Greg Stanley
Assistant County Manager
Development Services

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Fritz A. Behring
County Manager

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting
9:00 a.m.
Thursday, May 17, 2012
Emergency Operations Center (EOC) Pinal County Complex - Building F
31 N. Pinal St. Florence, Arizona

NOTICE OF PUBLIC MEETING AND AGENDA

There may be a supplemental agenda for this hearing, please check with the Planning & Development Department at 520-866-6447.

CALL TO ORDER:

( )	HARTMAN, Chairman	( )	RIGGINS, Vice-Chairman
( )	AGUIRRE-VOGLER, Member	( )	SALAS, Member
( )	FAUCETTE, Member	( )	ELLIS, Member
( )	BROWN, Member	( )	MORITZ, Member
( )	GUTIERREZ, Member	( )	DEPUTY COUNTY ATTORNEY

SCHEDULE OF AGENDA: ACTION MEANS DISCUSSION/ RECOMMENDATION FOR APPROVAL OR DENIAL TO THE BOARD OF SUPERVISORS ON THE FOLLOWING PLANNING CASES. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Commission with its permission.

1. DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES:

- **March 15, 2012**
- **April 17, 2012**

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- **Supervisor Martyn's Term on Board of Supervisors**
- **MAG Community Planning Exercise Volunteer**

3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

- **April 11, 2012 No Cases**
- **April 25, 2012 No Cases**

WORK SESSION:

4. Work Session for discussion with AJ Blaha Interim Public Works Director regarding Public Works projects in Pinal County

NEW CASES:

5. **PZ-PD-004-12 - PUBLIC HEARING/ACTION:** Southwest Financial, LLC, landowner/applicant, UEB Design Build, LLC. c/o Paul Alessio, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District **(PZ-PD-006-06)** on 10± acres within the **Bella Villagio PAD** to plan and develop a church; situated in a portion of the N½ of Section 12, T03S, R07E G&SRB&M, tax parcel 509-02-002J (legal on file) (located adjacent to the south side of Skyline Drive approximately ¼ mile west of Gary Road, San Tan Valley area).

AGENDA ITEMS 6 & 7 WILL BE DISCUSSED TOGETHER

6. **PZ-003-12 - PUBLIC HEARING/ACTION:** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone to (C-3) General Commercial on a 1.557± acre parcel; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

7. **PZ-PD-003-12 - PUBLIC HEARING/ACTION** Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop Montessa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case **PZ-003-12**; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

AGENDA ITEMS 8, 9 & 10 WILL BE DISCUSSED TOGETHER

8. **PZ-PA-001-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

9. **PZ-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a rezone request from RVP (Recreational Vehicle Park)**(PZ-033-84)** to MHP (Manufactured Home Park Zoning District) to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors PAD Overlay District approval request case **PZ-PD-005-12**; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

10. **PZ-PD-005-12 - PUBLIC HEARING/ACTION:** Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development Overlay District to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; pending and in conjunction with Board of Supervisors zone change approval case **PZ-005-12;** situated in a portion of the

western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

11. **PZ-C-001-12 – PUBLIC HEARING/ACTION**: Pinal County Planning & Development Department requesting approval of a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.166 Rezonings**, to add language to require legal descriptions for each zoning district in a rezone request.

12. **PZ-C-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-821(D) a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside an Active Management Areas (AMAs).

13. **PZ-PA-006-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the Comprehensive Plan, to add policy establishing direction for the creation of and purpose of a Trails Manual.

14. **PZ-C-002-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend the earlier initiation, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, to consider adding language for monument signs to the earlier initiation regarding temporary and promotional signs.

CONTINUED CASES:

15. **PZ-PA-005-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:

    - Amending the opening paragraph regarding **Mixed Use Activity Centers** in Chapter 3 Sense of Community (pg. 72) to address urban heat island effect;
    - Adding a new **Mixed Use Activity Center Planning Guideline** in Chapter 3 Sense of Community (pg. 78) regarding underground, understructure and multi-level parking structures.
    - adding a new policy **7.2.2.3** concerning rainwater harvesting techniques (pg 265);
    - amending policy **7.4.1.5** concerning energy efficiency (pg 278)
    - renumbering policy **7.4.2.3** to **7.8.1.1** and renumbering policy **7.4.2.4** to **7.4.2.3** for formatting purposes;
    - adding a new goal **7.8**, a new objective **7.8.1** and two new policies **7.8.1.2** and **7.8.1.3** (pg 283);
    - Adding three sidebars to Chapter 7 by describing and highlighting the terms: **Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs** (pg. 283);

(Continued from the April 19, 2012 Planning Commission meeting)

TENTATIVE PLATS:

REVIEW/DISCUSSION/ACTION OF TENTATIVE PLATS IS NOT A PUBLIC HEARING. THE PUBLIC MAY ATTEND AND LISTEN TO THE PROCEEDINGS, BUT MAY ONLY ADDRESS THE COMMISSION WITH ITS PERMISSION.

16. **S-008-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Miller & White 815, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Terrazo,** 2,844 lots on a 829.2± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in a portion of Section 1, T6S, R2E and Section 31, T5S, R3E, G&SRB&M, Tax Parcel 501-02-001A et al. (parcel list on file) (located adjacent to the north side of Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa).

17. **S-045-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolff Langley Opportunity I, LLC, landowner, requesting approval of a tentative plat extension for **San Tan Shadows,** 1,228 lots on a 456.7± acre parcel in the CR-3/PAD zone; situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M, Tax Parcels 509-02-064, 509-03-003R, and 509-03-003Q (located adjacent to the north side of Hunt Highway, San Tan Heights area).

WORK SESSION:

18. **PZ-PA-002-12 – Work session** to discuss additional alignment option for the Juan Bautista de Anza National Historic Trail through Pinal County.

The Planning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S.§ 38-431.03 (A)(3).

ADJOURNMENT

Greg Stanley
Assistant County Manager

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PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES OF April 19, 2012

PRESENT:

Mr. Hartman, Chairman
Ms. Aguirre-Vogler, Member
Mr. Brown, Member
Ms. Moritz, Member
Mr. Riggins, Vice-Chairman
Mr. Salas, Member
Mr. Gutierrez, Member
Mr. Faucette, Member

ABSENT: Mr. Ellis, Member

LEGAL STAFF PRESENT:

Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:

Mr. Stabley, Planning Director
Ms. Bruninga, Secretary II
Ms. MacDonald, Planner II
Mr. Abraham, Planning Manager
Mr. Denton, Planner II
Ms. Sarkissian, Planner I

PUBLIC WORKS STAFF PRESENT:

Mr. Chow, Development Section Chief

The meeting was called to order at 9:02 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: March 15, 2012

Commissioner Moritz stated that on page six (6) the second paragraph from the bottom of the page is incomplete for the intention of the statement, and should include the wording: within shopping centers and strip malls.

Chairman Hartman stated that the discussion in case PZ-PA-010-11 regarding the Comprehensive Plan Designation of employment was left out of the minutes. Chairman Hartman asked that staff listen to the recording again, and bring the minutes back in May.

PLANNING DIRECTORS DISCUSSION ITEMS

Mr. Stabley informed the Commission that he would be leaving the meeting early, and Mr. Abraham would be available in his place.

Mr. Abraham stated that staff passed out the final version of the economic benefits of the open space and trails in Pinal County from the Trust for Public Land. Mr. Abraham stated that this was for informational purposes only.

NEW CASES:

PZ-PD-002-12 - PUBLIC HEARING/ACTION: Cholla Ridge L.L.C., and Gold Canyon Holdings #2, LLC landowners/applicants, KSE Design Group c/o Craig Smith, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District **(PZ(PD)029-98)** on 6.59± acres within the **Tesoro/Coyote Call/Purple Sage PAD** to plan and develop the 46 unit Cholla Ridge Townhomes; situated in a portion of the NW¼ of Section 9, T1S, R9E G&SRB&M, a portion of tax parcels 104-57-002E and 104-66-200 (legal on file) (located east and west of Gold Canyon Drive, approximately ¼ mile north of Kings Ranch Road in the Gold Canyon area)

Ms. MacDonald read a portion of the staff report and used a Power Point.

Commissioner Brown asked when the last plat extension was, and if this case was reviewed by Kent Taylor to check the effect this proposal has on the Open Space Plan. Ms. MacDonald responded that the information was routed to Mr. Taylor and there were no comments from him. Ms MacDonald stated that the site was initially rezoned in 1998 to CR-5, allowing a greater number of units (64), in 2001, the number of lots were decreased to thirty (30). Ms. MacDonald stated the applicant is now looking to increase the number back up to forty six (46) units. Commissioner Brown stated that there was a reason for the plat extension, and the prior rezone predates the Trails Plan and RSRSM and asked if the trails plan is given the same weight as Public Works concerns. Ms. MacDonald stated that the proposal was routed to Public Works, Mr. Taylor, and staff received no comments back from him. Ms. MacDonald stated that she reviewed the Trails Plan and it was not impacted by the applicant's proposal. Ms. MacDonald also noted that this proposal is not a plat, but a PAD amendment. Commissioner Brown stated that even if there is no comment from Public Works, there is evidence that they were asked for it, and he would like the security of knowing that it is being looked into.

Chairman Hartman stated that this is not a request for extension, but a request for a change in the number of units. Ms. MacDonald responded that this is not a plat; it is the request for approval of a development plan.

Chairman Hartman asked why trails are being abandoned instead of being provided.

Chairman Hartman called the applicant forward.

Craig Smith, KSE Design Group, 2525 N. Greenway, Phoenix, Arizona came forward to address the Commission. Mr. Smith gave a brief history of his request.

Chairman Hartman stated that his concerns are mostly with ingress/egress. Chairman Hartman stated that the applicant's plans show an eight (8) foot road width chip sealed, but in the Public Works comments, it states "any roadway section alignment and accessed shown on the plat are conceptual only and have not been approved by the County Engineer". Mr. Chow responded that is a standard stipulation for PAD's, as most of the applications for PAD come in as a conceptual design. Mr. Chow stated that the engineering has not been completed at this point, and this stipulation is to inform the applicant that no road widths or alignments have been approved. Chairman Hartman asked if there would be a requirement to replace the chip sealed surface. Mr. Chow responded that the applicant would be required to provide asphalt pavement on access roads. Mr. Smith stated that he met with Public Works staff to discuss the proposal, and was given guidelines. Mr. Smith stated that it is a twenty-five (25) foot tract for ingress/egress to the site.

Chairman Hartman stated he has concerns on the turnaround shown on the site plan, and asked what direction the flow of traffic would go. Chairman Hartman asked if a fire truck could safely turn around in this area. Mr. Smith stated that the standard fire lane is twenty four (24) feet in width, and he is

proposing a twenty-five (25) foot width from lip of gutter to lip of gutter. Mr. Smith stated that the cul-de-sac was designed so it could handle a turnaround for emergency vehicles and trash trucks.

Chairman Hartman asked why the thirty (30) foot trail was being removed from the site. Mr. Smith stated that currently it is an orphaned easement and it was an easement for the benefit of the property owners of the PAD. Mr. Smith stated the thirty (30) foot trail is a left over piece from that easement. Mr. Smith stated that if there was a requirement to have a trail easement, they would not be opposed to it, but it is inappropriate in this location, as it is on steep slopes.

Commissioner Brown stated that our trails plan is opportunistic, as there is a general goal desired, but if a better opportunity comes along, it is taken. Commissioner Brown stated that the trail may have merit. Mr. Smith stated that the owner would not have any issues with participating in location of a trails system, but he is unaware of any plan that provides trails through this particular piece of property. Commissioner Brown stated that it is a good idea to keep this option open. Mr. Smith stated that one concern is the properties to the North of the site would need to have an arrangement to continue the trail through this property and onto those individual lots. Commissioner Brown stated he was not on the Commission in 1998, or even when the case was continued, but he believes that the trail was put there for a reason. Chairman Hartman stated that there was a vision that there would be all sorts of trails in that area, and he would hate to give up an easement that is already established. Mr. Smith responded that the applicant has no problem reconfiguring, but the location of this easement effects how this corner of the property is developed.

Commissioner Moritz asked how much of the open space being allowed is the golf course. Mr. Smith responded none, except for the golf cart path on the perimeter. Commissioner Moritz asked how much space is there from the setback and the property line. Mr. Smith stated that the distance from the lots to the perimeter varies from ten (10) feet to sixty (60) feet depending on the location on the site. Commissioner Moritz asked where the closest existing residence is. Mr. Smith showed the location on the map.

Chairman Hartman asked what type of landscaping would be used. Mr. Smith responded that the applicant's intent is to use natural desert landscaping to remain consistent with the area and blend in with the mountainside.

Vice-Chairman Riggins asked what the setback is for vertical improvements on the lots at the North boundary. Mr. Smith responded that there is a zero (0) setback on the individual smaller lots. Each unit has its own lot and the setbacks would be zero (0) as the townhouses are attached to one another. Vice-Chairman Riggins stated that the effect of that on the northern boundary is that there is a ten (10) foot setback from boundary line to vertical improvement. Mr. Smith responded that is correct.

Vice-Chairman Riggins stated that there is no turnaround on the East/West secondary drive. Mr. Smith stated that there isn't room for a cul-de-sac, and they are proposing a hammer head turnaround style. Vice-Chairman Riggins stated that this is not large enough for any large vehicles to utilize. Vice-Chairman Riggins stated that from the northern boundary it is a quarter mile to the North before any secondary access roads. Mr. Smith responded that the access for this site has not had a continuation, and there are tee boxes in the area, blocking any way to continue. Vice-Chairman Riggins asked if there has been any discussion on having an emergency easement with breakaway gates on the southern portion of the site. Mr. Smith responded that there has been no discussion on this that he is aware of.

Commissioner Moritz stated that the fire department only questioned the distance between hydrants, and if they thought there was a problem with access they would have discussed it. Commissioner Moritz asked how long the drive is from the road to the end of the hammerhead ending. Mr. Smith responded that it is roughly five hundred (500) feet.

Vice-Chairman Riggins stated the hammerhead was placed due to lack of room, but the lack of space is because of the number of lots being established. Vice-Chairman Riggins stated that if some lots were removed, there would be enough room for a roundabout. Mr. Smith agreed and stated that the fairway and lake wrap around there, and they wanted to limit the amount of asphalt in that area, so that it blends into the golf course.

Commissioner Brown agreed that the fire department would look at the access. Commissioner Brown asked if there would be children needing school buses. Commissioner Brown also asked how the turning radius of a school bus compares to that of a fire truck. Mr. Smith responded that he is unsure of the relationship between a fire truck length and the length of a school bus. Mr. Chow stated that when a development comes in requesting a nonstandard roadway width, a length of five hundred (500) feet is the maximum length allowed before they must request a variance from the County Engineer. Mr. Chow stated that a letter would be required from the fire department stating if they grant approval, approval with stipulations, or denial. The fire department will look at their ability to move throughout the development. Mr. Chow stated that the applicant's plans will not be approved without this letter.

Vice-Chairman Riggins asked if density impacts the five hundred (500) foot length. Mr. Chow responded that at this point density is not factored in, five hundred (500) feet is the maximum cul-de-sac length.

Mr. Smith stated that the fire department and school districts were given copies of the proposal, and have provided letters of approval so far. Mr. Smith stated that the applicant has no problem working with them on their requirements.

Chairman Hartman asked how many vehicles will be parked on site. Mr. Smith stated that each unit gets a two (2) car garage, and there are twenty-five (25) additional parking spaces for guests. Chairman Hartman asked what the garage door width would be. Mr. Smith responded that the garage door width would be eighteen (18) feet.

Commissioner Moritz stated that the Commission is here to make a decision as to whether the request for change in zoning is appropriate.

Commissioner Faucette stated that he was confused about setbacks. Mr. Smith stated that the zero setback is measured from the individual lot line. Commissioner Faucette stated that there are multiple homes on the North side of the property, and asked how far those existing homes are from the property line. Mr. Smith stated that he did not have the exact numbers, but the closes house is in close proximity to the lot line.

Chairman Hartman asked how land exchange takes place. Mr. Smith responded that there is a piece of land in the fairway that they are giving to the golf course in exchange for a piece at the south end of the property.

Commissioner Gutierrez stated that there is a structure on the property line at the Northeast corner. Mr. Smith responded that the lot lines would begin ten (10) feet south of that with, and the zero setbacks beginning from there. Ms. MacDonald stated that a ten (10) foot distance between buildings is also listed in the PAD narrative.

Vice-Chairman Riggins stated that as it stands now, if the lot lines were against the property line, there would still be a thirty-five (35) foot setback, and the applicant is proposing to take that thirty-five (35) foot setback and making it a ten (10) foot setback.

Chairman Hartman opened the meeting to the public.

Dale Gall, 5387 Gold Canyon Drive, Gold Canyon, Arizona 85118, came forward to speak in opposition of the proposal. Mr. Gall stated that he has concerns with a zero (0) setback and he would like to see a minimum setback of ten (10) to twenty (20) feet. Mr. Gall stated that there are power problems in the area, and asked adding the proposed units would make the power shortage in the area worse. Mr. Gall expressed his concerns of a fire risk with a zero foot setback. Mr. Gall stated that he would like to see the drainage issue addressed, as the burden of potential flooding would be put on his property. Mr. Gall stated that gates would be noisy and affect the quiet neighborhood.

Commissioner Moritz asked if Mr. Gall was a year round resident. Mr. Gall replied yes. Commissioner Moritz asked if Mr. Gall was looking for a reconfiguration so that the end of the unit was farther away from his property. Mr. Gall responded that he wants to make sure there isn't a zero setback so the new buildings are not on top of his property.

Vice-Chairman Riggins stated that the zero setback in this case concerns where vertical improvements can be made on an individual lot, there would be a ten (10) foot setback from the lots to the property line. Vice-Chairman Riggins stated that the vertical improvement would be ten feet from the Gall's property. Mr. Gall stated that ten feet would be acceptable as long as the water runoff is addressed.

Commissioner Moritz asked if the proposed ten foot setback is ok with Mr. Gall. Mr. Gall responded that a ten foot setback would be ok with him.

Jim Sobek, 8772 E Greenview Dr, Gold Canyon, Arizona, came forward to speak in favor of the proposal.

Wayne Bouvert, 5155 S Overlook Trak, Gold Canyon, Arizona came forward to speak in favor of the proposal

Commissioner Aguirre-Vogler stated that she has many concerns with the proposal, and asked if Elise Moore was present in the room to discuss the flood issues. Mr. Chow stated that Ms. Moore was attending the hearing as a supervisor. Mr. Chow stated that there will be a drainage report and have a drainage plan, if there is a wash going through the property, the applicant will have to address how to handle that, and ensure that there will be no adverse affects on the surrounding property owners. Commissioner Aguirre-Vogler stated that there are lots of problems just looking at the topography. Mr. Chow stated that the applicant will have to comply with the Drainage Ordinance, and the plans will be reviewed as submitted.

Mr. Smith stated that they do not intend any harm or damage to neighboring properties. Mr. Smith stated that there is a lot of runoff to deal with, and openings are proposed to allow drainage to pass through.

Chairman Hartman closed the public portion of the meeting.

Vice-Chairman Riggins stated that the northern boundary is the only place that would create an issue with open space. Vice-Chairman Riggins stated that there are four lots on the northern boundary that have a thirty-five (35) foot setback, and they are being asked to reduce that to ten (10) feet.

Commissioner Moritz stated that she is in favor of the proposal, and asked if there is a possibility that modifications could be made to the northern lots to provide a greater setback.

Chairman Hartman stated that he is also concerned with the potential drainage issues.

Vice-Chairman Riggins stated there are many aspects of this plan that are good, and he understands that details that will be taken care of as the process moves forward. Vice-Chairman Riggins stated that the hammerhead design will not work; people will park in that place, not allowing for emergency or

turnaround. Vice-Chairman Riggins stated that there are existing large rural lots that are to the North and the applicant is proposing to put vertical improvements within ten feet of them.

Commissioner Aguirre-Vogler asked if Mr. Smith would appreciate if there were vertical encroachment on his own neighboring property. Mr. Smith responded that it would depend on what research was done before purchasing his home. Mr. Smith stated they would have to eliminate six (6) units to make room by moving South.

Commissioner Moritz asked what relation the Gall's home is to the units proposed. Mr. Smith responded that the southeast corner of the house is adjacent to the property line. Commissioner Moritz stated that it is unfortunate that the Gall's did not know what the configuration for adjacent properties would be.

Commissioner Brown stated that density affects how he looks at a project. Commissioner Brown stated that there are many factors involved that affect the commission's vote.

Vice-Chairman Riggins stated that the Gall's had a thirty-five (35) foot setback for vertical improvements, there was not a lack of knowledge, but the basis was changed. Vice-Chairman Riggins stated that there are large lots to the North that will have two story buildings, placed ten feet away from their lot lines.

Mr. Smith responded that the structures are developed in pairs, and would be removed in pairs as well.

Chairman Hartman stated that the Commission is a recommending body to the Board of Supervisors, and stipulations are made, but the applicant can go to the Board of Supervisors and explain why they do not agree with the recommendation of the Commission.

Commissioner Aguirre-Vogler asked if there was going to be a variance on the road. Mr. Chow responded that if the cul-de-sac length is in excess of the limit, the applicant will be required to submit a variance to the County Engineer. Mr. Chow also stated that the applicant would be requesting a variance on the roadway width, as they are requesting a twenty-nine (29) foot width and the county minimum is thirty-two (32).

Mr. Smith stated that the initial approval included the twenty-nine foot roadway, and this was modeled after that approval.

Commissioner Gutierrez asked if the setbacks could be increased on the North side of the property, and decreased on the Southwest corner of the property, to shift the development down and alleviate the problem. Mr. Smith stated that the sewer easement has to be taken into consideration as well. Mr. Smith explained that if the development was moved along the easement, it would force the development higher up the hill.

Vice-Chairman Riggins stated that there is an issue against adjacent large property owners and what the applicant is asking to do. Vice-Chairman Riggins stated if the applicant was willing to extend the setback to twenty feet it would be a start to accommodate the realities of the area. Vice-Chairman Riggins stated that he agrees this is a nice development, but he will vote against it without discussion on the northern boundary. Mr. Smith responded that not all of the units make it to the rear lot line. Vice-Chairman Riggins stated that a stipulation was added stated that along the northern boundary no vertical improvements would be closer than twenty feet to the lot line, and if this stipulation were inserted, there would be no problem. Mr. Smith stated that he would work with the owners. Vice-Chairman Riggins asked if the applicant would be willing to insert this stipulation today. Mr. Smith responded no.

Commissioner Faucette stated that from his view, the ten foot setback will not be approved by the Commission.

Carlo Karim, 6100 S. Kings Ranch Road, Project Developer, came forward to address the Commission. Mr. Karim stated that the current side yard setback requirement is seven (7) feet, and the applicant is proposing a ten foot setback, exceeding the requirement by three feet. Vice-Chairman Riggins stated that the area in question is the northern boundary. Mr. Karim stated that the Gall's side yard is at the rear property line. Vice-Chairman Riggins stated that there are four properties adjacent to this site.

Commissioner Moritz asked if Mr. Smith could identify units nine (9) and ten (10), and asked if they face the Gall's side yard or back yard. Mr. Smith responded that those units face part of the back yard, and the next unit over would face the side yard. Mr. Smith stated that if also depends on what is considered to be side and/or rear yards. Vice-Chairman Riggins responded that the issue at hand is that an existing limit of thirty-five (35) feet for vertical improvements is being reduced to ten.

Commissioner Aguirre-Vogler asked for staff's opinion. Ms. MacDonald responded that the setbacks in the PAD book are the setbacks from the subject property, not taking into consideration the existing buildings. Ms. MacDonald stated that the setbacks being discussed do not apply to adjacent properties, just to the subject property.

Vice-Chairman Riggins stated that the change in setbacks only affects the internal configuration and how it affects the site's open space, which is more than adequate. Vice-Chairman Riggins stated that the discussion is truly about the northern property boundary.

Commissioner Moritz stated that she asked Mr. Gall if a ten (10) foot setback would be ok, he responded yes. Commissioner Moritz asked if the decision of the Commission would be easier to make if the adjacent property owners were ok with a ten foot setback.

Vice-Chairman Riggins stated that he would like to have a twenty foot minimum setback, as this could set a precedent allowing two story condominiums to push that close to large open rural lots. Commissioner Faucette stated that the Commission has never come close to allowing something like this to happen in the past, and the Commission protects people from this exact thing happening.

MOTION
Commissioner Salas made a motion to forward case PZ-PD-002-12 to the Board of Supervisors with a recommendation of denial. Vice-Chairman Riggins seconded the motion.

Vice-Chairman Riggins stated that he is regretful to make this motion, and if the applicant were willing to make minor changes in the proposal, it would have a different outcome. Commissioner Moritz agreed.

Motion passed by a vote of seven to one (7-1) with Chairman Hartman in opposition of the motion.

Chairman Hartman stated that he believes the case would have been forwarded with a recommendation of approval with one more stipulation to satisfy the concerns of the Commission.

Break: 10:31 a.m.
Reconvened: 10:42 a.m.

TENTATIVE PLATS:

S-017-06 - DISCUSSION/APPROVAL/DISAPPROVAL: RJ2 Investments, LLC, landowner, Chris Clonts, Rose Law Group pc, agent, requesting approval of a tentative plat extension for **Maricopa Opus,** 725 lots on a 226.13± acre parcel in the CR-3/PAD zone; situated in portion of the E½ of Section 26, T5S, R2E, G&SRB&M, Tax Parcel 510-31-009E (located adjacent to the west side of Ralston Road, east side of Thunderbird Road, north side of Teel Road, and approximately ¼ mile south of Val Vista Road; 5 miles southwest of the City of Maricopa).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Court Rich, 10846 N Sundown, Scottsdale, Arizona 85260, came forward to address the Commission and gave a brief explanation of the request for an extension.

Commissioner Aguirre-Vogler stated there is an ongoing problem with the road and railroad intersection. Mr. Rich responded there is a problem where State Route 347 crosses the railroad, but this property would have primary access off of Ralston and should not add to the issue in the area. Chairman Hartman asked if people coming from the North would not cross the railroad. Mr. Rich responded that it is possible, but people coming to this site would primarily being using Ralston, not 347, avoiding the center of the problem.

Chairman Hartman asked how far the applicant has come with the stipulations. Mr. Rich stated that the applicant has submitted a final plat and is currently on third review. Chairman Hartman asked if Ralston is paved past this property. Mr. Chow responded that he is unfamiliar with the area. Mr. Chow stated the requirement is paved access to the site, and this would be verified through the review process.

MOTION

Vice-Chairman Riggins made a motion to approve the extension of case S-017-06 along with its attached 53 stipulations and modification to stipulation 50, to June 29, 2014. Commissioner Salas seconded the motion. Motion passed unanimously.

S-002-06 - DISCUSSION/APPROVAL/DISAPPROVAL: SaddleBrooke Development Company, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **SaddleBrooke Unit 51,** 7 lots on a 10.0± acre parcel in the GR zone; situated in portion of Section 23, T10S, R14E, G&SRB&M, Tax Parcel 305-50-001 (located approximately 3½ miles east of State Route 77, SaddleBrooke area).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Mark Maloney, 9666 E Riggs Road, Sun Lakes, Arizona, came forward to address the Commission and gave a brief explanation of the request for an extension.

Commissioner Salas asked if this is part of SaddleBrooke West, which is west of Highway 77. Mr. Maloney stated this site is primarily part of the overall SaddleBrooke project. Mr. Maloney stated the area Commissioner Salas is referring to is the SaddleBrooke Ranch project.

MOTION

Vice-Chairman Riggins made a motion to approve the extension of case S-002-06, along with its attached 35 stipulations, modifying stipulations 22 and 35, to extend the tentative plat to June 17, 2014. Commissioner Moritz seconded the motion. Motion passed unanimously.

S-003-11 - DISCUSSION/APPROVAL/DISAPPROVAL: Robson Ranch Mountain, LLC, landowner, B&R Engineering, Inc., engineer, requesting approval of a tentative plat extension for **SaddleBrooke Ranch Unit 46**, 132 lots on a 59± acre parcel in the CR-3/PAD and GR/PAD zones **(PZ-PD-033-00)**; situated in portions of Sections 4 & 5, T10S, R14E, G&SRB&M, Tax Parcel 305-31-015E (legal on file) (located approximately a ½ mile northwest of the intersection of SaddleBrooke Ranch Boulevard and State Route 77).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Mark Maloney, 9666 E Riggs Rd, Sun Lakes, Arizona came forward to address the Commission and gave a brief explanation on the extension request.

MOTION
Vice-Chairman Riggins made a motion to approve the extension of case S-003-11, along with its attached twenty-six (26) stipulations, modifying stipulation 26 to April 21, 2014. Commissioner Salas seconded the motion. Motion passed unanimously.

S-001-12 - DISCUSSION/APPROVAL/DISAPPROVAL: DTD-Devco 1, LLC, landowner, Land Development Services, LLC., agent, requesting approval of a tentative plat for **Skyline Ranch Marketplace**, 15 lots on a 63± acre parcel in the CB-2/PAD zone **(PZ-PD-025-99A)**; situated in portion of Section 7, T03S, R08E, G&SRB&M, Tax Parcel 210-08-017F, 017G, 017H, & 017K (legal on file) (located at the northeast corner of Gary Road & Hunt Highway).

Mr. Denton read a portion of the staff report and used a PowerPoint.

Vice-Chairman Riggins stated the large map had the incorrect site identified. Mr. Denton responded that he caught this mistake after the packets were distributed.

David Gulino, 7525 E Camelback Rd #104, Scottsdale, Arizona, 85251, came forward to address the Commission and gave a brief history of the project.

Chairman Hartman asked if the applicant agreed to the stipulations attached to the case. Mr. Gulino responded yes, the applicant concurs with all stipulations. Chairman Hartman asked how many of the attached stipulations have been completed at this time. Mr. Gulino responded that the center is ready to go and there are several tenants waiting for the approval of the project and this will accelerate the build out of the center.

Commissioner Brown asked if there have been conversations with Home Depot as to when they anticipate building. Mr. Gulino stated there is no date set as of yet.

MOTION
Vice-Chairman Riggins made a motion to approve findings 1-7 as set forth in the staff report and the tentative plat in case S-001-12 with its attached 11 stipulations as presented. Commissioner Salas seconded the motion. Motion passed unanimously.

WORK SESSION

PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12 – Work Session: To discuss cases **PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12;** A Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 19.7± acres; and a rezone request from RVP (Recreational Vehicle Park)**(PZ-033-84)** to MHP (Mobile Home Park) and a PAD Overlay District request to allow recreational vehicles, park models and manufactured housing within the 41.5± acre Picacho RV Resort parcel; Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

Ms. Sarkissian read a portion of the staff report and used a PowerPoint.

Lyle Richardson, 5310 N Camino Real, Tucson, Arizona, 85718, came forward to address the Commission, giving a brief history of the site and the applicant's request with a PowerPoint.

Vice-Chairman Riggins asked if HUD homes are stick built. Mr. Richardson responded that they are manufactured off site. Vice-Chairman Riggins stated that they are just a different type of a park model. Mr. Richardson responded they are upgraded.

Commissioner Salas asked if the prefabricated homes are for permanent residences. Mr. Richardson stated that there are changes in the industry and some would be full time residences. This project allows people the option to have a permanent location.

Commissioner Salas asked how close this project is to the Union Pacific project. Mr. Richardson responded he is unsure of the distance, but it is Northeast to the site opposite of I-10.

Commissioner Aguirre-Vogler asked how many units are existing. Mr. Richardson stated that three hundred and eleven (311) units are approved. Commissioner Aguirre-Vogler asked how many units are in at this time. Mr. Richardson responded that the number fluctuates, but there are forty-five (45) units in now. Commissioner Aguirre-Vogler stated that originally this was not designed for fulltime residents due to water and sewer problems. Mr. Richardson stated that there were improvements made to the water and sewer systems that facilitated longer stays. Commissioner Aguirre-Vogler stated that recently the park was out of water, and there were a lot of nitrates in the water. Mr. Richardson stated that there had been a change recently by which the nitrates are measured, and there are issues that need to be addressed. Mr. Richardson stated that the applicants are working with the water company as well as their own engineers to determine the best approach. Commissioner Aguirre-Vogler stated that there is a long history of problems in this location, including the water company being unable to provide for full time residents. Mr. Richardson responded that there have been discussions with ADEQ and Corporation Commission, and everything indicates that the units approved can be handled.

Commissioner Aguirre-Vogler asked if the perk test on the sewer proved that the system can hold that many residents. Mr. Richardson stated at this point there are no issues, but they have not begun the engineering process at this point.

Commissioner Aguirre-Vogler stated that RV's are part time people. Mr. Richardson stated that there are more part time people in December than other months of the year. Mr. Richardson stated that the infrastructure and all of the improvements are planned based on the overall build out of the project.

Vice-Chairman Riggins asked if all units were rental units, or if individual lots would be sold. Mr. Richardson responded that there would be no transfer of real estate.

Chairman Hartman stated that he would like to continue to see a buffer for the residential lots around the site. Mr. Richardson responded that the wall would remain earth tone, and the only sign is at the entry point. Mr. Richardson stated that on the inside there is a lot of landscaping, including mature trees. On the outside there is a 4:1 slope from the base of the wall to the top of the access road. Mr. Richardson stated that the mesquite trees from the inside hang over the wall to the outside.

Mike Wirth came forward to address the Commission. Mr. Wirth provided more information on the Park and his request, explaining that full time occupancy has been permitted by the County. Mr. Wirth stated his request is to allow a slightly larger unit.

Chairman Hartman asked what happens to the Park Models when the renter decides not to rent anymore. Mr. Wirth responded that typically there is sales staff on site that sells the units.

Mr. Abraham started that staff would like to have more information on what is classified as a HUD product. Mr. Richardson responded they would get with staff to provide any additional information needed. Vice-Chairman Riggins asked if a HUD home was a park model with a façade in front of it. Mr. Wirth responded that park models and HUD homes have different stamps. A park model is built to the

same standards as a HUD product, but must remain under 400 square feet. Mr. Wirth also stated that over 400 square feet, you have to go to a HUD product, despite the fact that there is no difference in the quality of construction.

Chairman Hartman asked if there is an increase in the need for fire protection with the additional units requested. Mr. Wirth is unsure at this time.

Commissioner Brown stated the applicant is looking to allow people to come and go without having to move the unit. Mr. Wirth stated that people may want a little more room, and this allows them this luxury.

Mr. Richardson stated that the work session allows the applicant to know what the Commission and staff will require, and he will do research on the water and wastewater to bring this information back for the hearing.

Commissioner Gutierrez stated theoretically, there could be three hundred (300) full time residents in the park. Mr. Richardson stated that is correct. Commissioner Gutierrez asked if the park can handle that capacity. Mr. Richardson responded that they believe it will, but they are also bringing up the standards for the overall project, and wanted to understand what the entitlement allows them to do.

Commissioner Salas stated that there would be an influx of workers and residents once the railroad project comes through. Mr. Richardson agreed.

Commissioner Aguirre-Vogler started that her problem is the water and sewer. Mr. Wirth responded that the area was out of water three weeks ago for a week due to a broken well pump which has since been repaired, but they had water hauled in temporarily. Commissioner Aguirre-Vogler stated that the wells are old and have many problems.

Chairman Hartman stated that he appreciates the chance to have a work session to get these questions answered before the hearing.

LUNCH 11:44 a.m.
RECONVENED 12:50 p.m.

PZ-PA-002-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the **Open Space and Trails Map** to realign the location of **Juan Bautista de Anza Trail** within the Pinal County.

Ms. Sarkissian read a portion of the staff report and used a PowerPoint.

Vice-Chairman Riggins asked which would be a worse scenario, having a noncontiguous trail that follows the real trail, or a total false trail to remain contiguous. Chairman Hartman asked how the trail would continue through the reservation. Vice-Chairman Riggins stated that the route has been completely moved; they took the alignment in Pinal County and made it false to make it contiguous. Commissioner Aguirre-Vogler stated that she liked when the trail went through the fairgrounds. Commissioner Aguirre-Vogler stated that she has been working on an interpretive site to put in Pinal County, and just received a letter of approval for this. Commissioner Aguirre-Vogler stated that the National Park Service and the Anza Trail Coalition are working on a template to put up something at the fairgrounds. Ms. Sarkissian stated that staff went out and met with the National Park Service as well as the Anza Trail Coalition to ground truth the area. Ms. Sarkissian stated that there are issues with following the actual trail, one being the reservation, crossing railroads, the interstate, and various intersections. They want to maintain the rural feel for the trail. Commissioner Aguirre-Vogler stated that this is a trail, not the auto route. Ms. Sarkissian responded this is correct; the auto route would follow

after this is completed. Commissioner Aguirre-Vogler stated that she wants the auto route to go through the Pinal County Fairgrounds.

Commissioner Brown asked if this route is doable. Ms. Sarkissian responded that staff went out to ground truth the trail area, one concern was crossing Interstate 8, and it was verified that a crossing could be located there without having to do any additional overpass or trail crossings.

Ms. Sarkissian stated that the trail goes through Arizona and California, and many areas had to deviate from the exact trail to accommodate developments in certain areas.

Commissioner Brown asked if right of way can be obtained. Ms. Sarkissian responded that some areas fall within parks and trails systems of municipalities who are in agreement with this alignment.

Vice-Chairman Riggins asked how many signs would go up to say nothing happened at this exact site, and direct them to where it actually happened. Vice-Chairman Riggins asked why continuity was more important over reality. Vice-Chairman Riggins also stated that the Casa Grande Ruins are huge on the trail map, and this trail is nowhere near it. Ms. Sarkissian responded that the wide map alignment shown was designated by the National Park Service as a historic corridor area. Vice-Chairman Riggins stated if there were pieces of the trail that are unworkable, that's a different story, but connectivity is not more important than actual historical placement, and not many people will be interested in walking the trail.

Commissioner Aguirre-Vogler stated that she had gotten permission from Eloy, the Pinal County Fairgrounds, and Casa Grande, and she prefers the trail to go through Eloy, to the fairgrounds, off the 287 into Casa Grande.
Vice-Chairman Riggins stated that this alignment is basically the Maricopa-Casa Grande highway. Ms. Sarkissian responded it is in a portion, and adjustments may be made due to reservation acquisitions. Ms. Sarkissian also stated that there are a lot of PAD's on the route that do not have any designated trails. Commissioner Salas asked what happens if the Commission does not approve the request. Ms. Sarkissian stated this is an initiation. Chairman Hartman stated that the Commission is to decide whether further research is done. Ms. Sarkissian responded yes, and to begin creating the preferred alignment.

Chairman Hartman stated that there are many dedicated easements that can be used for trails. Vice-Chairman Riggins stated that those dedicated easements are for the use of the power companies, not for public use.

Mr. Abraham stated that the Commission is looking at whether they want to amend the Comprehensive Plan and start the process. If the Commission feels the Comprehensive Plan is better off without an Anza trail, the Commission would vote against the initiation.

Vice-Chairman Riggins stated he is all for having trails, and asked how many people would walk the Maricopa-Casa Grande Highway to say they walked a trail that wasn't the real trail. Mr. Abraham responded that Kent Taylor has said that trails like this have regional and local implications. Mr. Abraham stated that there are a lot of PAD's in the area that may have people wanting to use those trails. Vice-Chairman Riggins stated that people use trails where the area is pretty, not in highway areas. Vice-Chairman Riggins stated to have a historic trail to honor a historic event, where it happened is more important than connectivity. Chairman Hartman stated that there has to be connectivity.

Commissioner Gutierrez stated that this trail is to document a historic event, and if the trails aren't established now, we will lose the ability to establish them later, as the county grows. Commissioner Gutierrez stated we may lose the ability to document the event if we wait too long.

Commissioner Aguirre-Vogler stated that this area is heavily traveled by illegal immigrants, and people may avoid the area because of this. Vice-Chairman Riggins stated that there is a large part of the trail that will never have people on it, because this is not the kind of place that people go to walk.

MOTION
Commissioner Brown made a motion to initiate case PZ-PA-002-12. Commissioner Gutierrez seconded the motion. Chairman Hartman called for a roll call vote.

Commissioner Moritz	No
Commissioner Salas	No
Commissioner Gutierrez	Yes
Commissioner Brown	Yes
Commissioner Faucette	Yes
Commissioner Aguirre-Vogler	Yes, as long they reconsider the alignment
Vice-Chairman Riggins	No
Chairman Hartman	Yes

Vice-Chairman Riggins stated that the closeness of the vote gives a message to staff to reconsider the items that were discussed.

PZ-PA-003-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the **Open Space and Trails Map** to realign and further clarify the locations of the Regional Trails within the Pinal County. Ms. Sarkissian read a portion of the staff report and used a PowerPoint.

Vice-Chairman Riggins asked if this process would result in closure of any roads to vehicular traffic. Ms. Sarkissian responded no.

Commissioner Brown stated that the trails plans are opportunistic. Ms. Sarkissian stated staff would like something more concrete, and have something to negotiate with developers about in the future. Commissioner Brown stated that staff is looking for things that are likely to be achievable through stipulations during the zoning process. Ms. Sarkissian responded yes.

Chairman Hartman asked if Ms. Sarkissian works with the Pinal Partnership on the trail development. Ms. Sarkissian responded that she has not met with Pinal Partnership since the maps have been revised, however Ashlee MacDonald has discussed the trail alignments with them in the past and attends their monthly meetings regarding Parks and Trails. Commissioner Brown stated the next meeting of Pinal Partnership is May 1, 2012.

Commissioner Aguirre-Vogler asked to strike the word "de" from de Anza trail.

MOTION
Vice-Chairman Riggins made a motion to initiate case PZ-PA-003-12. Commissioner Salas seconded the motion. Motion passed unanimously.

PZ-PA-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend **Chapter 10: Implementation, Plan Amendments**, to add criteria establishing when regional trail realignment requests are processed as Major Comprehensive Plan Amendments or Non-Major Comprehensive Plan Amendments.

Ms. Sarkissian read a portion of the staff report and used a PowerPoint.

The Commission had no additional comments on the case.

MOTION
Vice-Chairman Riggins made a motion to initiate case PZ-PA-004-12. Commissioner Salas seconded the motion. Motion passed unanimously.

PZ-PA-005-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:

- Amending the opening paragraph regarding **Mixed Use Activity Centers** in Chapter 3 Sense of Community (pg. 72) to address urban heat island effect;
- Adding a new **Mixed Use Activity Center Planning Guideline** in Chapter 3 Sense of Community (pg. 78) regarding underground, understructure and multi-level parking structures.
- adding a new policy **7.2.2.3** concerning rainwater harvesting techniques (pg 265);
- amending policy **7.4.1.5** concerning energy efficiency (pg 278)
- renumbering policy **7.4.2.3** to **7.8.1.1** and renumbering policy **7.4.2.4** to **7.4.2.3** for formatting purposes;
- adding a new goal **7.8**, a new objective **7.8.1** and two new policies **7.8.1.2** and **7.8.1.3** (pg 283);
- Adding three sidebars to Chapter 7 by describing and highlighting the terms: **Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs** (pg. 283);

Mr. Abraham read a portion of the staff report and used a PowerPoint.

Vice-Chairman Riggins asked if there will be incentives in the process, creating a higher cost to residents than conventional costs. Mr. Abraham stated that the language used will be: suggest construction of energy star, encourage rainwater harvesting, encourage underground, understructure, and multilevel parking. Vice-Chairman Riggins stated there is no incentivizing or mandating. Mr. Abraham responded no.

Vice-Chairman Riggins stated that rainwater is really good to harvest in places where it rains a lot, but other places will have structures that never pay for themselves.

Mr. Abraham stated that the task force was created by the Board of Supervisors, and looked at a wide range of topics. The Board accepted the recommendations of this group. Mr. Abraham stated that the Comprehensive Plan is policy and has no "mandatory" requirements. Vice-Chairman Riggins stated that it is also policy to provide the nudge to get things to go in a certain direction. Vice-Chairman Riggins asked if anyone has vetted this for economics in the situation. Vice-Chairman Riggins stated he hopes that when this is brought before the Commission, the economic impact of people in Pinal County is looked at.

Chairman Hartman stated that water harvesting is available throughout the desert, by growing flowers along the major arterials, where the water hits the asphalt and runs off on the side of the road.

Commissioner Moritz stated that it is difficult to make a decision on these items without knowing how they read, and asked if it makes sense to ask the Commission to make a decision without having supporting documentation.

Vice-Chairman Riggins asked if this initiation could be continued and the information brought back to the Commission with ideas and examples that are already in place.

Commissioner Brown stated that this case would eventually come back before the Commission for approval.

Vice-Chairman Riggins stated that there are two (2) bullet points that state goals and policies will be added, and asked what that means. Commissioner Brown stated that means verbiage will be added and brought back before the Commission. Vice-Chairman Riggins stated he would like to see the verbiage before they start. Vice-Chairman Riggins would like to see more information about what is being asked to initiate.

Commissioner Moritz asked if the next hearing would be a public hearing or a hearing for the Commission. Mr. Abraham responded that with all major Comprehensive Plan amendments there has to be at least one work session, a public hearing, a meeting with the citizen advisory committee, and stakeholder involvement. Mr. Abraham stated he would bring draft language to the Commission for review. Mr. Abraham read an example of topic area C, a suggestion for sustainability, encourage rainwater harvesting. Mr. Abraham stated this can mean a variety of different things, and he is looking to refine the general goals.

MOTION
Vice-Chairman Riggins made a motion to continue case PZ-PA-005-12 to the May 17, 2012 hearing. Commissioner Faucette seconded the motion.
Motion passed 7-1 with Commission Brown in opposition.

WORK SESSION

PZ-C-001-12 – Work session to discuss a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.166 Rezonings**, to consider adding language to require legal descriptions for each zoning district in a rezone request.

Ms. MacDonald read a portion of the staff report and used a PowerPoint. Ms. MacDonald informed the Commission that this would come back before the Commission for the May hearing.

The Commission had no additional comments on the case.

ADJOURNMENT

Commissioner Salas made a motion to adjourn. Commissioner Aguirre-Vogler seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 1:51 p.m.

RESPECTFULLY submitted May 17, 2012.

Jerry Stabley, Planning Director

Greg Stanley
Assistant County Manager
Development Services

Fritz A. Behring
County Manager

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PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
DRAFT MINUTES OF March 15, 2012

PRESENT:

Mr. Hartman, Chairman
Ms. Aguirre-Vogler, Member
Mr. Ellis, Member
Mr. Gutierrez, Member
Mr. Salas, Member
Mr. Riggins, Vice-Chairman
Mr. Faucette, Member
Mr. Brown, Member
Ms. Moritz, Member

LEGAL STAFF PRESENT:

Ms. Grieb, Deputy County Attorney

PLANNING STAFF PRESENT:

Mr. Stabley, Director
Ms. Sarkissian, Planner I
Ms. Cortez, Administrative Secretary
Ms. Terrilyn Klucar, Code Compliance Officer
Mr. Wesley LaCrosse, Code Compliance Manager
Mr. Abraham, Planning Manager
Mr. Denton, Planner II

PUBLIC WORKS STAFF PRESENT:

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Hartman in the Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

DISCUSSION/APPROVAL/DISAPPROVAL OF MEETING MINUTES: February 16, 2012

Commissioner Ellis arrived at 9:02 a.m.

The commission had no comments or questions on the minutes.

MOTION

Commissioner Ellis made a motion to accept the minutes from February 16, 2012. Commissioner Salas seconded the motion. Motion passed unanimously.

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

Mr. Abraham gave an update on the cases heard at the February 22, meeting: PZ-PA-009-11 & SUP-016-11 – Arizona State Land Department, to allow an unmanned aircraft-testing field. The cases were approved.

Mr. Abraham stated there were no items for the Board of Supervisors on the March 14, 2012 agenda.

CONTINUED CASES

Mr. Denton stated Mr. Tapia the applicant for cases PZ-PA-010-11, SUP-013-11, was not currently present. Chairman Hartman suggested continuing the case until Mr. Tapia arrives.

Mr. Denton stated Mr. Tapia had been notified of the meeting, and stated there had been two (2) other prior incidents when Mr. Tapia was scheduled to meet with staff and did not show.

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Commissioner Ellis asked what the protocol is if the applicant does not show up. Ms. Grieb stated the applicant has appeared before the Commission and staff have met all the proper notifications. Ms. Grieb stated it would be up to the Commission to continue the case again, or to hear the case without the applicant present.

Commisisoner Salas suggested pushing the two cases to the end of the agenda, Commissioner Faucette agreed.

PZ-PD-011-11 – PUBLIC HEARING/ACTION: One Community Church, landowner/ applicant, Dean Schifferer, agent requesting approval of a Planned Area Development to allow a church/office/ commercial use within the 1.25± acre parcel; situated in a portion of the northeast quarter of Section 3, T3S, R7E G&SRB&M (legal on file) Tax Parcel 509-04-002E (west of Trica Road, south of Hunt Highway in the Queen Creek area). (**Continued from the February 16, 2012 Planning Commission Meeting)**

Ms. Sarkissian read a portion of the staff report and used a power point presentation. Ms. Sarkissian stated the applicant has revised the commercial list, the applicant is requesting to proceed with the commercial in the PAD.

Chairman Hartman asked Ms. Grieb for the legal recommendations. Ms. Grieb stated the Commission has already made recommendations on the zoning request for denial. The PAD goes with the zoning request; it currently does not work with the existing GR zoning. If the Commission approves this PAD, it will not make sense since the zoning was denied and both cases go hand in hand. If you do a recommendation of any kind, it allows the applicant to move forward to the Board of Supervisors.

Commissioner Ellis stated the proposal consisted of things that could be done with the current zoning; there currently is no plan for the proposed commercial it is all speculative zoning.

Commissioner Brown arrived at 9:11 a.m.

Mr. Stabley stated it is not a comprehensive plan issue; it is an issue of fitting within the community.

Commissioner Salas stated this would open the door for future residents to bring in a business use; we are establishing a pattern to allow this to happen.

Commissioner Moritz stated what she understood from the last meeting from the applicant in terms to narrowing and identify future uses that would be appropriate for the zoning they were requesting. Ms. Grieb stated when the commission denied the zoning and continued the PAD it was with the understanding the PAD would be changed to fit the current zoning. Commissioner Brown agreed with Ms. Grieb.

