**

The background image is a soft-focus photograph of a park. A light-colored gravel path leads from the foreground into the distance. On the right side of the path, there is a modern, dark-colored metal bench. The path is flanked by tall, thin grasses and some low-lying shrubs. In the far background, there are more trees and a hint of a building, all rendered in a warm, golden light, suggesting a sunset or sunrise. The overall mood is peaceful and serene.

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THANK YOU!