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Largest CC subdivision clears hurdle

In 'love fest,' developer gets heaps of praise

Thomas Ropp
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CAVE CREEK - The town's largest subdivision, Cahava Springs, is moving forward with little resistance.

The Cave Creek Town Council unanimously approved a preliminary plat and annexation Monday for the 945-acre project that currently lies half in Cave Creek.

The other half is in unincorporated Maricopa County, within an ecologically sensitive area south of the Spur Cross Ranch Conservation Area and north of the county's Cave Creek Regional Park.

Council members heaped praise on developer Mark Stapp. At one point Mayor Vincent Francia said, "This is bordering on a love fest."

Residents at this special council meeting also were uncharacteristically quiet.

"I've never seen a 945-acre project get approval without a single public comment," Cave Creek Planning Director Ian Cordwell said.

The town is pleased with Stapp for working nearly 10 years with staff, officials and residents. Nearly 80 acres in the southwest portion of the project will be dedicated to the town for open space. Another swath between Spur Cross and the regional park will be dedicated for trails.

The developer dramatically cut back on the number of homes that could have been built under current zoning. There will be 230 luxury homes, probably priced at \$1 million or more. Stapp could have built three times that many.

Cordwell said Cahava Springs must still receive final plat approval, engineering designs and acquire right of way. "I don't see any problems," Cordwell said.

Construction could begin within two years.

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