Chairman Hartman called the applicant forward.

Mr. Dean Schifferer, One Community Church, 12345 E. Cloud Rd., Chandler Arizona 85249. Mr. Schifferer came forward to address the Commission. Mr. Schifferer gave a brief description of the proposal.

Commissioner Ellis asked Mr. Schifferer if they were willing to remove the commercial use. Mr. Schifferer responded yes, but they would prefer to show the future intent of the site as a commercial use, but the main goal is to obtain the PAD in order to allow the church to function on the site. Commissioner Ellis asked Ms. Grieb if the application could be altered since it is different from what the

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applicant is now requesting. Ms. Grieb responded if the change is less restricted than what was published in the paper, the change could be made. There would not be any notification problems, and you could proceed that way.

Vice-Chairman Riggins arrived at 9:26 a.m.

Mr. Stabley stated the church office could occur without any zoning action, the PAD is needed if they are seeking to use the existing building because they cannot meet the setbacks required for a church with the existing building. The applicant decided to add in the commercial uses in case the church did not work out, the applicant choose to show the uses for a rezoning. If they are unsuccessful with the Board of Supervisors after you deny the PAD, the applicant will need to complete a new application to again request the deviation of setbacks

Ms. Sarkissian stated the case had been continued because of the commercial aspect of the narrative, in order to remove the commercial from the narrative it would have to be re written.

Ms. Grieb stated the applicant chose *not* to modify it to fit the current GR zone. If the applicant now wants to change it, staff needs to have enough time to review, and it would create a legal issue for the applicant. If the case proceeds to the Board of Supervisors after all the references of commercial have been eliminated, all the Board of Supervisors can do is look at the revised PAD. Denying the PAD gives the applicant a better opportunity to present the whole case to the Board of Supervisors.

Chairman Hartman asked Mr. Schifferer if he would prefer a denial on the case and be able to present everything together to the Board of Supervisors. Mr. Schifferer responded if the PAD were not connected, they would not be in the challenge they are in, and it would be best to see the Board of Supervisors and see what happens after that.

Chairman Hartman opened the meeting to the public.

Mr. Wayne Balmer, Planning Administrator for the Town of Queen Creek. No address given. Mr. Balmer spoke against the PAD; the PAD continues to have recommendations of commercial uses. The list has been cut down but it continues to show commercial uses.

Chairman Hartman closed the public portion of the hearing.

MOTION
Commissioner Ellis made a motion on case PZ-PD-011-11 to forward to Board of Supervisors with a recommendation of denial. Vice-Chairman Riggins seconded the motion. Motion passed unanimously.

CASES PZ-PA-010-11 & SUP-013-11 WILL BE DISCUSSED TOGETHER

PZ-PA-010-11 - PUBLIC HEARING/ACTION: Acencion Tapia, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment from **Very Low Density Residential (0-1 DU/AC)** to **Employment** on 3.3± acres to allow parking for 10 semi-trucks for business use; situated in a portion of the northeast quarter of Section 23, T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area). (**Continued from the November 17, 2011 & January 19, 2012 Planning Commission Meetings)**

DRAFT

SUP-013-11 - PUBLIC HEARING/ACTION: Acencion Tapia, landowner/applicant, requesting approval of a Special Use Permit to allow parking for 10 semi-trucks for business use on a 3.3± acre parcel in the Suburban Ranch Zone; situated in a portion of the northeast quarter of Section 23, T05S, R04E G&SRB&M (legal on file) Tax Parcel 502-44-014 (located approximately ¼ mile west of Russell Road and south of Trading Post Road in the Casa Grande area). **(Continued from the November 17, 2011 & January 19, 2012 Planning Commission Meetings)**

Mr. Denton read a portion of the staff report and used a power point presentation.

Commissioner Faucette stepped out 9:50 a.m.
Commissioner Faucette returned 9:52 a.m.

Chairman Hartman asked if you have a special use permit request and the special use permit is not extended to the landowner on the comprehensive plan amendment (to the Employment designation), would it revert to its original rural low density. It reflects a problem since, you have one case that is a temporary use permit and another that is permanent.

Ms. Grieb responded if the case moves forward with a comprehensive plan amendment and the amendment is approved, that case would stand-alone. If it is being changed from something general, for example to (an) employment (designation), that would stay. The special use permit is only issued to the applicant and the applicant leaves; the special use permit goes away. Under the new zoning ordinance it is made clear that, a special use permit could not be obtained without complying with the comprehensive plan, this way there would not be any loopholes around the plan.

Chairman Hartman called the applicant forward.

Mr. Ernesto Tapia 20295 N Bustos Way, Maricopa, AZ 85138. Mr. Tapia came forward to address the commission. Mr. Tapia stated the permit was issued to his father and not to the land. Mr. Tapia stated they could meet every requirement except for number ten (10), installing the permanent wall.

Commisisoner Salas asked staff why a permanent wall is being required when the applicant is only requesting a temporary permit. Once the applicant vacates the property there will be a permanent wall installed and there is nothing surrounding the area. There is no need for the wall. Will the new applicant be requested to take down the wall?

Commisisoner Ellis asked Mr. Denton what the time frame is for the applicant to comply with the stipulations. Mr. Denton responded it would have to be done immediately to comply with the stipulations.

Commisisoner Faucette stated he also agrees with Commisisoner Salas and stipulation six (6) on agricultural and planting the trees appears strict for a temporary use permit. Commisisoner Brown agreed with Commisisoner Faucette and asked when more residents move in, will the commercial business move out or will the coming residents have to adapt to them.

Commissioner Moritz stated Mr. Tapia needed time to move the trucks and to find another location. The violation was issued a year ago this month. Commissioner Moritz asked Mr. Tapia if they had found another location to run the business from or was this location the only option. Mr. Tapia responded the block wall would be more of a distraction to the residents and stated they would have liked to stay in that location and comply with all the stipulations.

DRAFT

Vice-Chairman Riggins stated we are considering a permanent change of use, if it is granted there is no reason why no one else would be able to submit for the same thing. If the applicant were coming in as a new development on this site, the stipulations would not be awarded to them.

Chairman Hartman stated there are other trucking businesses in the area and the County is keeping up with that area, they are not just targeting Mr. Tapia's business. Chairman Hartman also stated stipulation six (6) and planting trees, there is not enough water to plant more trees and it will be costly to Mr. Tapia.

Mr. Tapia stated they are currently planting trees to benefit them and the next resident who moves in. They are looking for an alternative on the wall. Mr. Tapia stated they currently have ten (10) trucks and are going to be selling some to only keep three (3) operational trucks, to make the business smaller. They would like to move from temporary to permanent business use, being a permanent trucking business.

Chairman Hartman explained his concerns on the traffic in the area. Commissioner Brown agreed with Chairman Hartman.

Commisisoner Brown asked Mr. Tapia what type of trees are being planted on the property, and asked what would be the longevity of them occupying the property. Mr. Tapia stated he is not sure on the type of trees that were planted; there is a variety of them. Mr. Tapia stated they would like to stay on the property for a long time.

Commissioner Gutierrez asked Mr. Tapia if they had looked for another location, a commercial location. Mr. Tapia responded they would like to stay at that location and not have to look to move elsewhere.

Commissioner Brown stepped out 10:22 a.m.
Commissioner Brown returned 10:24 a.m.

Commissioner Gutierrez stated the issues that are concerning him is going from a residential area to a commercial area, generally when residents purchase property in a residential area it is because they want to live and stay in a residential area. There is a difference between having a boat and motor homes next door than having commercial working trucks. The noise is different and the appearance is different.

Chairman Hartman opened the meeting to the public. Hearing none, Chairman Hartman closed the public portion of the meeting.

Vice-Chairman Riggins stated when running semi trucks in a residential area a traffic analysis needs to be done. Mr. Chow stated once the applicant submits their site plan staff will make the determination whether a traffic analysis will be needed. Vice-Chairman Riggins stated if a traffic analysis would be required for a new place under this jurisdiction the business would not be possible. Mr. Chow stated a traffic analysis does not tell the applicant whether the business can be done; it makes recommendations to the applicant on what needs to be done to comply. Vice-Chairman Riggins asked Mr. Chow if he normally sees entitlements to eighteen (18) wheel trucks run through residences. Mr. Chow responded he could not respond to that.

Commissioner Moritz stated there are also two (2) other businesses in that area and if the county is going to give citations to Mr. Tapia and deny his request, the county needs to be consistent for the whole area.

DRAFT

Commisisoner Ellis stated the commission consists of protecting the health, safety, and welfare of the residents. By approving this case we are putting the residents in harm's way, it is a residential area and the roads are not designed for that type of traffic.

Vice-Chairman Riggins stated he agrees with Commissioner Moritz and it is a good point on consistency of the application.

Commisisoner Salas asked staff if the other two (2) businesses have stopped operation. Mr. LaCrosse stated that Mr. Tapia's case has actually been ongoing for two (2) years. Mr. LaCrosse stated the other businesses in the area have been cited but are currently in operation.

MOTION
Commissioner Ellis made a motion on case PZ-PA-010-11 to forward to the Board of Supervisors with a recommendation of denial. Commissioner Moritz seconded the motion. Motion passed unanimously.

Commissioner Salas explained his vote; Mr. Tapia's intent is to establish a permanent business in a residential area.

MOTION
Commissioner Ellis made a motion on case SUP-013-11 to forward to the Board of Supervisors with a recommendation of denial. Commissioner Faucette seconded the motion. Motion passed unanimously.

NEW CASES

PZ-C-002-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, to consider adding language to address new types of portable and temporary signs as well as adding the new zones categories created with the recent Zoning Ordinance update.

Ms. Sarkissian used a power point presentation.

Commissioner Aguirre-Vogler asked if semi trucks with large signs and cotton trailers with signs on them were being addressed. Ms. Sarkissian responded staff is only looking at the A-frames and flying banners, which are the signs that are bringing in the most complaints.

Chairman Hartman asked if the change would only apply to commercial areas, and if agricultural areas would be affected. Ms. Sarkissian responded the agricultural signs would still be addressed in the rural residential districts and temporary sign section of the code.

Ms. Sarkissian stated there are issues with strip centers and staff would like to collect input from the Planning Commission to address any issues that may surface later.

Commissioner Brown stated there are occasions where there are too many signs in one area and it is distracting, other instances, the signs are good for people to notice new businesses. Mr. Stabley stated staff is looking at having a minimum distance between signs, it will prevent the clustering.

Commissioner Moritz stated feather signs have become an issue, there are rows of them on King Side Road, and now people want to add them to Superstition Mountain. There should be a shorter distance between the sign and business. Feather signs should be placed on the business renter's property.

DRAFT

Feather signs should not be placed on highways or roadways, but inside strip malls and shopping centers having them there is distracting to drivers and do cause issues.

MOTION
Commissioner Ellis made a motion to approve the initiation of amending Chapter 2.145 Signs, case PZ-C-002-12. Vice-Chairman Riggins seconded the motion. Motion passed unanimously.

PZ-C-003-12 - DISCUSSION/APPROVAL/DISAPPROVAL: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to **Title 2** of the **Pinal County Development Services Code**, amending **Chapter 2.185 Outside Storage and Parking**, to consider adding language to address definitions, parking locations, setbacks, and restrictions for commercial vehicles with a gross vehicle weight of 19,501 lbs or more and to add language in support of A.R.S. sec. 11-269.10 (Public Service and Public Safety Emergency Vehicles).

Chairman Hartman asked Mr. Stabley if agriculture would be affected by the parking location restrictions on residential and rural zones changes. Mr. Stabley stated agricultural trucks would be exempt.

Ms. Klucar read a portion of the staff report and used a power point presentation.

Commissioner Salas stepped out 11:00 a.m.
Commissioner Sales returned at 11:04 a.m.

Commissioner Ellis asked Ms. Klucar why 200 feet was selected. Ms. Klucar responded a larger area was recommended and the Board of Supervisors thought it was stringent and it was lowered to 200 feet, it is approximately a four and half acre parcel that would be required to have a vehicle and meet the setbacks. Commisisoner Ellis stated he believes it is still stringent.

Vice-Chairman Riggins stated the larger rural zones with homes on them are suburban ranch, if they were perfectly square they would be 375 feet and the requirement is 200 feet. That means suburban ranch could never be used to park a truck.

Commisisoner Brown stated a requirement like that would make many people unhappy. There are some people that have water trucks, that have no license and they are strictly for water.

Commissioner Gutierrez left 11:05 a.m.

Mr. Stabley stated staff is currently initiating the ordinance, and analysis will be brought back to the commission with the views of the trucking business. It will be up to the commission to decide what is in the best interest of the public.

Vice-Chairman Riggins stated residents in suburban ranch purchased land there to be able to keep their trucks. It might not be a right or wrong concept for the change, but it will affect some residents in the area.

Commisisoner Ellis stated there are many tractors that would be affected. Vice-Chairman Riggins stated tractors are not licensed or commercial vehicles.

DRAFT

MOTION

Vice-Chairman Riggins made a motion to approve case PZ-C-003-12 to initiate the zoning amendment process to Title 2, Chapter 2.185 Outside Storage and Parking of the of the Pinal County Development Services Code. Commisisoner Moritz seconded the motion. Motion passed unanimously.

Commissioner Moritz stated the order of the future agenda referenced in the February 16, 2012 minutes is not correct. Mr. Stabley stated outside entities should go before public hearings to not have the outside entities waiting all day. Chairman Hartman stated the way it is listed is the correct way, Commisisoner Ellis agreed.

Commissioner Faucette suggested having work session on SUP and explaining how it all works together. Commissioner Ellis stated to also add IUP to the work session. Chairman Hartman suggested having the Commission attend informative events.

Commissioner Moritz asked Mr. Stabley if the new Public Works Director would be attending a commission meeting to introduce himself. Mr. Stabley stated he spoke to Mr. Blaha and advised him of the commission's request, but Mr. Blaha had not scheduled a meeting to appear at as of yet.

ADJOURNMENT

Vice-Chairman Riggings made a motion to adjourn. Commissioner Salas seconded the motion. Chairman Hartman accepted the motion. Meeting adjourned at 11:16 a.m.

RESPECTFULLY submitted April 19, 2012.

Jerry Stabley, Planning Director

DRAFT

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: May 17, 2012

SUBJECT: **BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES**

BOS HEARING OF APRIL 11, 2012
No Cases

BOS HEARING OF APRIL 25, 2012
No Cases

PZ-PD-004-12

PZ-PD-004-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NO.: **PZ-PD-004-12 (Bella Villagio Amendment)**

CASE COORDINATOR: Dedrick Denton

LEGAL DESCRIPTION: 10± acres, situated in a portion of the N½ of Section 12, T03S, R07E G&SRB&M, (legal on file)

TAX PARCEL: 509-02-002J

APPLICANT/LANDOWNER: Southwest Financial, LLC

AGENT: UEB Design Build, LLC

REQUESTED ACTION & PURPOSE**:** Southwest Financial, LLC, landowner/applicant, UEB Design Build, LLC. c/o Paul Alessio, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District **(PZ-PD-006-06)** on 10± acres within the **Bella Villagio PAD** to plan and develop a church.

LOCATION: Located adjacent to the south side of Skyline Drive approximately ¼ mile west of Gary Road, San Tan Valley area.

SIZE: 10± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential (1-3.5 du/ac) and the surrounding properties has the same designation. The applicant proposed request is in conformance with this designation.

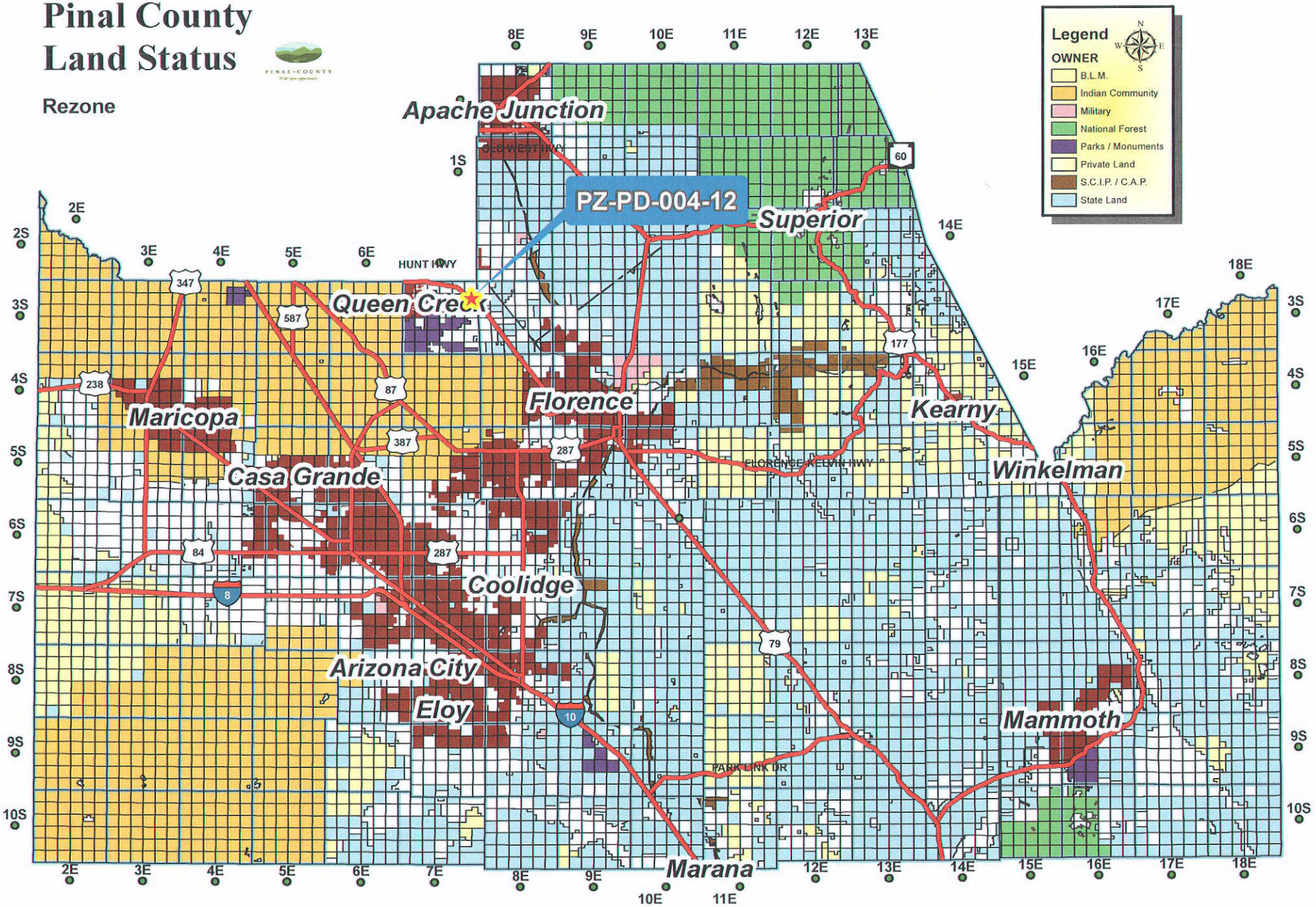
EXISTING ZONING AND LAND USE: The subject property is currently zoned CR-2/PAD and is currently undeveloped.

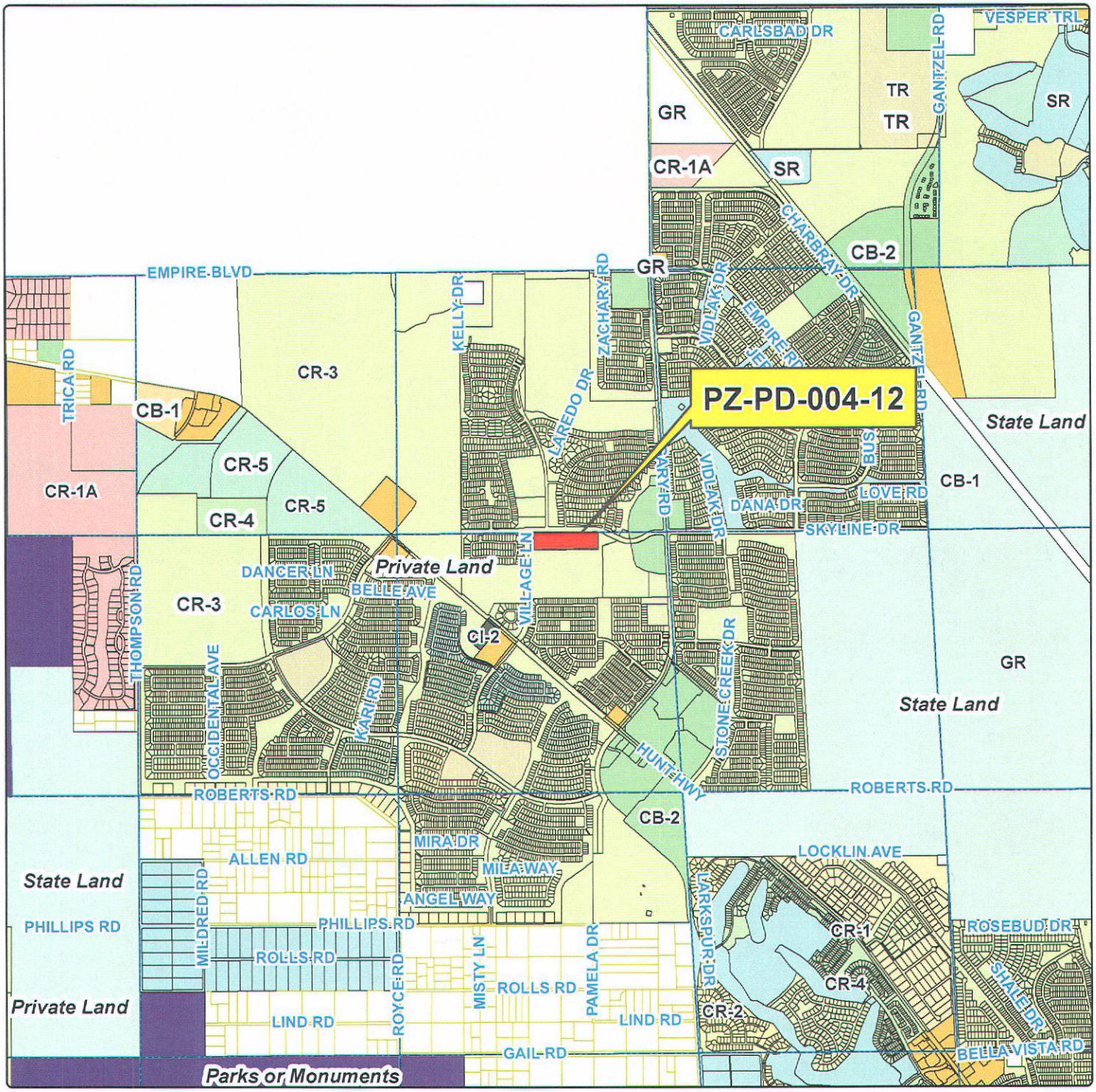
SURROUNDING ZONING AND LAND USE:
North: (CR-3/PAD, PZ-PD-055-00); single family residential
East: (CR-3/PAD, PZ-PD-055-00); vacant and single family residential
South: (CR-3/PAD, PZ-PD-055-00); vacant and single family residential
West: (CR-3/PAD, PZ-PD-055-00); single family residential

PUBLIC PARTICIPATION:
Neighborhood Meeting: February 8, 2012
Neighborhood and agency mail out: week of March 12, 2012
News paper Advertising: April 26, 2012
Site posting: County May 1, 2012, Applicant April 24, 2012

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

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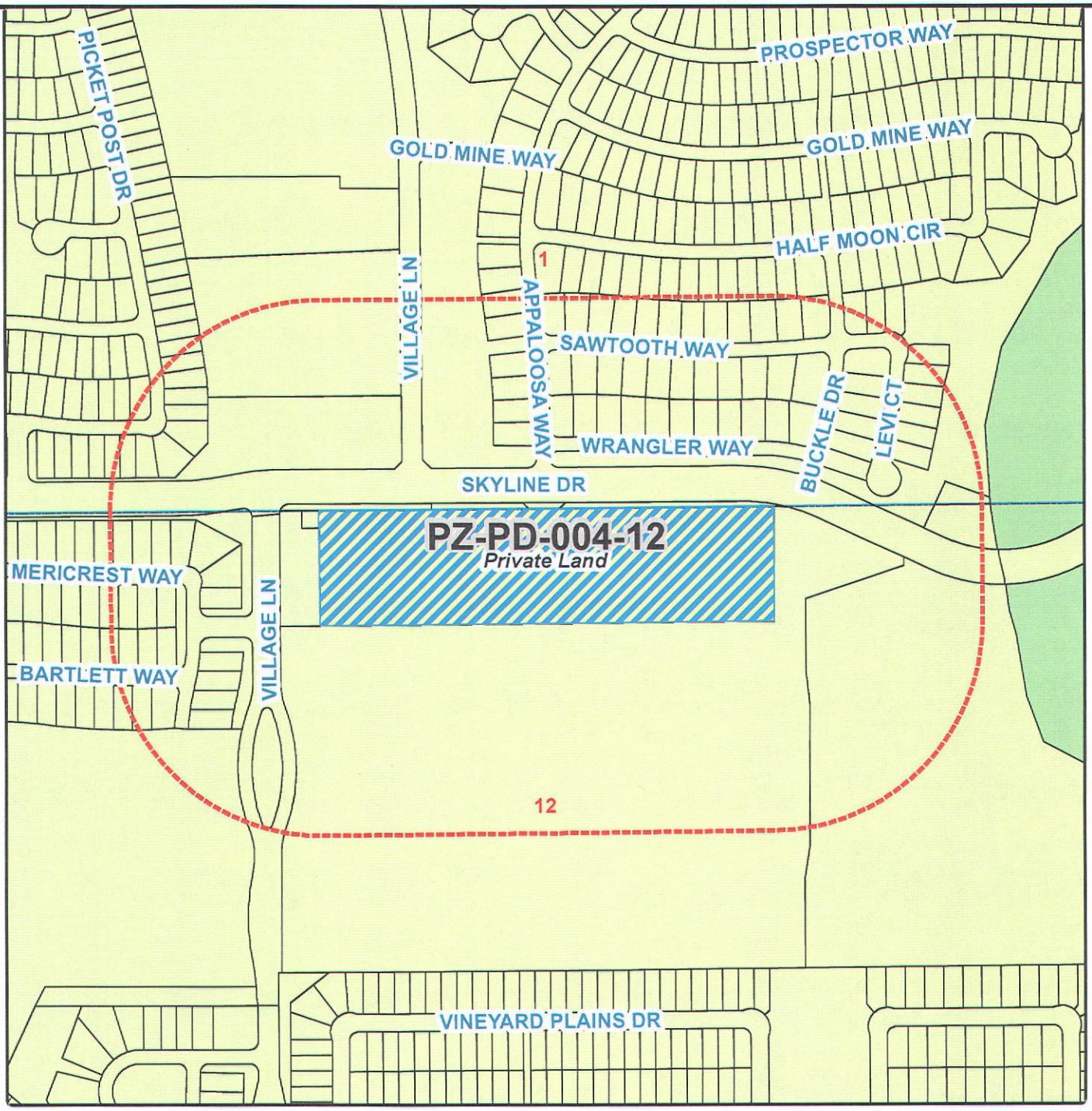
SOUTHEAST FINANCIAL LLC

Legal Description:
Situated in a portion of the Section 12, T03S,R07E, G&SRB&M, Parcel 509-02-002J (legal on file).

T03S-R07E Sec 12

SOUTHEAST FINANCIAL LLC			
Drawn By: GIS / IT / LJT		Date: 04/05/2012	
Sheet No. 1 of 1	Sections 12	Township 03S	Range 07E
	Case Number: PZ-PD-004-12		



Rezone

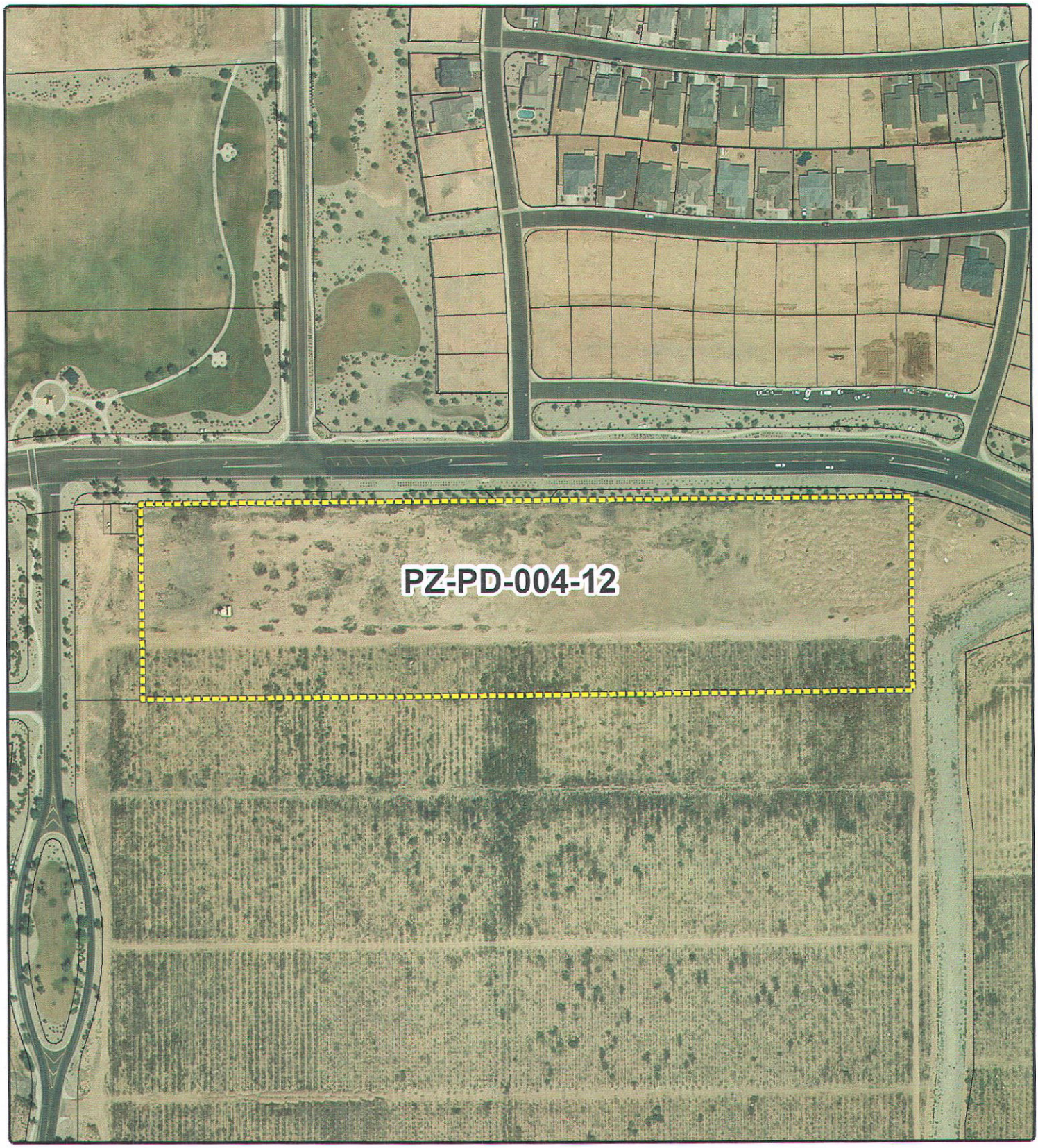
PZ-PD-004-12 - PUBLIC HEARING/ACTION: Southwest Financial, LLC, landowner/applicant, UEB Design Build, LLC. c/o Paul Alessio, agent, requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-006-06) on 10± acres within the Bella Villagio PAD to plan and develop a church; situated in a portion of the N½ of Section 12, T03S, R07E G&SRB&M, tax parcel 509-02-002J (legal on file) (located adjacent to the south side of Skyline Drive approximately ¼ mile west of Gary Road, San Tan Valley area).

NORTH

Current Zoning: CR-2
Request Zoning: Rezone
Current Land Use: MLDR

PINAL • COUNTY
Wide open opportunity

Legal Description: Situated in a portion of the Section 12, T03S, R07E, G&SRB&M, Parcel 509-02-002J (legal on file). T03S-R07E Sec 12	Sheet No. 1 of 1	Owner/Applicant: SOUTHEAST FINANCIAL LLC	
		Drawn By: GIS / IT / LJT	Date: 04/05/2012
		Sections 12	Township 03S / Range 07E
		Case Number: PZ-PD-004-12	



Rezone

NORTH

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PZ-PD-004-12

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain

Water/Sewer: Johnson Utilities

Access: The property is accessible from Skyline Drive

HISTORY: This property was rezoned in 2006 from GR (General Rural) to CR-2/PAD (Single Residence Zone) under Planning Cases PZ-006-06 and PZ-PD-006-06. The Bella Villagio Planned Area Development allowed for the development of 25 units on the subject property and had an overall density of 2.5 DU/AC.

ANALYSIS: The applicant is requesting approval of an amendment to a Planned Area Development (PAD) Overlay District (PZ-PD-006-06) on 10± acres to plan and develop a church. The development plan shows two points of ingress/egress on Skyline Drive, parking, outdoor gathering site, church building, and a future expansion area. All uses in the CR-2 zone have been removed except for church and the site development standards are remaining the same.

To date, no letters in favor or in opposition have been received from property owners outside of the notification area.

The applicant has provided information regarding this amendment, which is provided under separate cover.

The proposal was sent to the Town of Queen Creek for review and their response is attached to the correspondence section of this report.

The **Pinal County Department of Public Works** reviewed the proposal and their comments are attached to correspondence section of this report.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X"

The Pinal County Department of Air Quality provided comments which are attached to the correspondence section of this report

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD overlay zone amendment request under Planning Cases PZ-PD-004-12. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS,

INGRESS/EGRESS & LANDSCAPING

B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE

C) NEIGHBORHOOD IMPACT

D) FLOOD CONTROL

E) TRAFFIC IMPACT

F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN

G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Southwest Financial, LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a PAD Overlay amendment.
2. To date, no letters in favor or opposition have been received from property owners outside of the notification area.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the Planned Area Development (PAD) Overlay District amendment request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD amendment request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-004-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval.

2. All roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis.

3. The drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention

for storm waters in an on-site retention area.

4. Any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

5. Approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

6. Prior to development approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.

    b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.

    c. The wastewater plan for the proposed development is in conformance with the **Certified Areawide Water Quality Management (208) Plan.**

7. The property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-004-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents dated April 3, 2012.

8. In the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District and the stipulations attached to case number PZ-PD-004-12, the stipulations shall govern.

9. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.

10. Prior to applying for a zoning clearance/building permit, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans.

11. Approval of this PAD amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

12. The developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD'S both current and proposed.

13. The development plan approved under planning case PZ-PD-006-06 shall be considered null and void.

14. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

15. Any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.175.090 of the Development Services Code.

Date Prepared: 05/04/12 – dld
Revised:

Request to Amend PAD
Case No. PZ-PD-006-06

Submittal – April 3, 2012

Prepared by:

UEB

6750 E. Camelback Rd, Suite 103

Scottsdale, AZ 85251

480-222-9103, fax 480-222-9104

Prepared for:

Southeast Financial, LLC
5108 North 40th St, Suite 3
Phoenix, AZ 85018

And

Pinal County
Planning & Development
31 N. Pinal Street, Building F
Florence, AZ 85232
(520) 866-6442

Prepared by:

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8. Maintenance of Streets and Common Areas

2. PURPOSE OF REQUEST

The purpose of this request is to amend Case No. PZ-PD-006-06 Planned Area Development (PAD). The existing Case No. PZ-PD-006-06 PAD is approx. 10.01 acres within Pinal County which had been approved by Pinal County as a Planned Area Development in March of 2006. This PAD was approved to allow a previous home builder to develop a specific single family subdivision that was never developed and that developer eventually lost the property to foreclosure and that specific development concept was abandoned. The request is to amend the Case No. PZ-PD-006-06 Planned Area Development (PAD) and allow a church to be developed which is allowed under the current CR-2 zoning.

3. PROJECT DESCRIPTION

3A. Nature of Project

The purpose of this request is to amend Case No. PZ-PD-006-06 Planned Area Development (PAD) to allow a church to be developed which is allowed under the current CR-2 zoning. The existing Case No. PZ-PD-006-06 PAD is approx. 10.01 acres within Pinal County. The parcel is owned by:

Southeast Financial, LLC
5108 North 40th St, Suite 3
Phoenix, AZ 85018

Acreage	Tax Parcel Number	Zoning	Ownership
10.01	509-02-002J	CR-2	Southwest Financial, LLC

3B. PROPOSED LAND USES

The purpose of this request is to amend Case No. PZ-PD-006-06 Planned Area Development (PAD) to allow a church to be developed which is allowed under the current CR-2 zoning.

3C. BUILDING TYPES AND DENSITIES

Building types would be consistent with the surrounding community and densities would be consistent with the current CR-2 zoning.

3D. CONFORMANCE TO ADOPTED LAND USE PLANS

The purpose of this request is to amend Case No. PZ-PD-006-06 Planned Area Development (PAD) to allow a church to be developed which is allowed under the current CR-2 zoning.

3E. CIRCULATION AND RECREATION SYSTEMS

There are currently no applicable circulation and recreation systems within the vicinity of this PAD.

4. RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

The character of the surrounding land uses are primarily single family residential, undeveloped residential, elementary school, community park, religious, and developed/partially developed and undeveloped commercial/retail properties, all of which are consistent with the current CR-2 residential zoning.

5. LOCATION AND ACCESSIBILITY

The property is located on W. Skyline Drive near to major roadways, approximately 1,000 feet from N. Gary Drive and approx. 2,500 feet from W. Hunt Hwy, and has accessibility to the respective roadways from W. Skyline Drive and N. Village Lane.

6. TIMING OF DEVELOPMENT

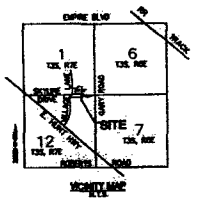
The phasing and timing of future development is anticipated to be within 2 years of the closing of the sale of the property.

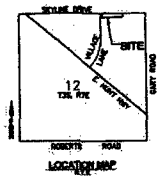
7. PUBLIC UTILITIES AND SERVICES

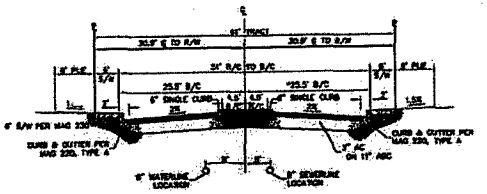
Utility	Company
School	Coolidge Unified School District #21
Water	Johnson Utilities, LLC
Sewer	Johnson Utilities, LLC
Electricity	SRP
Gas	City of Mesa Gas
Telephone	Qwest/Century Link
Cable	Cable America
Fire	Rural Metro
Police	Pinal County Sheriff's Dept
Solid Waste	Individual Homeowner Contract

8. MAINTENANCE OF STREETS AND COMMON AREAS

The maintenance of streets and common areas would be by the proposed buyer of the property.







Street Section - Entry Drives

Land Use Table

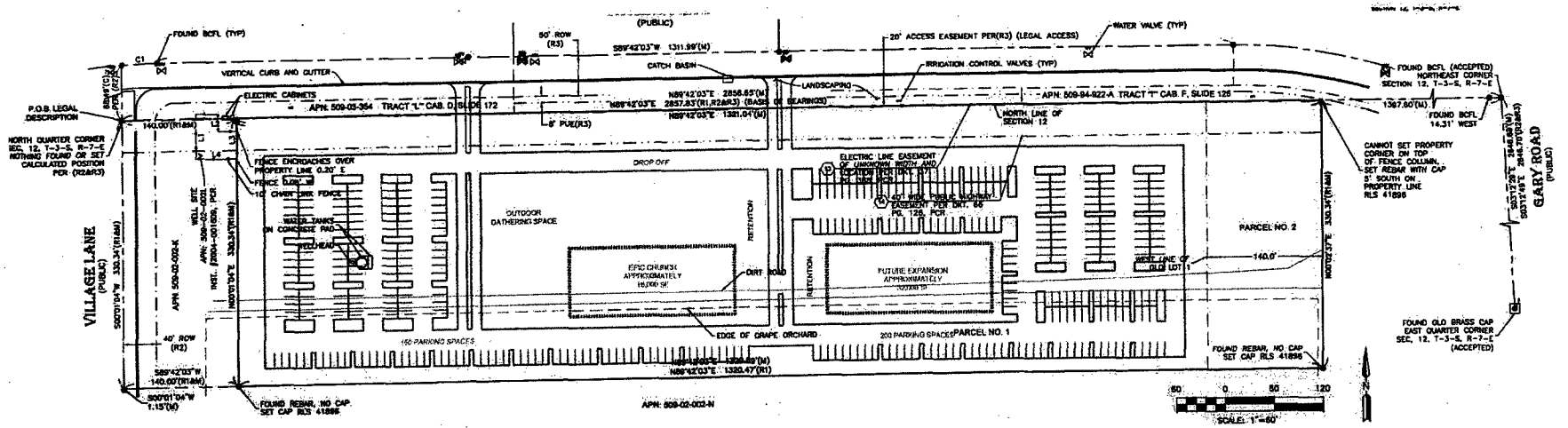
Gross Acreage	10.0184 acres
Area of Private Drives	17,000 sf
Area of Open Space	170,000 sf
Area of Rec. Space	30,000 sf
Area of Church Buildings	48,000 sf

Zoning

No zoning changes are being requested.

Service Providers

UTILITY	COMPANY
SCHOOL	COOLIDGE UNIFIED SCHOOL DISTRICT #21
WATER	JOHNSON UTILITIES, LLC
SEWER	JOHNSON UTILITIES, LLC
ELECTRICITY	SRP
GAS	CITY OF MESA GAS
TELEPHONE	QWEST
CABLE TELEVISION	CABLE AMERICA
FIRE	RURAL METRO
POLICE	PINAL COUNTY SHERIFF'S DEPT.
SOLID WASTE	INDIVIDUAL HOMEOWNER CONTRACT



Site Plan is preliminary and will be developed through required Pinal County Site Plan Approval Process
Grading and Drainage Plan will be developed through required Pinal County Site Plan Approval Process

LEGAL DESCRIPTION (PER DEED IN INST. NO. 2009-120989, PCR):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 12, SAID POINT BEING A 1 INCH PIPE FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE, BEARS NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 2857.83 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 140.00 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS EAST, A DISTANCE OF 330.34 FEET ALONG THE EAST LINE OF THE WEST 140.00 FEET OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE NORTH LINE OF SECTION 12 TO THE POINT OF BEGINNING.

PARCEL NO. 2:

A PARCEL OF LAND LOCATED IN LOT 1 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12 SAID POINT BEING A 1 INCH PIPE, FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE, BEARS NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 2857.83 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 1320.47 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 TO A POINT ON THE WEST LINE OF LOT 1 OF SECTION 12, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, A DISTANCE OF 330.35 FEET ALONG THE EAST LINE OF THE WEST 140.00 FEET OF LOT 1 OF SECTION 12, TO A POINT ON THE NORTH LINE OF SECTION 12;

THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE NORTH LINE OF SECTION 12, TO THE NORTHWEST CORNER OF LOT 1 OF SECTION 12;

THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, A DISTANCE OF 330.35 FEET ALONG THE WEST LINE OF LOT 1 OF SECTION 12, TO THE POINT OF BEGINNING.

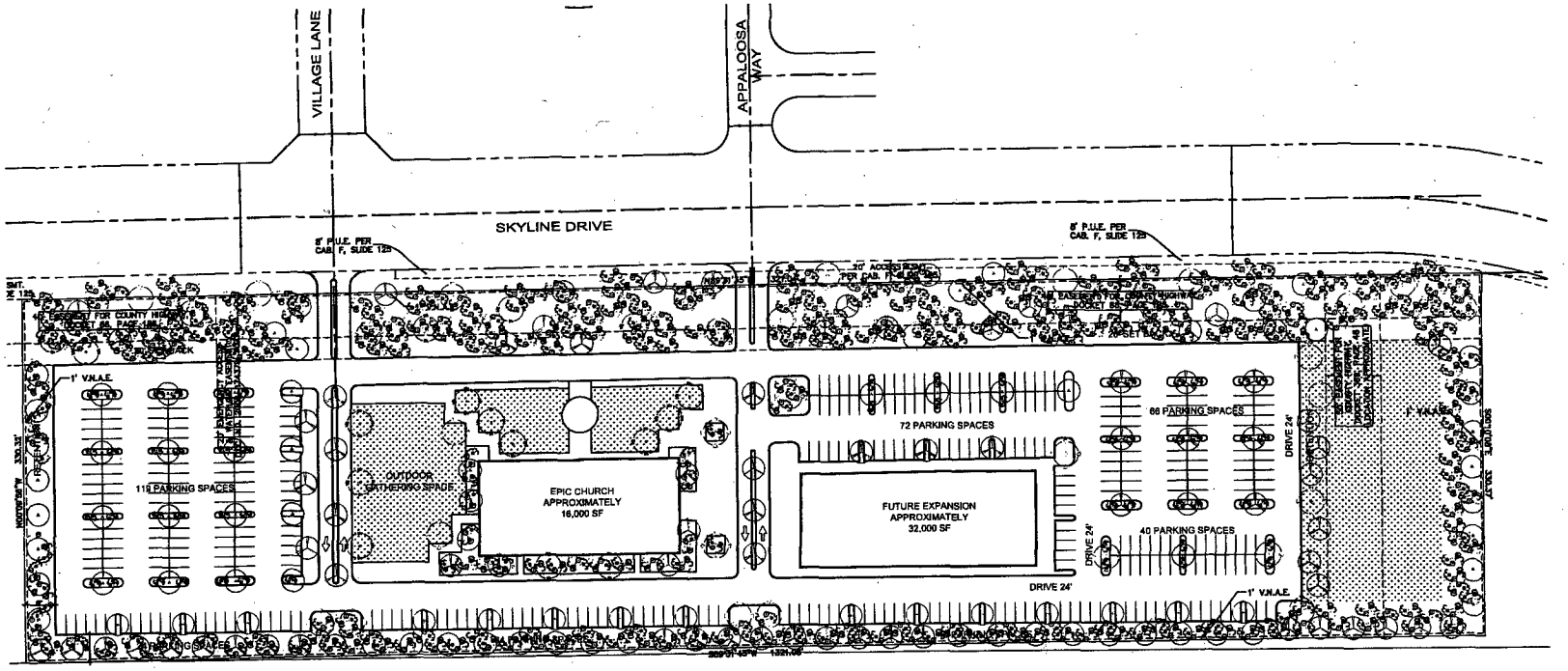
Owner
Southeast Financial, LLC
5108 N. 40th Street, Suite 3
Phoenix, AZ 85018

Applicant
UEB Design Build
Paul Alessio
6750 East Camelback Road I suite 103
Scottsdale AZ 85251
phone: 480.222.9103

Owner will own, control and maintain all private elements of the site

Development Plan 04/02/2012

UEB design-build, llc.



PLANT LEGEND

TREES

- OLNEYA TESOTA — DESERT IRONWOOD
- CERCIDIUM FLORIDIUM — BLUE PALO VERDE
- PROSOPIS VELUTINA — ARIZONA MESQUITE
- PARKINSONIA PRAECOX — PALO BREA
- QUERCUS VIRGINIANA — SOUTHERN LIVE OAK
- DALBERGIA SISSOO — SISSOO TREE
- ACACIA FARNESIANA — SWEET ACACIA
- ACACIA SALICINA — WILLOW ACACIA

SHRUBS

- DASYLIRION WHEELERII — DESERT SPOON
- AMBROSIA DELTOIDEA — TRIANGLE-LEAF BURSAGE
- ENCELIA FARINOSA — BRITTLE BUSH
- LARREA TRIDENTATA — CREOSOTE BUSH
- FEROCACTUS WISLIZENII — FISHHOOK BARREL CACTUS
- ECHINOCACTUS SP. — HEDGEHOG CACTUS
- FOUQUIERIA SPLENDENS — OCOTILLO
- DASYLIRION LONGISSIMA — MEXICAN GRASS TREE
- BALIEYA MULTIRADIATA — DESERT MARIGOLD
- LEUCOPHYLLUM CANDIDA — "THUNDERCLOUD" SAGE

SHRUBS

- CAESALPINIA PULCHERRIMA — RED BIRD OF PARIDISE
- CARNEGIEA GIGANTEA — SAGUARO
- SENNA PHYLLODINEA — SILVER SENNA
- ALOE SAPONARIA — AFRICAN ALOE
- AGAVE PALMERI — PALMER'S AGAVE
- AGAVE GEMINIFLORA — TWIN-FLOWERED AGAVE

GROUNDCOVERS

- LANTANA MONTEVIDENSIS — GOLD MOUND LANTANA
- CONVOLVULUS CNEORUM — BUSH MORNING GLORY
- VERBENA PERUVIANA — PERUVIAN VERBENA
- CYNODON DACTYLON — "MIDIRON" HYBRID

LANDSCAPE MATERIALS

- DECOMPOSED GRANITE — "DESERT GOLD"

LANDSCAPE DESIGN CONCEPT

THE LANDSCAPE DESIGN CONCEPT FOR THIS PROJECT INCLUDES LOW WATER, LOW MAINTENANCE, XERISCAPE, TYPE LANDSCAPE DESIGN FOR THE PERIMETER AND STREET FRONTAGE AREAS. AS ONE ENTERS THE SITE THE PLANT MATERIAL PROVIDES MORE FLOWERING, SOFTER SPECIES TO CREATE A VARIETY OF TEXTURES, COLORS, AND FORMS. TURF AREAS SHALL BE LIMITEDTO FUNCTIONAL AREAS. ALL PLANTINGS WILL BE IRRIGATED WITH AN AUTOMATED UNDERGROUND DRIP IRRIGATION SYSTEM.

CONCEPTUAL LANDSCAPE PLAN

FINAL LANDSCAPE DESIGN TO BE DEVELOPED DURING THE SITE PLAN APPROVAL PROCESS

NORTH

0 25' 50' 100'

CONCEPTUAL LANDSCAPE PLAN

biltform landscape architecture

biltform landscape architecture group, inc.

22044 north 44th street, suite 100
phoenix, arizona 85050
Phone 602.285.0200 Fax 602.285.0229

PRELIMINARY NOT FOR CONSTRUCTION

"NOTICE OF ALTERNATE BILLING CYCLE"

This contract allows the owner to invoice the subcontractor of billings or estimates of billing cycles other than 30 days. A written description of such other billing cycle applicable to the project is available from the Owner or the Owner's designated agent at: (602) 956-1110, 7321 North 19th Street, Phoenix, AZ. 85020 and Owner or its designated agent shall provide this written description upon request.

EPIC CHURCH

REVISIONS:

1.
2.
3.
4.
5.

JOB NO: PENDING

DATE: March 31, 2012

SCALE: 1" = 50'-0"

SHEET NO: L 1.1

© BILTFORM ARCHITECTURE GROUP, INC.

OPEN HOUSE

DATE
February 8th, 2012

TIME
5pm – 6pm

OPEN HOUSE LOCATION
Skyline Ranch Elementary School
1084 San Tan Hills Dr.
Queen Creek, Az 85143
Room D117 (Band Room)

You are invited to an open house to discuss a request to extinguish a Planned Area Development, submitted by a previous property owner, and revert to the original (CR-2) residential zoning. The subject property is approximately 10.01 acres located on the south side of W. Skyline Drive at N. Village Lane. The purpose of this open house is to inform neighboring property owners and residents of the request. The format of the meeting is an open house and representatives will be available to discuss and answer questions during the time indicated above.

Pinal County will mail official announcements prior to future public hearings which will be held in Florence.

Please contact Paul Alessio with UEB at 480-222-9103 with questions.

UEB - 6750 E CAMELBACK RD STE 103 | SCOTTSDALE, AZ 85251 LIC 212465 PH 480.222.9103 F 480.222.9104

Property Ownership List 1,200 feet from subject parcel boundary – Notified of Community Meeting

TORRES RAMON S & ROSARIO P
151 RANCHO MANOR CRT
SAN JOSE, CA 95111

MARQUEZ GUADALUPE & YEPEZ MARIA
34561 N PICKET POST DR
QUEEN CREEK, AZ 85142

DIDWAY BRIAN D & ZUCHOWSKI POLLYANN
2583 W BARTLETT WAY
QUEEN CREEK, AZ 85142

CRAVATH WHOLE LIFE COMMUNITIES LLC
9290 E THOMPSON PEAK
SCOTTSDALE, AZ 85255

WALKER ROBERT & COURTNEY C J
6313 S OSBORNE RD
UPPER MARLBORO, MD 20772

MORNING SUN FARMS HOMEOWNERS ASSOC INC
4645 E COTTON GIN LOOP
PHOENIX, AZ 850408885

JOHNSON UTILITIES COMPANY LLC
5230 E SHEA BLVD STE 200
SCOTTSDALE, AZ 85254

CAMPBELL PHILLIP J
2105 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

LAUGHLIN RONALD & CHARLOTTE
PO BOX 1930
CLAKAMUS, OR 97015

DE ALBA RICARDO & VICTORIA S
900 CHERRY AVE STE 300
SAN BRUNO, CA 94066

MCLEOD DONALD JOHN & PEGGYANN
PO BOX 18
CALABOGIE, ON, KOJ, CANADA

BEAZER HOMES HOLDINGS CORP
1621 W RIO SALADO PKWY STE 103
TEMPE, AZ 85281

CRAVATH WHOLE LIFE COMMUNITIES LLC
9290 E THOMPSON PEAK PKWY STE 243

SKYLINE RANCH HOMEOWNERS ASSOC
1600 W BROADWAY RD STE 200
TEMPE, AZ 852821134

CRAVATH WHOLE LIFE COMMUNITIES LLC
2005 W 14TH ST 100
TEMPE, AZ 85281

CAMARENA CARLOS A
2410 W MERICREST WAY
QUEEN CREEK, AZ 85142

SOUTHEAST FINANCIAL LLC
2 N CENTRAL AVE STE 2200
PHOENIX, AZ 85004

CLEMENS CURTIS R
1935 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

KERR ROBERT L
PO BOX 3325
LAKE HAVASU CIT, AZ 86405

HARROTT JAMES
20160 E STONECREST DR
QUEEN CREEK, AZ 85142

MERCADO ALBERT C & NORA TRS
2619 W BARTLETT WAY
QUEEN CREEK, AZ 851426612

LYTLE STEPHANIE
34589 N PICKET POST DR
QUEEN CREEK, AZ 85142

MAGGARD ANTHONY S
2549 W BARTLETT WAY
QUEEN CREEK, AZ 85142

MISSION PARK ASSOCIATES
12623 S 71ST ST
TEMPE, AZ 85284

VICKREY WILLIAM A FAM LTD PSHIP ETAL
PO BOX 2402
SHERMAN, TX 75091

RAY CLARENCE A
2394 W MERICREST WAY
SAN TAN VALLEY, AZ 851426796

DALMAZZO ELIO F
2119 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

BANKUNITED
7815 NW 148TH ST
MIAMI LAKES, FL 330161554

TARAZON GREGORY
2019 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

WERNER PAUL E
1991 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

GIANG TAN V
1977 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

DRABBLE ROBERT A
1775 W VINEYARD PLAINS DR
QUEEN CREEK, AZ 85142

MARTINEZ ERNESTO
8550 E MCDOWELL RD APT 126
SCOTTSDALE, AZ 85257

NARVAEZ DANIEL & WENDY SUE DAWDY
34410 N APPALOOSA WAY
SAN TAN VALLEY, AZ 851424433

EPHRIAM MABLEAN
PO BOX 39A60
LOS ANGELES, CA 90039

PARSONS JAMES & SANAE
2469 W MERICREST WAY
QUEEN CREEK, AZ 85142

PARLANTI JOHN V & GLORIA L
2470 W BARTLETT WAY
QUEEN CREEK, AZ 85142

HUETTL DAMIAN & SARAH L 50%
2301 WESTVIEW PL SE
MANDAN, ND 585546401

TRAVIS ROBERT E
2536 W BARTLETT WAY
QUEEN CREEK, AZ 85142

CLUFF DAVID W & JENNIFER J
2601 W BARTLETT WAY
QUEEN CREEK, AZ 85142

STAHLBERG BILL & JENNIFER
22747 SW COWLITZ DR
TUALATIN, OR 97062

AZCAN RPG LLC
10645 N TATUM BLVD STE 200-445
PHOENIX, AZ 85028

DAME BRANDON J
2442 W WRANGLER WAY
QUEEN CREEK, AZ 85142

FEDERAL NATIONAL MORTGAGE ASSOCIATION
2380 PERFORMANCE DR UNIT TX2-984-0407

CROFT ENAS S
5000 S JONES BLVD
LAS VEGAS, NV 89118

HALVORSEN LARAE D
16010 N 36TH DR
PHOENIX, AZ 85053

FULTON ROBERT
2453 W MERICREST WAY
QUEEN CREEK, AZ 85142

WATSON GLORIA J
2419 W MERICREST WAY
QUEEN CREEK, AZ 85142

HOPE BRIAN
2570 W BARTLETT WAY
QUEEN CREEK, AZ 85142

BRUNDAGE DOUG TR
13050 AGUAMARINA POINT
SAN DIEGO, CA 92128

COTTER DAVID K
PO BOX 30211
MESA, AZ 85275

STOVALL BILLY R
433 S LEWIS ST APT A
MONROE, WA 98272

BURDEYNEY DONALD F & ELIZABETH H
217 DEERVIEW DR SE
CALGARY, AB T2J 6H2, CANADA

LOPEZ ROY N & ELENA E
2488 W WRANGLER WAY
QUEEN CREEK, AZ 85142

CLUBB MATTHEW
305 E CALIFORNIA BLVD 19
PASADENA, CA 91106

HAFFNER JACK
2420 W BARTLETT WAY
QUEEN CREEK, AZ 85142

SCHMAL CLINT D
2515 W BARTLETT WAY
QUEEN CREEK, AZ 85142

FACKRELL MICHAEL A & KIMBERLY S
2567 W BARTLETT WAY
QUEEN CREEK, AZ 85142

HILL AMANDA JOY
34179 N PICKET POST DR
QUEEN CREEK, AZ 85142

NAGY ROBERT J & BARBARA L
PO BOX 58
MISTATIM. SK, SOE, CANADA

SMART SYLVIA A
2485 W MERICREST WAY
QUEEN CREEK, AZ 85142

BECK JULIE
2829 E MUIRWOOD DR
PHOENIX, AZ 85048

YOUNG PHILIP M
2608 W WRANGLER WAY
QUEEN CREEK, AZ 85142

HATCH CHRISTOPHER R
1982 W APPALOOSA WAY
QUEEN CREEK, AZ 85142

NORDIC AQUISITIONS LLC
1550 PLAZA WEST DR
PRESCOTT, AZ 86303

CARVAJAL JUDITH L & CHARLES L
2601 W MERICREST WAY
QUEEN CREEK, AZ 85142

ANDERSON THOMAS
34787 N LAREDO CT
QUEEN CREEK, AZ 85142

KILLINGBECK KEVIN A
2460 W MERICREST WAY
QUEEN CREEK, AZ 85142

PETERS TONY W
2486 W BARTLETT WAY
QUEEN CREEK, AZ 85142

POLANCO JOSE M & BERTHA
1994 W APPALOOSA WAY
QUEEN CREEK, AZ 85142

LEON BALDOMERO & ANA M
2528 W MERICREST WAY
QUEEN CREEK, AZ 85142

COZART RONNIE D & MERCEDES
2569 W MERICREST WAY
QUEEN CREEK, AZ 85142

KNAGGS JEREMY P & BRANDIE M
2594 W WRANGLER WAY
QUEEN CREEK, AZ 85142

DTDC PROPERTIES LLC
14901 N SCOTTSDALE RD STE 200
SCOTTSDALE, AZ 85254

KIDWELL THOMAS
3301 S GOLDFIELD RD LOT 5020
APACHE JUNCTION, AZ 851194531

ZAVALA ERIK & MICCOLIS NATALIE
2585 W MERICREST WAY
QUEEN CREEK, AZ 85142

WITWICKI WAYNE & GAYLE
2521 S PONDEROSA
GILBERT, AZ 85295

CHARLES CATHERINE L
2436 W BARTLETT WAY
QUEEN CREEK, AZ 85142

HAYDEN JAMES ROBERT III
2535 W MERICREST WAY
QUEEN CREEK, AZ 85142

CUANZON NAPOLEON B & CARLOTA V
34764 N LAREDO CT
QUEEN CREEK, AZ 85142

JACKSON CHRISTOPHER
34363 N LEVI CT
QUEEN CREEK, AZ 85142

SWEENEY JANETTE D
2551 W MERICREST WAY
QUEEN CREEK, AZ 85142

BEAZER PRE-OWNED HOMES LLC
1621 W RIO SALADO PKWY STE 103
TEMPE, AZ 85281-2608

KORANDA JAMES R & DARLA
2586 W BARTLETT WAY
QUEEN CREEK, AZ 85142

HARMS CHAD
2617 W MERICREST WAY
SAN TAN VALLEY, AZ 851426604

NASS KENDALL L SR LIVING TRUST
20 LYLE LOOP
SELAH, WA 98942

FISHER WILLIAM JR & BARBARA JEAN
2478 W MERICREST WAY
QUEEN CREEK, AZ 85142

ROMNEY EDWARD K & BELINDA A
2454 W BARTLETT WAY
SAN TAN VALLEY, AZ 851426646

NGUYEN HANNA DUONG & CAN TUONG HUU
2008 W APPALOOSA WAY
QUEEN CREEK, AZ 85142

WOOD DERRICK
1900 W PROSPECTOR WAY
QUEEN CREEK, AZ 85142

MENDEZ JOSE & MARIA
2626 W MERICREST WAY
QUEEN CREEK, AZ 85142

KEOVORAVONGSA SOUK
2461 W WRANGLER WAY
QUEEN CREEK, AZ 85142

SULZMAN GARRETT
1360 S EDITH DR
CHANDLER, AZ 852861164

SANDERS AMANDA M
2589 W WRANGLER WAY
QUEEN CREEK, AZ 85142

MERRITT CHARLES E
2544 W MERICREST WAY
QUEEN CREEK, AZ 85142

BALL MATTHEW K & KACY J
2491 W WRANGLER WAY
QUEEN CREEK, AZ 85142

FRANKS REBECCA
2564 W WRANGLER WAY
QUEEN CREEK, AZ 85142

PERKINS JENNIFER FAMILY TRUST OF 2004
2567 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 851426616

GREEN TREE SKYLINE LLC
18821 E SWAN DR
QUEEN CREEK, AZ 85142

PHALOUKA SYPHO R
4619 F ST
SAN DIEGO, CA 92102

GROSSMAN RANDY W & JOYCE L
2560 W MERICREST WAY
QUEEN CREEK, AZ 85142

ALLEN RANDOLPH A & JUDY E
PO BOX 70491
EUGENE, OR 974010125

PALMER MELVIN M TRS
HC-1 BOX 204
STRAWBERRY, AZ 85544

SCHOTTMUELLER WERNER & YOLANDA
2573 W WRANGLER WAY
QUEEN CREEK, AZ 85142

LAVIERS THOMAS O & KATHY L
2494 W MERICREST WAY
QUEEN CREEK, AZ 85142

GGH INVESTMENTS 2557 LLC
847 E LA COSTA PL
CHANDLER, AZ 85249

LEXINGTON RENTALS LLC
14047 E LEXINGTON ST
GILBERT, AZ 852972075

COTTS NICHOLAS M
1741 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 851426376

RIFE COLTON
1971 W GREEN TREE DR
QUEEN CREEK, AZ 85142

VERHUNCE M ANDREW
2415 W WRANGLER WAY
QUEEN CREEK, AZ 85142

REID TOM
1603 18TH AVE NW
MINOT, ND 587031108

DARSOW ROY
PO BOX 609
HOWARD LAKE, MN 55349

SCHETTLER MICHELLE L
2477 W WRANGLER WAY
QUEEN CREEK, AZ 85142

ARMENTA LOURDES G
34374 N APPALOOSA WAY
QUEEN CREEK, AZ 85142

VALENCIA MICHAEL DELFINO
2444 W MERICREST WAY
QUEEN CREEK, AZ 851426607

THOMPSON TROY & SHEILA
4972 50TH ST
CAMROSE, AB T4V 0S5, CANADA

HUBBELL JOHN C
2479 W HALF MOON CIR
QUEEN CREEK, AZ 85142

ROBINSON SAMUEL M
1757 W VINEYARD PLAINS DR
SAN TAN VALLEY, AZ 85142

FLECKINGER CAROL
34451 N PICKET POST DR
QUEEN CREEK, AZ 85142

MILLER MARJORIE F TRUST
2535 W SAWTOOTH WAY
QUEEN CREEK, AZ 851426621

YEAGER RALPH
2581 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

STAHL TODD R
34393 N PICKET POST DR
QUEEN CREEK, AZ 85142

NAAS MICHAEL
2372 116TH AVE NE
MCVILLE, ND 58254

RISDON JAMES & THERESIA
1891 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 851424467

WARNER GARY & DORIS
34428 N APPALOOSA WAY
SAN TAN VALLEY, AZ 851424433

CAMPBELL KIM K
2061 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

LUNG RANDY S & RONDA L
34365 N PICKET POST DR
QUEEN CREEK, AZ 85142

MIRANDA TOBIAS & REBECCA
34423 N PICKET POST DR
QUEEN CREEK, AZ 85142

HEDGLIN PETER B
1945 W HALF MOON CIR
QUEEN CREEK, AZ 85142

MURTHA THOMAS
2403 W MERICREST WAY
QUEEN CREEK, AZ 85142

ZANDELL LARRY
34375 N LEVI CT
QUEEN CREEK, AZ 85142

SHER GERALD A & BARBARA
2507 W WRANGLER WAY
QUEEN CREEK, AZ 85142

ZETTLER JEREMY D
34402 N LEVI CT
QUEEN CREEK, AZ 851424474

RISLEY RONALD M JR & KIMBERLY L
1971 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 851424468

CASSATA ROBERT V
2475 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

HERNANDEZ FRANCISCO J
1217 N MILLER RD UNIT 7
SCOTTSDALE, AZ 85257

BAIR AARON R
2532 W WRANGLER WAY
QUEEN CREEK, AZ 85142

SUPOTO MEIJIJATI
2520 CATTRACK AVE
N LAS VEGAS, NV 89081

ROSNER AMY L
1886 W PROSPECTOR WAY
QUEEN CREEK, AZ 85142

KEENAN PATRICIA A
2602 W BARTLETT WAY
QUEEN CREEK, AZ 85142

TEICHROEB CORNIE & ANN
BOX 602
LA CRETE, AB T0G, CANADA

USHER ROBERT J ETAL
93 GRAND VIEW DR
LAKE OZARK, MO 65049

RICKETTS JUSTIN M & ANJANETTE N
2518 W WRANGLER WAY
QUEEN CREEK, AZ 85142

PERETIC DANIEL JR & MARIA C
1843 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

THU RYAN R
1858 W PROSPECTOR WAY
QUEEN CREEK, AZ 85142

PUMA THOMAS
11445 E VIA LINDA STE 2 UNIT 140
SOTTSDALE, AZ 85259

LORD EDWARD N
2548 W WRANGLER WAY
QUEEN CREEK, AZ 85142

WILLIAMS ROBERT CLARK
924 PROVIDENCE WAY
MODESTO, CA 95355

WILCOX LONNIE
2014 SOMMERFELD AVE
SASKATOON, SK S7H 2S7, CANADA

FUNAMORI BRADLEY C
1867 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

HORLACHER DUAINE M & JENNIFER E
2011 W SAWTOOTH WAY
SAN TAN VALLEY, AZ 851424469

FARACA SANDRA L
2035 W SAWTOOTH WAY
QUEEN CREEK, AZ 85142

PETERSEN WILLIAM F
480 S RAINBOW DR UNIT 25
PAYSON, AZ 85541

SOMERVILLE DEVIN A & KATHY L
2501 11TH AVE NW
MINOT, ND 58703

OPEN HOUSE – MEETING MINUTES

SUBJECT
PAD Extinguishment Request
10.01 Acres located on S. side of W. Skyline Drive at N. Village Lane

DATE
Wednesday, February 8th, 2012

TIME
5pm – 6pm

OPEN HOUSE LOCATION
Skyline Ranch Elementary School
1084 San Tan Hills Dr.
Queen Creek, AZ 85143
Room D117 (Band Room)

Meeting room was opened at 5pm and Paul Alessio (representative for Southeast Financial, LLC) presented the request and opened the floor for questions and answers.

Attendees were asked to sign in (see attached sign in sheet) and questions were taken in an orderly fashion about the request to extinguish a Planned Area Development (PAD), submitted by a previous property owner, and revert to the original (CR-2) residential zoning. Existing PAD information was available for review (including the previous undeveloped final plat, current ALTA survey dated 1/25/12 and copy of the residential CR-2 zoning). It was discussed that Southeast Financial, LLC was requesting to extinguish the current PAD to make the property marketable, as the previous landowner never acted on the proposed development identified in the PAD. There were questions about if the request to extinguish the PAD was granted, would this allow apartments or retail/commercial development to occur. The answer was the underlying residential CR-2 zoning does not allow this type of use. The types of uses allowed were then read from a copy of the CR-2 zoning of which attendees seemed pleased. A question was asked if there was a possibility the property would never be developed and it was explained that the underlying CR-2 residential zoning allows private development and it would be the owners decision what type of development (if any) to develop.

The meeting ended at 6:05pm and all attendees appeared comfortable with the application and seemed appreciative to have the opportunity to discuss the proposed application.

Please contact Paul Alessio with UEB at 480-222-9103 with questions.

SUBJECT: PAD Extinguishment Community Meeting - February 8, 2012 @ 5pm
PROPERTY LOCATED AT: South of W. Skyline Drive at N. Village Lane (10.01 Acres)
OWNER: Southeast Financial LLC

Name ROBERT + LINDA USHER

Name Robert & Vicki Drabble

Name Daniel & Wendy Dawdy-Narvaez

Name DON McREYNOLDS

Name Richard Wezver

Name Gloria Wezver

Name

Name

Name

Name

Name

Name

Name

Name

Name

Name

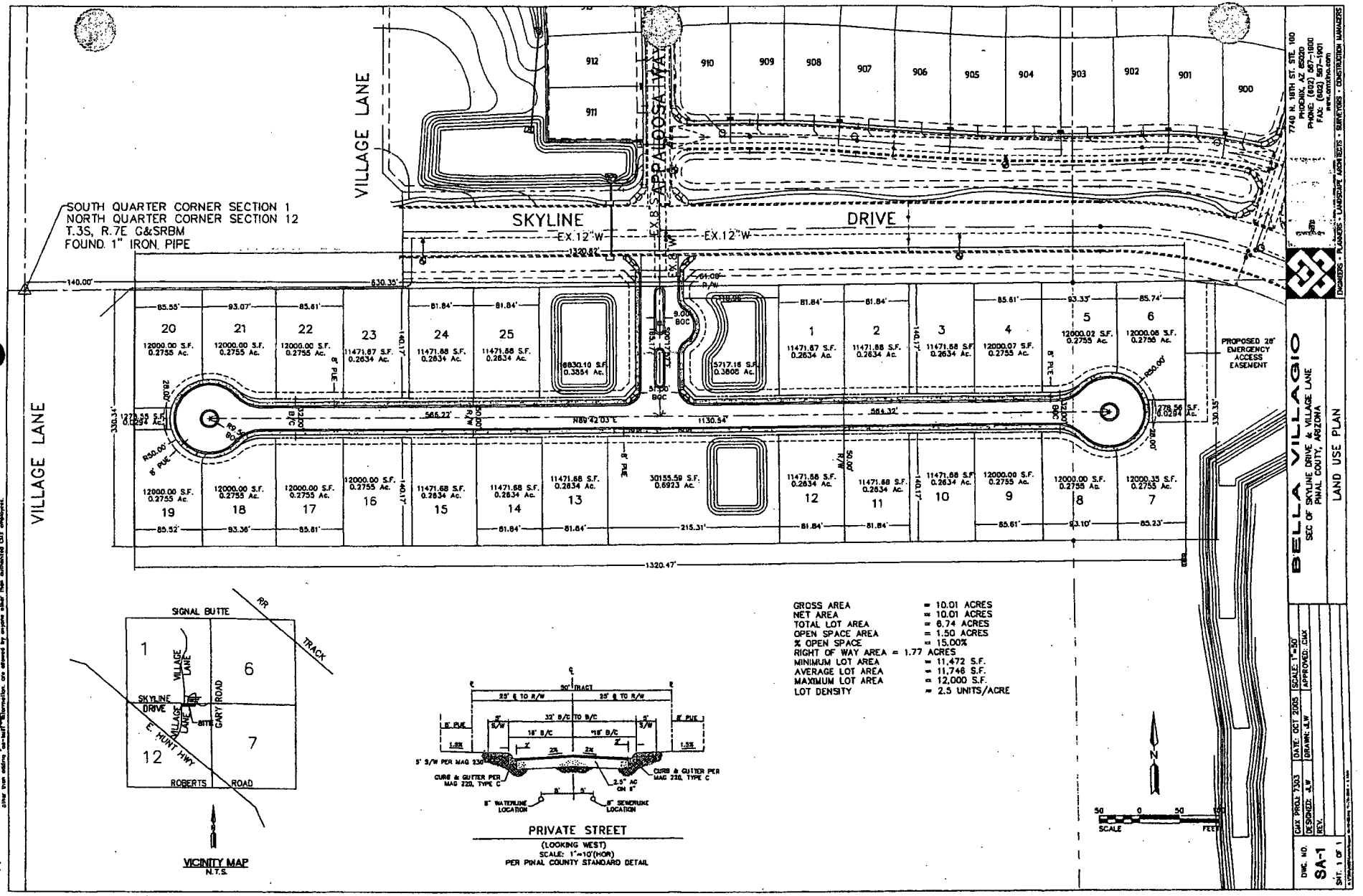
Name

Name

Name

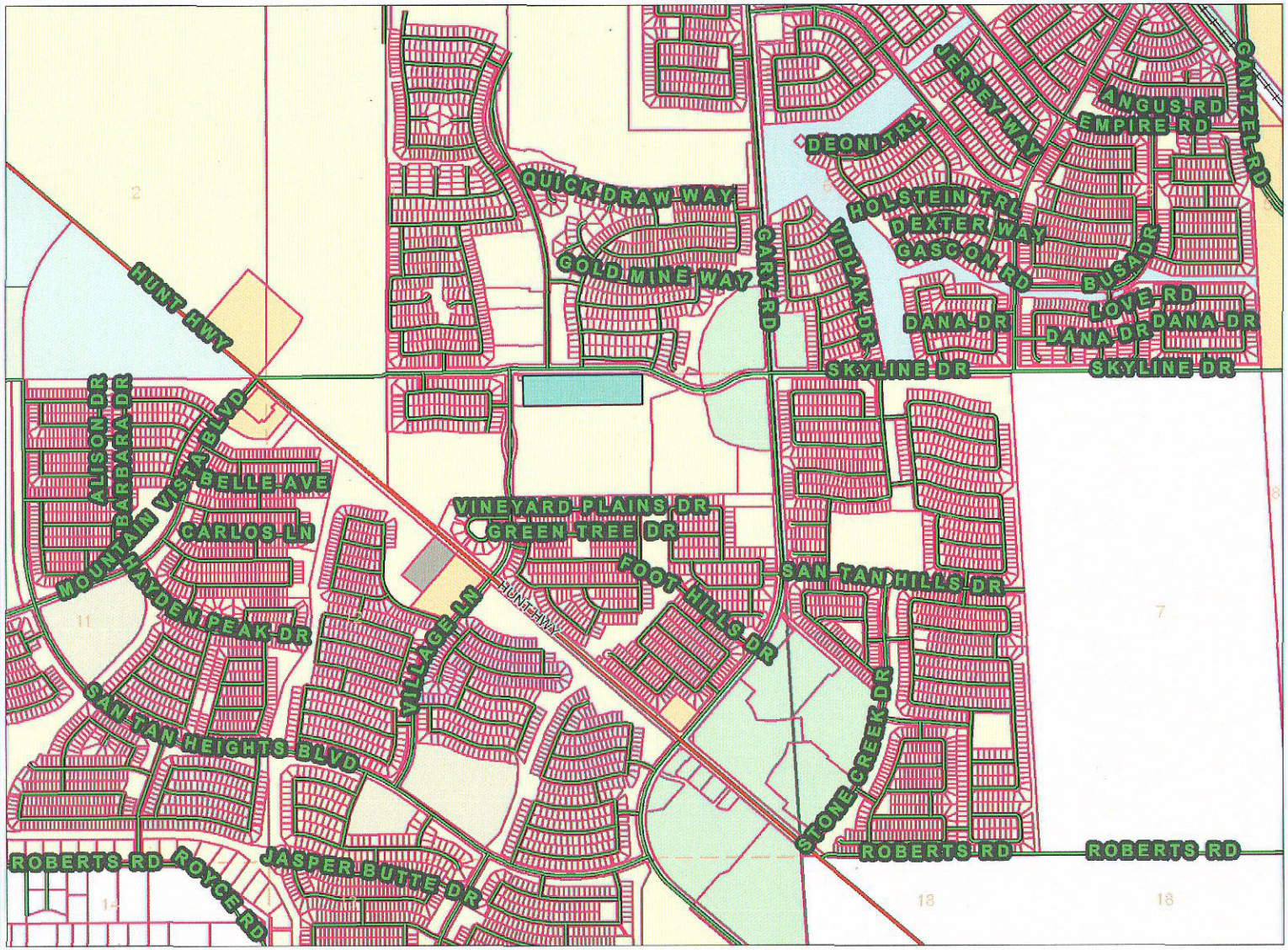
Name

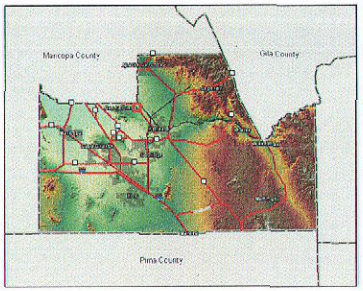
Name



Approved PAD PLAN

Pinal County Site





Legend

- AZ Major HWY
- Highways
  - Interstate
  - US Hwy
  - State Hwy
  - County Hwy
- Roads
- Railroads
  - COPPER BASIN RR
  - UNION PACIFIC RAILROAD
- AZ Counties
- Situs Address
- Tax Parcels
- Survey Lines
  - County Line
  - Township Line
- Section Lines
- Section Numbers
- Township Anno
- Townships
- Cities/Towns
- Zoning 2010
  - CAR
  - CB-1
  - CB-2
  - CI-1
  - CI-2
  - CI-B
  - CR-1
  - CR-1A
  - CR-2

1: 19,911

Printed On: 1-Mar-2012

0.6 0 0.31 0.6 Miles

NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Enter Map Description

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz Behring
County Manager

Memorandum

Date: May 17, 2012

To: Steve Abraham, Planning Manager
Planning and Development Services Department

From: Scott Bender, P.E. LAC
Deputy Public Works Director

Subject: Planned Area Development Amendment for EPIC CHURCH, Case No. PZ-PD-004-12

The Public Works Department has reviewed the Planned Area Development Amendment for EPIC CHURCH, Case No. PZ-PD-004-12 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
2) All roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
4) Any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

rev: L. Chow
cc: D. Denton

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

From: Steve Abraham
To: Dedrick Denton
Date: 4/24/2012 9:33 AM
Subject: Fwd: PZ-PD-004-12

fyi

Steve Abraham, AICP, MPA
Planning Manager
Pinal County Planning and Development
P.O. Box 2973
Florence, AZ 85132
phn 520-866-6045
fax 520-866-6530
"Working together to provide quality services, to enhance
the growth and beautification
of Pinal County for a better tomorrow."

>>> Wayne Balmer <wayne.balmer@queencreek.org> 4/23/2012 2:15 PM >>>
Steve:

Thank you for sending me the information on the above case for review and comment by the Town of Queen Creek.

After reviewing the April 3, 2012 narrative submitted by the applicant it appears the case is a request to amend a residential development plan that was approved by case PZ-PD-006-06 to allow a church to be constructed on the 10 acres, using the current CR-2 (residential) zoning - and they have limit their proposed change to a church exclusively.

Given this background, and reviewing their proposed site plan, it appears the proposed use of the property for a church would be compatible with the uses surrounding it.

As a result, the Town of Queen Creek has no additional comments on the request.

Should you have any questions, please feel free to contact me.

*
*

*Wayne Balmer, AICP *| Planning Administrator, Development Services Department | Town of Queen Creek | phone: 480-358-3095 | fax: 480-358-3105 | e-mail: wayne.balmer@queencreek.org | 22350 S. Ellsworth Road, Queen Creek, AZ 85242 | www.queencreek.org

Office hours: Monday - Thursday, 7 a.m. - 6 p.m., closed on Fridays

E-mails that board members or staff generate pertaining to the business of the public body are public records. Therefore, the e-mails must be preserved according to a records retention program and generally be made available for public inspection. The recipient of this message is hereby notified that participation in email discussions with this sender can and will result in all information contained therein being reviewed by any interested parties, including media outlets and reporters. To ensure compliance with the Open Meeting Law, Town Council recipients of this message should not forward it to other members of the Council. Members of the Council may reply to this message, but they should not send a copy of the reply to other members. Any questions may be directed to the Town of

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: Dedrick Denton

2. Date of Concept Review: Nov 23, 2011 Concept Review No.: _____

3. The Legal Description of the Property: See attached exhibit #1

4. Tax Assessor Parcel No.: 509-02-002J

5. Current Zoning: CR-2
   Requested PAD Overlay District: Request to Amend Current PAD PZ-PD-006-06 to allow a church to develop property

6. Parcel Size: 10.01 Acres

7. The existing use of the property is as follows: Not Developed

8. The exact use proposed under this request: Develop property as a church which is allowed under current CR-2 Zoning.

9. Is the property located within three (3) miles of an incorporated community?
   YES NO

10. Is an annexation into a municipality currently in progress?
    YES NO X

11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES NO X

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.
    Proposed PAD development of single family subdivision was never acted on and property was purchased from Lender and Church would like to develop

13. Explain why the proposed development is needed and necessary at this time.
    A local community church would provide the community a place of worship as well as local community amenities such as open multipurpose grass areas, interior local gathering space for community gathering/events.

RECEIPT #: AMT: DATE: CASE:

Revised February 2012

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Southeast Financial, LLC	5108 N. 40th St., #3, Phx AZ 85018	602-957-1799

Signature of Landowner (Applicant)	E-Mail Address
	mathis@casontyler.com

Name of Agent	Address	Phone Number
UEB DESIGN BUILD, LLC	6750 E. CAMELBACK RD SCOTTSDALE RD 85251 #103	480-222-9103

Signature of Agent	E-Mail Address
	PAUL.ALESSIO@UEBBUILDERS.COM

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Southeast Financial, L.L.C., an Arizona LLC
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified _____
[Insert Address of Property]

as assessor parcel number 509-02-002J and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints ~~UEB Builders LLC~~ (PR) UEB Design Build, LLC
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ ***[Signature]***
Dated: _____

_____ ***[Signature]***
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised March 2010

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Southeast Financial, L.L.C.
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: As Manager of CT Opportunity, LLC, as Manager of Southeast Financial LLC
[Insert Title]

Dated: 1-11-12

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of_____, by

_____ _____
[Insert Signor's Name] *[Insert Title]*

_____, an _____
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On this 11 day of January, 2012, before me, the undersigned, personally appeared

Perry Mathis Who acknowledged himself/herself to be
[Insert Signor's Name]

Manager of Southeast Financial LLC
[Title of Office Held] *[Second Company]*

As Manager for CT Opportunity LLC, and who being
[i.e, member, manager, etc.] *[Owner's Name]*

authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: 10/25/2015

VICTORIA GARRETT
Notary Public - Arizona
Maricopa County
My Commission Expires
October 25, 2015

Revised March 2010

Exhibit #1

LEGAL DESCRIPTION (PER DEED IN INST. NO. 2009-120989, PCR):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

ALONG WITH A PARCEL OF LAND LOCATED IN LOT 1 OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CCORNER OF SECTION 12 SAID POINT BEING A 1 INCH PIPE, FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE, BEARS NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, 2857.83 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE WEST LINE OF THE NORTHEASTQUARTER OF SECTION 12;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 1320.47 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12 TO A POINT ON THE WEST LINE OF LOT 1 OF SECTION 12, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89 DEGREES 42 MINUTES 03 SECOND EAST, A DISTANCE OF 140.00 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 37 SECONDS EAST, A DISTANCE OF 330.35 FEET ALONG THE EAST LINE OF THE WEST 140.00 FEET OF LOT 1 OF SECTION 12, TO A POIN ON THE NORTH LINE OF SECTION 12;

THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 330.35 FEET ALONG THE NORTH LINE OF SECTION 12, TO THE NORTWEST CORNER OF LOT 1 OF SECTION 12;

THENCE SOUTH 00 DEGREES 02 MINUTES 37 SECONDS WEST, A DISTANCE OF 140.00 FEET ALOND THE WEST LINDE OF SECTION 12, TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER OF SECTION 12, SAID POINT BEING A 1 INCH PIPE FROM WHICH THE NORTHEAST CORNER OF SECTION 12, AN IRON PIPE BEARS NOTRH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 2857.83 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, A DISTANCE OF 330.34 FEET ALONG THE THE WEST LINE OF THE NOTRHEAST QUARTER OF SECTION 12;

THENCE NORTH 89 DEGREES 42 MINUTES 03 SECONDS EAST, A DISTANCE OF 140.00 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OFS ECTION 12;

THENCE NORTH 00 DEGREES 42 MINUTES 03 SECOND EAST, A DISTANCE OF 330.34 FEET ALONG THE EAST LINE OF THE WEST 140.00 FEET OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89 DEGREES 42 MINUTES 03 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE NORTH LINE OF SECTION 12 TO THE POINT OF BEGINNING.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

PLEASE ATTACH SEE

I hereby verify that the name list above was obtained on the 19 day of JAN, 2012, at the office of PINAL COUNTY WEBSITE (RECORDED DOCUMENT + GIS), and is accurate and complete to the best of my knowledge.

Signature _____ Date 2-15-12

Acknowledged before me by Paul A. Alessio, on this 15th day off February, 2012

SEAL
JULIE A. WILSON
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 20, 2012

Signature of Notary Public
Julie A. Wilson

(If additional copies of this form are needed, please photocopy)

Property Ownership List - 300 feet of the subject parcel boundry

PARCEL #		PHYSICAL ADDRESS				MAILING ADDRESS			
509032800	NAGY ROBERT J & BARBARA L	34235 N. PICKET POST DRIVE	SAN TAN VALLEY	AZ	85142	BOX 58	MISTATIM	SK	S0E 1B0
509032810	NASS KENDALL L JR & ROHRBACK-NASS DARLA	34255 N. PICKET POST DRIVE	SAN TAN VALLEY	AZ	85142	20 LYLE LOOP	SEALAH	WA	98942
509032820	WILLIAM A VICKREY FAMILY LTD PSHIP	34275 N. PICKET POST DRIVE	SAN TAN VALLEY	AZ	85142	PO BOX 2402	SHERMAN	TX	75091
509032830	RAY CLARENCE A & RAY JANIE M	2394 W. MERICREST WAY	SAN TAN VALLEY	AZ	85142	2394 W MERICREST WAY	SAN TAN VALLEY	AZ	85142
509033500	HILL AMANDA JOY	34179 N. PICKET POST DRIVE	SAN TAN VALLEY	AZ	85142	34179 N. PICKET POST DRIVE	SAN TAN VALLEY	AZ	85142
509033540	MORNING SUN FARMS HOMEOWNERS ASSOC INC	2600 W. SKYLINE DRIVE	SAN TAN VALLEY	AZ	85142	4645 E. COTTON GIN LOOP	PHOENIX	AZ	85040
509948830	HILL ROBERT O	34346 N. LEVI CT	SAN TAN VALLEY	AZ	85142	34346 N. LEVI CT	SAN TAN VALLEY	AZ	85142
509948840	BEAZER HOMES HOLDINGS CORP	34360 N. LEVI CT	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509948850	YONTS SHELLEY & KENT	34374 N. LEVI CT	SAN TAN VALLEY	AZ	85142	34374 N. LEVI CT	SAN TAN VALLEY	AZ	85142
509949000	BEAZER HOMES HOLDINGS CORP	1846 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509949010	BEAZER HOMES HOLDINGS CORP	1868 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509949020	BEAZER HOMES HOLDINGS CORP	1890 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509949030	BEAZER HOMES HOLDINGS CORP	1910 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509949040	BEAZER HOMES HOLDINGS CORP	1930 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
509949050	HARRIS FLOYD T	1950 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1950 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949060	ARELLANO JOHN VICTOR	1970 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1970 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949070	JOYNER JENNIFER	1990 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	1990 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949080	KIRKPATRICK JAMES WESLEY & DONNA JEAN FAM TR	2010 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	2010 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949090	WALLS DIANNE	2034 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	2034 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949100	FALZARANO AUGUST R	2060 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142	2060 W. WRANGLER WAY	SAN TAN VALLEY	AZ	85142
509949110	ARMENTA LOURDES G	34374 N. APPALOOSA WAY	SAN TAN VALLEY	AZ	85142	34374 N. APPALOOSA WAY	SAN TAN VALLEY	AZ	85142
509949120	THOMPSON TROY & SHEILA	34392 N. APPALOOSA WAY	SAN TAN VALLEY	AZ	85142	4972 50TH ST	CAMROSE	AB	T4U 1R1
50902002K	BEAZER HOMES HOLDINGS CORP	N/A	N/A	N/A	N/A	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
50902002L	NO INFORMATION	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
50902002N	BEAZER HOMES HOLDINGS CORP	N/A	N/A	N/A	N/A	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
50902002P	BEAZER HOMES HOLDINGS CORP	N/A	N/A	N/A	N/A	1621 W. RIO SALADO PKWY STE 103	TEMPE	AZ	85281
50994922A	MORNING SUN FARMS HOMEOWNERS ASSOC INC	1837 W. APPALOOSA WAY	SAN TAN VALLEY	AZ	85142	4645 E. COTTON GIN LOOP	PHOENIX	AZ	85040

Name of Project:
Church Project on Skyline Dr.

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
Maintain Current CR-2 Zoning					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Revised February 2012

Name of Project:
Church Project on Skyline Dr.

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
Maintain Current CR-2 Zoning	All uses other than Church

Revised February 201:

Name of Project:
Church Project on Skyline Dr.

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that WILL BE permitted in this Planned Area Development
Maintain Current CR-2 Zoning	Church (allowed in current CR-2 Zoning)

Revised February 201:

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District
Checklist

x A. Check the **appropriate item:**

x This PAD is being submitted without a zone change request.

____ This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

x B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Schools
8. Public utilities and services
9. Community services: how will the need for these services be addressed
10. Maintenance of streets and common areas
11. Compliance with RSRSM, Access Management Manual, October 2008
12. Conformance with the Comprehensive Plan
13. Appendix, as applicable

x C. A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:

1. Zoning boundaries
2. Street alignment
3. Open space
4. Trails

x D. Current preliminary Title Report **(within 60 days prior to application)**

x E. Development Plan.

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 24" x 36". 11" x 17" reductions shall be included in the PAD Overlay Zoning District application, and the lettering shall be of sufficient size to me readable.

1. Site Plan:
   a. Legal description of total site.

Revised November 2011

b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
d. Vicinity map showing project, surrounding development and applicable zoning districts.
e. Boundaries of the proposed PAD overlay zoning district delineated and dimensioned by bearing and distance.
f. Location of all existing structures and buildings.
g. Location of all existing and proposed utilities, location and width of associated easements.
h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
i. Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008
j. All points of ingress and egress.
k. Parking areas
l. Existing and/or proposed trails as shown on the Pinal County Trail System Master plan
m. Indicate and/or label: (as applicable)
    1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
    2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
    3. topography with a maximum contour interval of two feet, except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary
    4. Phase lines (as applicable)
n. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
o. Location and types of existing and proposed landscaping.
p. Indicate location, type, height, and materials for proposed: walls, fences and signs
q. Provide lot typicals (typicals should show building envelope, setbacks, lot dimensions and fences/walls) for:
    1. Each type of dwelling unit
    2. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
r. Designate the flood zone

2. Quantitative development data table
    a. Land Use Table to include:
        1. Total gross acreage of site
        2. Total area of streets (public & private)
        3. Total area of public open space
        4. Total net area of all intended uses
        5. Total area of open space for PAD residents, and total recreation area open space
        6. Total dwelling units permitted under base zoning district
        7. Total number of each dwelling type including the range and mixture of lot sizes within each base zone

8. Grand total of dwelling units
9. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths for arterials, collectors and neighborhood streets

NA F. Open Space and Recreation Plan ("OSRP")

1. Site Analysis

a. aerial photo at a preferred scale of 1"=50' (maximum scale of 1"=100'). The site analysis should be produced in an 8 ½" x 11" format for text and 24" x 36" format for plans
b. Total acreage of the proposed development.
c. context map showing the proximity and relationship to the County's trails, parks or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
d. A concept drawing of the proposed development including the gross site area, the number of proposed lots, proposed arterial and collector street circulation system, the proposed lot size(s), the proposed retention/detention areas and the proposed development phasing.
e. The target market of the proposed development.
f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development.
g. Narrative describing:
   i. how the proposed development will integrate into the County's overall open space and trail system as depicted in the plan shall also be included.
   ii. how the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are being met.
h. A pedestrian circulation system
i. A slope analysis
j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed
k. Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
l. Identification of potential view corridors.
m. Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
n. A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys.

o. The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected.
p. The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

X G. A landscape plan. The design objective of the plan must be clear and supported by a written statement. The plan must provide ample quantity and variety of "low water use" plants. The landscape plans shall include the following:
a. A vegetation salvage plan.
b. Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
c. Extent and location of all plant materials and other landscape features.
d. Extent of decorative design elements such as fountains, pools, benches, sculptures, planters and similar elements.
e. Location of water outlets.

X H. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 600 feet of the subject property boundary.

NA I. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)
1. Commercial Uses:
a. Retail sales floor area and total area proposed for commercial development
b. Type of uses proposed
2. Industrial Uses:
a. Total area proposed for industrial uses
b. Types of uses proposed
c. Anticipated employment for development per major phases
3. Standards of:
a. Height
b. Open Space
c. Buffering
d. Landscaping
e. Pedestrian and vehicular circulation
f. Off-street parking and loading
g. Signs
h. Nuisance controls

X J. Non-refundable $1000.00 filing fee for a Planned Area Development.

X K. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature 4-3-12 Date

Revised February 2012

PZ/PZ-PD-003-12

PZ/PZ-PD-003-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NO.: **PZ-PD-003-12 (Montesa Commercial)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: 1.557± acre parcel situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, (legal on file)

TAX PARCEL: 104-11-017B

APPLICANT/LANDOWNER: Norton Karno, 21550 Oxnard St, Suite 780, Woodland Hills, CA 91367

AGENT: Lyle Richardson, 5310 N. Camino Rd, Tucson, AZ 85718

REQUESTED ACTION & PURPOSE: Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone**(PZ-032-96)** to (C-3) General Commercial on a 1.557± acre parcel; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-003-12**

REQUESTED ACTION & PURPOSE: Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop the Montesa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case **PZ-003-12**

LOCATION: Located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area

SIZE: 1.557± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential. Surrounding properties are also designated Moderate Low Density Residential. The Comprehensive Plan does allow Neighborhood Commercial up to 20 acres that is not shown on the land use plan.

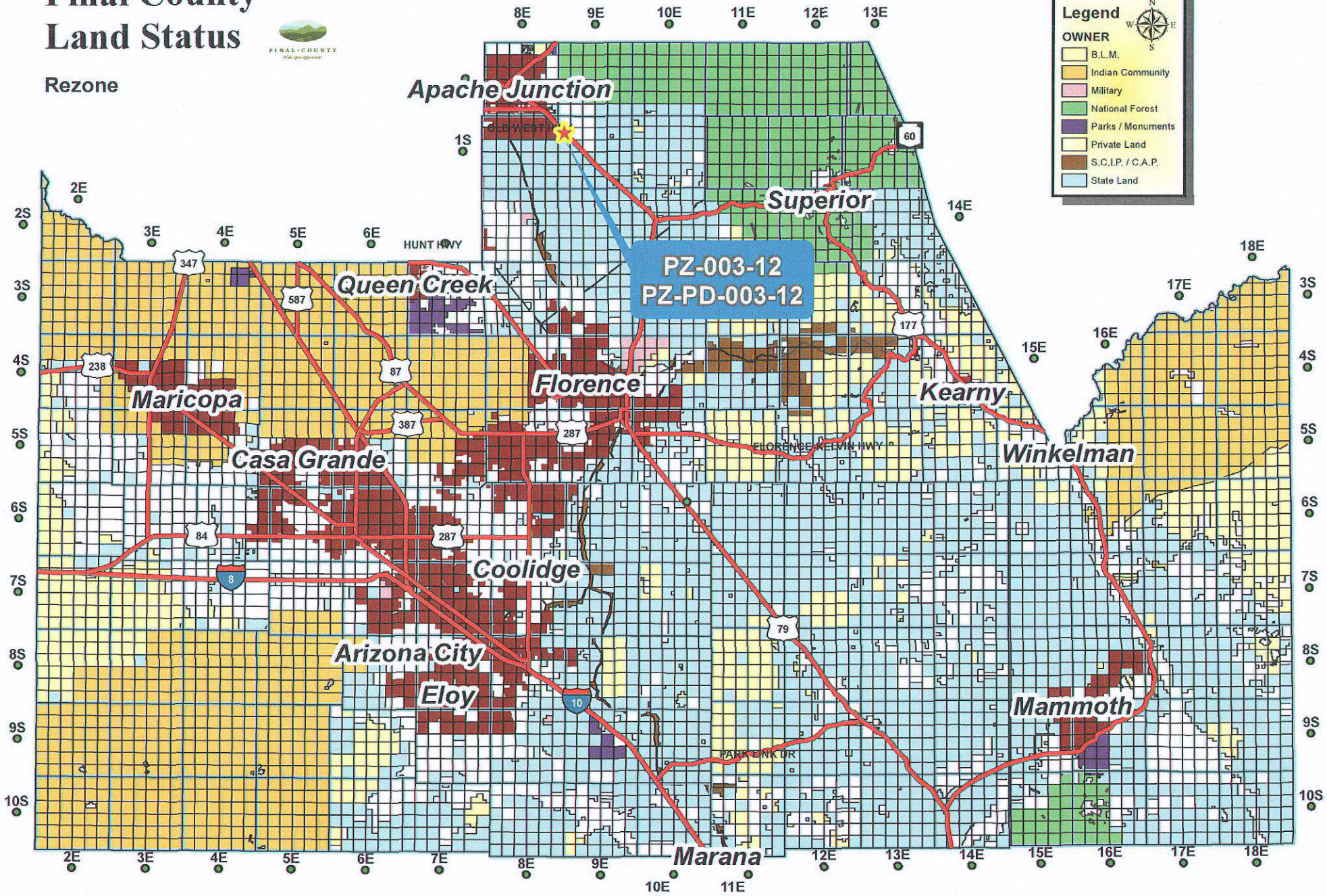
EXISTING ZONING AND LAND USE: The subject property is zoned MHP and is currently undeveloped.

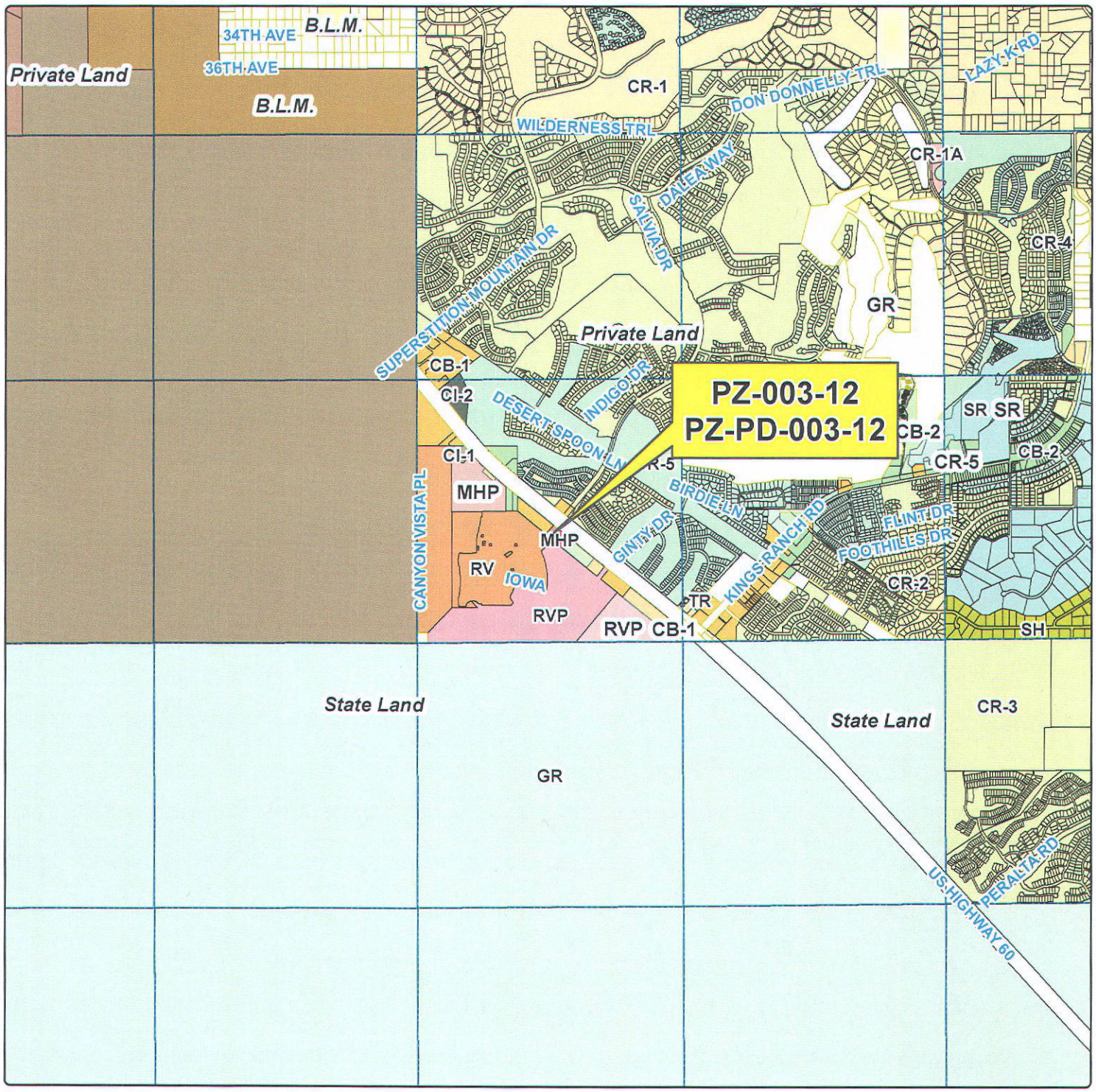
SURROUNDING ZONING AND LAND USE:

Northeast: GR; US 60
Northwest: MHP(PZ-032-96); entrance to the Gold Canyon RV and Golf Resort and CB-1 (PZ-562-79); Vacant
Southeast: CB-2 (PZ-PZ-005-07); vacant
Southwest: RV (PZ-003-85); Gold Canyon RV and Golf Resort and MHP (PZ-032-96); Manufactured home park

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

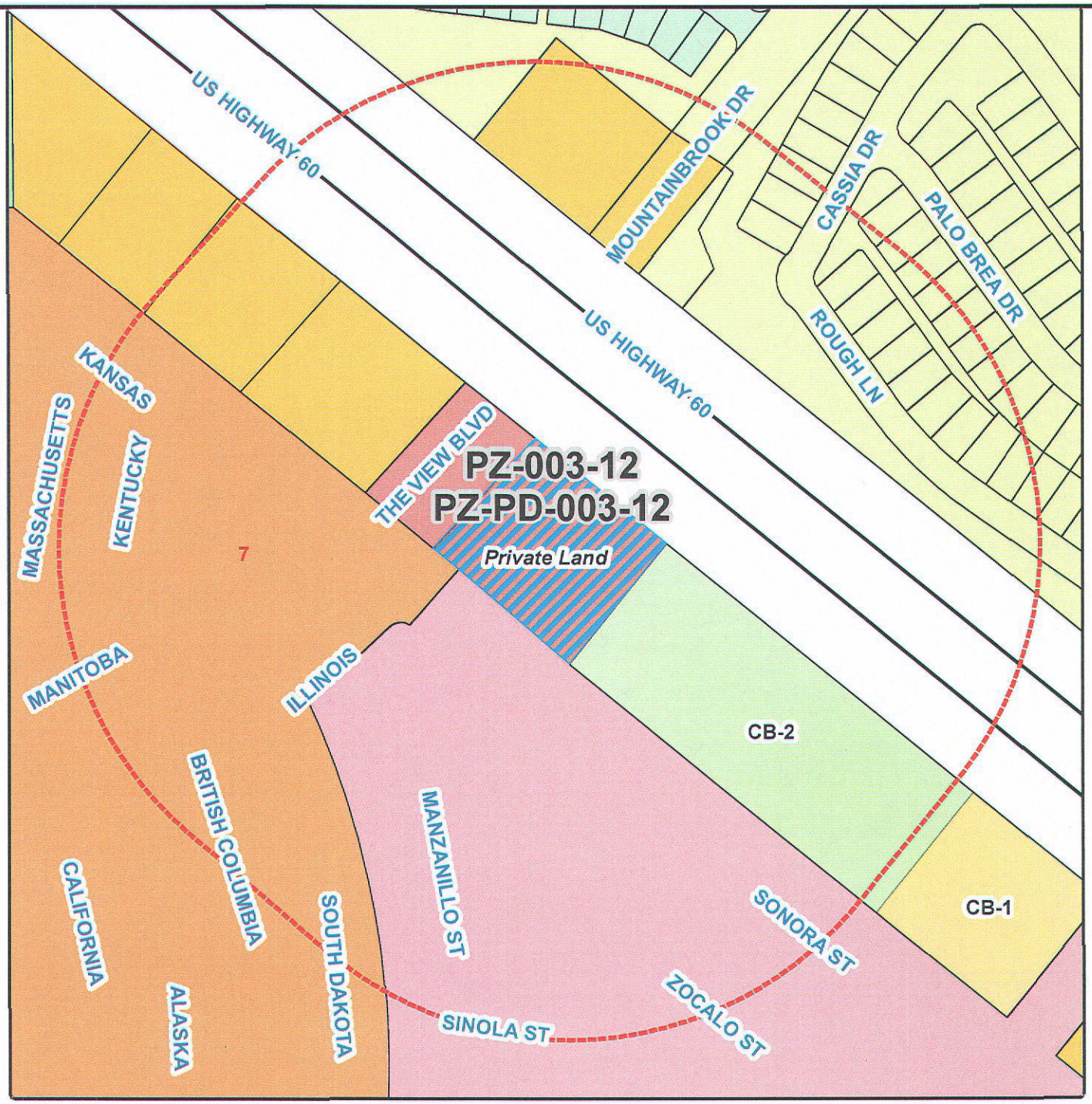
Wide open opportunity

KARNO NORTON S

Legal Description:
Situated in a portion of the Section 7, T01S,R09E, G&SRB&M, Parcel 104-11-017B (legal on file) .

T09S-R09E Sec 14

KARNO NORTON S			
Drawn By: GIS / IT / LJT		Date: 04/05/2012	
Sheet No. 1 of 1	Sections 07	Township 01S	Range 09E
Case Number:	PZ-003-12, PZ-PD-003-12		



Rezone

7.PZ-PD-003-12 - PUBLIC HEARING/ACTION Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop Montessa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case PZ-003-12; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

NORTH

Current Zoning: MHP
Request Zoning: Rezone
Current Land Use: MLDR

PINAL • COUNTY
Wide open opportunity

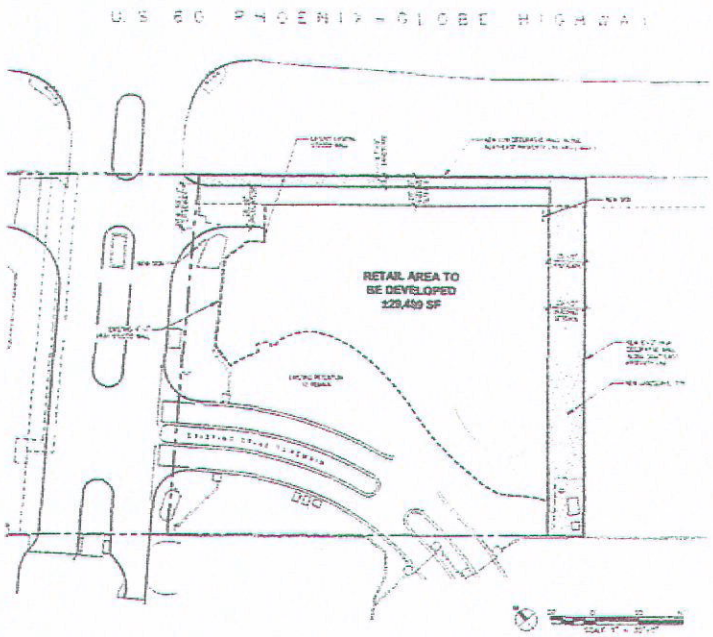
Legal Description: Situated in a portion of the Section 7, T01S, R09E, G&SRB&M, Parcel 104-11-017B (legal on file). T01S-R09E Sec 7		Owner/Applicant: KARNO NORTON S	
		Drawn By: GIS / IT / LJT	Date: 04/05/2012
	Sheet No. 1 of 1	Sections 7	Township 01S / Range 09E
		Case Number: PZ-003-12, PZ-PD-003-12	

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

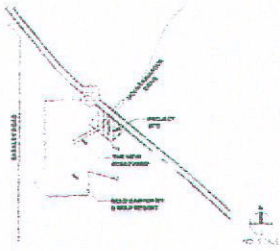
PZ-003-12
PZ-PD-003-12



SITE STATISTICS

APN:	104-11-017B
CURRENT ZONE:	MHP
PROPOSED ZONE:	C-3
EXISTING LOT AREA:	±67,822 SF (1.557 AC)
PROPOSED RETAIL AREA:	±29,449 SF

VICINITY MAP



PROPERTIES, INC.
ON STREET
ESA, CA 92625

PROPOSED COMMERCIAL PROPERTY RE-ZONE (C-3)

MONTESA COMMERCIAL LOT

S.W. CORNER E. HWY 60, GOLD CANYON, AZ
JANUARY 30, 2012

CALAM
PLANNING & DESIGN GROUP
385 Citrus Street, Costa Mesa, CA 92626
p. 949.751.8863 f. 714-432-9801

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 2, 2012
Neighborhood and agency mail out: April 11, 2012
News paper Advertising: April 23rd and 26th, 2012
Site posting: County: May 1, 2012, Applicant: April 13, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water: Arizona Water Company
Sewer: Liberty Water
Access: The property is accessible from Manzanillo St.

HISTORY: This property is zoned MHP and was rezoned in 1996 under planning case PZ-032-96. The site remains vacant.

ANALYSIS: Request for approval of a rezone request from (MHP) Manufactured Home Park Zone**(PZ-032-96)** to (C-3) General Commercial on a 1.557± acre parcel to plan and develop the Montesa Commercial Center.

The applicant has proposed that initially this project will be display/sales area for the model homes being developed in the Superstition Views at Canyon Vistas Manufactured Home Park. When the display/sales area is no longer needed, the site will transition to a commercial center. The applicant has provided a palate of uses that will develop in the future; however, staff would like to point out that a site plan for the eventual build out of the commercial center has not been provided. A stipulation has been added to require that the applicant receive site plan approval prior to development of the commercial center.

Additionally staff would like to point out that there is undeveloped commercial both north and south of the subject site along US60. The CB-2 commercial located to the south of the subject site was rezoned under planning case PZ-PD-005-07 to develop the Gold Canyon Self Storage. The CB-1 commercial to the north was rezoned under planning case PZ-562-79 and did not have a development plan or a use palate. The display/sales area for models would not be permitted on either of these sites.

To date, no letters in favor or in opposition have been received.

The proposal is located within the City of Apache Junction's Planning area. Staff sent the proposal to the City of Apache Junction, and as of the writing of this report the City has not submitted comment.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REZONE AND PAD REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and their comments are attached to correspondence section of this report

The **Pinal County Flood Control Section** provided comments that the site is located

within flood zone "X"

The Pinal County Department of Air Quality provided comments which are attached to the correspondence section of this report

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this zone change and PAD overlay District request under Planning Cases PZ-003-12 and PZ-PD-003-12. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Norton Carno, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a zone change to C-3 and a PAD Overlay District to plan and develop the Montesa Commercial Center.
2. To date, no letters in favor or in opposition have been received.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the zone change and Planned Area Development (PAD) Overlay District request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (**PZ-003-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-003-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission

cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development;

2. applicant/property owner shall construct the Montesa Commercial, including completing the conditions enumerated herein as, within (5) years from the effective date of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;

3. applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;

4. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;

5. if at the expiration of the (5) five year time period the Property has not been developed with a commercial center, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

6. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;

7. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

8. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;

9. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

10. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines &

Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;

11. the TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;

12. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;

13. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

14. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

15. the only uses permitted to be developed on the property are those uses allowed in the C-3 zoning district that are not shown in the "omitted uses" section of the accompanying PAD narrative dated April 5, 2012 as a strike-out;

16. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

17. the Property is to be developed as a commercial center with

    i. an approved Planned Area Development (PAD) PZ-PD-003-12, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

    ii. site plan approved as part of the County's site plan review process;

18. the Schedules for Development in PZ-003-12 and PZ-PD-003-12 govern in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-003-12 and the Schedules for Development;

19. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

20. prior to applying for a zoning clearance/building permit, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans;

21. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;

22. landscaping, as depicted in Exhibit 5 "Proposed Montesa Commercial Center Landscape Plan", shall be installed prior to the operation of the display/sales area for the model homes;

23. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code; and

24. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

STAFF RECOMMENDATION **(PZ-PD-003-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-003-11** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development;

2. applicant/property owner shall construct the Montesa Commercial, including completing the conditions enumerated herein as, within (5) years from the effective date of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;

3. applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;

4. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;

5. if at the expiration of the (5) five year time period the Property has not been developed with a commercial center, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

6. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;

7. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

8. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;

9. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

10. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;

11. the TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;

12. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;

13. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

14. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

15. the only uses permitted to be developed on the property are those uses allowed in the C-3 zoning district that are not shown in the "omitted uses" section of the accompanying PAD narrative dated April 5, 2012 as a strike-out;

16. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

17. the Property is to be developed as a commercial center with

    iii. an approved Planned Area Development (PAD) PZ-PD-003-12, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

    iv. site plan approved as part of the County's site plan review process;

18. the Schedules for Development in PZ-003-12 and PZ-PD-003-12 govern in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-003-12 and the Schedules for Development;

19. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

20. prior to applying for a zoning clearance/building permit, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans;

21. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;

22. landscaping, as depicted in Exhibit 5 "Proposed Montesa Commercial Center Landscape Plan", shall be installed prior to the operation of the display/sales area for the model homes;

23. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code; and

24. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

DATE PREPARED: 05/09/12 – arm
REVISED:

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz Behring
County Manager

Memorandum

Date: May 17, 2012

To: Steve Abraham, Planning Manager
Planning and Development Services Department

From: Scott Bender, P.E. · LAC
Deputy Public Works Director

Subject: Planned Area Development for MONTESA COMMERCIAL, Case No. PZ-PD-003-12

The Public Works Department has reviewed the Planned Area Development for MONTESA COMMERCIAL, Case No. PZ-PD-003-12 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
2) The TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;
3) All roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
4) The drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
5) Any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

rev: L. Chow
A. MacDonald

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

NOTES FROM THE APRIL 2ND 2012 MONTESA PREZONG AND PAD APPLICATION NEIGHBORHOOD MEETING

The Meeting was conducted in the Guest Service Building of Canyon Vistas RV Resort which is located at 6601 East Highway 60, in Gold Canyon Ranch.

The meeting started promptly at 6:00 PM. There were approximately 18/ 20 neighbors and other property owners from the area in attendance.

A brief presentation and description of the overall project, the Site Plan, Grading Plan, and Air Photo Site Exhibit was given.

Question pertaining to allowed uses, C3 Zoning District standards, Ingress/egress/traffic generation interim/ultimate retail users were addressed.

The applications review process, public posting and hearing process was described.

The meeting closed at approximately 7:00 PM

Montesa Commercial
Neighborhood Meeting

4/2/2012

	Name	Address	Tel/Email
1	MIKE SHAMS	7138 E. Hwy. 60 Gold Canyon AZ 85118	[redacted]
2	LARRY EVERSON	7557 E. Palo Blanco Dr. Gold Canyon AZ 85118	[redacted]
3	DAVE CLOUTIER	8192 E. PINNACLE CIR GOLD CANYON AZ 85118	
4	Jeff Richardson	2512 S. Tonto View, GC 85118	
5	PAT SUDDARTH	GOLD CANYON RV & GOLF RESORT. 7151 E Hwy 60	
6	Sherri Suddarth	Gold Canyon RV & Golf	
7	CHET & Cis Haines	7692 E Whispering Mesquite Ln	[redacted]
8	Roger & Betty Wilson	7548 E. Peach Ln - Gold Canyon	[redacted]
9	Don & DIANNE PARKER	7236 E Whispering Mesquite	[redacted]
10			[redacted]
11			

Lyle S. Richardson
5310 North Camino Real
Tucson Arizona 85718
[redacted]

March 25, 2012

RE: Pinal County Zoning ApplicationPZ-003-12 and PZ PD-003-12

Dear Neighbor:

I recently filed Rezoning and PAD (Planned Area Development) applications with the Pinal County Planning Department for a vacant 1.55 acre parcel located at 7351 East Highway 60, in Gold Canyon Ranch. The owner of this parcel wants to rezone the property from its current designation of MHP (Mobile Home Park) to C-3 PAD (Commercial) to facilitate the construction a small retail center at this location. This letter is being sent to you as a part of the notification procedure as required by the Pinal County zoning code. A copy of the proposed site plan for this proposal is also provided on the reverse side of this letter for your review.

A public hearing before the Planning Commission to consider these requests has been tentatively set for May 17th 2012. If a hearing does occurs on that date, it will take place at 9:00 AM in the Pinal County Planning Department hearing room which is located at 31 N Pinal Street, Building F in Florence, AZ.

I also would like to invite you to attend a neighborhood meeting where we can discuss this project. The date and location for this meeting is:

Monday April 2nd
6:00 PM
Canyon Vistas RV Resort – Guest Services Building
6601 E. Hwy 60,
Gold Canyon, AZ. 85118

I hope that you can attend this meeting so that I might address any questions you have on the project. If you are unable to make the meeting or should you have any questions prior to or after that meeting, you may contact me either by phone [redacted] or by email at [redacted]

Thank you! I hope to see you on April 2nd!

Respectfully,

Lyle S. Richardson
Land Use Planner

APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink.)

1. Pinal County Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: 10/25/2011 Concept Review Number: CR 065-011 See Attached notes

3. The legal description of the property: SEE Attached Exhibit "1"

4. Tax Assessor Parcel Number: 104-11-017B

5. Current Zoning: MHP Requested Zoning: C-3 / PAD

6. Parcel size: 1.557 AC

7. The existing use of the property is as follows: Vacant

8. The exact use proposed under this request: Non Anchor - Retail Commercial Center

9. Is the property located within three (3) miles of an incorporated community?
   (YES) NO

10. Is an annexation into a municipality currently in progress?
    YES (NO)

11. Is there a zoning violation on the property for which the owner has been cited?
    YES (NO) If yes, zoning violation number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. Major up grades currently underway on the Superstition Views & Canyon Vista Project

13. Explain why the proposed development is needed and necessary at this time. Existing Residential projects in the area are in need of additional retail support and services

RECEIPT #: AMT: DATE: CASE: PZ-003-12

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

NORTON S. KARNO
c/o JOHN PAREZO

[redacted]

Name of Landowner (Applicant)

21550 Oxnard St, suite 780, Woodland Hills Ca, 91367
Address (City, State, Zip Code)

See Attached Agency Authorization
Signature of Landowner (Applicant) Print Name E-Mail Address

[redacted]

Lyle S. Richardson
Name of Agent Phone Number

5310 N. Camino Real, Tucson Az 85718
Address (City, State, Zip, Code)

Lyle Richardson [redacted]
Signature of Agent Print Name E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

NORTON S. KARNO
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 1.557 acres located at _____, and further identified 7351 E. HWY. 60, GOLD CANYON, ARIZONA
[Insert Address of Property]
as assessor parcel number 104-11-017B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints CAL-AM PROPERTIES, INC. AND LYLE RICHARDSON
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Norton S. Karno
[Signature]
Dated: January 16, 2012

_____
[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Please see attached

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised March 2010

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 01·16·2012 (Date) before me, Anahit Karamyan (Here Insert Name and Title of the Officer),
personally appeared Norton S. Karno (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ANAHIT KARAMYAN
Commission # 1859743
Notary Public - California
Los Angeles County
My Comm. Expires Aug 1, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [signature] (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agency Authorization

Document Date: 01·16·2012 Number of Pages: 4 including this page

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Norton S. Karno	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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SEE Attached
Appendix "B"

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
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Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 14 day of Feb, 2012, at the office of Lyle Richards, and is accurate and complete to the best of my knowledge.

Signature _____ Date 2-14-2012

Acknowledged before me by LYLE RICHARDSON, on this 14 Day of FEBRUARY, 2012.

MARY LEE MATHIS
(SEAL)
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA (If additional copies of this form are needed, please photocopy)
County of PIMA
This instrument was acknowledged before me
on 14 day of 02, 2012 by LYLE RICHARDSON
Notary Public's Signature
My Commission Expires 03/31/2013

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: Ashlee MAC DONALD
2. Date of Concept Review: 10-25-2011 Concept Review No.: CR65-011 Notes ATTACHED
3. The Legal Description of the Property: SEE ATTACHED Exhibit "A"
4. Tax Assessor Parcel No.: 104-11-017B
5. Current Zoning: M H P
   Requested PAD Overlay District: C-3 PAD
6. Parcel Size: 1.557 ACRES
7. The existing use of the property is as follows: Vacant
8. The exact use proposed under this request: RETAIL COMMERCIAL CENTER NON ANCHORED
9. Is the property located within three (3) miles of an incorporated community?
   (YES) NO
10. Is an annexation into a municipality currently in progress?
    YES (NO)
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. MAJOR UP GRADES CURRENTLY UNDERWAY to the SUPERSTITION VIEWS AT CANYON VISTA'S project
13. Explain why the proposed development is needed and necessary at this time. Existing Residential projects in the AREA ARE in Need Of Additional Retail support and SERVICES

RECEIPT #: AMT: DATE: CASE:

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

NORTON S. KARNO C/O JOHN PAREZO	21550 OXNARD St. Suite 780 Woodlands Hills CA 85718	[redacted]
Name of Landowner (Applicant)	Address	Phone Number

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant)

Lyle S. Richardson	5310 N Camino Real Tucson AZ 85718	[redacted]
Name of Agent	Address	Phone Number

Lyle S Richardson

Signature of Agent Lyle S. Richardson

[redacted]

E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

NORTON S. KARNO
[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 1.557 acres located at _____, and
further identified 7351 E. HWY. 60, GOLD CANYON, ARIZONA
[Insert Address of Property]
as assessor parcel number 104-11-017B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints CAL-AM PROPERTIES, INC. AND LYLE RICHARDSON
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Norton S. Karno
[Signature]
Dated: January 16, 2012

_____
[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Please see attached

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised March 2010

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 01-16-2012 (Date) before me, Anahit Karamyan (Here Insert Name and Title of the Officer),

personally appeared Norton S. Karno (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ANAHIT KARAMYAN
Commission # 1859743
Notary Public - California
Los Angeles County
My Comm. Expires Aug 1, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agency Authorization

Document Date: 01-16-2012 Number of Pages: 4 including this page

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Norton S. Karno

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT A

LEGAL DESCRIPTION

All that real property situate in the County of Pinal, State of Arizona, more particularly described as follows:

A parcel of land situate in Section 7, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 7 West, a distance of 2151.07 feet;
Thence North 39 degrees East, a distance of 1312.24 feet;
Thence North 50 degrees West, a distance of 1452.36 feet to the POINT OF BEGINNING
Thence North 50 degrees West, a distance of 284.90 feet;
Thence North 43 degrees East, a distance of 247.37 feet;
Thence South 50 degrees East, a distance of 264.93 feet;
Thence South 39 degrees West, a distance of 246.56 feet to the POINT OF BEGINNING,

EXCEPT 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials; whether or not of commercial value as reserved by the State of Arizona in the Patent to said land.

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SEE ATTACHED
Appendix "B"

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the _____ day of _____, 20___, at the office of _____, and is accurate and complete to the best of my knowledge.

_____ _____
Signature Date

Acknowledged before me by _____, on this _____ day off _____, 20___.

(SEAL)

_____
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

Name of Project: MONTESA COMMERCIAL

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet) Code	Minimum Lot Area (Square Feet) Proposed	Minimum Lot Width (Feet) Code	Minimum Lot Width (Feet) Proposed	Minimum Yard Sizes (Building Setbacks in Feet) Code	Minimum Yard Sizes (Building Setbacks in Feet) Proposed	Maximum Building Height (Feet) Code	Maximum Building Height (Feet) Proposed	Detached Accessory Buildings (Minimum Distance Between) Code (NO DETACHED Buildings)	Detached Accessory Buildings (Minimum Distance Between) Proposed	Buildable Area Code	Buildable Area Proposed
C-3 P.A.D	3500 S.F	67,822 S.F	0'	VARIES	Front: 20' Side: 0' Rear: 25'	Front: 20' Side: 25' Rear: VARIES	40 FT	1 STORY LESS THAN 40 FT	Main Building: — Front Lot Line: — Rear & Side Lot Lines: —	Main Building: — Front Lot Line: — Rear & Side Lot Lines: —		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District

Checklist

OK A. Check the **appropriate item:**

_____ This PAD is being submitted without a zone change request.

X This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

OK B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

OK C. **A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:**

1. **Zoning boundaries**
2. **Street alignment** SEE EXHIBITS 3 and 4
3. **Open space**
4. **Trails**

NA D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan. SEE EXHIBITS 2, 3 and 4

Revised November 2011

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

ok G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

SEE APPENDIX "B"

_____ H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

1. Commercial Uses:
   a. Retail sales floor area and total area proposed for commercial development
   b. Type of uses proposed
2. Industrial Uses:
   a. Total area proposed for industrial uses
   b. Types of uses proposed
   c. Anticipated employment for development per major phases
3. Standards of:
   a. Height
   b. Open Space
   c. Buffering
   d. Landscaping
   e. Pedestrian and vehicular circulation
   f. Off-street parking and loading
   g. Signs
   h. Nuisance controls

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

_____ J. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature Lyle S. Richardson 2-8-2012 Date

PZ/PZ-PD-003-12

PZ/PZ-PD-003-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NO.: **PZ-PD-003-12 (Montesa Commercial)**

CASE COORDINATOR: Ashlee MacDonald

LEGAL DESCRIPTION: 1.557± acre parcel situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, (legal on file)

TAX PARCEL: 104-11-017B

APPLICANT/LANDOWNER: Norton Karno, 21550 Oxnard St, Suite 780, Woodland Hills, CA 91367

AGENT: Lyle Richardson, 5310 N. Camino Rd, Tucson, AZ 85718

REQUESTED ACTION & PURPOSE: Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone**(PZ-032-96)** to (C-3) General Commercial on a 1.557± acre parcel; pending and in conjunction with Board of Supervisors Planned Area Development (PAD) Overlay District approval of case **PZ-PD-003-12**

REQUESTED ACTION & PURPOSE: Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop the Montesa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case **PZ-003-12**

LOCATION: Located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area

SIZE: 1.557± acres

COMPREHENSIVE PLAN: The subject property is designated Moderate Low Density Residential. Surrounding properties are also designated Moderate Low Density Residential. The Comprehensive Plan does allow Neighborhood Commercial up to 20 acres that is not shown on the land use plan.

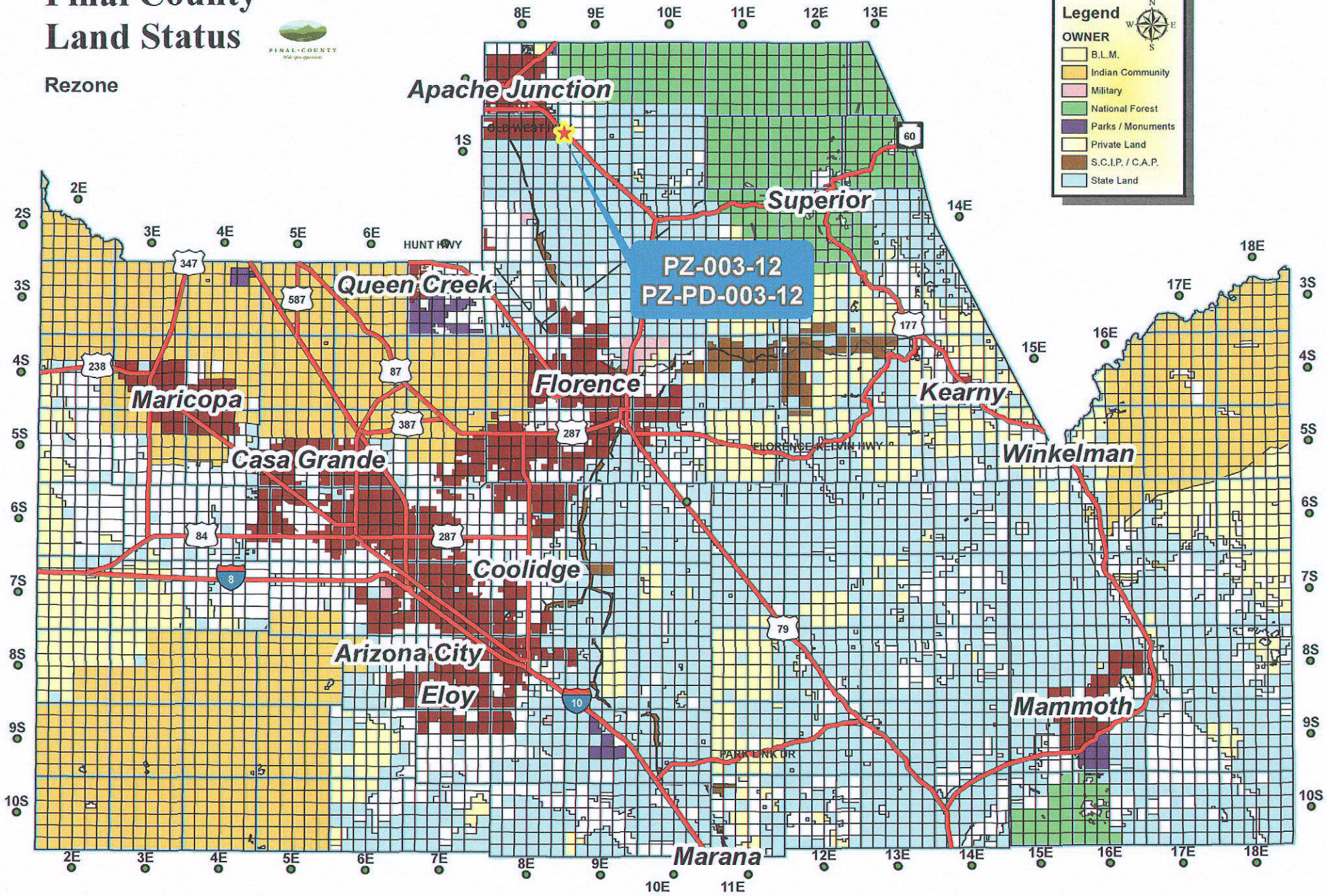
EXISTING ZONING AND LAND USE: The subject property is zoned MHP and is currently undeveloped.

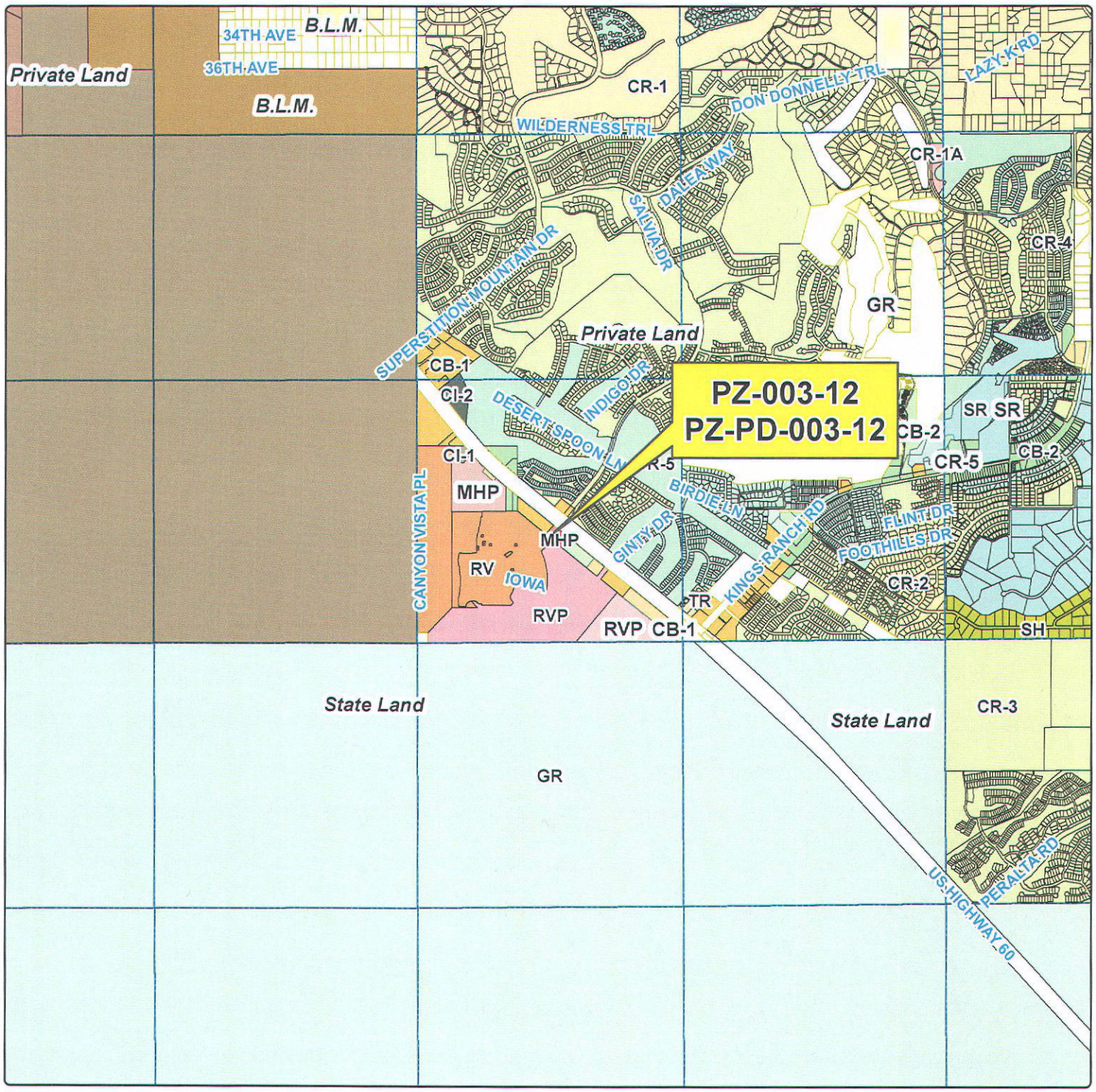
SURROUNDING ZONING AND LAND USE:

Northeast: GR; US 60
Northwest: MHP(PZ-032-96); entrance to the Gold Canyon RV and Golf Resort and CB-1 (PZ-562-79); Vacant
Southeast: CB-2 (PZ-PZ-005-07); vacant
Southwest: RV (PZ-003-85); Gold Canyon RV and Golf Resort and MHP (PZ-032-96); Manufactured home park

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

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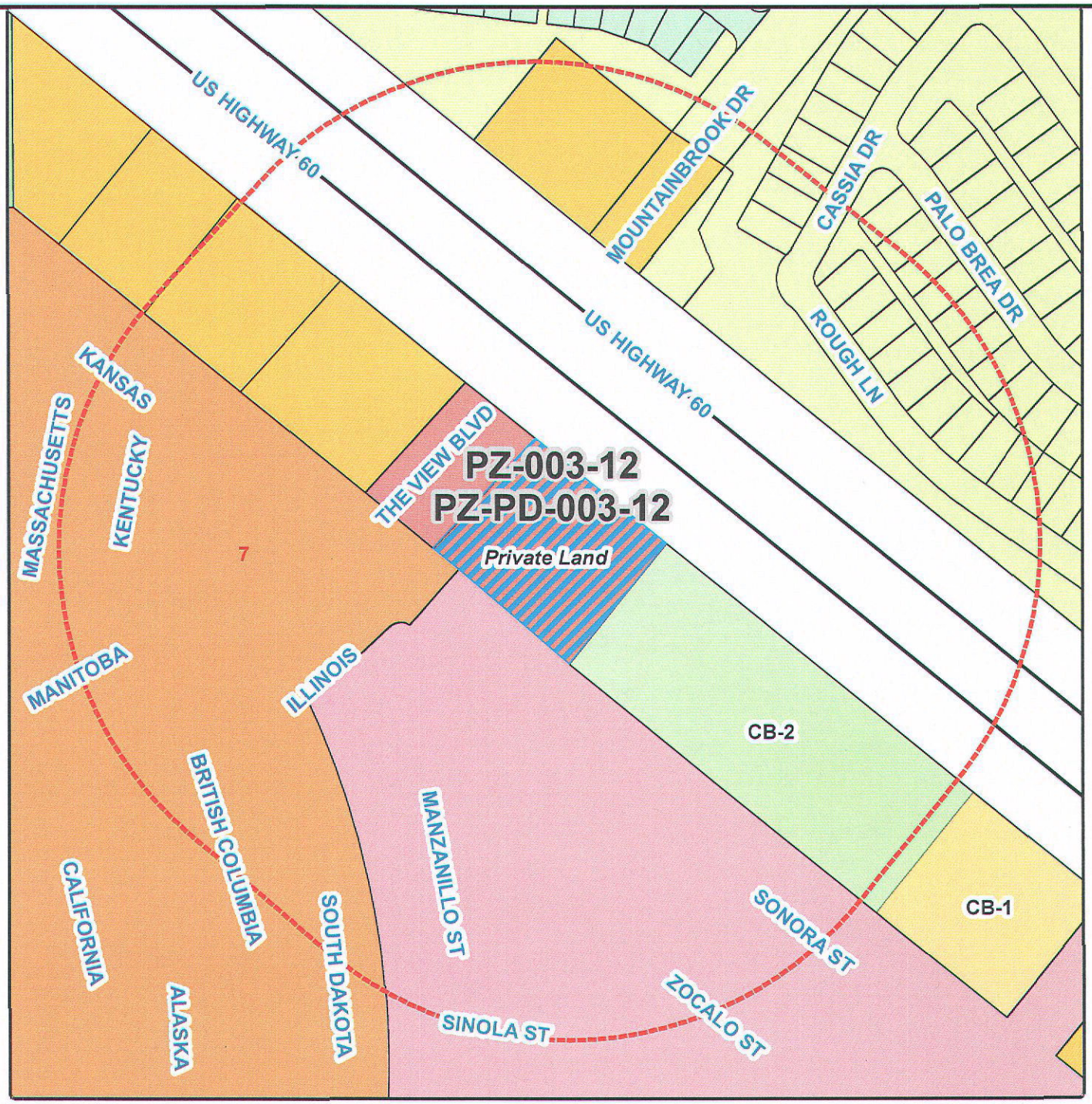
KARNO NORTON S

Legal Description:
Situated in a portion of the Section 7, T01S,R09E, G&SRB&M, Parcel 104-11-017B (legal on file) .

T09S-R09E Sec 14

KARNO NORTON S			
Drawn By: GIS / IT / LJT		Date: 04/05/2012	
Sheet No. 1 of 1	Sections 07	Township 01S	Range 09E
	Case Number: PZ-003-12, PZ-PD-003-12		



Rezone

7.PZ-PD-003-12 - PUBLIC HEARING/ACTION Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a Planned Area Development (PAD) Overlay District on a 1.557± acre parcel to plan and develop Montessa Commercial Center; pending and in conjunction with Board of Supervisors rezone approval of case PZ-003-12; situated in a portion of the SE¼ of Section 7, T1S, R9E G&SRB&M, tax parcel 104-11-017B (legal on file) (located off of Highway 60, south of Mountainbrook Drive in the Gold Canyon area)

NORTH

Current Zoning: MHP
Request Zoning: Rezone
Current Land Use: MLDR

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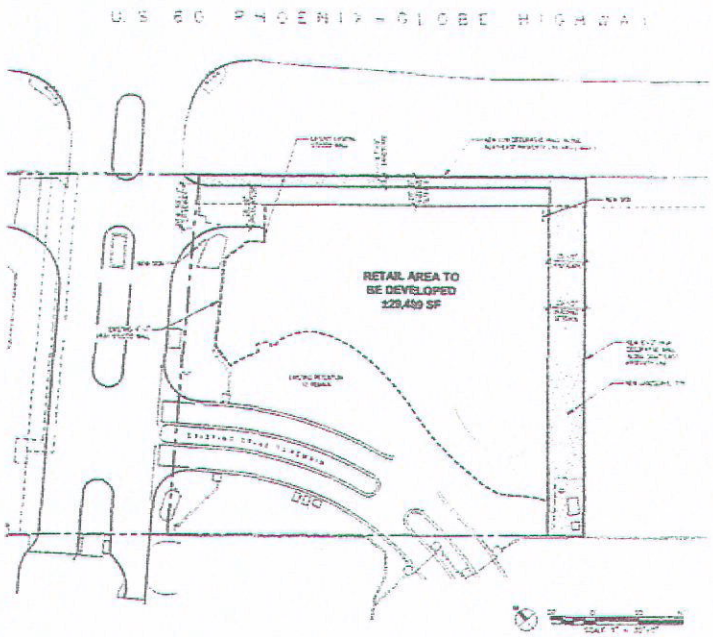
Legal Description: Situated in a portion of the Section 7, T01S, R09E, G&SRB&M, Parcel 104-11-017B (legal on file). T01S-R09E Sec 7		Owner/Applicant: KARNO NORTON S	
		Drawn By: GIS / IT / LJT	Date: 04/05/2012
	Sheet No. 1 of 1	Sections 7	Township 01S / Range 09E
		Case Number: PZ-003-12, PZ-PD-003-12	

Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

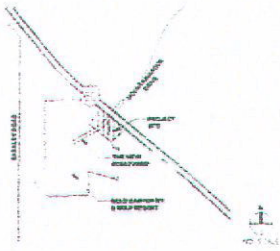
PZ-003-12
PZ-PD-003-12



SITE STATISTICS

APN:	104-11-017B
CURRENT ZONE:	MHP
PROPOSED ZONE:	C-3
EXISTING LOT AREA:	±67,822 SF (1.557 AC)
PROPOSED RETAIL AREA:	±29,449 SF

VICINITY MAP



PROPERTIES, INC.
ON STREET
ESA, CA 92625

PROPOSED COMMERCIAL PROPERTY RE-ZONE (C-3)

MONTESA COMMERCIAL LOT

S.W. CORNER E. HWY 60, GOLD CANYON, AZ
JANUARY 30, 2012

CALAM
LANDSCAPE DESIGN GROUP
385 Citrus Street, Costa Mesa, CA 92626
p. 949.751.8863 f. 714-432-9801

PUBLIC PARTICIPATION:

Neighborhood Meeting: April 2, 2012
Neighborhood and agency mail out: April 11, 2012
News paper Advertising: April 23rd and 26th, 2012
Site posting: County: May 1, 2012, Applicant: April 13, 2012

FINDINGS:

Site data:

Floodzone: "X" an area that is determined to be outside the 100 and 500 year flood plain
Water: Arizona Water Company
Sewer: Liberty Water
Access: The property is accessible from Manzanillo St.

HISTORY: This property is zoned MHP and was rezoned in 1996 under planning case PZ-032-96. The site remains vacant.

ANALYSIS: Request for approval of a rezone request from (MHP) Manufactured Home Park Zone**(PZ-032-96)** to (C-3) General Commercial on a 1.557± acre parcel to plan and develop the Montesa Commercial Center.

The applicant has proposed that initially this project will be display/sales area for the model homes being developed in the Superstition Views at Canyon Vistas Manufactured Home Park. When the display/sales area is no longer needed, the site will transition to a commercial center. The applicant has provided a palate of uses that will develop in the future; however, staff would like to point out that a site plan for the eventual build out of the commercial center has not been provided. A stipulation has been added to require that the applicant receive site plan approval prior to development of the commercial center.

Additionally staff would like to point out that there is undeveloped commercial both north and south of the subject site along US60. The CB-2 commercial located to the south of the subject site was rezoned under planning case PZ-PD-005-07 to develop the Gold Canyon Self Storage. The CB-1 commercial to the north was rezoned under planning case PZ-562-79 and did not have a development plan or a use palate. The display/sales area for models would not be permitted on either of these sites.

To date, no letters in favor or in opposition have been received.

The proposal is located within the City of Apache Junction's Planning area. Staff sent the proposal to the City of Apache Junction, and as of the writing of this report the City has not submitted comment.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REZONE AND PAD REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and their comments are attached to correspondence section of this report

The **Pinal County Flood Control Section** provided comments that the site is located

within flood zone "X"

The Pinal County Department of Air Quality provided comments which are attached to the correspondence section of this report

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this zone change and PAD overlay District request under Planning Cases PZ-003-12 and PZ-PD-003-12. Furthermore, the Commission must determine that this rezone will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT
D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Norton Carno, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a zone change to C-3 and a PAD Overlay District to plan and develop the Montesa Commercial Center.
2. To date, no letters in favor or in opposition have been received.
3. The property has legal access.
4. The subject property is located within the "Moderate Low Density Residential" designation.
5. Granting of the zone change and Planned Area Development (PAD) Overlay District request will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (**PZ-003-12**): Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-003-12** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission

cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development;

2. applicant/property owner shall construct the Montesa Commercial, including completing the conditions enumerated herein as, within (5) years from the effective date of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;

3. applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;

4. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;

5. if at the expiration of the (5) five year time period the Property has not been developed with a commercial center, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

6. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;

7. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

8. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;

9. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

10. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines &

Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;

11. the TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;

12. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;

13. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

14. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

15. the only uses permitted to be developed on the property are those uses allowed in the C-3 zoning district that are not shown in the "omitted uses" section of the accompanying PAD narrative dated April 5, 2012 as a strike-out;

16. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

17. the Property is to be developed as a commercial center with

    i. an approved Planned Area Development (PAD) PZ-PD-003-12, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

    ii. site plan approved as part of the County's site plan review process;

18. the Schedules for Development in PZ-003-12 and PZ-PD-003-12 govern in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-003-12 and the Schedules for Development;

19. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

20. prior to applying for a zoning clearance/building permit, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans;

21. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;

22. landscaping, as depicted in Exhibit 5 "Proposed Montesa Commercial Center Landscape Plan", shall be installed prior to the operation of the display/sales area for the model homes;

23. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code; and

24. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

STAFF RECOMMENDATION **(PZ-PD-003-12):** Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezoning request, is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote the orderly growth and development of the County and will be consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PD-003-11** to the Board of Supervisors with a favorable recommendation with the attached stipulation. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. The conditions and time periods enumerated herein constitute the Schedule for Development;

2. applicant/property owner shall construct the Montesa Commercial, including completing the conditions enumerated herein as, within (5) years from the effective date of this Ordinance; and where a specific condition requires completion by a specified date or event, applicant/property owner shall complete said condition by that specified date;

3. applicant/property owner may request the Board of Supervisors set a public hearing to grant an extension of any time period specified in the Schedule for Development;

4. if a condition is not met at the end of the specified time period for that condition the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning can schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zone classification;

5. if at the expiration of the (5) five year time period the Property has not been developed with a commercial center, for which it is conditionally approved, or improved in accordance with the Schedule for Development, the Board of Supervisors after notification by registered mail to the property owner and applicant who requested the rezoning, shall schedule a public hearing to grant an extension, determine compliance with the Schedule for Development or cause the property to revert to its former zoning classification;

6. no building permits shall be issued based on this rezoning until all conditions are satisfied pursuant to the Schedule for Development and the Planning Director issues a Certificate of Compliance;

7. the zone change will be shown on the official Pinal County Zoning Map with a "C" indicating the zoning case has been approved conditioned upon a Schedule for Development for a specific use. After compliance with the Schedule for Development by applicant/property owner and issuance of a Certificate of Compliance by the Planning Director the "C" shall be changed to an "R" indicating issuance of a Certificate of Compliance with zoning restrictions which remain with the land;

8. after compliance with the Schedule for Development, the applicant/property owner shall submit to the Planning Director evidence of compliance and written request for issuance of Certificate of Compliance;

9. upon compliance by applicant/property owner with the Schedule for Development and written request from applicant/property for issuance of a Certificate of Compliance, the Planning Director shall issue a Certificate of Compliance with the zoning restrictions which remain with the land;

10. all peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;

11. the TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;

12. all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;

13. the drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

14. any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

15. the only uses permitted to be developed on the property are those uses allowed in the C-3 zoning district that are not shown in the "omitted uses" section of the accompanying PAD narrative dated April 5, 2012 as a strike-out;

16. at the time of building permit review, applicant/owner shall submit and secure from the applicable Federal, State, County and local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

17. the Property is to be developed as a commercial center with

    iii. an approved Planned Area Development (PAD) PZ-PD-003-12, in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;

    iv. site plan approved as part of the County's site plan review process;

18. the Schedules for Development in PZ-003-12 and PZ-PD-003-12 govern in the event any discrepancy or conflict arises between applicant's written narrative report for the Planned Area Development Overlay District in PZ-PD-003-12 and the Schedules for Development;

19. the applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

20. prior to applying for a zoning clearance/building permit, the applicant/property owner shall attend Site Plan Review meeting(s) for review and County approval of the site plans, including, but not limited to landscape plans;

21. approval of this zone change/PAD request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking;

22. landscaping, as depicted in Exhibit 5 "Proposed Montesa Commercial Center Landscape Plan", shall be installed prior to the operation of the display/sales area for the model homes;

23. any change or expansion of the specified use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.176.260 of the Development Services Code; and

24. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

DATE PREPARED: 05/09/12 – arm
REVISED:

Greg Stanley
Assistant County Manager

Development Services

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Fritz Behring
County Manager

Memorandum

Date: May 17, 2012

To: Steve Abraham, Planning Manager
Planning and Development Services Department

From: Scott Bender, P.E. · LAC
Deputy Public Works Director

Subject: Planned Area Development for MONTESA COMMERCIAL, Case No. PZ-PD-003-12

The Public Works Department has reviewed the Planned Area Development for MONTESA COMMERCIAL, Case No. PZ-PD-003-12 and recommends that it be approved subject to the following conditions:

1) All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines & Procedures and shall be submitted at the time of the Site Plan submittal. The TIA shall be approved prior to the Site Plan approval;
2) The TIA shall also be submitted to ADOT for their review and approval. ADOT approval is required prior to the Site Plan approval and the applicant shall provide copies of ADOT approval documents to Pinal County;
3) All roadway and infrastructure improvements shall be in accordance with the current Pinal County standards, and as recommended by the approved Traffic Impact Analysis;
4) The drainage plan shall be in accordance with the current Pinal County Drainage Manual and shall be submitted at the time of Site Plan submittal. The drainage report shall be approved prior to Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
5) Any roadway sections, alignments and accesses shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

rev: L. Chow
A. MacDonald

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

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Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

NOTES FROM THE APRIL 2ND 2012 MONTESA PREZONG AND PAD APPLICATION NEIGHBORHOOD MEETING

The Meeting was conducted in the Guest Service Building of Canyon Vistas RV Resort which is located at 6601 East Highway 60, in Gold Canyon Ranch.

The meeting started promptly at 6:00 PM. There were approximately 18/ 20 neighbors and other property owners from the area in attendance.

A brief presentation and description of the overall project, the Site Plan, Grading Plan, and Air Photo Site Exhibit was given.

Question pertaining to allowed uses, C3 Zoning District standards, Ingress/egress/traffic generation interim/ultimate retail users were addressed.

The applications review process, public posting and hearing process was described.

The meeting closed at approximately 7:00 PM

Montesa Commercial
Neighborhood Meeting

4/2/2012

	NAME	Address	Tel/Email
1	MIKE SHAMS	7138 E. Hwy. 60 Gold Canyon AZ 85118	[redacted]
2	LARRY EVERSON	7557 E. Palo Blanco Dr. Gold Canyon AZ 85118	[redacted]
3	DAVE CLOUTIER	8192 E. PINNACLE CIR GOLD CANYON AZ 85118	
4	Jeff Richardson	2512 S. Tonto View, GC 85118	
5	PAT SUDDARTH	GOLD CANYON RV & GOLF RESORT. 7151 E Hwy 60	
6	Cherie Suddarth	Gold Canyon RV & Golf	
7	CHET & Cis Haines	7692 E Whispering Mesquite Ln	[redacted]
8	Roger & Betty Wilson	7548 9. Lough Ln - Gold Canyon	[redacted]
9	Don & DIANNE PARKER	7236 E Whispering Mesquite	[redacted]
10			
11			

Lyle S. Richardson
5310 North Camino Real
Tucson Arizona 85718
[redacted]

March 25, 2012

RE: Pinal County Zoning ApplicationPZ-003-12 and PZ PD-003-12

Dear Neighbor:

I recently filed Rezoning and PAD (Planned Area Development) applications with the Pinal County Planning Department for a vacant 1.55 acre parcel located at 7351 East Highway 60, in Gold Canyon Ranch. The owner of this parcel wants to rezone the property from its current designation of MHP (Mobile Home Park) to C-3 PAD (Commercial) to facilitate the construction a small retail center at this location. This letter is being sent to you as a part of the notification procedure as required by the Pinal County zoning code. A copy of the proposed site plan for this proposal is also provided on the reverse side of this letter for your review.

A public hearing before the Planning Commission to consider these requests has been tentatively set for May 17th 2012. If a hearing does occurs on that date, it will take place at 9:00 AM in the Pinal County Planning Department hearing room which is located at 31 N Pinal Street, Building F in Florence, AZ.

I also would like to invite you to attend a neighborhood meeting where we can discuss this project. The date and location for this meeting is:

Monday April 2nd
6:00 PM
Canyon Vistas RV Resort – Guest Services Building
6601 E. Hwy 60,
Gold Canyon, AZ. 85118

I hope that you can attend this meeting so that I might address any questions you have on the project. If you are unable to make the meeting or should you have any questions prior to or after that meeting, you may contact me either by phon[redacted]r by email at [redacted]

Thank you! I hope to see you on April 2nd!

Respectfully,

Lyle S. Richardson
Land Use Planner

APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink.)

1. Pinal County Staff Coordinator: Ashlee MacDonald

2. Date of Concept Review: 10/25/2011 Concept Review Number: CR 065-011 See Attached notes

3. The legal description of the property: SEE Attached Exhibit "1"

4. Tax Assessor Parcel Number: 104-11-017B

5. Current Zoning: MHP Requested Zoning: C-3 / PAD

6. Parcel size: 1.557 AC

7. The existing use of the property is as follows: Vacant

8. The exact use proposed under this request: Non Anchor - Retail Commercial Center

9. Is the property located within three (3) miles of an incorporated community?
   (YES) NO

10. Is an annexation into a municipality currently in progress?
    YES (NO)

11. Is there a zoning violation on the property for which the owner has been cited?
    YES (NO) If yes, zoning violation number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. Major up grades currently underway on the Superstition Views & Canyon Vista Project

13. Explain why the proposed development is needed and necessary at this time. Existing Residential projects in the area are in need of additional retail support and services

RECEIPT #: AMT: DATE: CASE: PZ-003-12

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

NORTON S. KARNO
c/o JOHN PAREZO

[redacted]

Name of Landowner (Applicant) Phone Number

21550 Oxnard St, suite 780, Woodland Hills Ca, 91367
Address (City, State, Zip Code)

See Attached Agency Authorization
Signature of Landowner (Applicant) Print Name E-Mail Address

Lyle S. Richardson

[redacted]

Name of Agent Phone Number

5310 N. Camino Real, Tucson Az 85718
Address (City, State, Zip, Code)

Lyle Richardson

[redacted]

Signature of Agent Print Name E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

NORTON S. KARNO
[Insert Name – If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 1.557 acres located at _____, and further identified 7351 E. HWY. 60, GOLD CANYON, ARIZONA
[Insert Address of Property]
as assessor parcel number 104-11-017B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints CAL-AM PROPERTIES, INC. AND LYLE RICHARDSON
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Norton S. Karno
[Signature]
Dated: January 16, 2012

_____
[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Please see attached

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised March 2010

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 01·16·2012 (Date) before me, Anahit Karamyan (Here Insert Name and Title of the Officer),
personally appeared Norton S. Karno (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ANAHIT KARAMYAN
Commission # 1859743
Notary Public - California
Los Angeles County
My Comm. Expires Aug 1, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agency Authorization

Document Date: 01·16·2012 Number of Pages: 4 including this page

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Norton S. Karno	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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SEE Attached
Appendix "B"

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 14 day of Feb, 2012, at the office of Lyle Richards, and is accurate and complete to the best of my knowledge.

Signature _____ Date 2-14-2012

Acknowledged before me by LYLE RICHARDSON, on this 14 Day of FEBRUARY, 2012.

MARY LEE MATHIS
(SEAL)
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA (If additional copies of this form are needed, please photocopy)
County of PIMA
This instrument was acknowledged before me
on 14 day of 02, 2012 by LYLE RICHARDSON
Notary Public's Signature
My Commission Expires 03/31/2013

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: Ashlee MAC DONALD
2. Date of Concept Review: 10-25-2011 Concept Review No.: CR65-011 Notes ATTACHED
3. The Legal Description of the Property: SEE ATTACHED Exhibit "A"
4. Tax Assessor Parcel No.: 104-11-017B
5. Current Zoning: M H P
   Requested PAD Overlay District: C-3 PAD
6. Parcel Size: 1.557 ACRES
7. The existing use of the property is as follows: Vacant
8. The exact use proposed under this request: RETAIL COMMERCIAL CENTER NON ANCHORED
9. Is the property located within three (3) miles of an incorporated community?
   (YES) NO
10. Is an annexation into a municipality currently in progress?
    YES (NO)
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. MAJOR UP GRADES CURRENTLY UNDERWAY to the SUPERSTITION VIEWS AT CANYON VISTA'S project
13. Explain why the proposed development is needed and necessary at this time. Existing Residential projects in the AREA ARE in Need Of Additional Retail support and SERVICES

RECEIPT #: AMT: DATE: CASE:

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

NORTON S. KARNO C/O JOHN PAREZO	21550 OXNARD ST. SUITE 780 WOODLAND HILLS CA 85718	[redacted]
Name of Landowner (Applicant)	Address	Phone Number

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant) — E-Mail Address

LYLE S. RICHARDSON	5310 N CAMINO REAL TUCSON AZ 85718	[redacted]
Name of Agent	Address	Phone Number

Lyle S Richardson

Signature of Agent LYLE S. RICHARDSON — [redacted] E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

NORTON S. KARNO
[Insert Name – If a Corporation, Partnership or Association, include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 1.557 acres located at _____, and
further identified 7351 E. HWY. 60, GOLD CANYON, ARIZONA
[Insert Address of Property]
as assessor parcel number 104-11-017B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints CAL-AM PROPERTIES, INC. AND LYLE RICHARDSON
[Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

Norton S. Karno
[Signature]
Dated: January 16, 2012

_____
[Signature]
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

Please see attached

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised March 2010

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles

On 01-16-2012 (Date) before me, Anahit Karamyan (Here Insert Name and Title of the Officer),

personally appeared Norton S. Karno (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

ANAHIT KARAMYAN
Commission # 1859743
Notary Public - California
Los Angeles County
My Comm. Expires Aug 1, 2013

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [signature] (Signature of Notary Public)

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agency Authorization

Document Date: 01-16-2012 Number of Pages: 4 including this page

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Norton S. Karno

☐ Corporate Officer — Title(s):
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:

☐ Corporate Officer — Title(s):
☐ Individual
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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EXHIBIT A

LEGAL DESCRIPTION

All that real property situate in the County of Pinal, State of Arizona, more particularly described as follows:

A parcel of land situate in Section 7, Township 1 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 7 West, a distance of 2151.07 feet;
Thence North 39 degrees East, a distance of 1312.24 feet;
Thence North 50 degrees West, a distance of 1452.36 feet to the POINT OF BEGINNING
Thence North 50 degrees West, a distance of 284.90 feet;
Thence North 43 degrees East, a distance of 247.37 feet;
Thence South 50 degrees East, a distance of 264.93 feet;
Thence South 39 degrees West, a distance of 246.56 feet to the POINT OF BEGINNING,

EXCEPT 1/16th of all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials; whether or not of commercial value as reserved by the State of Arizona in the Patent to said land.

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SEE ATTACHED
Appendix "B"

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
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Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the _____ day of _____, 20___, at the office of _____, and is accurate and complete to the best of my knowledge.

_____ _____
Signature Date

Acknowledged before me by _____, on this _____ day off _____, 20___.

(SEAL)

_____
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

Name of Project: MONTESA COMMERCIAL

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width (Feet)		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between) NO DETACHED Buildings		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
C-3 P.A.D	3500 S.F	67,822 S.F	0'	VARIES	Front: 20' Side: 0' Rear: 25'	Front: 20' Side: 25' Rear: VARIES	40 FT	1 STORY LESS THAN 40 FT	Main Building: — Front Lot Line: — Rear & Side Lot Lines: —	Main Building: — Front Lot Line: — Rear & Side Lot Lines: —		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District

Checklist

OK A. Check the **appropriate item:**

_____ This PAD is being submitted without a zone change request.

X This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

OK B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

OK C. **A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:**

1. **Zoning boundaries**
2. **Street alignment** SEE EXHIBITS 3 and 4
3. **Open space**
4. **Trails**

NA D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan. SEE EXHIBITS 2, 3 and 4

Revised November 2011

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

ok G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

SEE APPENDIX "B"

_____ H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

1. Commercial Uses:
   a. Retail sales floor area and total area proposed for commercial development
   b. Type of uses proposed
2. Industrial Uses:
   a. Total area proposed for industrial uses
   b. Types of uses proposed
   c. Anticipated employment for development per major phases
3. Standards of:
   a. Height
   b. Open Space
   c. Buffering
   d. Landscaping
   e. Pedestrian and vehicular circulation
   f. Off-street parking and loading
   g. Signs
   h. Nuisance controls

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

_____ J. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Lyle S. Richardson 2-8-2012

Signature Lyle S. Richardson Date

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NOS.: **PZ-PA-001-12, PZ(PD)-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company
Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They have 308 pad/ spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

The applicant conducted a neighborhood meeting the results of which are included in the narrative.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT

D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Lyle Richardson, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received which in regards to the project, one in opposition and one requesting an additional agreement of the project.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request case PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.**

STAFF RECOMMENDATION (**PZ-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

1. approval of this rezone will require, at the time of application for development, that

the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

8. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

STAFF RECOMMENDATION (**PZ-PD-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

1. approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal,

State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

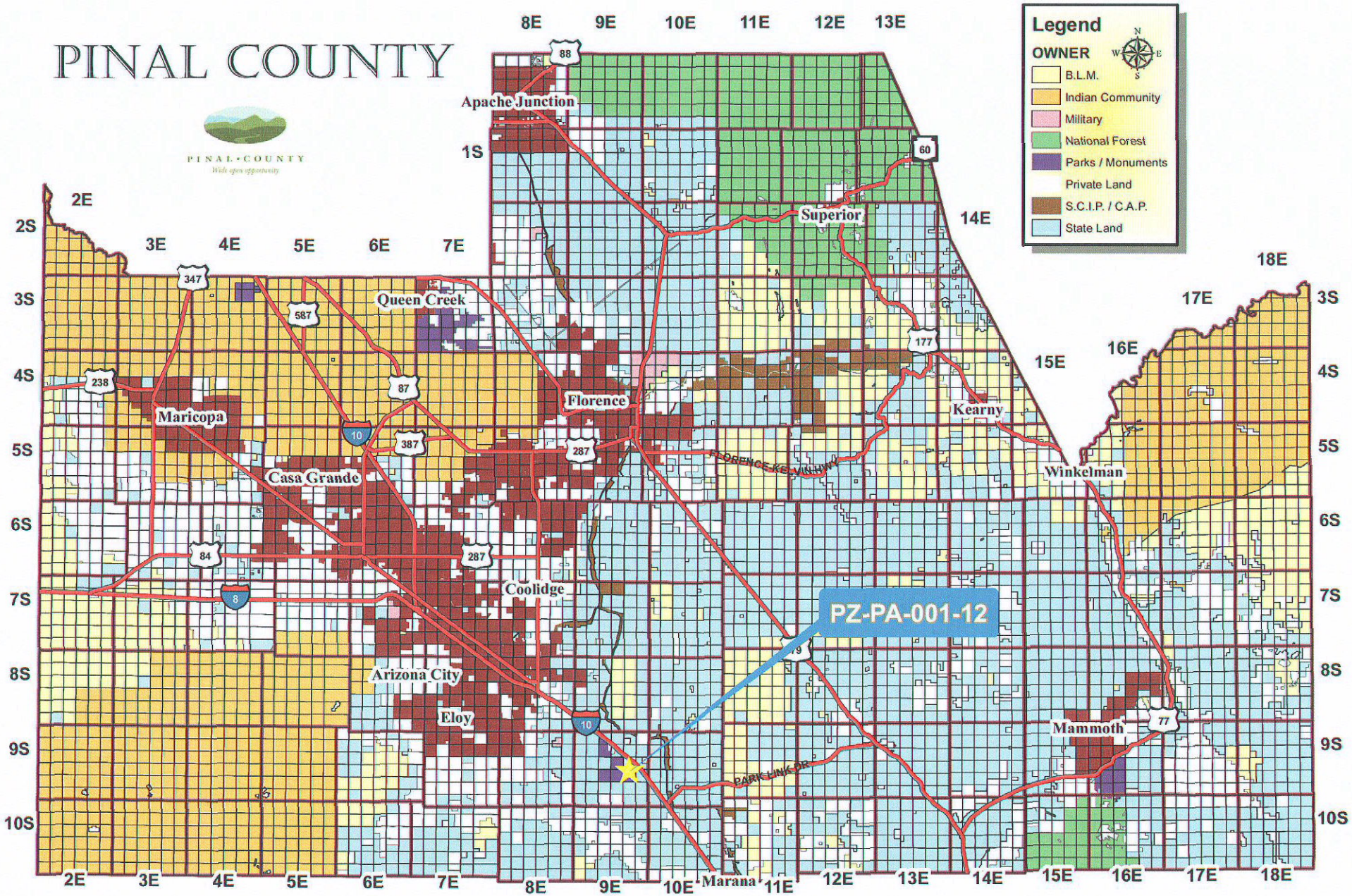
7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

8. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

DATE PREPARED: 5/08/12 – jds
REVISED:


PINAL COUNTY
PINAL • COUNTY
Wide open opportunity
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-PA-001-12
FLORENCE-KEARNY HWY
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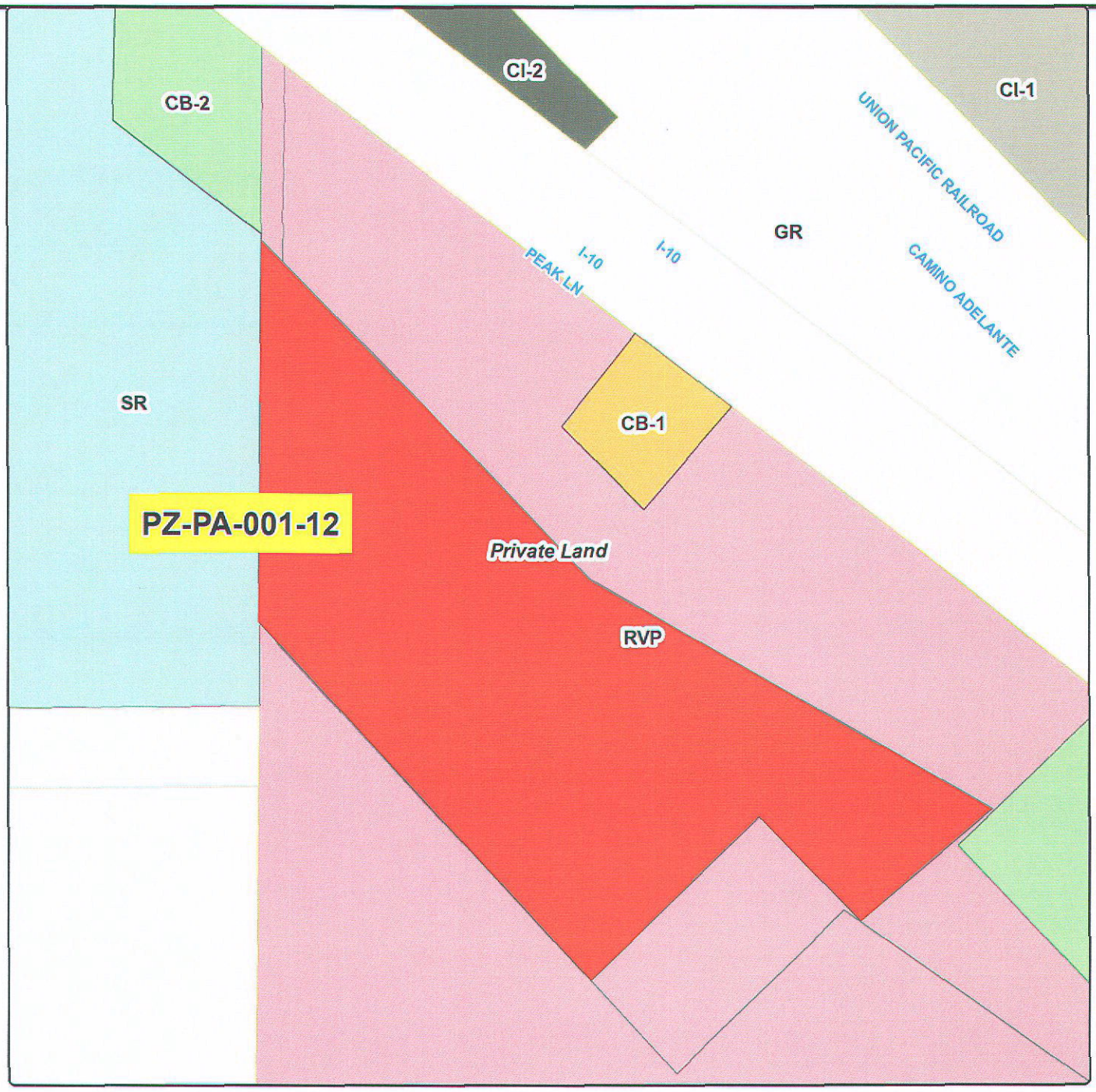


Non-Major Comprehensive Plan Amendment

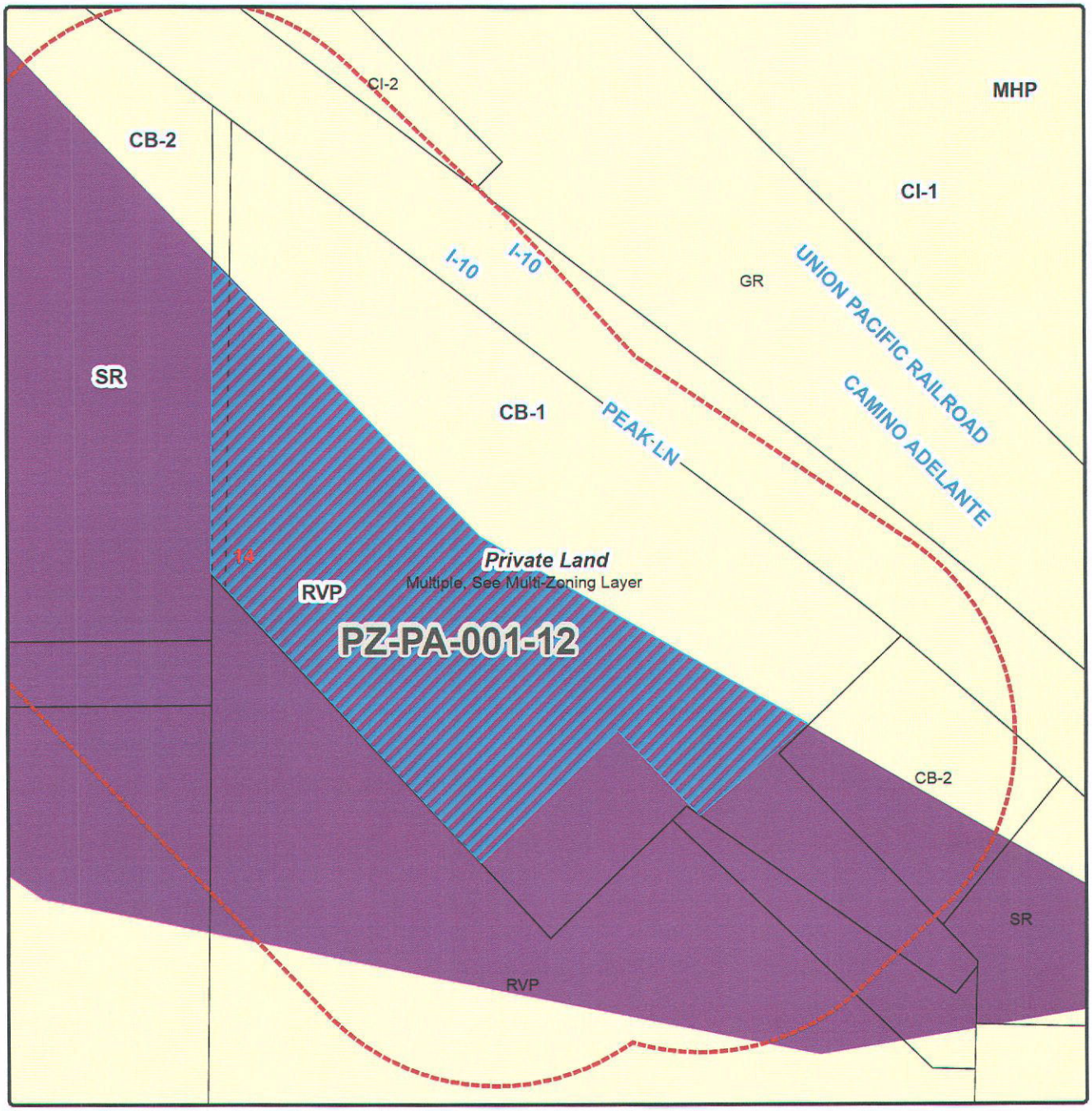
Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

Camelhead Assoc.,LLC	**Legal Description:** Situated in Sections 14, T09S, R09E G&SRB&M, Parcel 410-05-015A (legal on file) (RED ROCK area). T09S-R09E Sec14	Sheet No. 1 of 1	Camelhead Assoc.,LLC; Drawn By: GIS / IT / VC; Date: 04/06/2012; Sections 14; Township 09S; Range 09E; Case Number: PZ-PA-001-12



Non-Major Comprehensive Plan Amendment

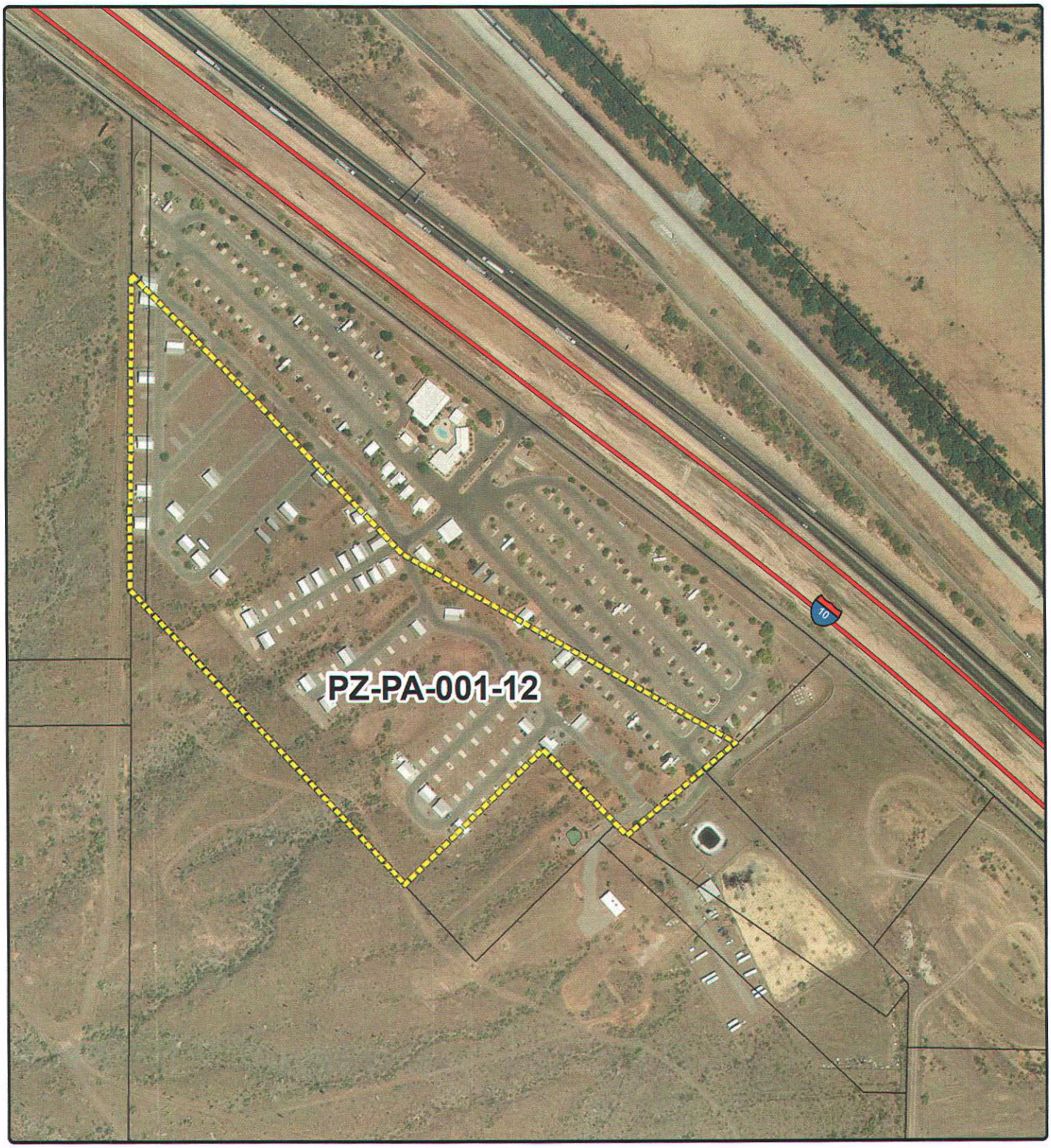
PZ-PA-001-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 21.9± ± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: Multiple Zoning
Request Land Use: HDR
Current Land Use: Employment

PINAL • COUNTY
Wide open opportunity

Legal Description: Situated in a portion of the Sections 14, T09S,R09E, G&SRB&M, in the Florence area. (legal on file)		Owner/Applicant: Camel Head Assoc., LLC	
		Drawn By: GIS / IT / VC	Date: 04/05/12
T09S-R09E Secs 14	Sheet No. 1 of 1	Sections 14 / Township 09S	Range 09E
		Case Number: PZ-PA-001-12	



Non-Major Comprehensive Plan Amendment

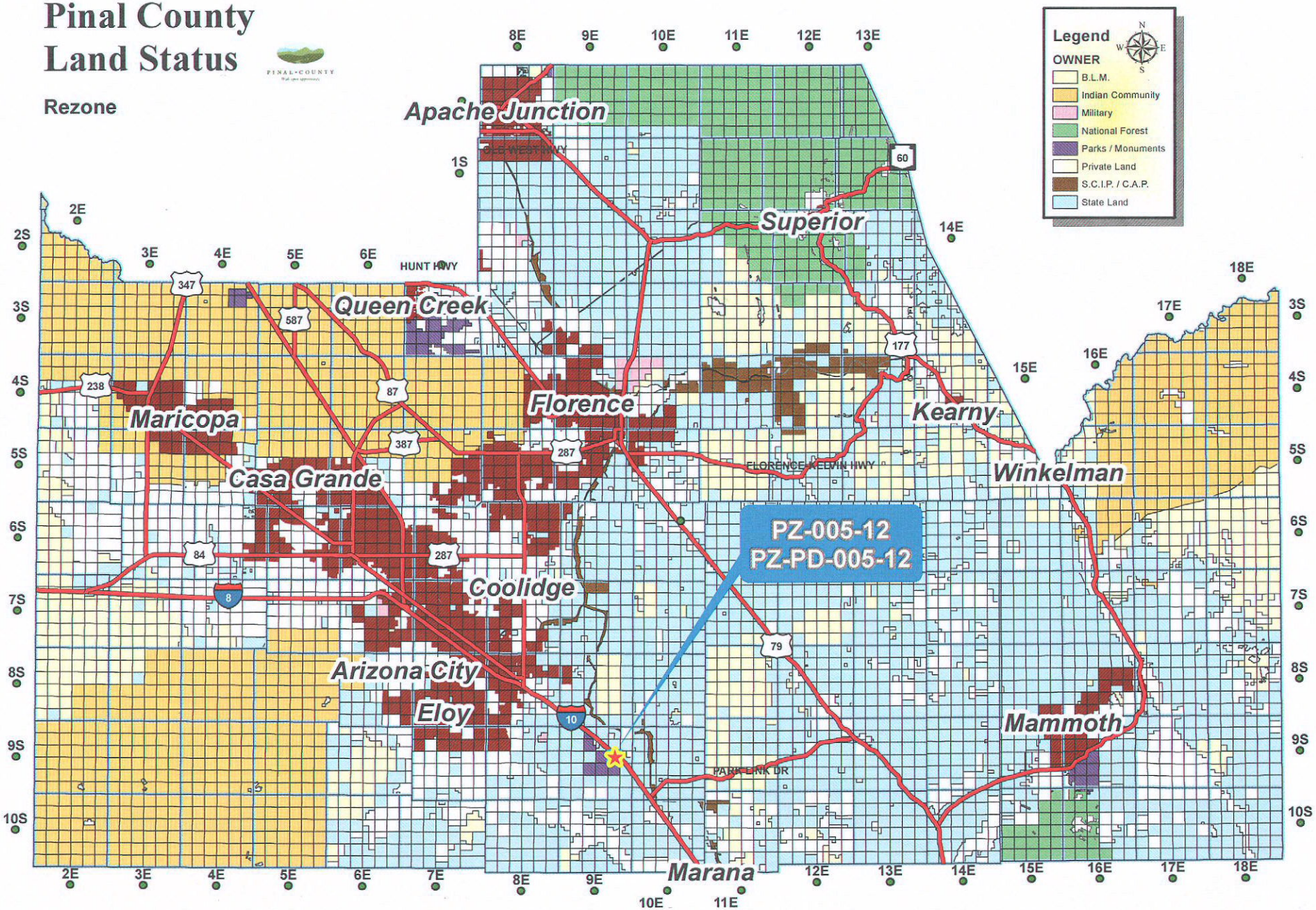
NORTH

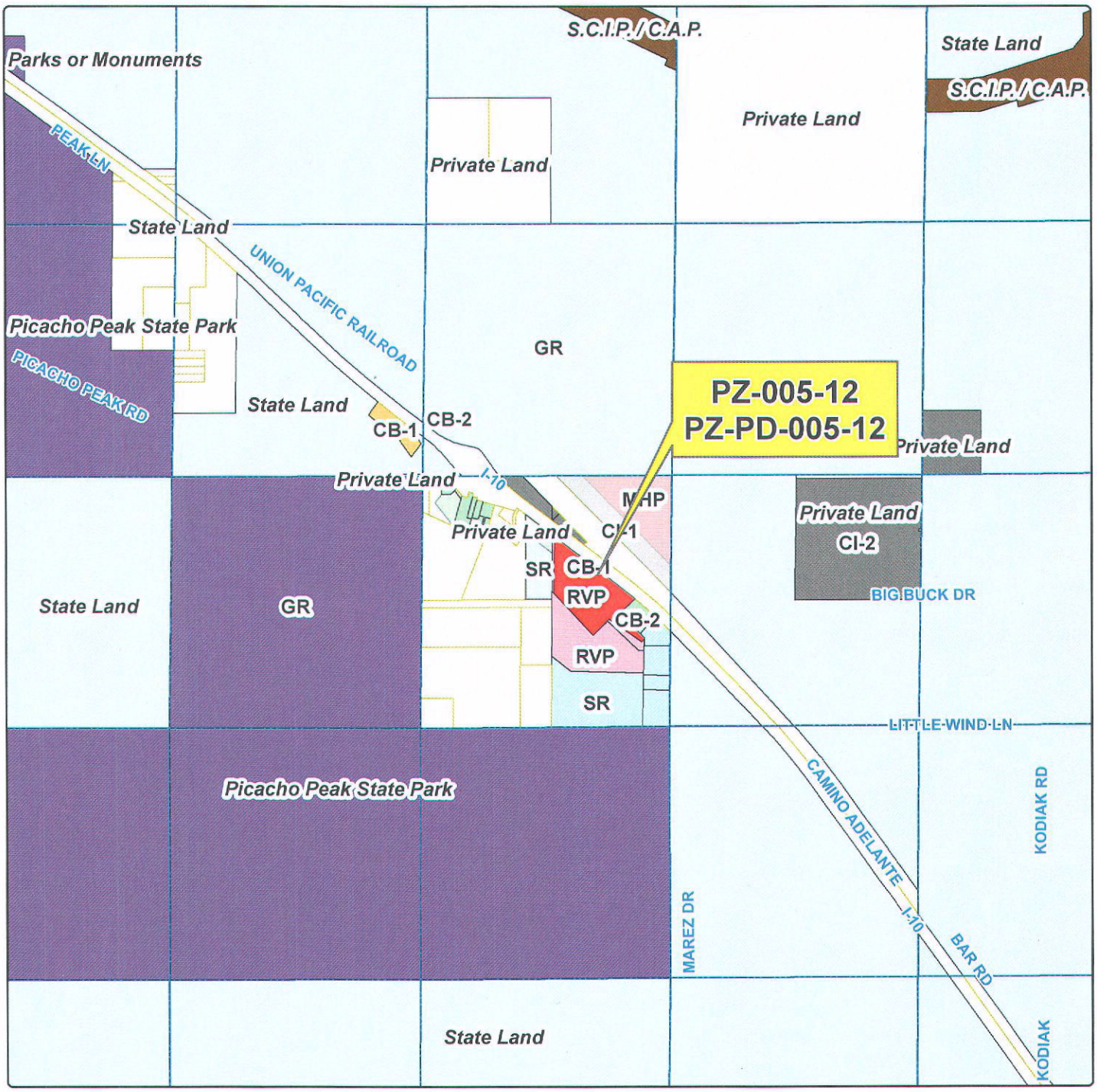
PINAL • COUNTY
Wide open opportunity

PZ-PA-001-12

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

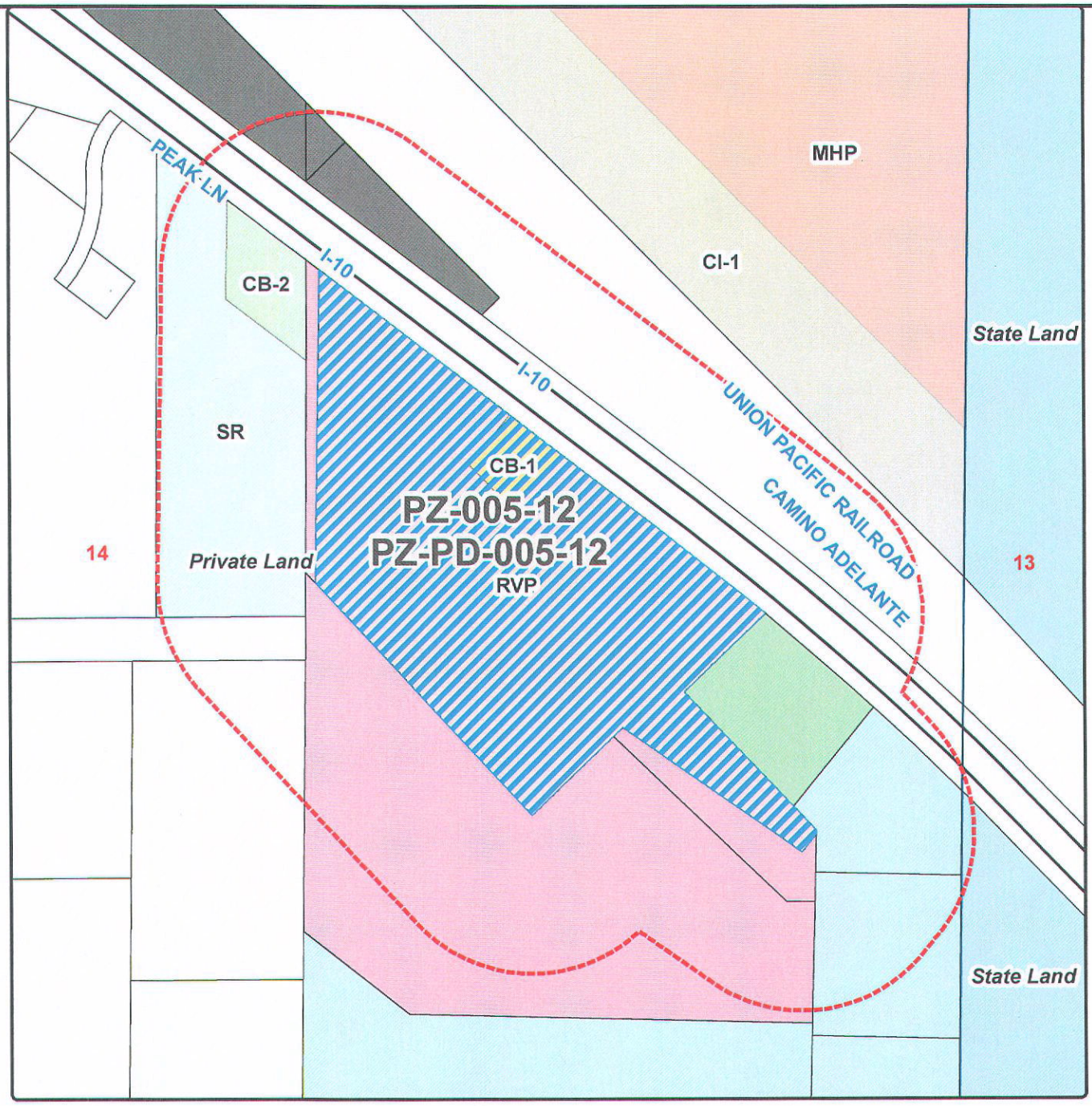
CAMELHEAD ASSOCIATES LLC

Legal Description:
Situated in a portion of the Section 14, T09S,R09E, G&SRB&M, Parcels 410-05-015A (legal on file) (Red Rock area).

T09S-R09E Sec 14

Sheet No. 1 of 1

CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

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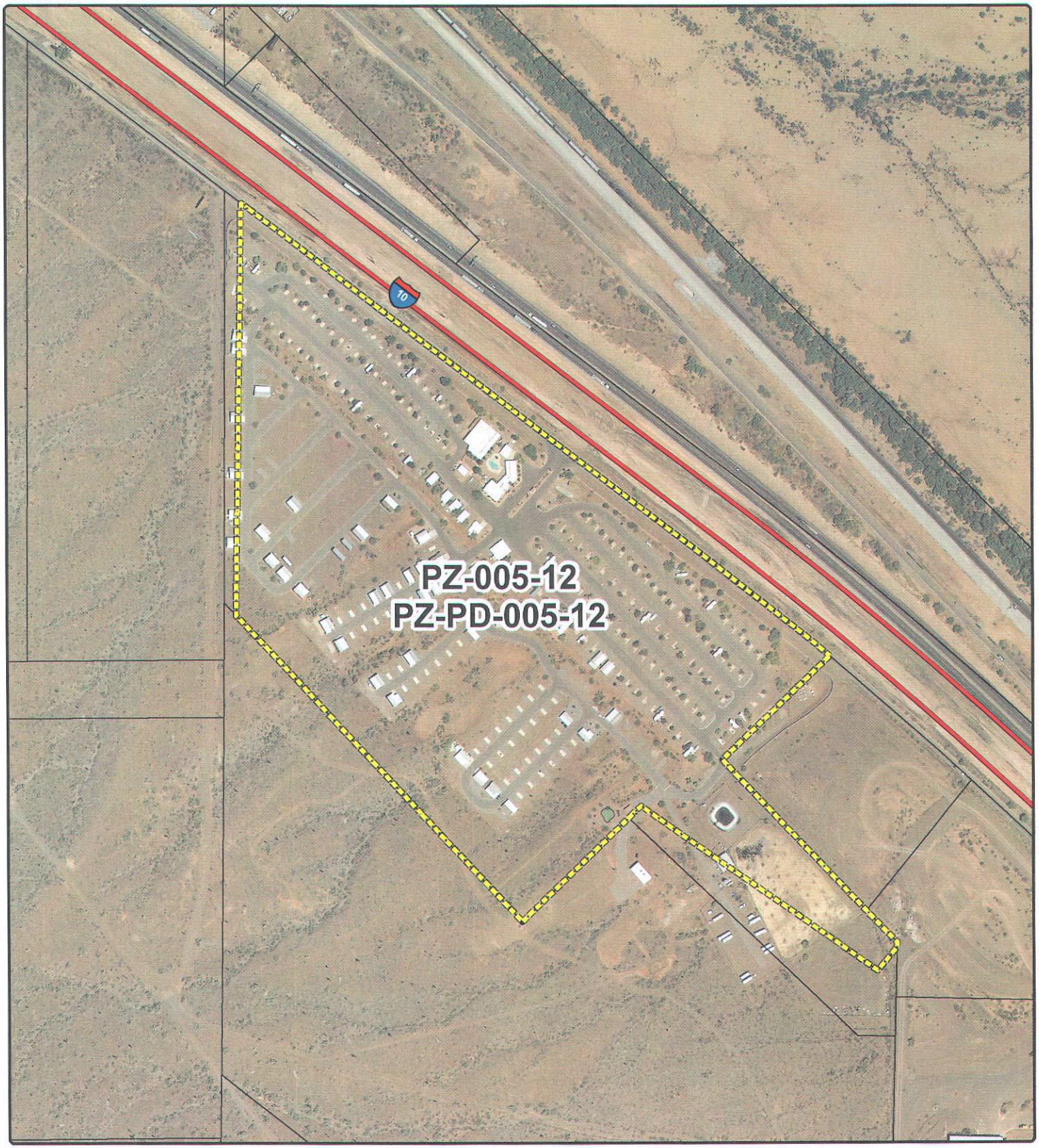
Wide open opportunity

Legal Description:
Situated in a portion of the Section 14, T09S, R09E, G&SRB&M, Parcel 410-05-015A (legal on file) (Red Rock area)

T09S-R09E Sec 14

Sheet No. 1 of 1

Owner/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		

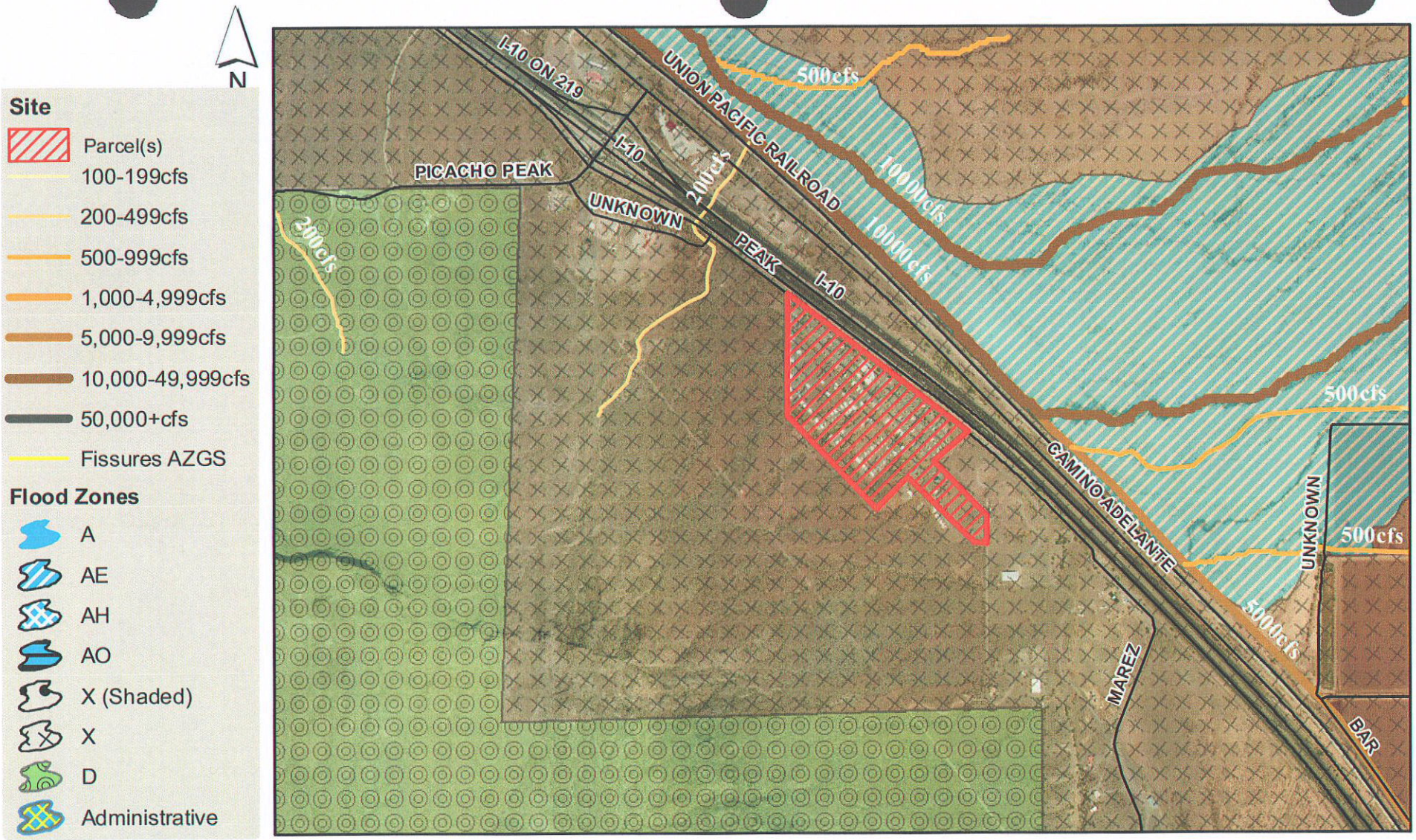


Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.

0 875 1,750 3,500 5,250 Feet

Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink)

1. The legal description of the property: SEE Exhibit "1"

2. Parcel Number(s): 410-05-016B (01SA) Total Acreage: 41.5

3. Current Land Use Designation: Very Low Density / Employment

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE

7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE

8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384374	$1,545.00	2/21/12	PZ-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Camelhead Assoc LLC	220 South River Tempe AZ 85281	480 285-3882

Signature of Landowner (Applicant)	E-Mail Address
SEE ATTACHED AGENCY AUTHORIZATION	

Name of Agent	Address	Phone Number
Lyle S. Richardson	5310 N. Camino Real TUCSON AZ 85718	602 909-5976

Signature of Agent	E-Mail Address
	LSRSTAZ@Gmail.com

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — LLC Manager
[Insert Signor's Name] *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

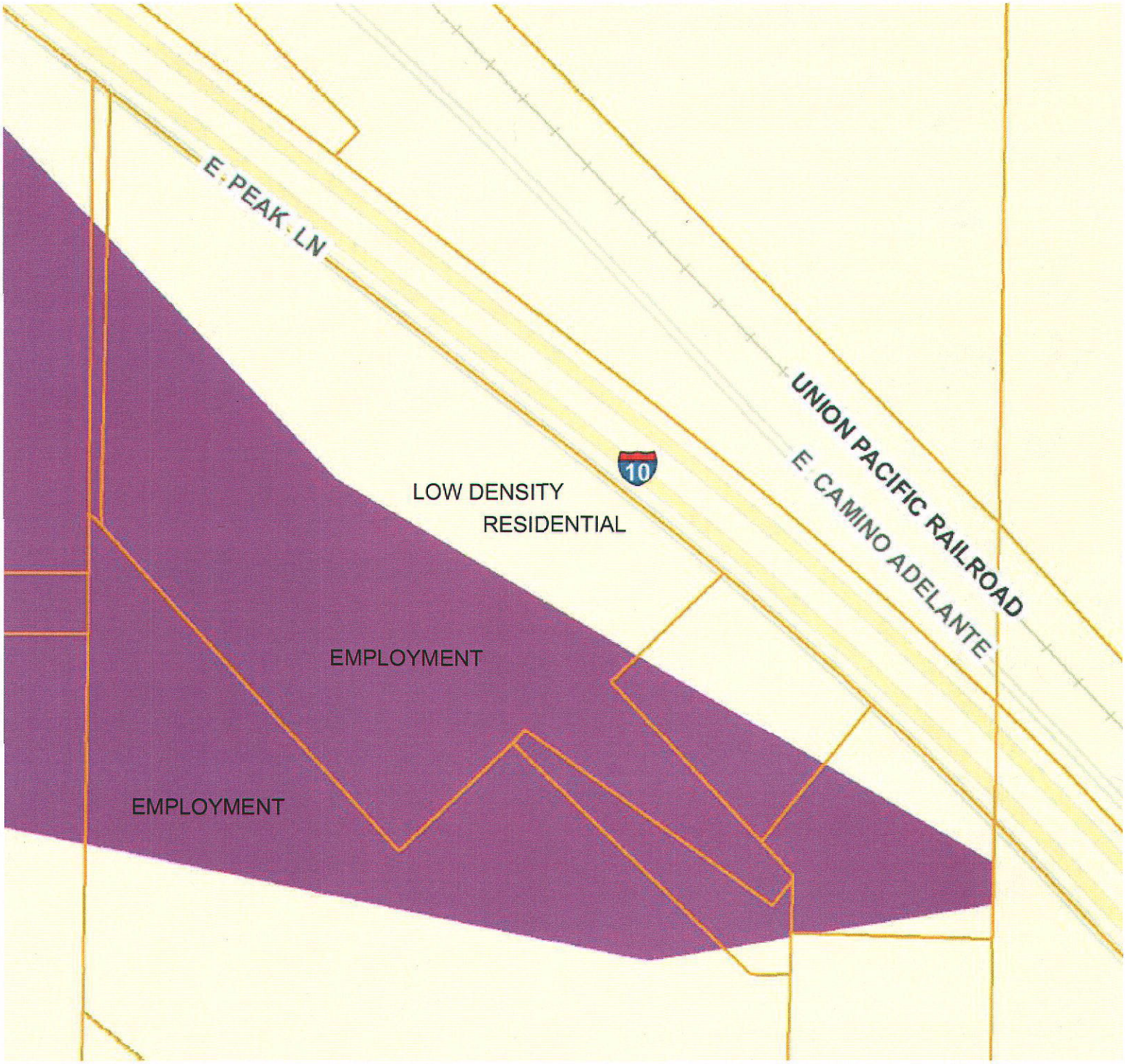
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

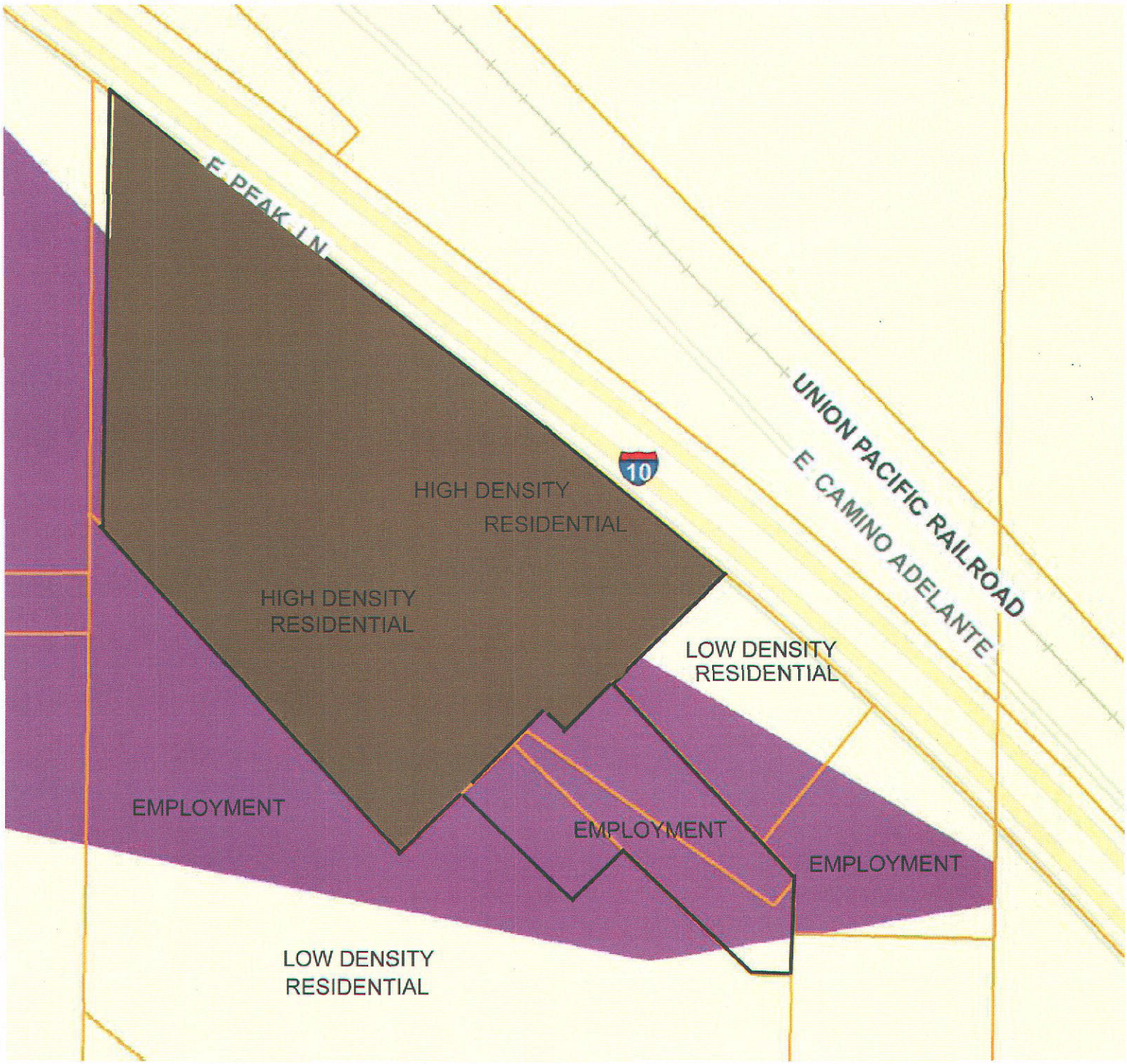
My commission expires: _____

Revised March 2010



PICACHO PEAK RV RESORT

EXISTING COMPREHENSIVE PLAN EXHIBIT

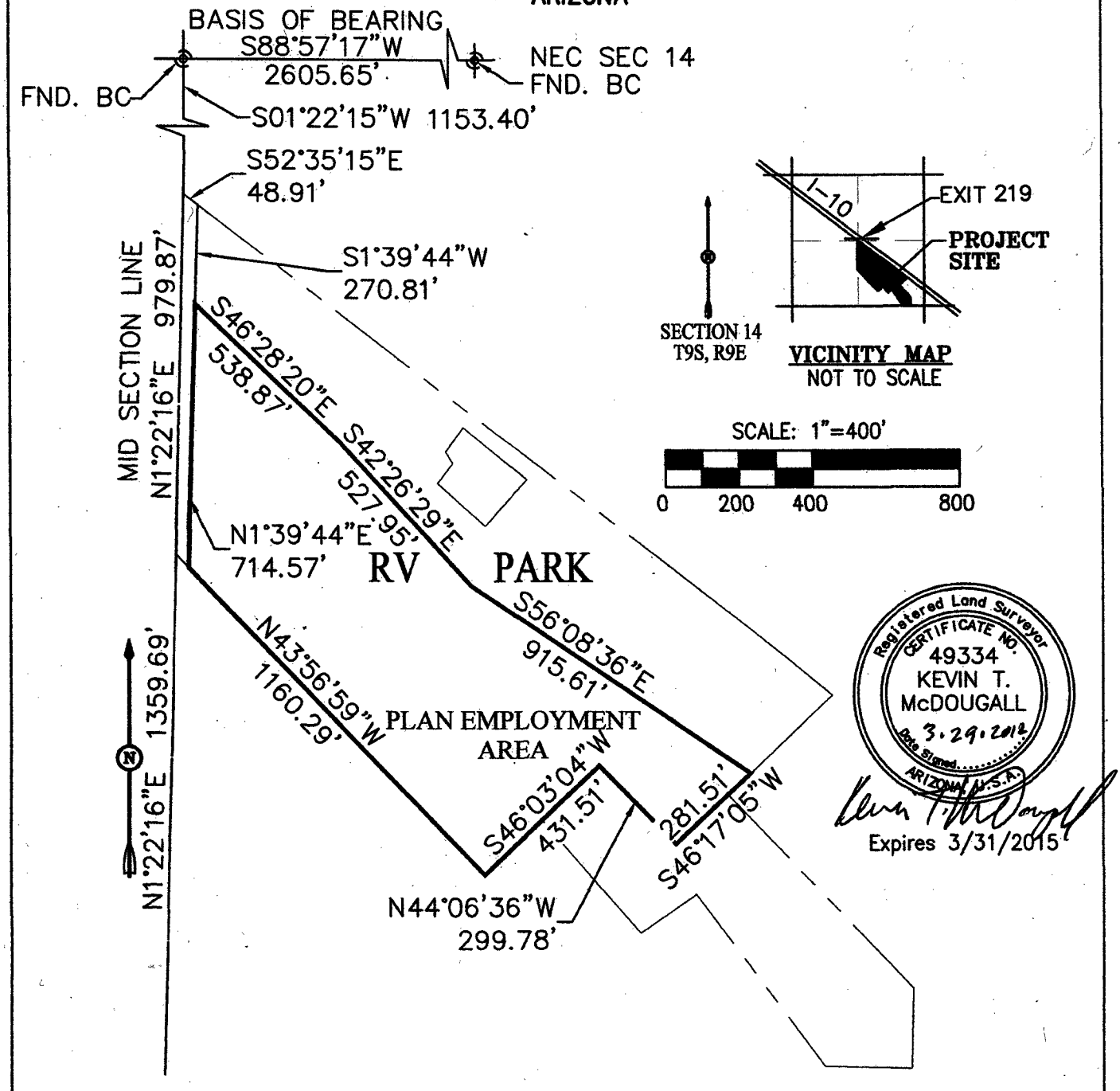


PICACHO PEAK RV RESORT

PROPOSED COMPREHENSIVE PLAN EXHIBIT

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink.)

1. Pinal County Staff Coordinator: STEVE ABRAHAM

2. Date of Concept Review: 12/27/2011 Concept Review Number: CR 041-11 Notes ATTACHED

3. The legal description of the property: SEE EXHIBIT "1"

4. Tax Assessor Parcel Number: 410-05-016B (015A)

5. Current Zoning: R.V.P Requested Zoning: MHP / PAD

6. Parcel size: 41.5 AC

7. The existing use of the property is as follows: Existing R.V. PARK

8. The exact use proposed under this request: RV Motor Home Park Model, Manufactured Housing, Active / Passive Recreational Admin / Customer Service Areas and open space

9. Is the property located within three (3) miles of an incorporated community?
   YES NO

10. Is an annexation into a municipality currently in progress?
    YES NO

11. Is there a zoning violation on the property for which the owner has been cited?
    YES NO If yes, zoning violation number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE

13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	PZ-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Camelhead Assoc LLC — 480 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — 602 909-5976
Name of Agent — Phone Number

5310 North Camino Real Tucson AZ 85718
Address (City, State, Zip, Code)

Lyle S. Richardson — lsr51@gmail.com
Signature of Agent — Print Name — E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
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Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature _____ Date 2/18/2012

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

MARY LEE MATHIS
(SEAL)
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Camelhead Assoc LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1", and
[Insert Address of Property]

further identified as assessor parcel number 410-05-016B and legally described as follows: ***[Insert Parcel Number]***

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ ***[Signature]***

_____ ***[Signature]***

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,__
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by Michael L. Wirth, LLC Manager of
[Insert Signor's Name] *[Insert Title]*
Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Debra S Rose
Notary Public

My commission expires: 12/8/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared
_____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____
[Title of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer Anu Jain

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

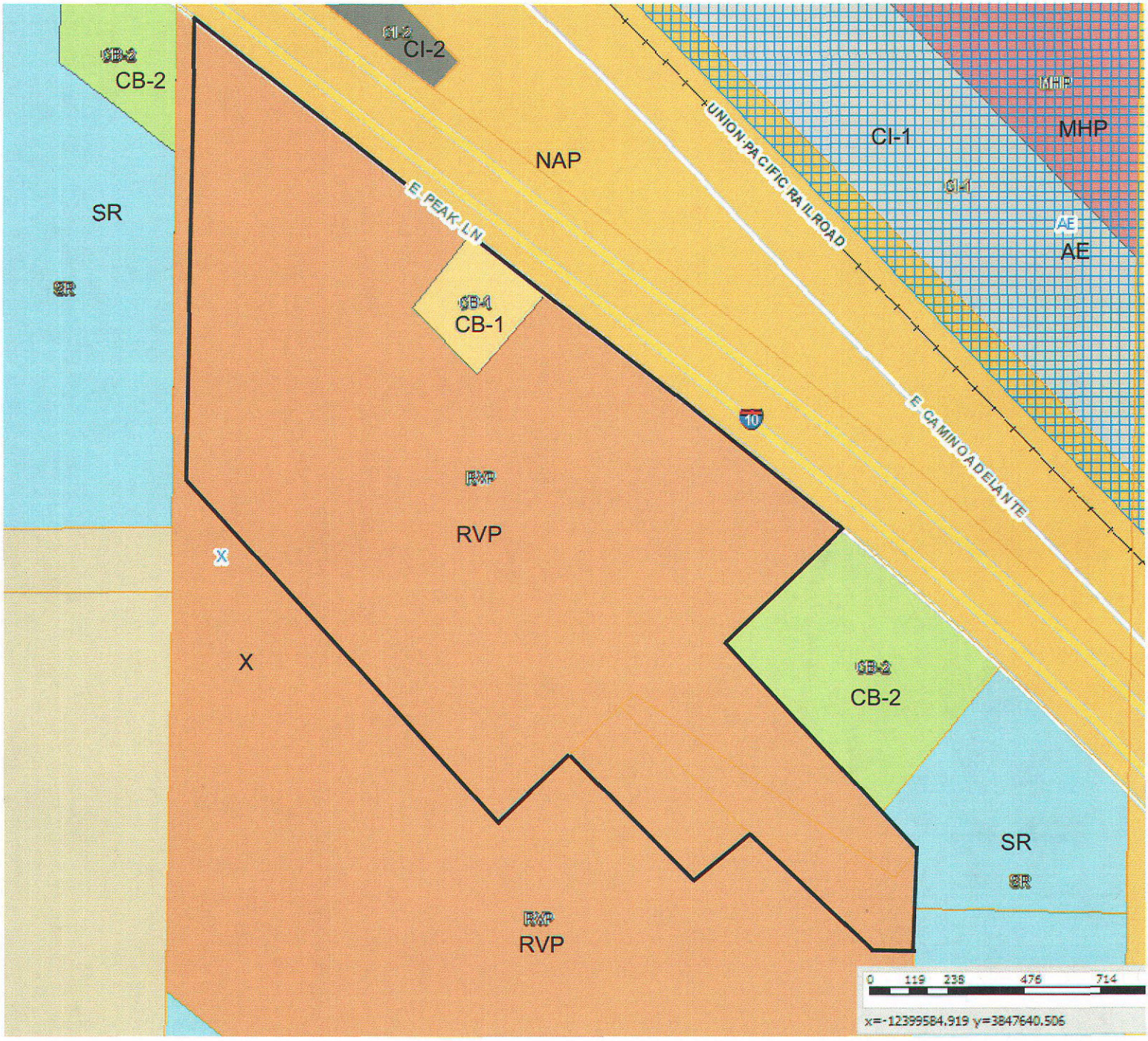
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

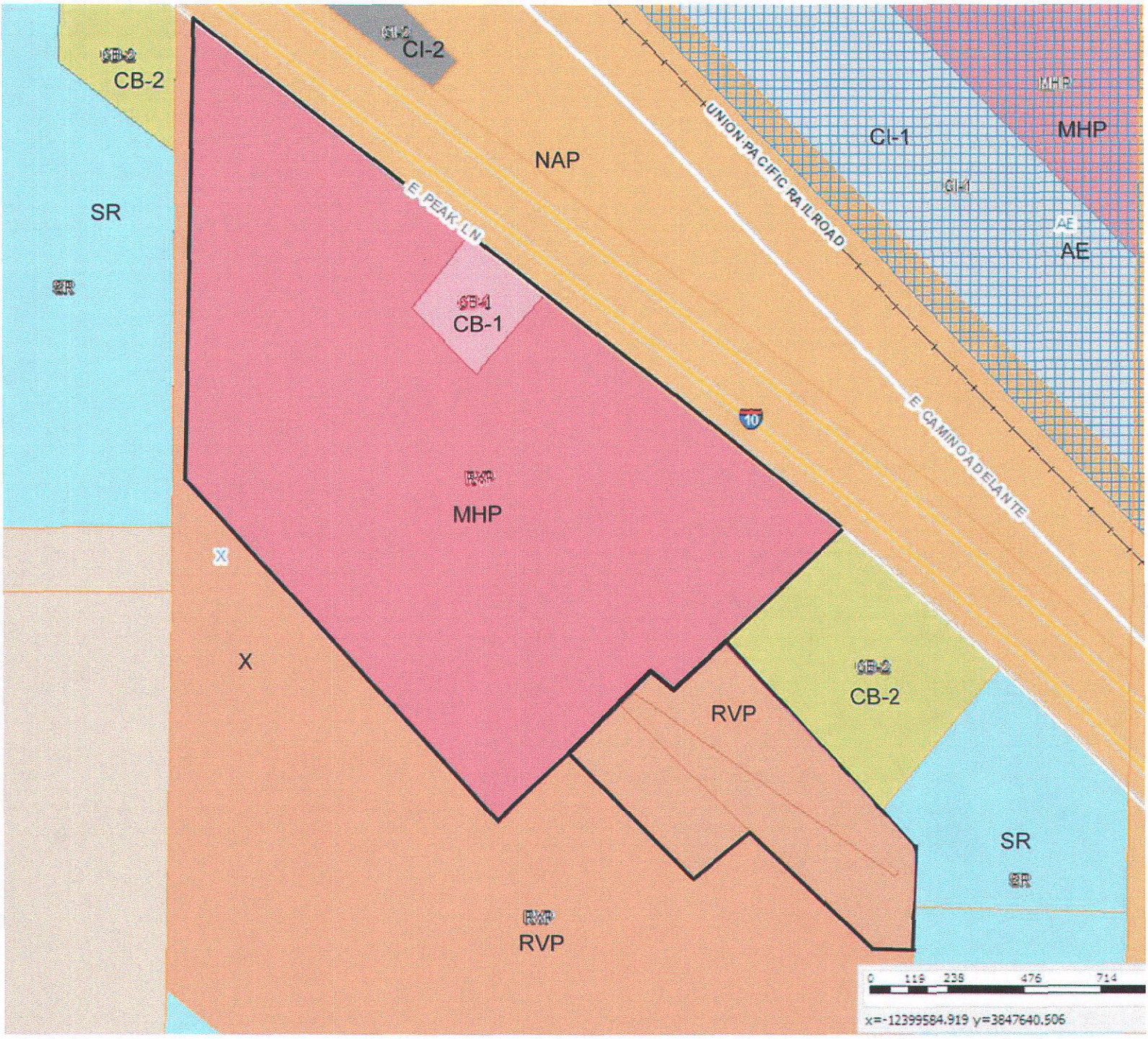
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2011 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V, Motor Home PARK Model, MANUFACTURED HOUSING, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES NO
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES NO
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    SEE ATTACHED Project NARRATIVE

13. Explain why the proposed development is needed and necessary at this time.

    SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.
B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.
C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).
E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411
F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.
G. Submit a CD which contains a copy of the application and narrative in PDF format.
H. **Hold a neighborhood/community meeting:**
   1. Notify all property owners within 1200'
   2. Hold the meeting within 5 miles of the subject property
   3. Hold the meeting between 5:00pm – 9:00pm

   Include with the application:
   1. Copy of Notice of Neighborhood/Community Meeting
   2. List of property owners notified
   3. Minutes of meeting
   4. Attendance sign-in sheet with names & addresses
I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

2200 S. River 480

Camelhead Assoc LLC Tempe Az 85281 285-3882

Name of Landowner (Applicant) Address Phone Number

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant) E-Mail Address

5310 N Camino Real 602

Lyle S Richardson Tucson Az 85718 909-5976

Name of Agent Address Phone Number

lsrs1az@gmail.com

Signature of Agent E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
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Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(SEAL)

MARY LEE MATHIS
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet) Code	Minimum Lot Area (Square Feet) Proposed	Minimum Lot Width (Feet) Code	Minimum Lot Width (Feet) Proposed	Minimum Yard Sizes (Building Setbacks in Feet) Code	Minimum Yard Sizes (Building Setbacks in Feet) Proposed	Maximum Building Height (Feet) Code	Maximum Building Height (Feet) Proposed	Detached Accessory Buildings (Minimum Distance Between) N/A Code	Detached Accessory Buildings (Minimum Distance Between) N/A Proposed	Buildable Area Code	Buildable Area Proposed
M.H.P. PAD		Average 2219 ft		25' - 35'	Front: Side: Rear:	Front: 5' Side: 3' Rear: 5'		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
				35' plus per site Plan	Front: Side: Rear:	Front: 5 Side: 3 Rear: 5		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
M.H.P. P.D.D	Only uses identied in this application, its narrative and site exhibit are allowed No other uses will be allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.A.D.	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
	(9) Water well system - existing (10) Waste Water Treatment Area - existing (11) Other uses identified as "Allowed uses" in the M.H.P / P.A.D section of the Pinal County Zoning Code.

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District

Checklist

OK A. Check the **appropriate item:**

X This PAD is being submitted without a zone change request.

_____ This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

OK B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

OK C. **A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:**

1. **Zoning boundaries**
2. **Street alignment**
3. **Open space**
4. **Trails**

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

1. Commercial Uses:
   a. Retail sales floor area and total area proposed for commercial development
   b. Type of uses proposed
2. Industrial Uses:
   a. Total area proposed for industrial uses
   b. Types of uses proposed
   c. Anticipated employment for development per major phases
3. Standards of:
   a. Height
   b. Open Space
   c. Buffering
   d. Landscaping
   e. Pedestrian and vehicular circulation
   f. Off-street parking and loading
   g. Signs
   h. Nuisance controls

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature 2/18/2012
Date

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified _____
[Insert Address of Property]
as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ ***[Signature]***
Dated: _____

_____ ***[Signature]***
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____ _____ Notary Public

Revised November 2011

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*

and whose being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

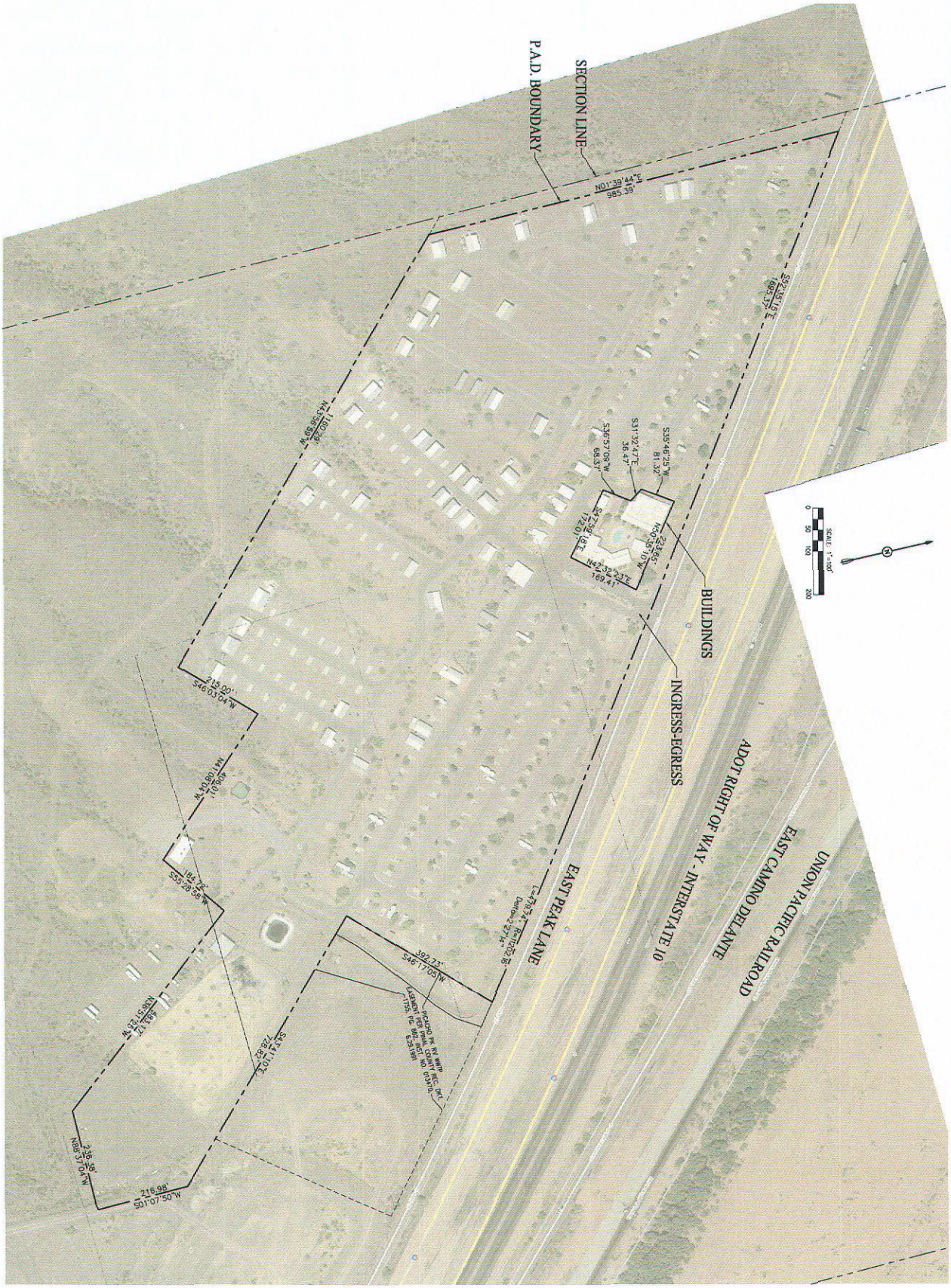
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID. PPK
SHEET 2 OF 8

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 43831 KEVIN T. McDOUGALL 2/7/12 ARIZONA U.S.A.
Expires 3/31/2013

McDougall Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson
5310 North Camino Real
Tucson Arizona 85718
Tel: (520) 299-0664
Cell: (602) 909-5976

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Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

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Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 Description of Proposal, Site and Existing Zoning

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP")*. Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. Nature of the Project

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. *Schools*

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

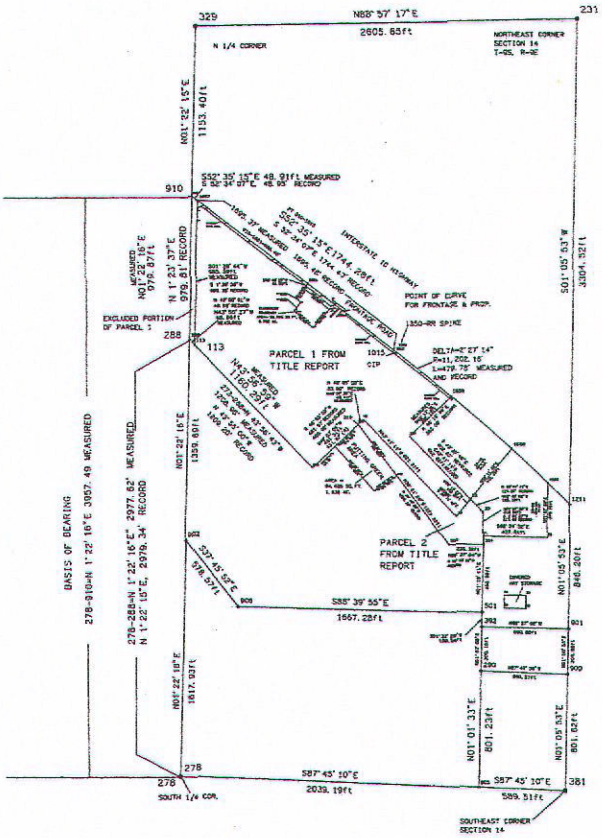
It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

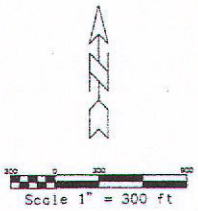
The meeting closed at approximately 8:15 PM.

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL



CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA



1/21/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

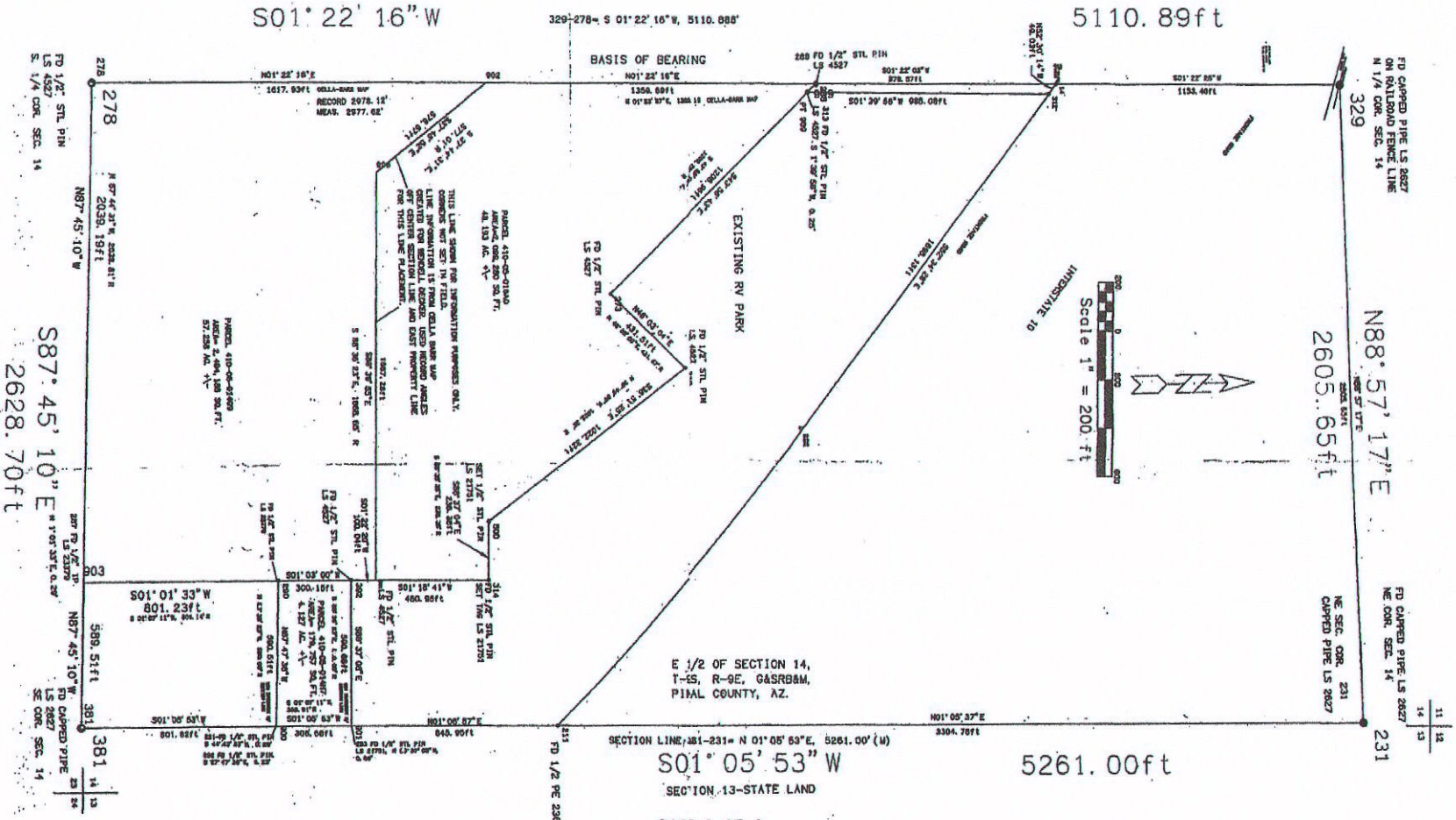
MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PHONE 520-298-9083

(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 1/12/12 Job#: 2012-2

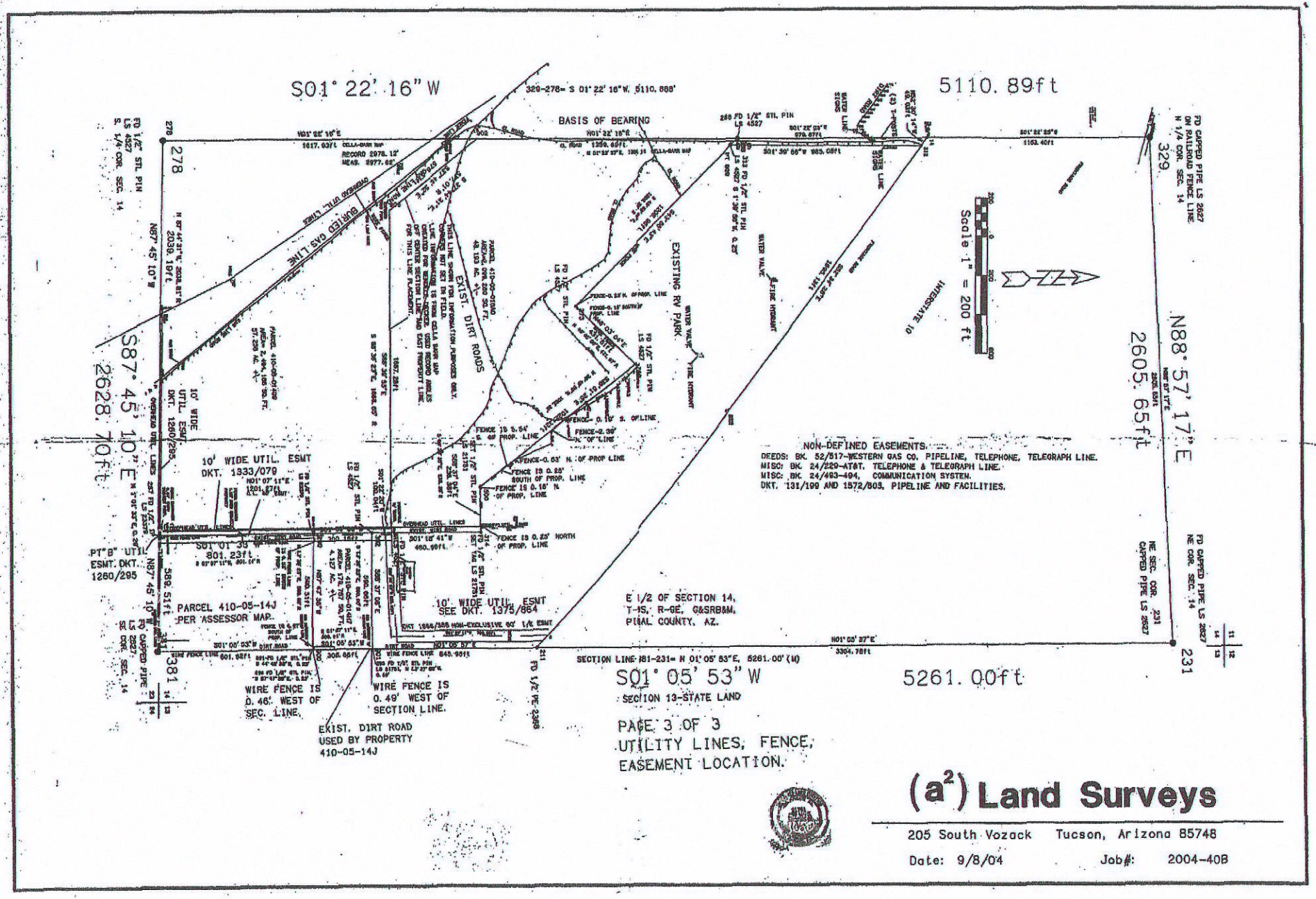


PAGE 2 OF 3
SECTION AND SUBJECT
PROPERTY BOUNDARY.

(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 9/8/04 Job#: 2004-408


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
EXISTING RV PARK
EXIST. DIRT ROADS
BURIED GAS LINE
Scale 1" = 200 ft
INTERSTATE 10
N88° 57' 17" E
2605.65ft
S87° 45' 10" E
2628.70ft
10' WIDE UTIL. ESMT DKT. 1333/079
10' WIDE UTIL. ESMT SEE DKT. 1375/864
PARCEL 410-05-14J PER ASSESSOR MAP.
PT"B" UTIL. ESMT. DKT. 1260/295
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/803, PIPELINE AND FACILITIES.
E 1/2 OF SECTION 14, T-1S, R-9E, G&SRB&M, PIMAL COUNTY, AZ.
SECTION LINE 181-231= N 01° 05' 53" E, 5261.00' (M)
S01° 05' 53" W
5261.00ft
SECTION 13-STATE LAND
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04 Job#: 2004-40B

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/20/12
ARIZONA U.S.A.

Jeff Anderson
EXPIRE 3/31/14

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

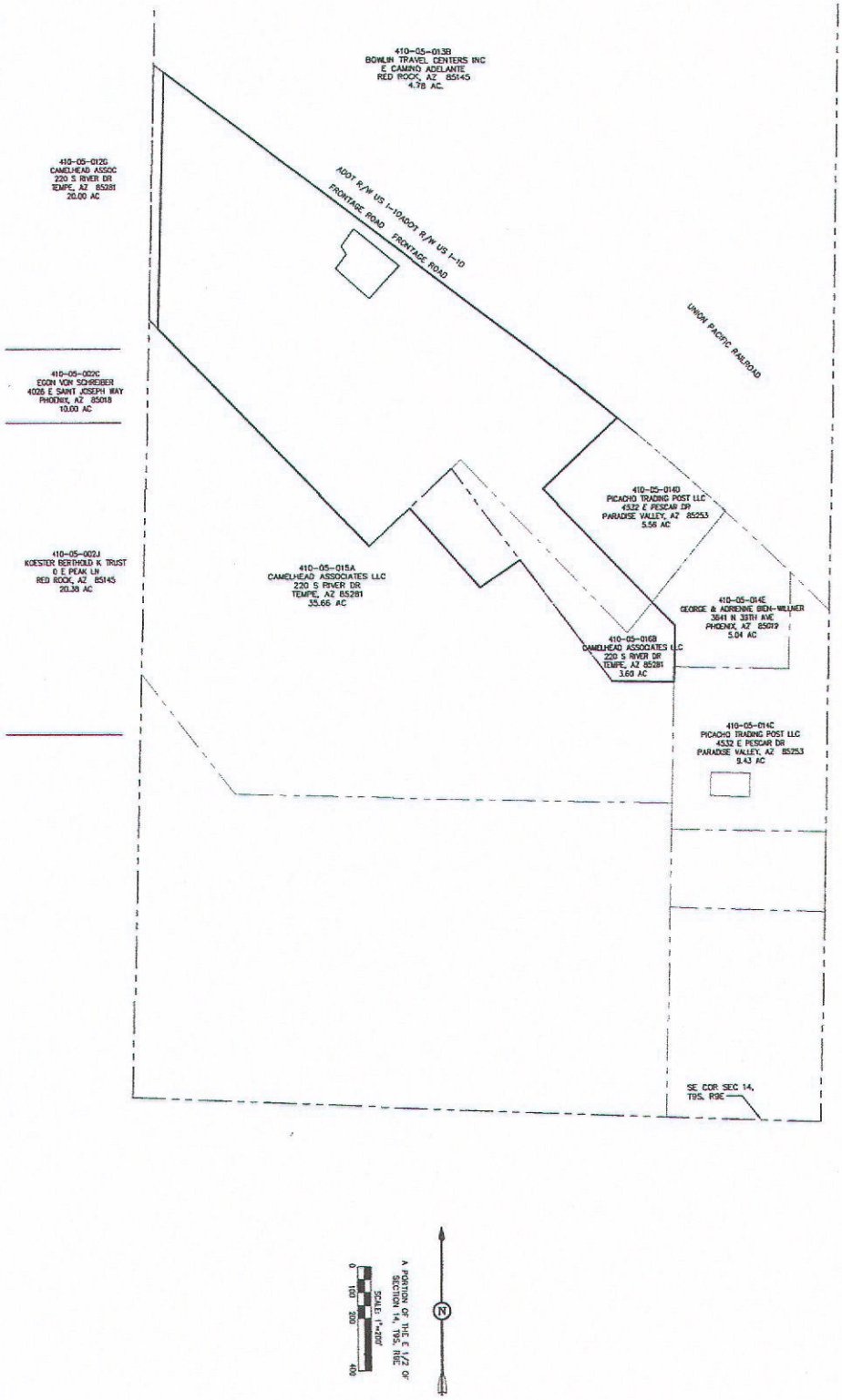
PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/13/12
ARIZONA U.S.A.

Expire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PROJ. ID. PPK

SHEET 1 OF 1

PICACHO PEAK RV RESORT
PRELIMINARY LAND PLAN
OWNERSHIP WITHIN 300'

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK	DATE 2/16/12	DSGN LR	DWN DFT	CKD KTM

43831 KEVIN T. McDOUGALL 2/16/12

Expires 3/31/2012

McDougall Devcon

Planning for successful projects

4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900

Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Picacho Peak Resort
Exhibit 3

Proposed
Site Plan Exhibit

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF
THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA

LOT AREAS

Lot No.	SF	Lot No.	SF	Lot No.	SF
Manager	4091	107	2,168	212	2274
3	2,603	108	1,982	213	2264
4	2,602	109	2,001	214	3619
5	2,602	110	2,082	215	2166
6	2,602	111	1,964	216	2300
7	2,403	112	2,282	217	2276
8	2,189	113	1,884	218	2252
9	2,298	114	2,135	219	2229
10	1,795	115	3,004	220	2234
11	1,449	116	1,564	221	2215
12	1,040	117	2,052	222	2223
13	1,817	118	2,059	223	2229
14	2,043	119	2,053	224	2237
15	2,418	120	1,789	225	2251
16	2,854	121	1,452	226	2171
17	2,800	122	1,688	227	2290
18	2,238	123	2,168	228	2309
19	1,609	124	2,182	229	2324
20	1,960	125	2,188	230	2336
21	1,894	126	2,095	231	2345
22	2,141	127	2,079	232	2339
23	2,196	128	2,015	233	2275
24	2,344	129	2,124	234	2599
25	2,033	130	1,945	235	2765
26	2,184	131	2,072	236	4080
27	2,195	132	2,205	237	2300
28	1,954	133	2,031	238	2374
29	1,996	134	2,671	239	2374
30	2,003	135	2,090	240	2373
31	2,254	136	3,718	241	2373
32	2,310	137	2,240	242	2373
33	2,906	138	2,117	243	2372
34	2,228	139	2,104	244	2372
35	2,337	140	2,225	245	2371
36	2,146	141	2,123	246	2371
37	2,510	142	2,227	247	2173
38	1,603	143	2,791	248	2173
39	1,900	144	8,857	249	2173
40	1,639	145	2,142	250	2173
41	1,971	146	3,622	251	2173
42	1,899	147	2,850	252	2173
43	2,044	148	2,300	253	2173
44	1,531	149	2,163	254	2173
45	2,064	150	2,408	255	2173
46	2,043	151	2,182	256	2151
47	2,110	152	2,859	257	2048
48	2,158	153	2,276	258	2089
49	2,186	154	2,295	259	2081
50	2,211	155	2,331	260	2095
51	2,268	156	2,154	261	2099
52	2,417	157	2,384	262	2106
53	2,237	158	2,171	263	2107
54	2,188	159	1,782	264	2111
55	2,241	160	2,062	265	2115
56	2,188	161	2,062	266	2121
57	2,143	162	2,109	267	1999
58	2,185	163	1,908	268	2013
59	2,127	164	1,999	269	2027
60	2,270	165	2,099	270	2039
61	2,680	166	2,003	271	2045
62	3,287	167	2,089	272	2126
63	4,313	168	2,169	273	2047
64	2,478	169	2,409	274	2049
65	3,033	170	2,409	275	2708
66	2,808	171	2,409	276	2639
67	3,417	172	2,409	277	2056
68	2,383	173	2,409	278	2071
69	2,430	174	2,409	279	2078
70	2,475	175	2,409	280	2080
71	2,413	176	2,413	281	2081
72	1,927	177	2,267	282	2081
73	2,667	178	2,278	283	2040
74	2,882	179	2,278	284	1924
75	1,792	180	2,278	285	2014
76	2,588	181	2,278	286	2012
77	1,597	182	2,278	287	2017
78	2,454	183	2,278	288	2023
79	2,414	184	2,278	289	2030
80	2,288	185	2,278	290	1956
81	2,124	186	2,278	291	2016
82	2,101	187	2,278	292	2019
83	2,151	188	2,278	293	2050
84	2,020	189	2,278	294	1921
85	2,223	190	2,278	295	2076
86	2,203	191	2,278	296	2075
87	2,378	192	2,245	297	2226
88	1,874	193	2,453	298	2209
89	2,408	194	2,463	299	2209
90	1,763	195	2,443	300	2208
91	1,780	196	2,463	301	2207
92	2,817	197	2,443	302	2207
93	2,183	198	2,453	303	2206
94	1,755	199	2,453	304	2205
95	2,039	200	2,459	305	2205
96	2,501	201	3,757	306	2204
97	2,867	202	2,345	307	2204
98	2,272	203	2,327	308	2203
99	4,184	204	2,354	309	2202
100	1,914	205	2,270	310	2202
101	1,786	206	2,586	311	2201
102	1,609	207	2,328	312	2202
103	1,901	208	2,938	Total Area	706666
104	1,932	209	2,357	No. Lots	311
105	2,170	210	2,316	Ave. Area	2272
106	2,042	211	2,769		

FLOOD ZONE DESIGNATION

The project area is found located on Flood Insurance Rate Map Number 04021C1994E, map revised DEC 4, 2007. The project site is designated as Zone X; "Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than the 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

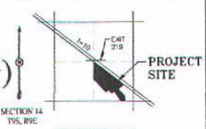
SITE SPECIFIC NOTES:

1. THIS SITE LIES WITHIN THE CITY OF PICACHO PLANNING AREA.
2. THIS DEVELOPMENT IS ON PRIVATE WATER SYSTEM.
3. ALL APPLICABLE COUNTY AND CITY ZONING ORDINANCE DEVELOPMENT STANDARDS SHALL APPLY TO THESE PROPERTIES.
4. SEPTIC SYSTEM AND SEWER LINES FOR THIS ARE PRIVATE AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
5. STORMWATER STORAGE DRAINAGE FACILITIES WILL BE MAINTAINED IN PERPETUITY, AS DESIGNED, APPROVED AND CONSTRUCTED. AFTER COMPLETION OF CONSTRUCTION, THE STORMWATER STORAGE FACILITIES AND ON-SITE DRAINAGE MAY NOT BE ALTERED.
6. EXISTING FINISHED FLOORS ARE FREE FROM INUNDATION DUE TO THE LOCAL STORM WATER FLOWS RESULTING FROM THE 100 YEAR 6 HOUR STORM WATER EVENT.
7. FUTURE SIGNAGE SHALL COMPLY WITH COUNTY REGULATIONS AS A SEPERATE SUBMITTAL AND APPROVAL PROCESS.
8. ALL EXISTING AND FUTURE OUTDOOR LIGHTING SHALL COMPLY WITH COUNTY LIGHTING REQUIREMENTS.
9. ALL ROADWAYS ARE PRIVATE AND OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
10. ALL ON SITE; OPEN SPACE, UTILITIES, WASTE DISPOSAL AND AMENITIES ARE PRIVATELY OWNED, PAID FOR AND MAINTAINED BY THE PROPERTY OWNERS.
11. ALL LANDSCAPING IS ON SITE TO BE OWNED AND MAINTAINED BY THE OWNERS.

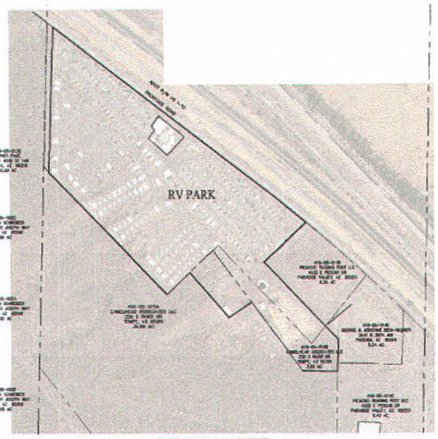
SITE SUMMARY TABLE

LAND USE, BUILDING AND PARKING DATA

COUNTY ASSESSORS PARCEL NUMBER: 41005016B, 41005015A, 41005016A
EXISTING ZONING AND LAND USES = CB-1 AND RVP
PROPOSED ZONING AND LAND USE = PAD
AREA OF STREETS = 278992 SF = 6.4 AC.
AREA OF OPEN SPACE = 8.08 AC.
PUBLIC RIGHT OF WAY = 0.00 AC.
NET AREA OF ALL USES = 1807579 SF = 41.5 ACRES
GROSS AREA = 41.5 ACRES
NUMBER OF UNITS = 306
DWELLING UNITS PER ACRE = 7.5
AREA OF SPACES = 679059 SF
AVERAGE LOT AREA = 2219 SF
OVERALL DENSITY PROPOSED = 7.5 DU/AC
EXISTING BUILDING COVERAGE:
BUILDING A (DIRECTOR AND EXERCISE ROOM) = 1875 SF
BUILDING B (BILLIARDS) = 875 SF
BUILDING F (CLUBHOUSE) = 6353 SF
BUILDING G (LIBRARY) = 646 SF
BUILDING H (ARTS AND CRAFTS) = 748 SF
BUILDING I (REC. CENTER) = 1952 SF
BUILDING J (MAINT. BLDG.) = 1381 SF
COVERAGE % OF TOTAL AREA = 13830 SF = 0.32 AC = 0.7%
AREAS BASED UPON AERIAL PHOTO AND SURVEY DATA.

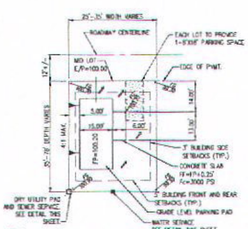


VICINITY MAP
NOT TO SCALE



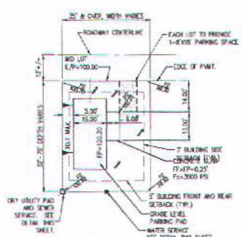
SITE PLAN (EXISTING)

SCALE: 1"=300'
0 150 300 600



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 25'-35' LOT DETAIL
N.T.S.



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 35' WIDE AND OVER LOT DETAIL
N.T.S.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
PROPERTY BOUNDARY	2
OVERALL SITE PLAN	3
SITE PLANS	4-8

LEGEND

○	SEWER MANHOLE
—SS—	EXISTING SEWER LINE
—W—	EXISTING WATER LINE
MH	MANHOLE
⟹	DRAINAGE FLOW DIRECTION
✱	EXISTING SURVEY MONUMENT
PUE	PUBLIC UTILITY EASEMENT
S/W	SIDEWALK DIMENSION
B/C	BACK OF CURB DIMENSION
R/W	RIGHT OF WAY DIMENSION
W/L	WATERLINE
S/L	SEWERLINE

NOTE: UNDERGROUND UTILITIES SHOWN ARE ESTIMATES ONLY AND MAY BE IN LOCATIONS OTHER THAN AS SHOWN ON PLANS.

OWNER:
MIKE OR MARK WIRTH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:
KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9900

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,
THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,
THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.65 FEET RECORD) TO THE TRUE POINT OF BEGINNING,
THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,
THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),
THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),
THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),
THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),
THENCE, S 01°07'50"W, A DISTANCE OF 216.69 FEET, (S 01°23'37"W, 217.68 FEET RECORD),
THENCE, N 88°37'04"W, A DISTANCE OF 236.58 FEET, (N 88°35'35"W, 236.38 FEET RECORD),
THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,
THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,
THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,
THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,
THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1150.52 FEET RECORD),
THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.
PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

SURVEYS PERFORMED BY JEFF ANDERSON OF A2SURVEYS, RLS 21751, ON 1-21-2012.

ZONING:

EXISTING: RV PARK
NEW: PLANNED AREA DEVELOPMENT

BASIS OF BEARINGS

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9S, R9E, SAID BEARING BEING NORTH 01°23'37" EAST.

BENCH MARK

SOUTHMOST MANHOLE AS INDICATED ON FIELD SURVEY MANHOLE RIM ELEVATION = 1807.32

UTILITY COMPANIES

WATER – PICACHO PEAK WATER CO. (PWS NO. 11-038)
SEWER – PICHACHO PEAK RV PARK
ADEQ INVENTORY NO. 100126
ADEQ WWS NO. 410152
REUSE PERMIT NO. R-100126
ELECTRIC – ARIZONA PUBLIC SERVICE

REQUEST

ZONING CHANGE:
FROM RV TO PLANNED AREA DEVELOPMENT.

PINAL COUNTY PERMIT & PROCESS NUMBERS

PLANNED AREA DEVELOPEMENT – TO BE DETERMINED

REVISION	DATE	BY
--	--	KTM

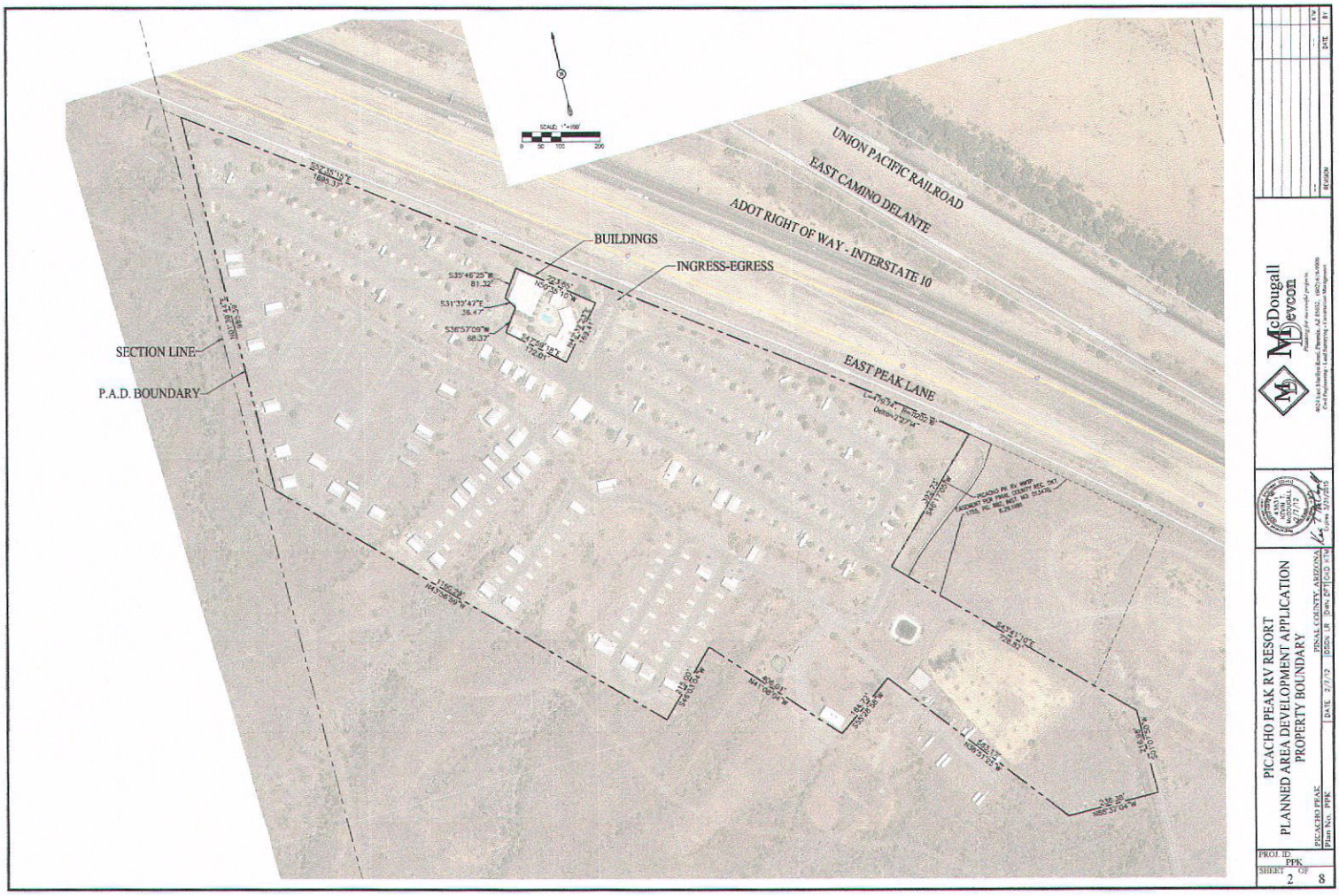
McDougall Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032, (602)619-9900
Civil Engineering • Land Surveying • Construction Management

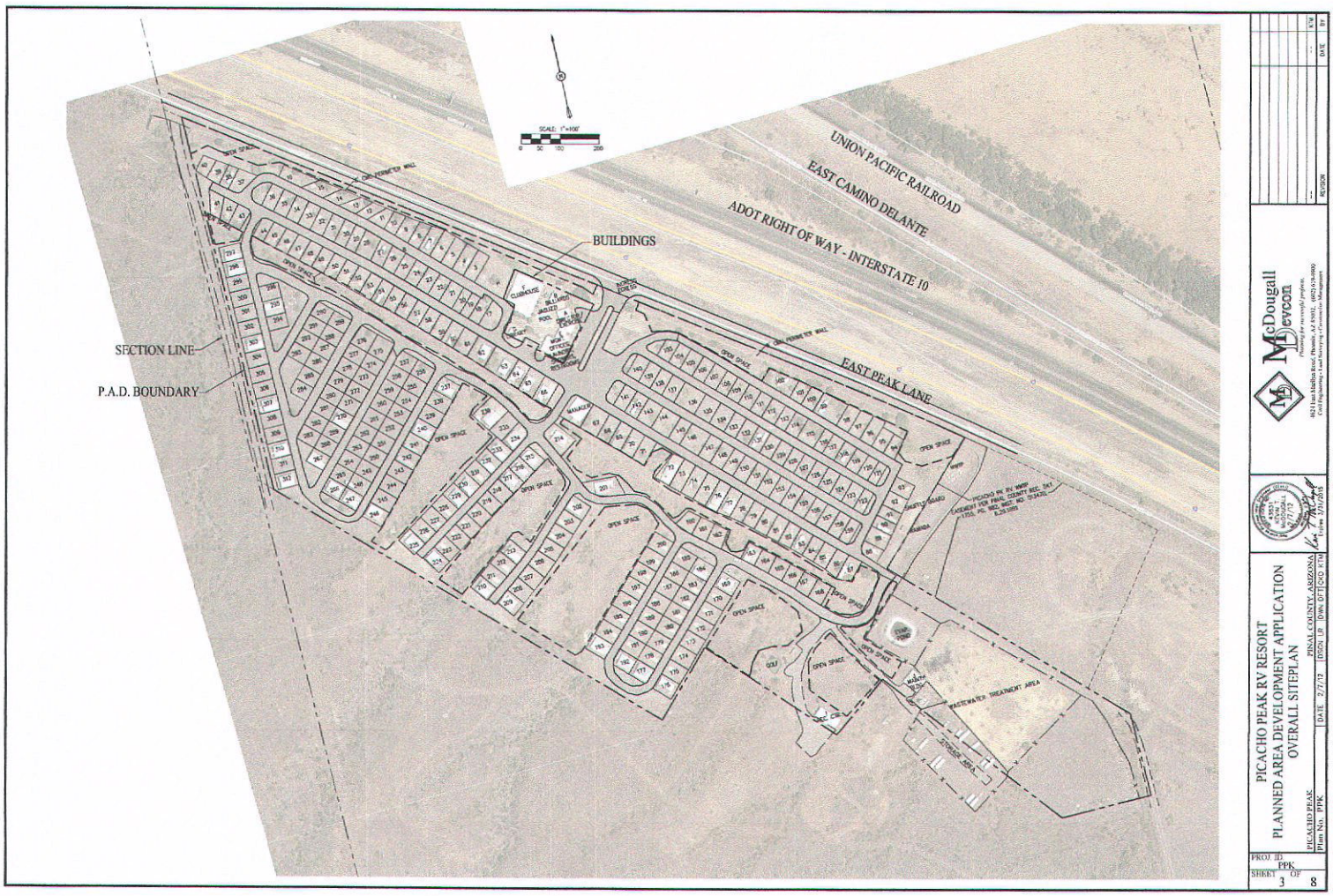
KEVIN T. McDOUGALL
Expires 3/31/2015

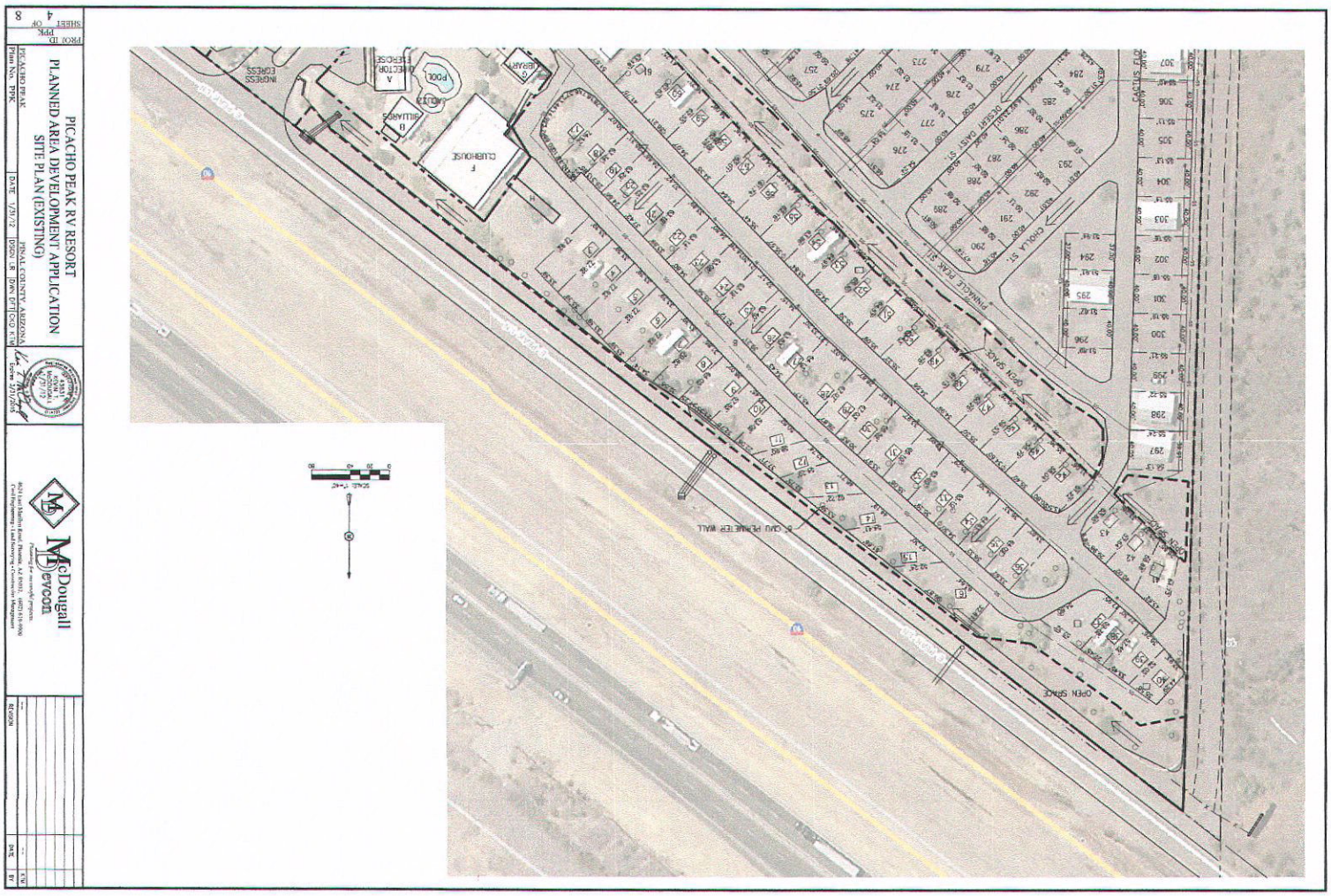
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET

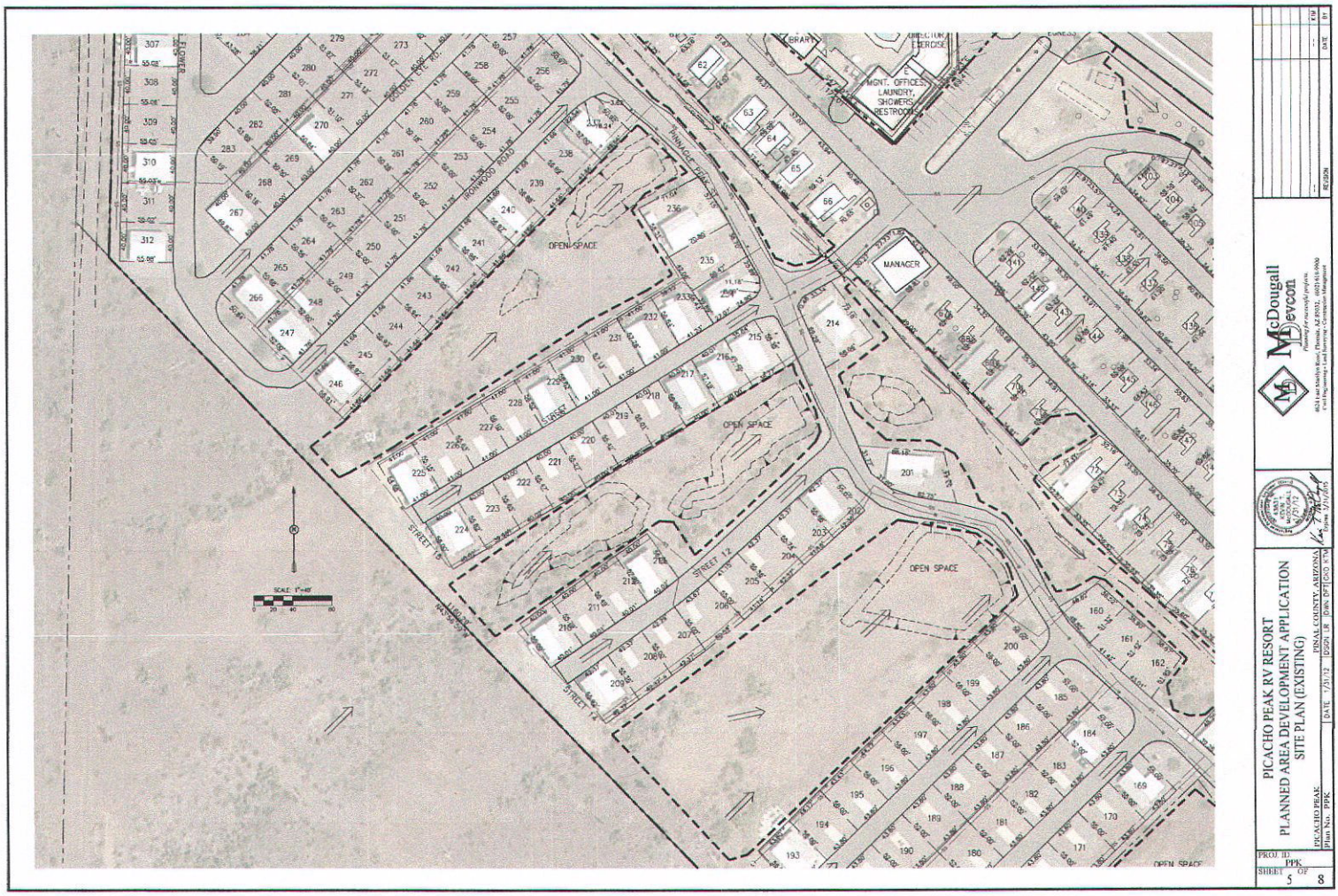
PINAL COUNTY, ARIZONA
DSGN LR | DWN DFT | CKD KTM
DATE 1/31/12
PICACHO PEAK
Plan No. PPK

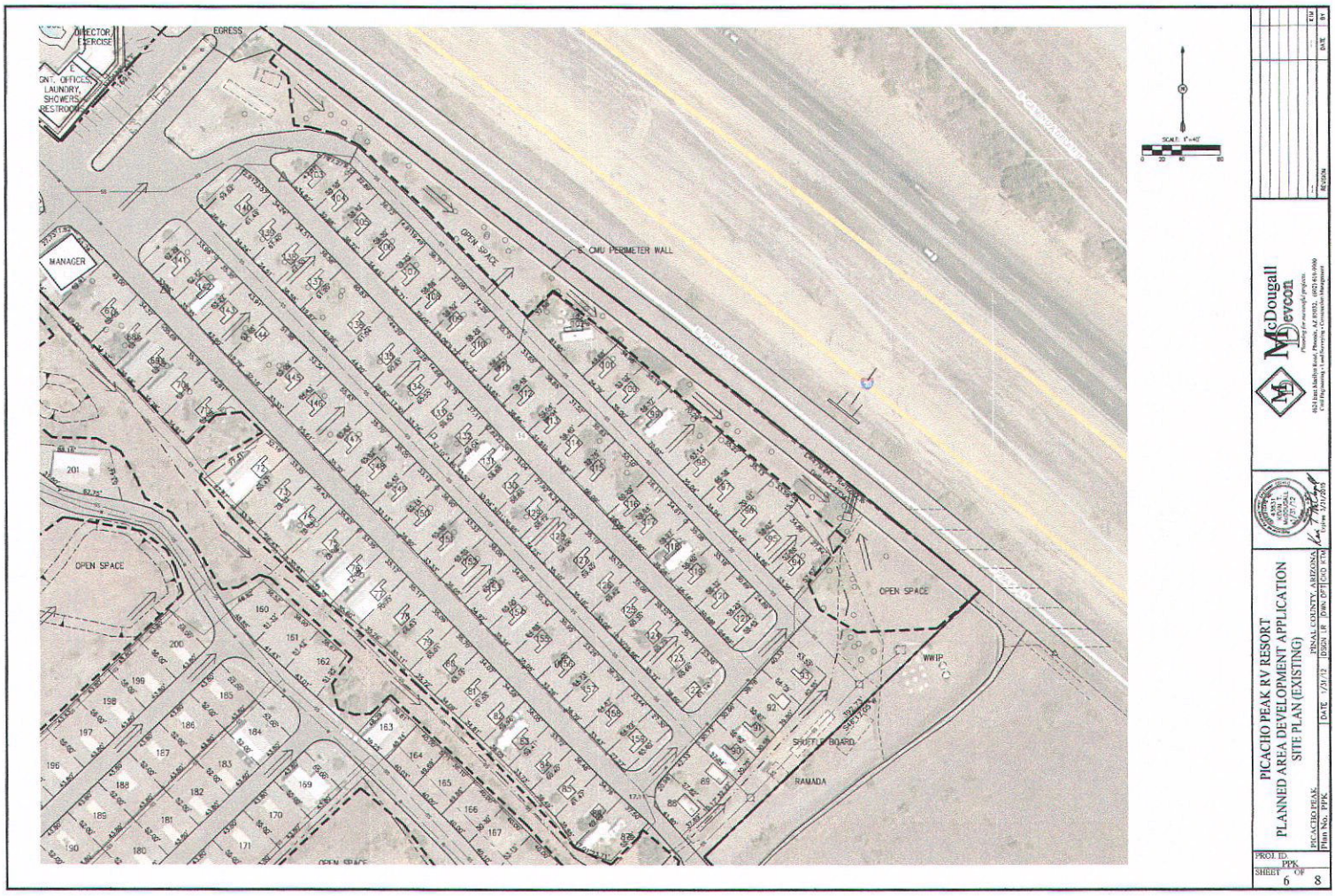
PROJ. ID. PPK
SHEET 1 OF 8


UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
INGRESS-EGRESS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY
PICACHO PEAK
FINAL COUNTY, ARIZONA
Plan No. PPK
DATE 2/7/12
DSGN LR
DWN DFT
CAD KTM
PROJ. ID: PPK
SHEET 2 OF 8
McDougall Devcon

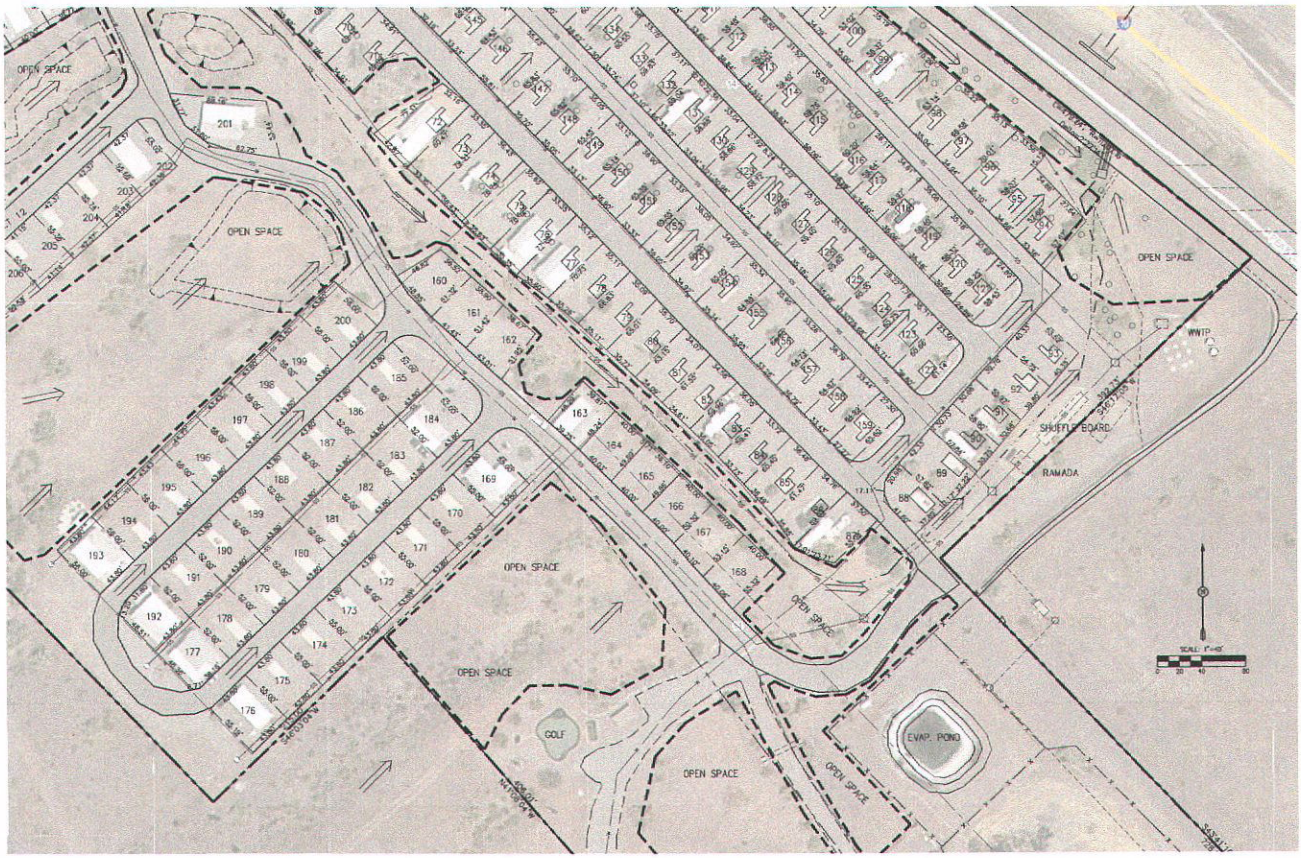

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
SECTION LINE
P.A.D. BOUNDARY
EAST PEAK LANE
OPEN SPACE
WASTEWATER TREATMENT AREA
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 2/7/12
DISGN LR
DWN OFT
CKD KTM
PROJ. ID PPK
SHEET 3 OF 8
McDougall Devcon
REVISION
DATE
BY


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
PINAL COUNTY, ARIZONA
DSGN LR
DWN DFT
CKD KTM
PROJ ID PPK
SHEET 4 OF 8
McDougall Devcon
CLUBHOUSE
POOL
DESERT DAISY ST.
CHOLLA ST.
PINNACLE PEAK SH.
OPEN SPACE
6' CMU PERIMETER WALL
INGRESS EGRESS
SCALE: 1"=40'


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN DFT
CKD KTM
McDougall Devcon
PROJ. ID PPK
SHEET 5 OF 8
MGNT. OFFICES, LAUNDRY, SHOWERS, RESTROOMS
MANAGER
OPEN SPACE
STREET 12
STREET 14
IRONWOOD ROAD
PINNACLE PEAK
SCALE: 1"=40'



DIRECTOR, EXERCISE
EGRESS
GNT. OFFICES, LAUNDRY, SHOWERS, RESTROOMS
MANAGER
OPEN SPACE
6" CMU PERIMETER WALL
OPEN SPACE
OPEN SPACE
WWIP
SHUFFLE BOARD
RAMADA
OPEN SPACE
SCALE: 1"=40'
McDougall Devcon
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PINAL COUNTY, ARIZONA
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN OFT
CKD KTM
PROJ. ID. PPK
SHEET 6 OF 8

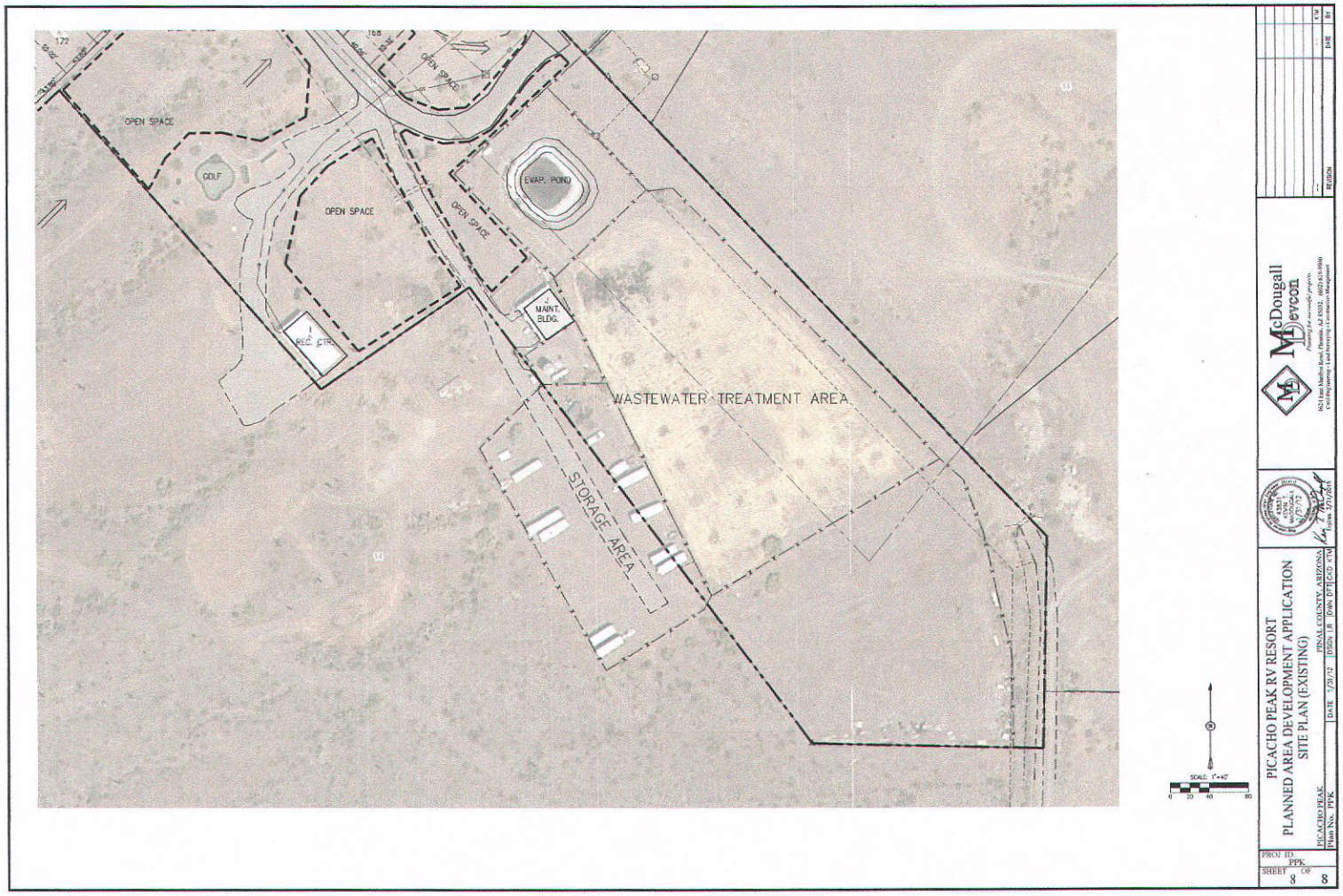


McDougall Devcon

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

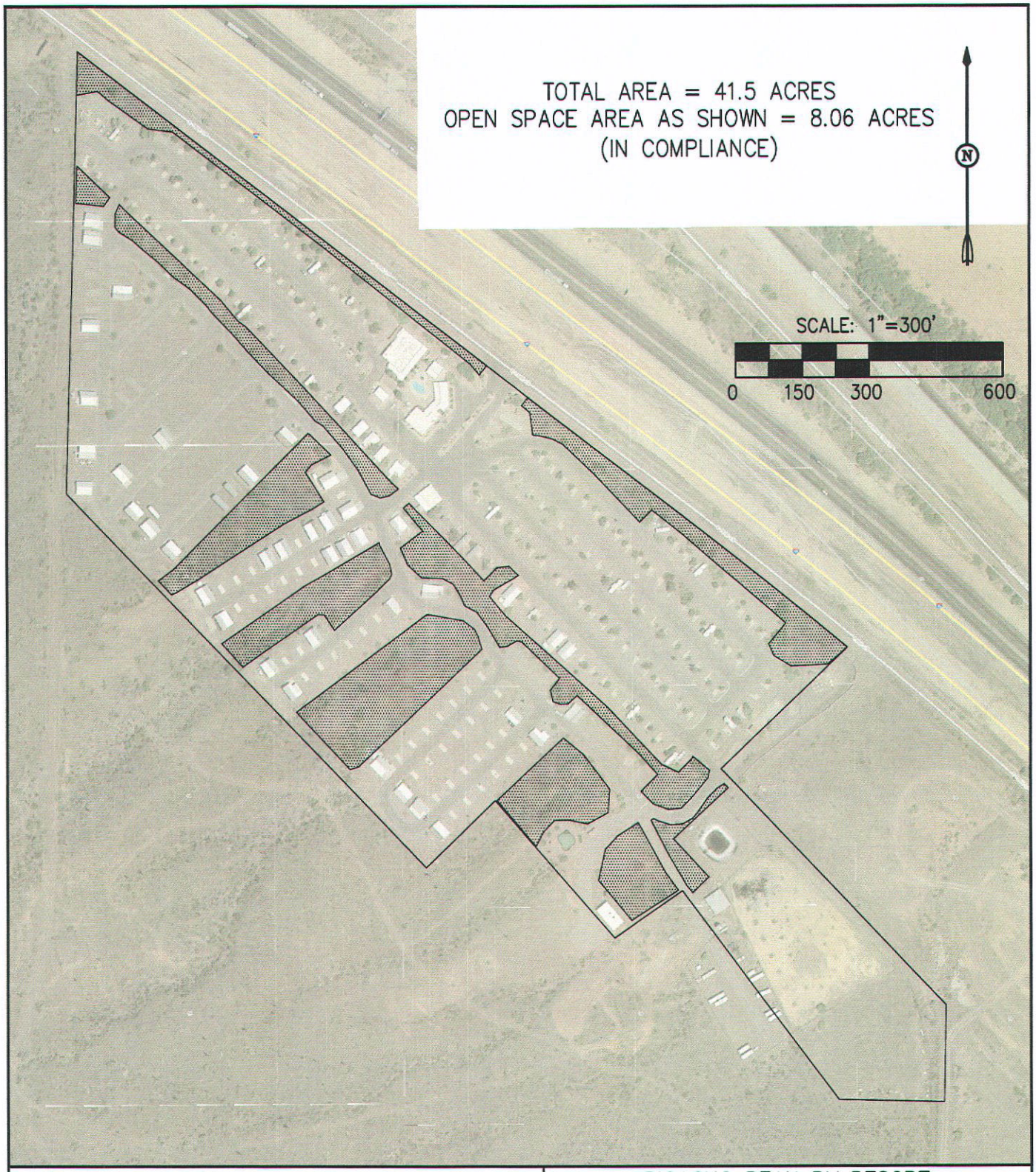
PICACHO PEAK | PINAL COUNTY, ARIZONA
Plan No. PPK | DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID PPK
SHEET 7 OF 8


OPEN SPACE
GOLF
OPEN SPACE
OPEN SPACE
OPEN SPACE
EVAP. POND
MAINT. BLDG.
REC. CTR.
WASTEWATER TREATMENT AREA
STORAGE AREA
SCALE: 1"=40'
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PINAL COUNTY, ARIZONA
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN DFT
CKD KTM
McDougall Devcon
PROJ ID. PPK
SHEET 8 OF 8

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

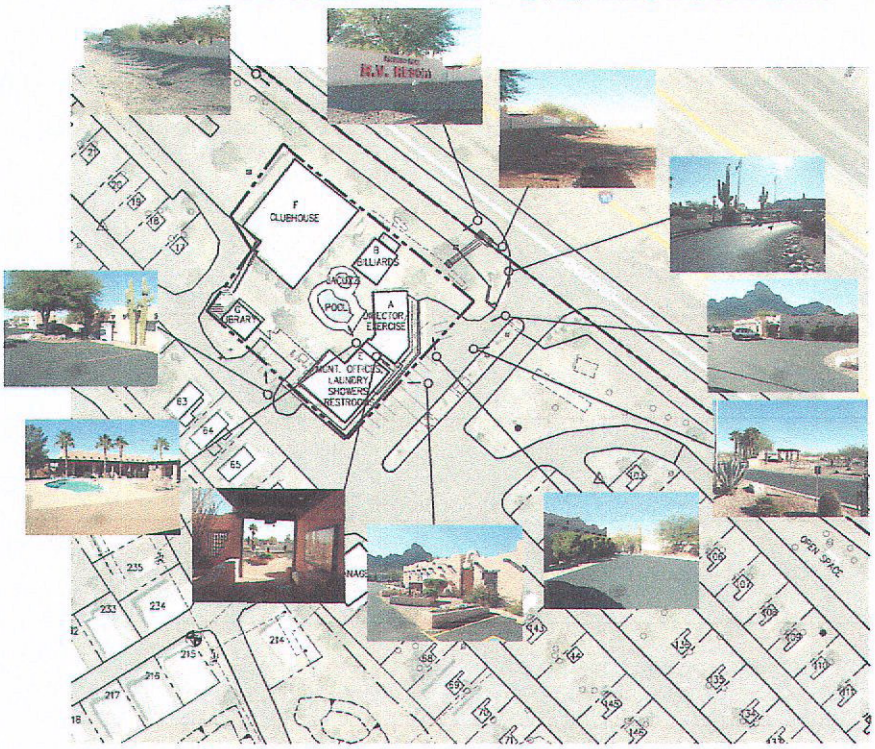
PICACHO PEAK RV RESORT

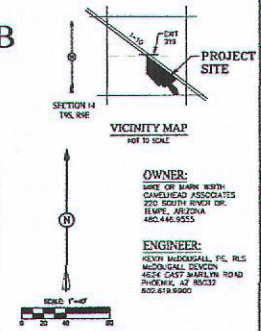
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS





OWNER:
MIKE OR MARK WIRTH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:
KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9000

PRELIMINARY
NOT FOR
RECORDING OR
CONSTRUCTION

PICACHO PEAK RV RESORT
LANDSCAPING PLAN
SITE PHOTOGRAPHS

PICACHO PEAK
Plan No. PPK
DATE 1/26/12
PINAL COUNTY, ARIZONA
DSDN LR DWN DFT CKD KTM

PROJ. ID PPK
SHEET 1 OF 1

Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information: Name: Michael Wirth Picacho Peak RV Resort Address: 220 South River Drive Tempe, AZ 85281	**File Number:** 20030051 **Permitted Design Flow:** 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X_ Gravity _Lift Station _Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction NOI, dated: 01/15/03 Site Plans, dated: 04/21/02 Design Plan, dated: 01/14/03 Operation & Maintenance, dated: S [O&M Manual referenced in compliance inspections].	**Site Information:** Pinal County Location of downstream end of system proposed herein: T 9S R 9E Section 14 Latitude: 33 ° 38 ' 50.0 " N Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

Gregory H. Brown, P.E. — 5/14/03 Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.

- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.

- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.

- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
5310 North Camino Real
Tucson AZ 85718
Telephone (602) 909-59760

ENGINEER:
Kevin T. McDougall, P.E.
4624 E. Marilyn Rd.
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
Home (520) 466-3658
Mobile (520) 631-8306
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort **did not** have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of <u>all</u> proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete <u>construction plans and specifications</u> for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. 1-800-234-5677

Sincerely, 602 - 771-4672

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company

Bill McCabe

Bill McCabe
President

Prepared by Johnny Riley - PPWC - Sec - Tres
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylor (602—280-8738) called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

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Leila Gorchev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing development to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

See WATER Page A4

Dec 21 03 08:40a George Bien-Willner 602-840-1114 p.1

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi- y.

ition, four municipal oviders serving Pres- gales, Florence and e notified this month, ifractions in Prescott ules may be fixed with paperwork. Florence are still under scru- e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa- ources' Office of As- and Adequate Water

ne laws work

water Active Manage- reas in Arizona, sur- g Phoenix, Tucson, t, Casa Grande and No- are responsible for im- ting a complex set of ions intended to con- water.

r providers within the ement areas file annual ssage and needs reports he state water depart- which then performs its alysis and issues a no- t projects an inadequate

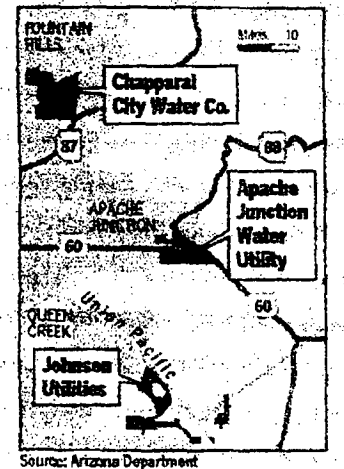
out an ensured 100-year supply, the Arizona De- ent of Real Estate will cord land plats, or subdi- plans.

l unless a water company sure future supplies, the na Corporation Commis- which regulates private companies, will not ap- changes in water prices. nicipalities still can re- and approve new subdivi- but none can be recorded a county if it has insuffi- water. If the subdivision cannot be recorded, the erty cannot be sold.

e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:



Source: Arizona Department of Water Resources, OAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said.

See WATER

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

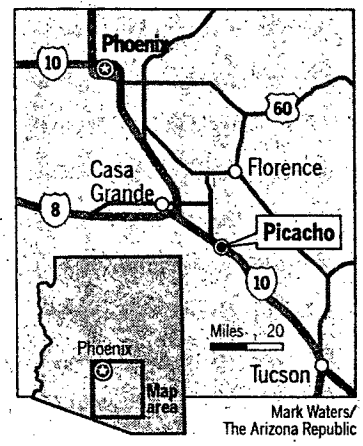
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak State Park, who see 68,000 visitors each year, didn't wait for



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

"We turned ourselves in, and they sicced the dogs on us," said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at maggie.galehouse@arizonarepublic.com or (602) 444-6919.

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

ADEQ
Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

DECONCINI MCDONALD YETWIN & LACY

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
2525 EAST BROADWAY BOULEVARD ■ SUITE 200 ■ TUCSON, ARIZONA 85716-5300
(520) 322-3000 ■ (520) 322-5585 (Fax)

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517 "C" STREET, NE
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(202) 548-6900
FAX (202) 543-5044

www.deconcinimcdonald.com

PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

DECONCINI McDONALD YETWIN & LACY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl
c George Bien-Willner
I:\files\docs\PICA02\220113\LTR\BN1522.WPD

1-602 771-4505

Department of Building Safety

Steven R. Brown, CBO, Director

attention
Mike Traubert

From D.C. Cogheur
520-466-3658

November 8, 2002

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment, ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept. of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

[illegible] picacho-rv-revocation

(520) 868-6455
[illegible] (520) 868-6517
TDD (520) 868-6379
P.O. Box 1610
Florence, Arizona 85232

TOTAL P.01

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch
D. C. Cogburn, President Yes X No____ Abstain____

Picacho Peak Garage
Emil Martan, Vice-President Yes X No____ Abstain____

Bowlin's Travel Center
Bill McCabe, Sec./Tres. Yes____ No X Abstain____

Arizona Nut House
Betty Partain Yes X No____ Abstain____

Picacho Peak Trading Post
George Bien-willner Yes X No____ Abstain____

Picacho Peak Restaurant
Troy Hoch Yes X No____ Abstain____

Picacho Peak RV Resort
Mike Wirth Yes____ No____ Abstain____ (would not cast a vote)

Picacho Peak State Park
Rob Young Yes____ No____ Abstain X

Euro Spice
Egon von Schreiber Yes X No____ Abstain____

Jan. 14, 2004 6 (6) 1 (1) 2 (2)

1/14/04 William J. McCabe Sec

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
2525 EAST ARIZONA BILTMORE CIRCLE
SUITE A-117
PHOENIX, ARIZONA 85016-2129

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

96004-00000.6

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

96004-00000.6

PICACHO PEAK
WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: [redacted]
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil Martan
V. President, Picacho Peak Water Company

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
Tel. (520) 631-8306

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: 602-738-7227 or 602-292-2212.

Sincerely,

George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NOS.: **PZ-PA-001-12, PZ(PD)-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company
Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They have 308 pad/ spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

The applicant conducted a neighborhood meeting the results of which are included in the narrative.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT

D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Lyle Richardson, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received which in regards to the project, one in opposition and one requesting an additional agreement of the project.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request case PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.**

STAFF RECOMMENDATION (**PZ-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

1. approval of this rezone will require, at the time of application for development, that

the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

8. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

STAFF RECOMMENDATION (**PZ-PD-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

1. approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal,

State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

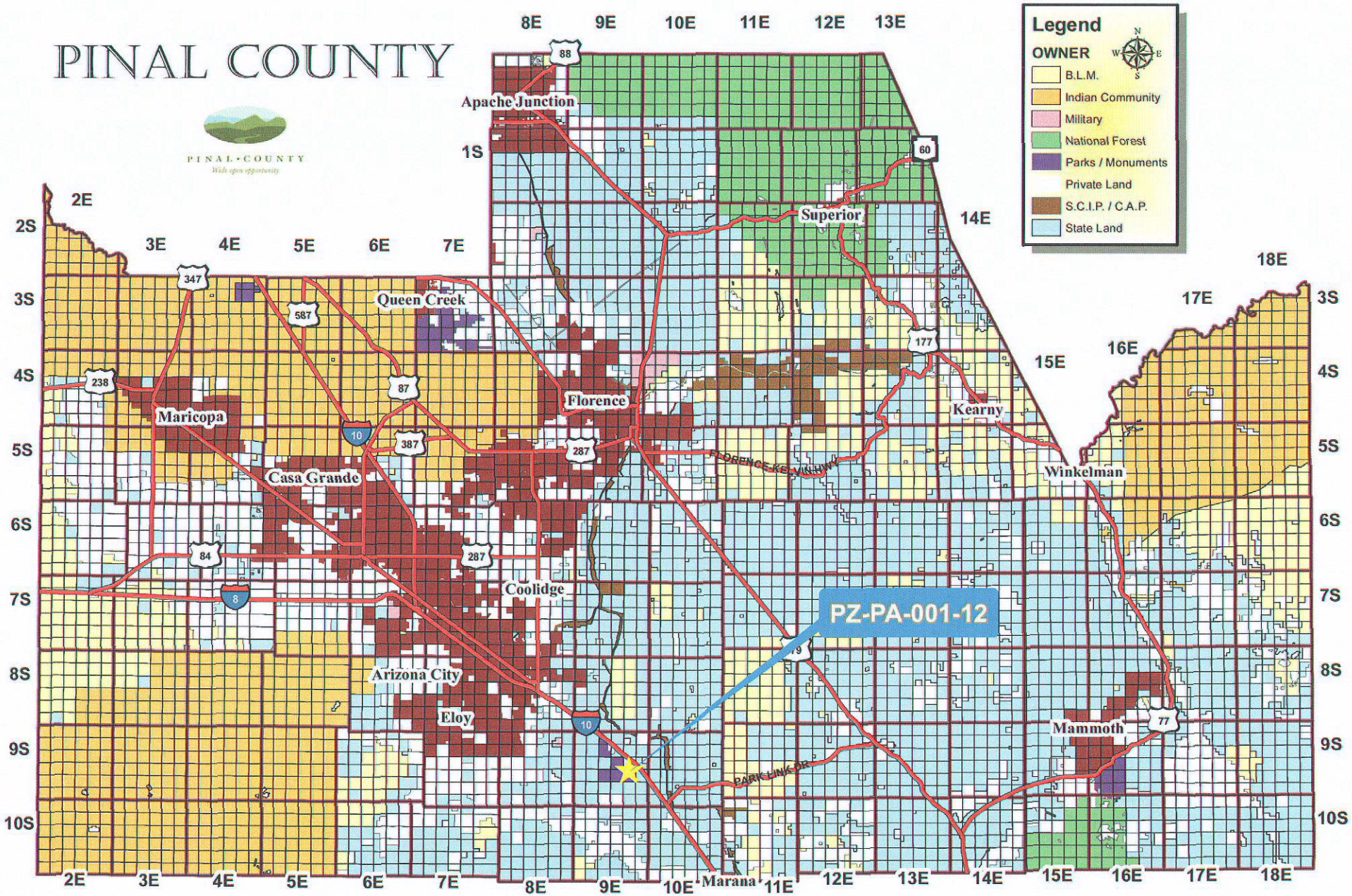
7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

8. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

DATE PREPARED: 5/08/12 – jds
REVISED:


PINAL COUNTY
PINAL • COUNTY
Wide open opportunity
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
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Marana
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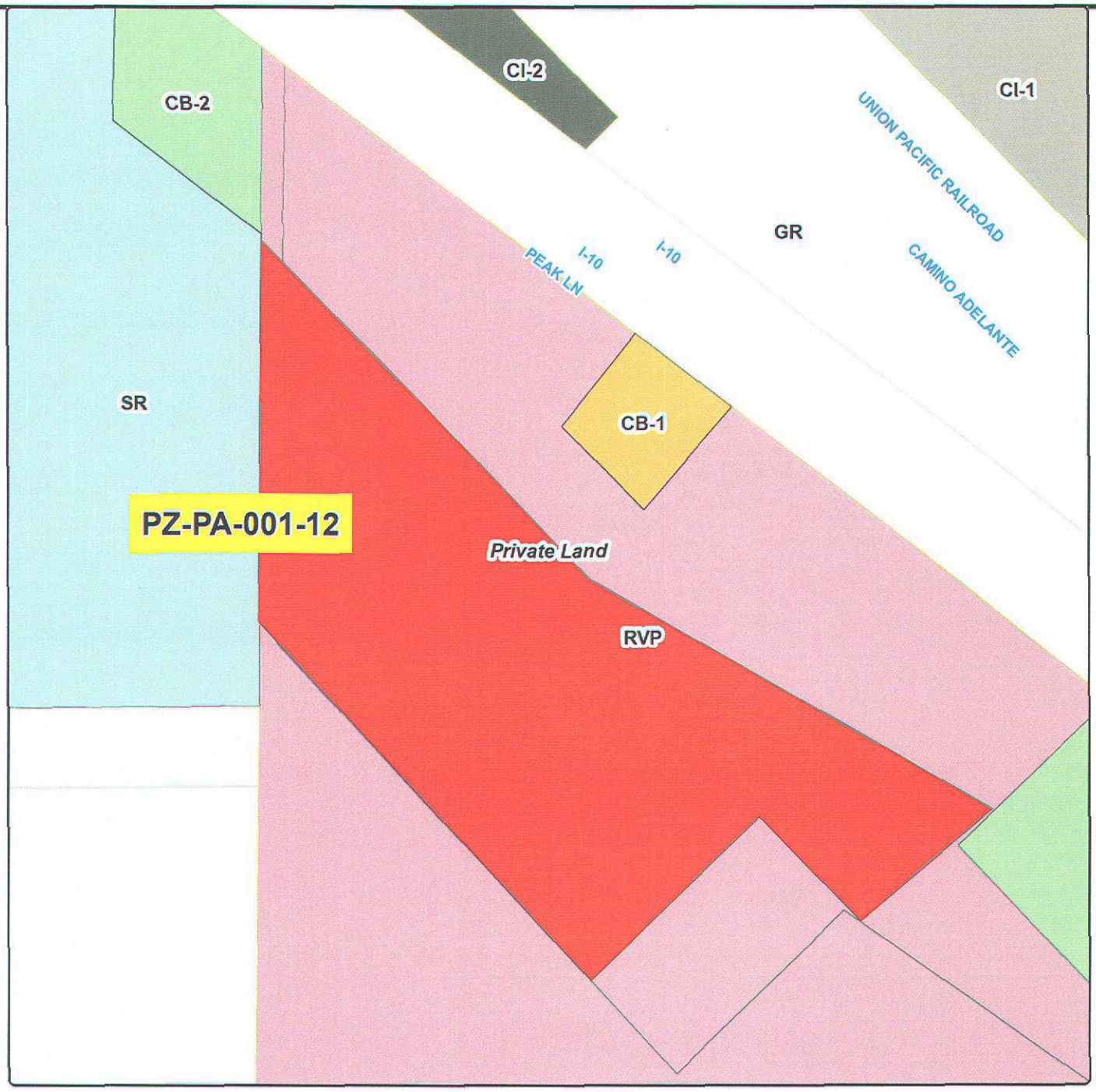


Non-Major Comprehensive Plan Amendment

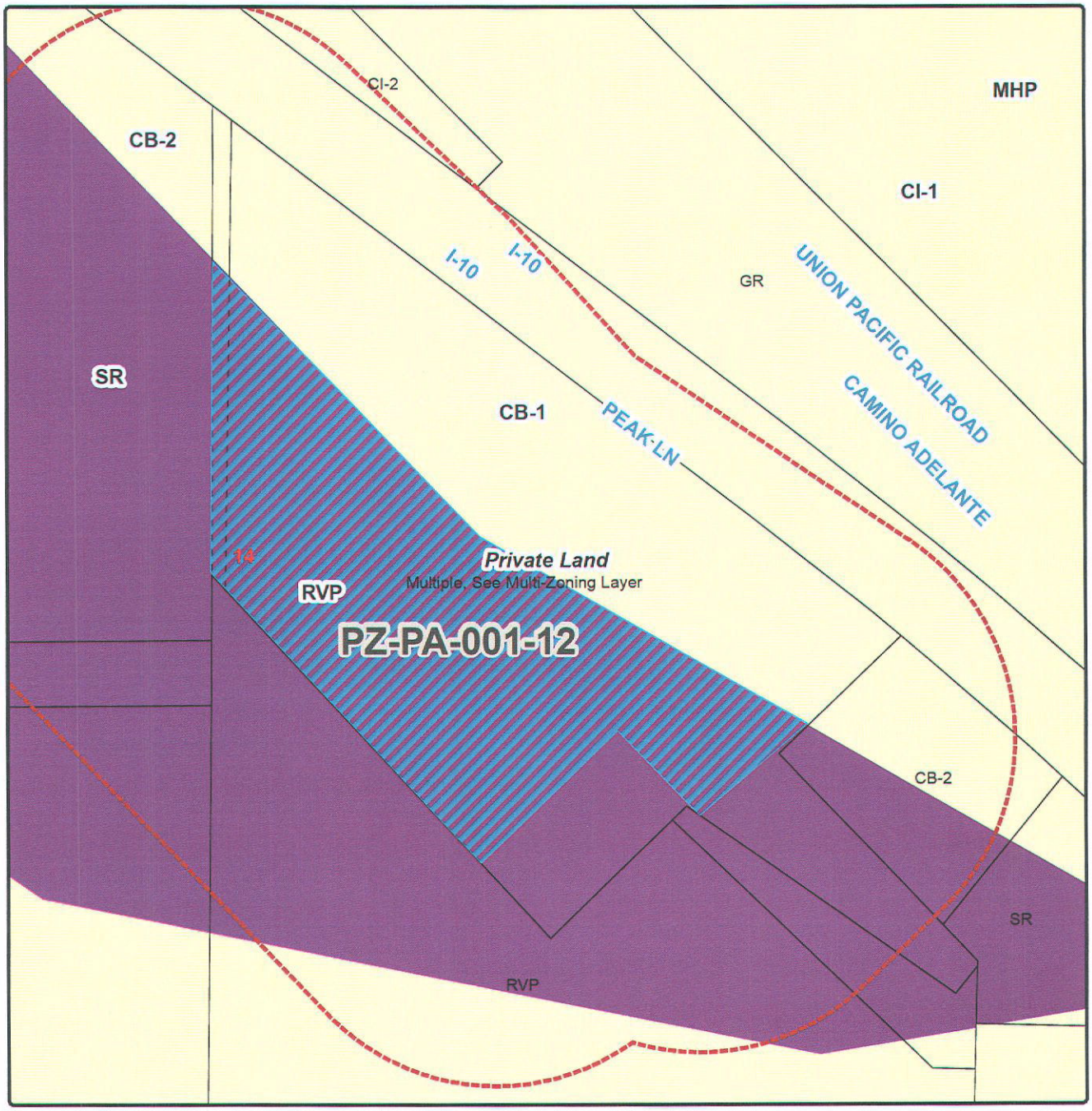
Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

Camelhead Assoc.,LLC	**Legal Description:** Situated in Sections 14, T09S, R09E G&SRB&M, Parcel 410-05-015A (legal on file) (RED ROCK area). T09S-R09E Sec14	Sheet No. 1 of 1	Camelhead Assoc.,LLC; Drawn By: GIS / IT / VC; Date: 04/06/2012; Sections 14; Township 09S; Range 09E; Case Number: PZ-PA-001-12



Non-Major Comprehensive Plan Amendment

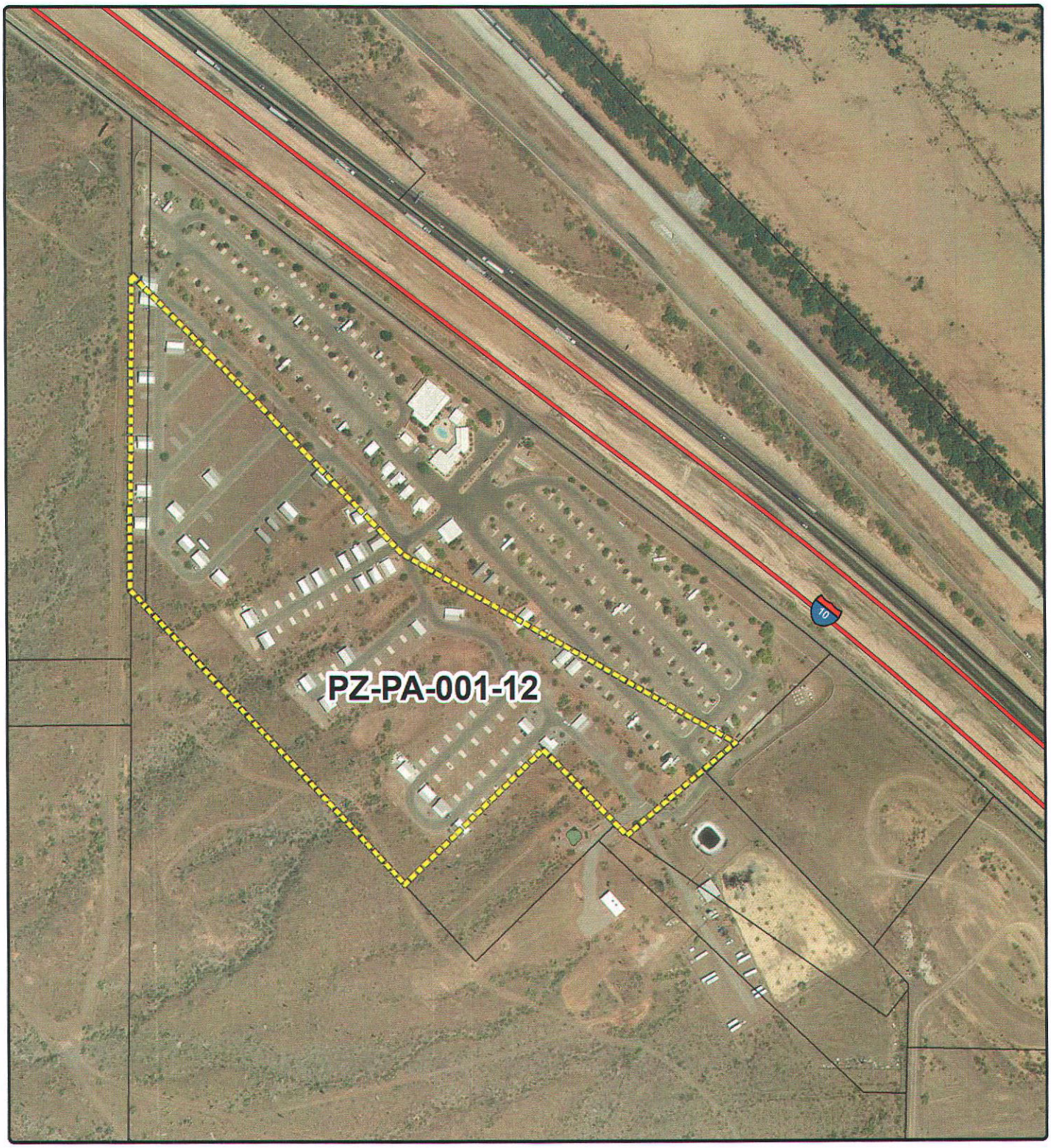
PZ-PA-001-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 21.9± ± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: Multiple Zoning
Request Land Use: HDR
Current Land Use: Employment

PINAL • COUNTY
Wide open opportunity

Legal Description: Situated in a portion of the Sections 14, T09S,R09E, G&SRB&M, in the Florence area. (legal on file)		Owner/Applicant: Camel Head Assoc., LLC	
		Drawn By: GIS / IT / VC	Date: 04/05/12
T09S-R09E Secs 14	Sheet No. 1 of 1	Sections 14 / Township 09S	Range 09E
		Case Number: PZ-PA-001-12	



Non-Major Comprehensive Plan Amendment

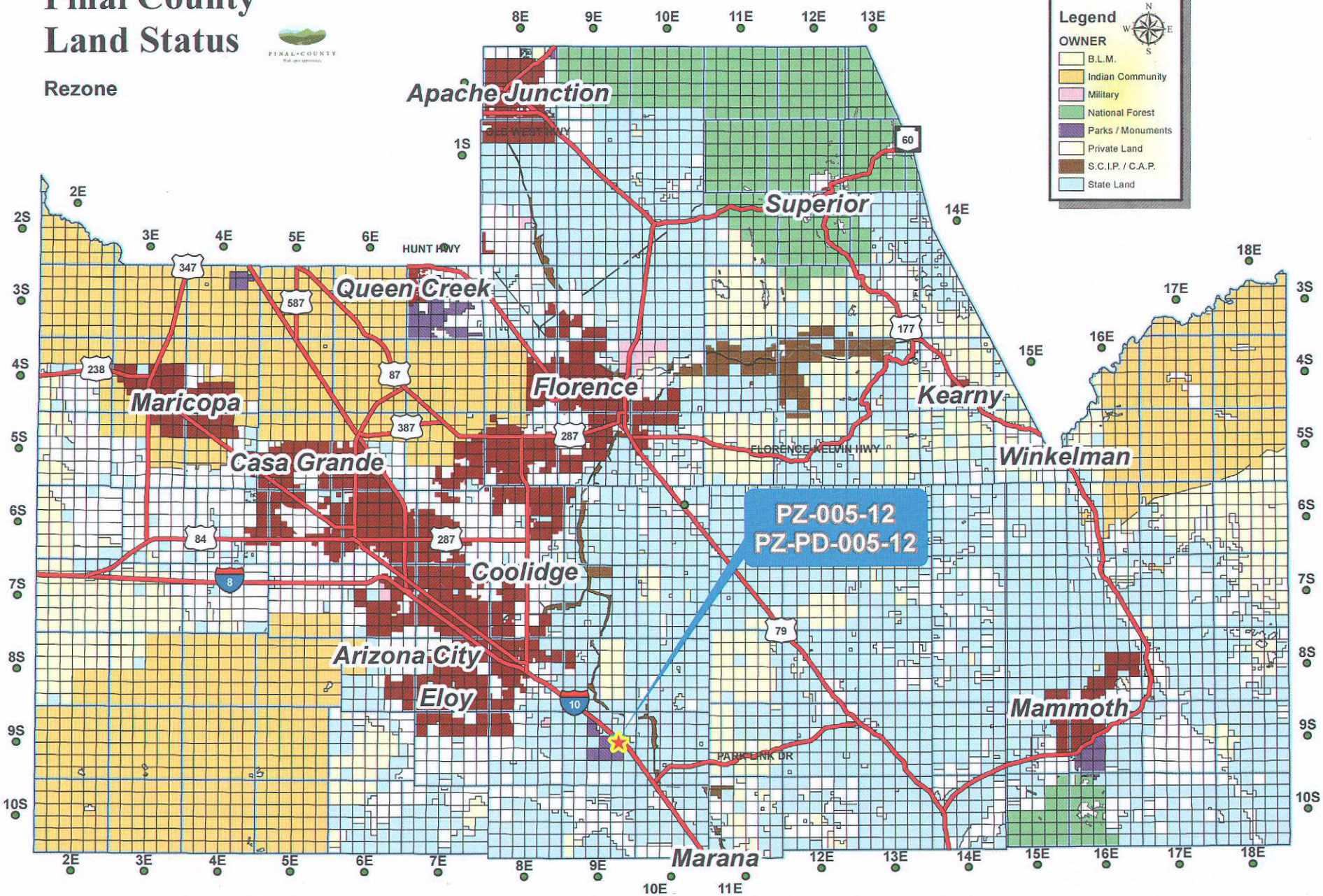
NORTH

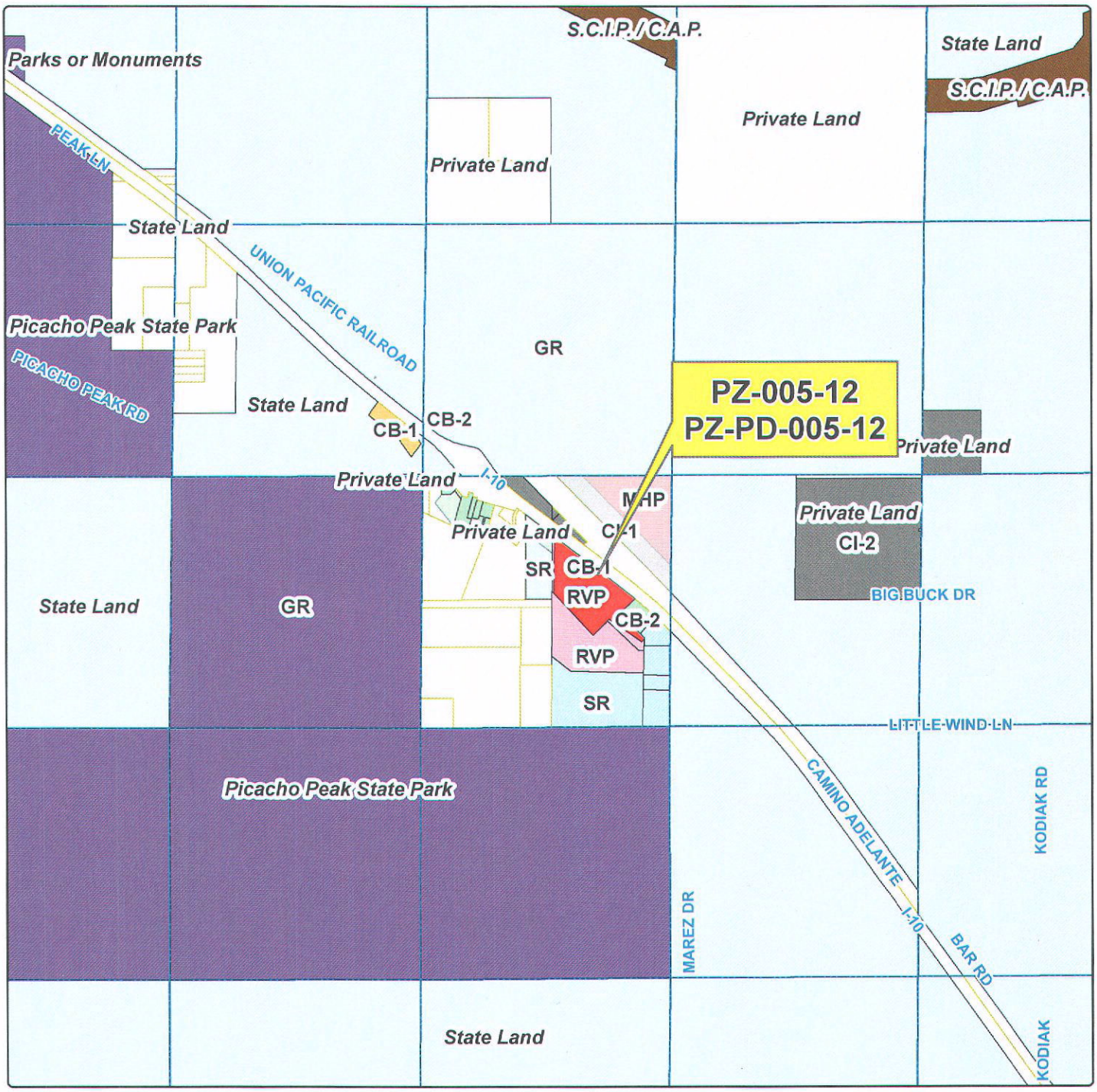
PINAL • COUNTY
Wide open opportunity

PZ-PA-001-12

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

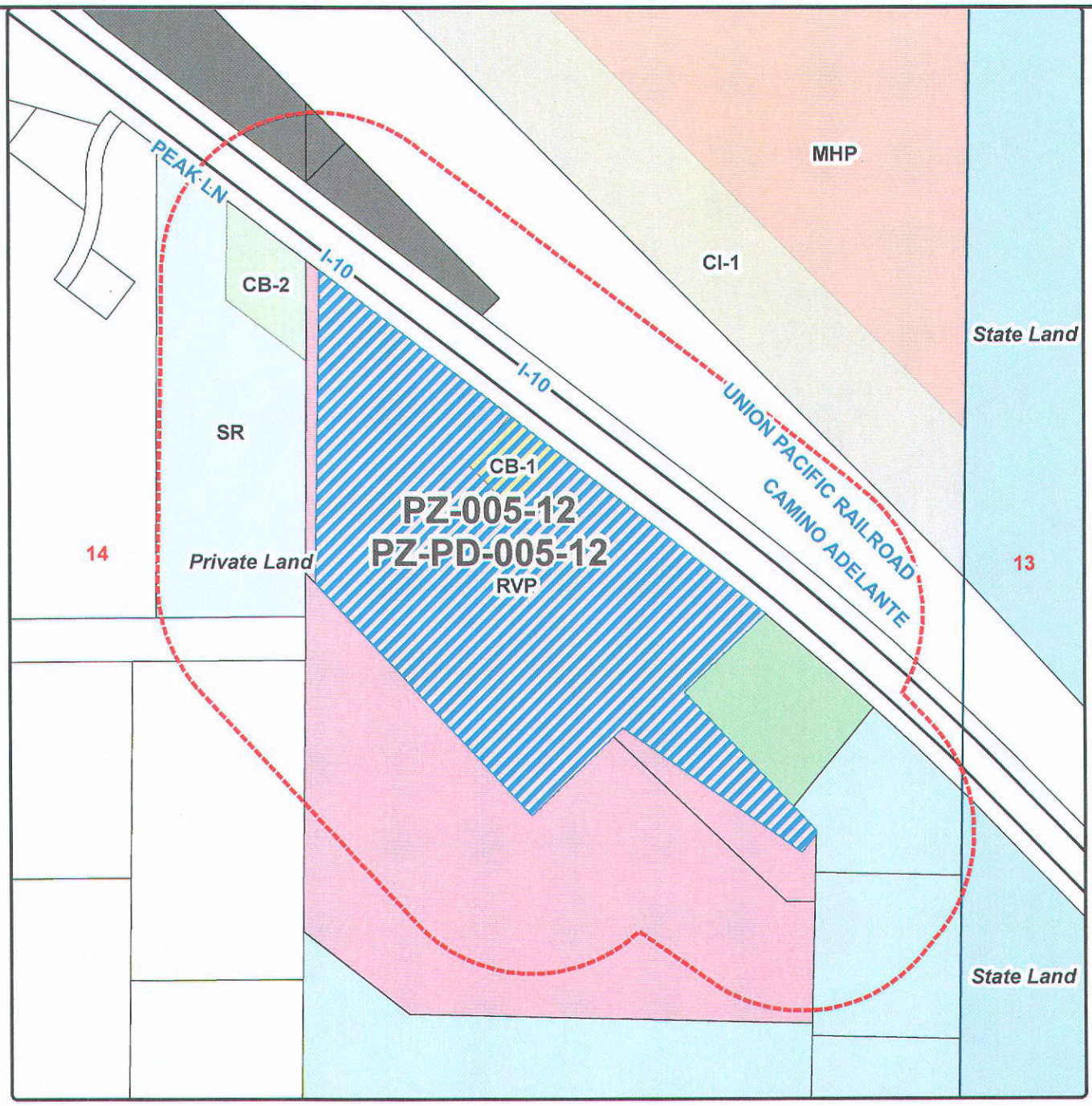
CAMELHEAD ASSOCIATES LLC

Legal Description:
Situated in a portion of the Section 14, T09S,R09E, G&SRB&M, Parcels 410-05-015A (legal on file) (Red Rock area).

T09S-R09E Sec 14

Sheet No. 1 of 1

CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

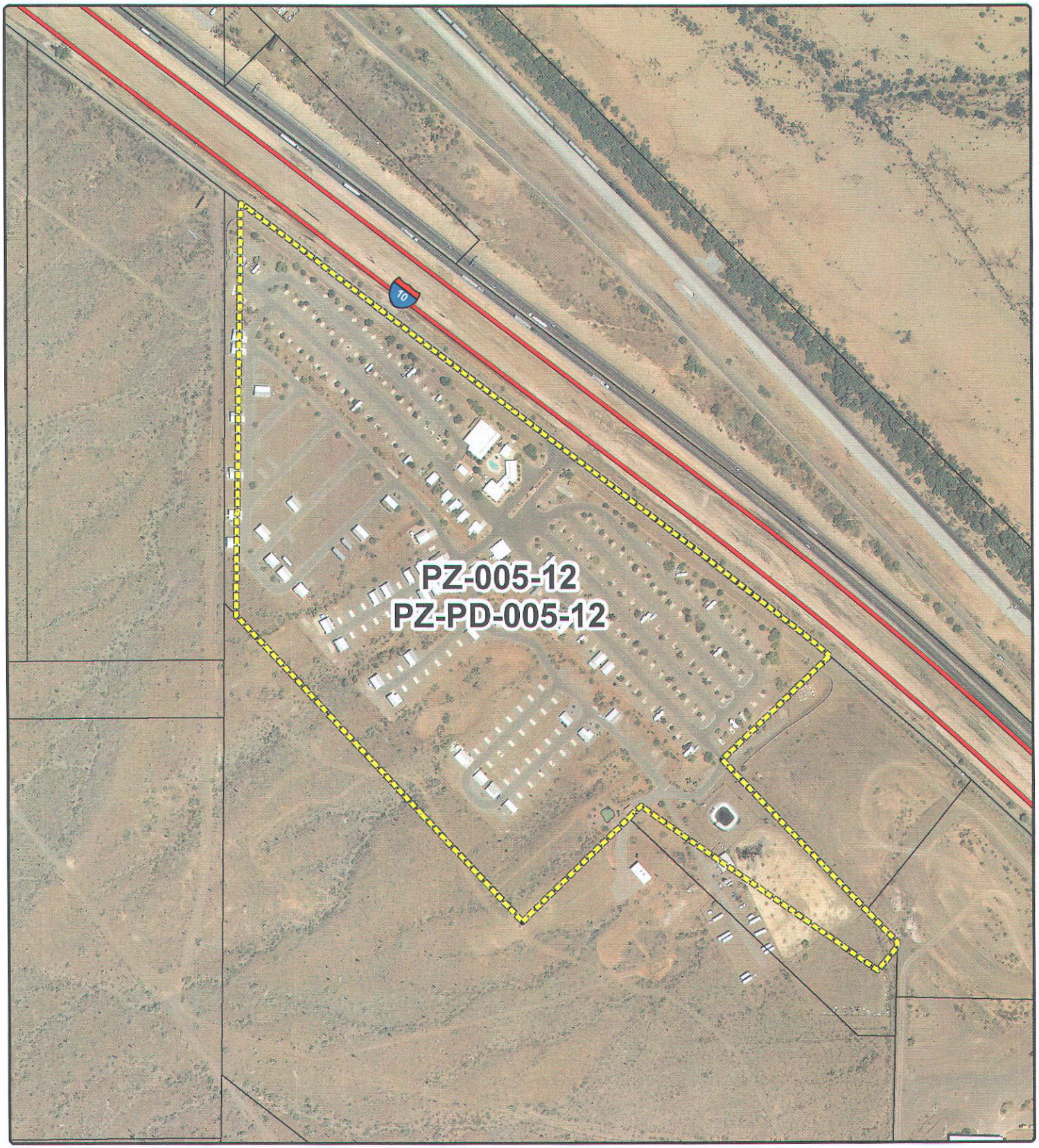
PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of the Section 14, T09S, R09E, G&SRB&M, Parcel 410-05-015A (legal on file) (Red Rock area)

T09S-R09E Sec 14

Sheet No. 1 of 1

Owner/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		

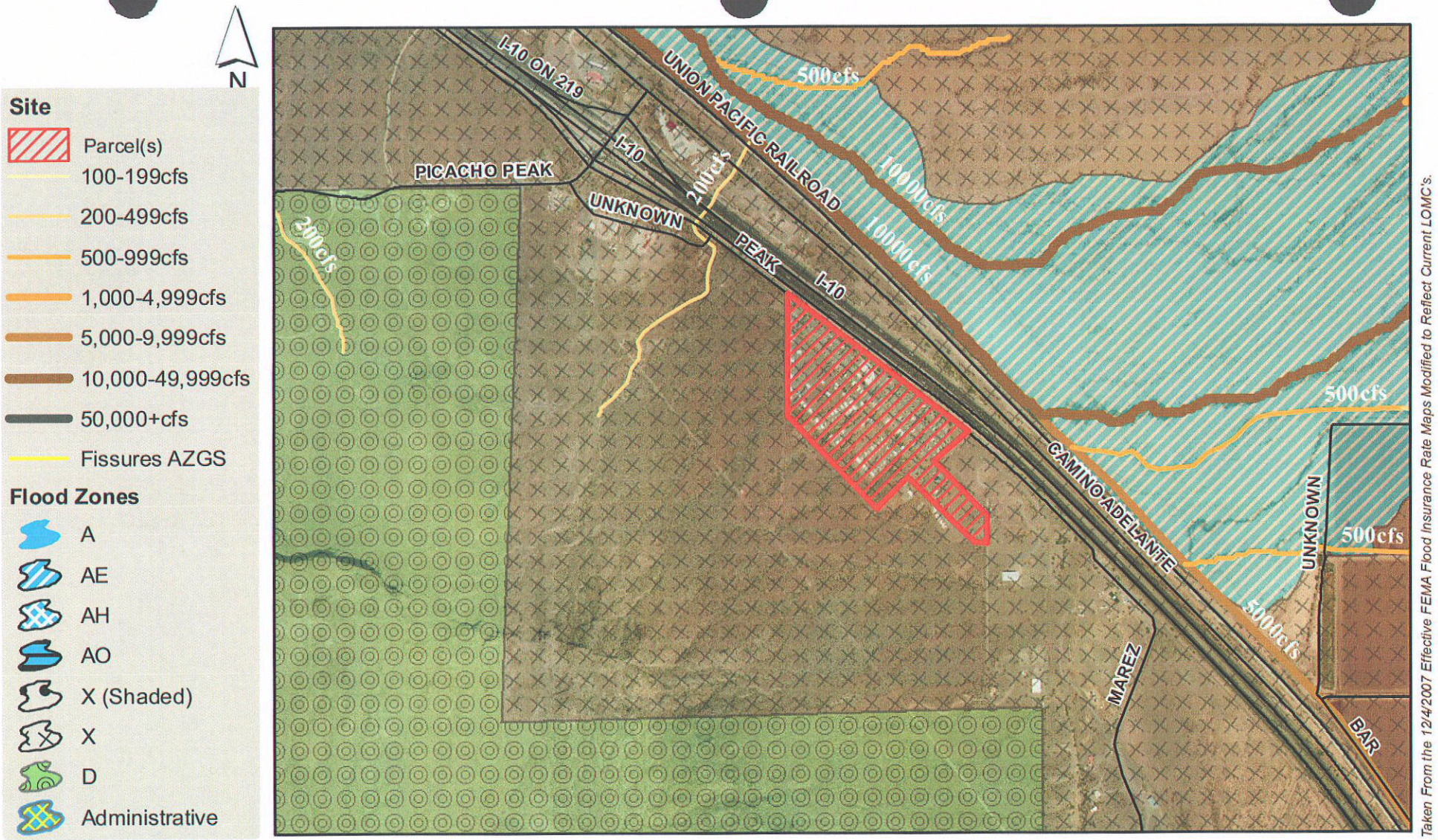


Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.

0 875 1,750 3,500 5,250 Feet

Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink)

1. The legal description of the property: SEE Exhibit "1"

2. Parcel Number(s): 410-05-016B (01SA) Total Acreage: 41.5

3. Current Land Use Designation: Very Low Density / Employment

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE

7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE

8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384374	$1,545.00	2/21/12	PZ-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Camelhead Assoc LLC	220 South River Tempe AZ 85281	480 285-3882

Signature of Landowner (Applicant)	E-Mail Address
SEE ATTACHED AGENCY AUTHORIZATION	

Name of Agent	Address	Phone Number
Lyle S. Richardson	5310 N. Camino Real TUCSON AZ 85718	602 909-5976

Signature of Agent	E-Mail Address
	LSRSTAZ@Gmail.com

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — LLC Manager
[Insert Signor's Name] — *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] — *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

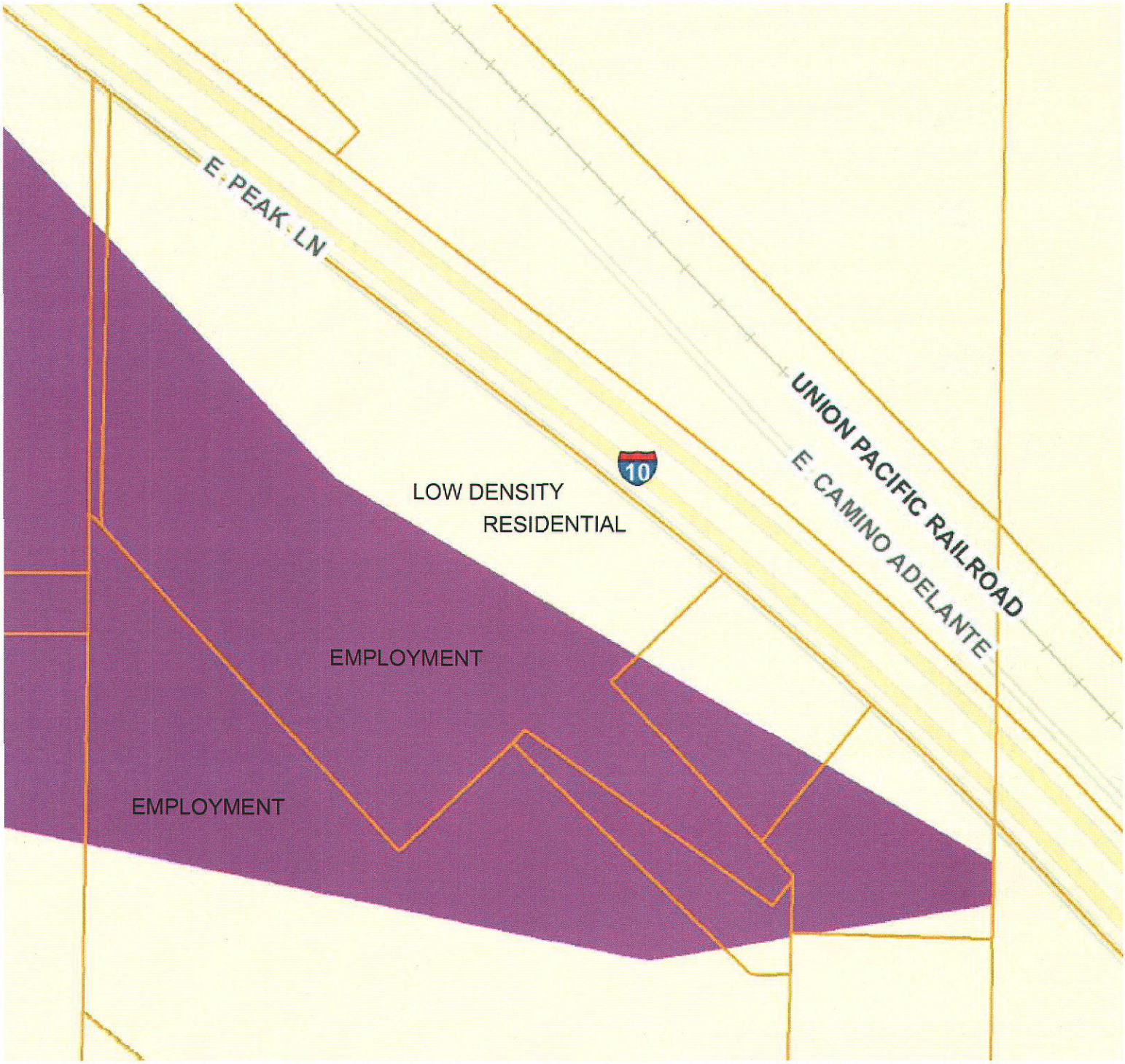
_____ of _____
[Title of Office Held] — *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] — *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

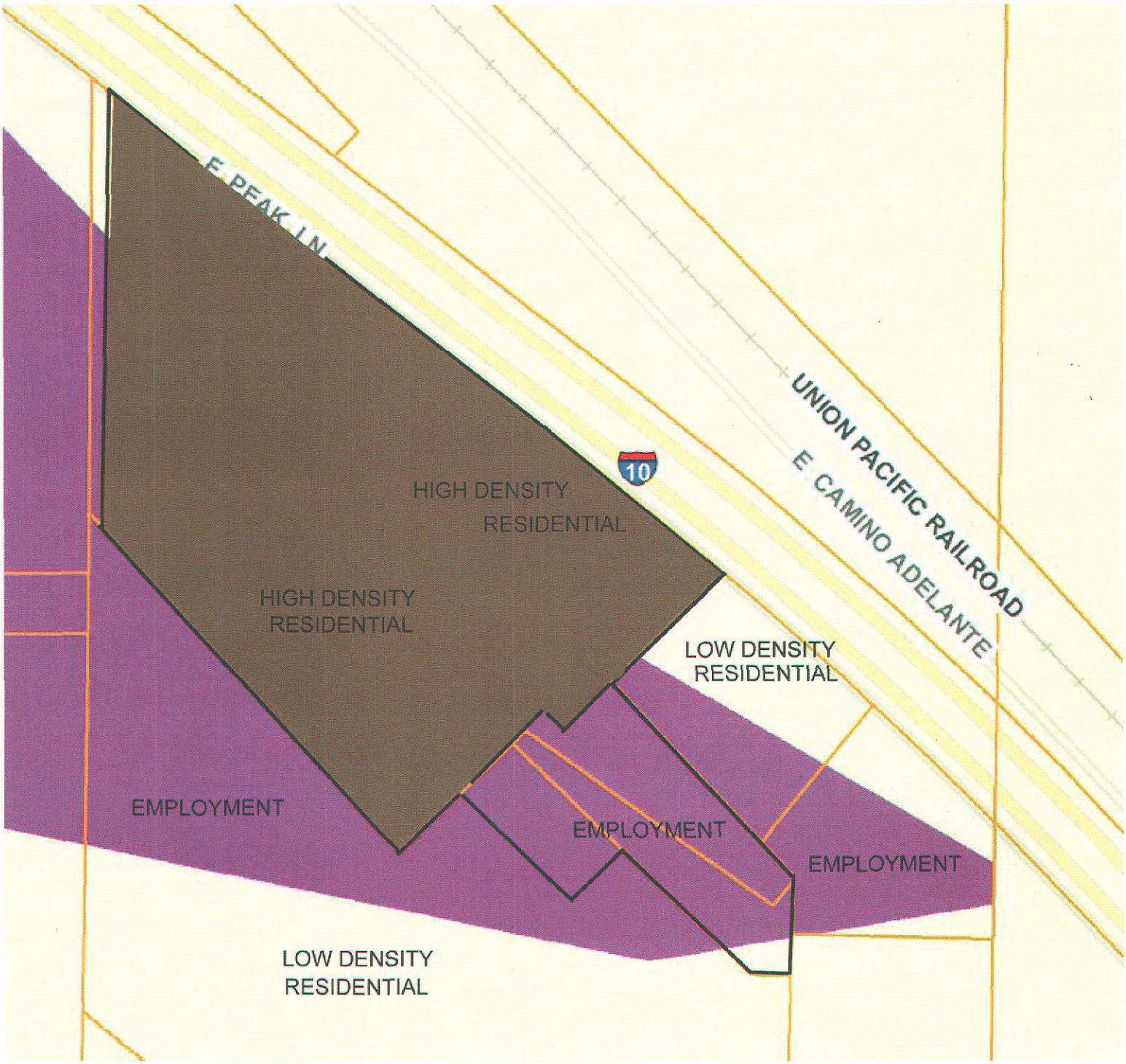
My commission expires: _____

Revised March 2010



PICACHO PEAK RV RESORT

EXISTING COMPREHENSIVE PLAN EXHIBIT

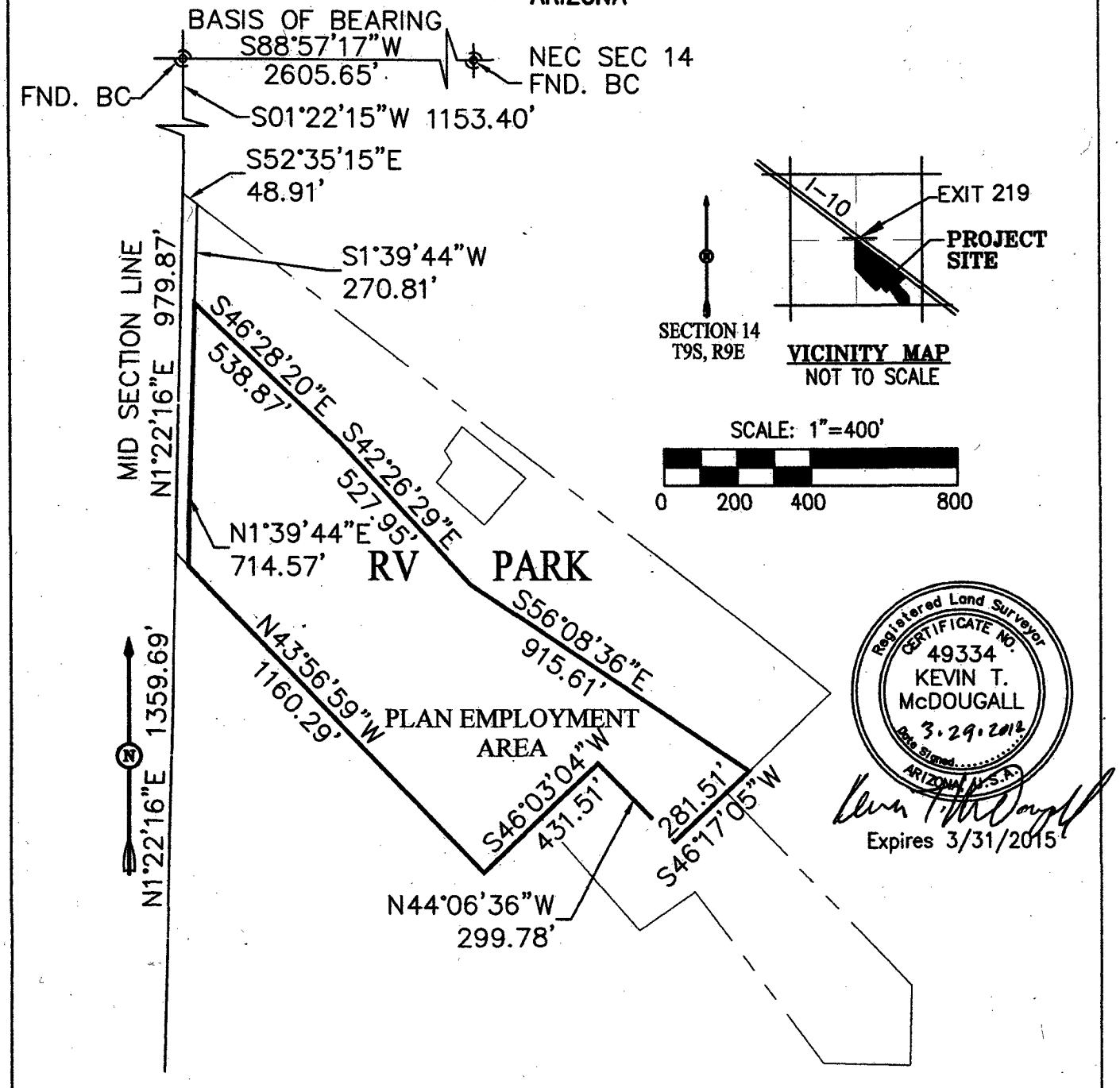


PICACHO PEAK RV RESORT

PROPOSED COMPREHENSIVE PLAN EXHIBIT

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink.)

1. Pinal County Staff Coordinator: STEVE ABRAHAM

2. Date of Concept Review: 12/27/2011 Concept Review Number: CR 041-11 Notes ATTACHED

3. The legal description of the property: SEE EXHIBIT "1"

4. Tax Assessor Parcel Number: 410-05-016B (015A)

5. Current Zoning: R.V.P Requested Zoning: MHP / PAD

6. Parcel size: 41.5 AC

7. The existing use of the property is as follows: Existing R.V. PARK

8. The exact use proposed under this request: RV Motor Home Park Model, Manufactured Housing, ACTIVE / PASSIVE Recreational ADMIN / Customer SERVICE AREAS And OPEN SPACE

9. Is the property located within three (3) miles of an incorporated community?
   YES NO

10. Is an annexation into a municipality currently in progress?
    YES NO

11. Is there a zoning violation on the property for which the owner has been cited?
    YES NO If yes, zoning violation number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE

13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	PZ-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Camelhead Assoc LLC — 480 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — 602 909-5976
Name of Agent — Phone Number

5310 North Camino Real Tucson AZ 85718
Address (City, State, Zip, Code)

Lyle S. Richardson — lsr51@gmail.com
Signature of Agent — Print Name — E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
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Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature _____ Date 2/18/2012

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

MARY LEE MATHIS
(SEAL)
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Camelhead Assoc LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1", and
[Insert Address of Property]

further identified as assessor parcel number 410-05-016B and legally described as follows: ***[Insert Parcel Number]***

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ ***[Signature]***

_____ ***[Signature]***

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,__
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by Michael L. Wirth, LLC Manager of
[Insert Signor's Name] *[Insert Title]*
Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Debra S Rose
Notary Public

My commission expires: 12/8/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared
_____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____
[Title of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer Anu Jain

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

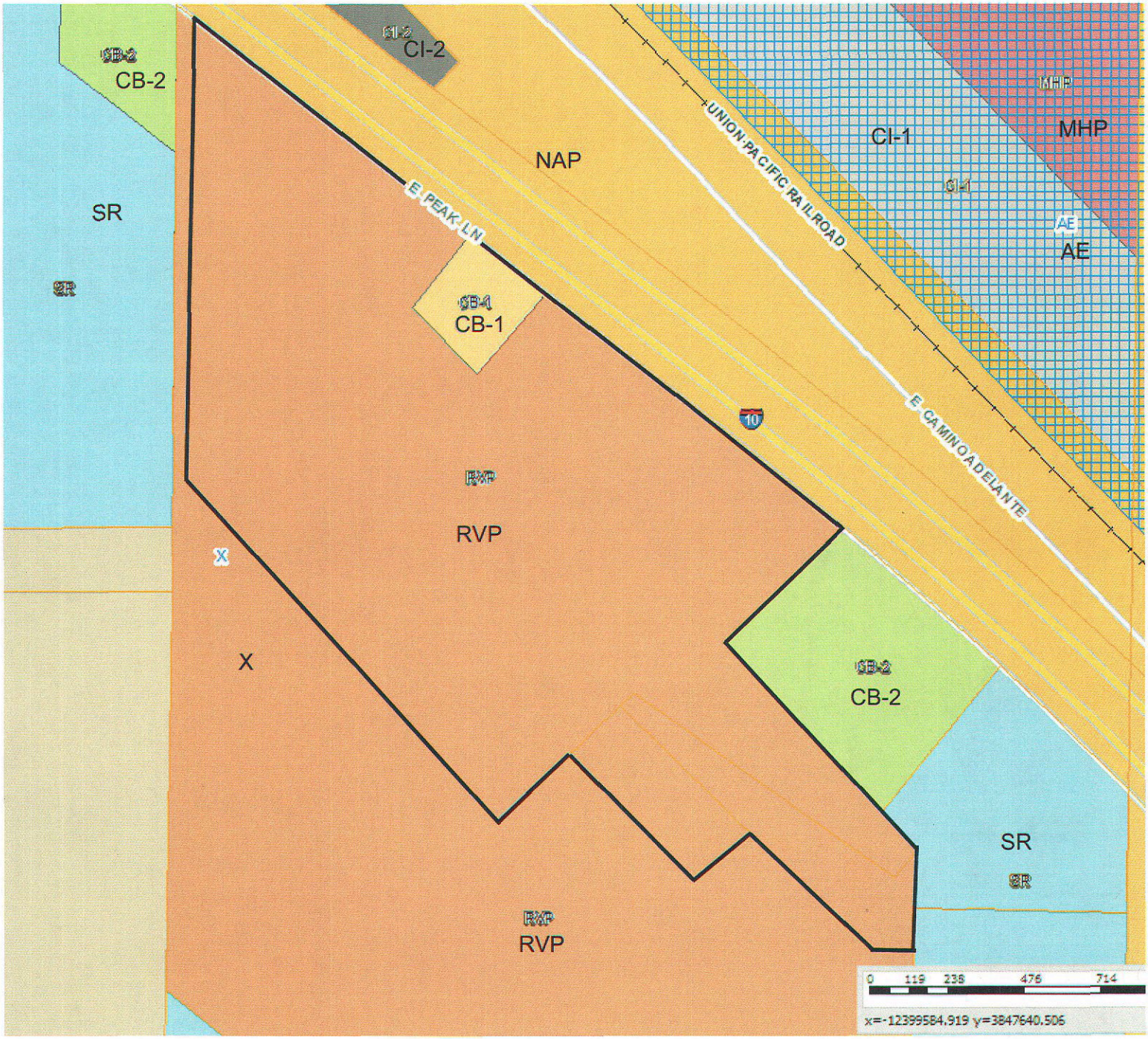
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

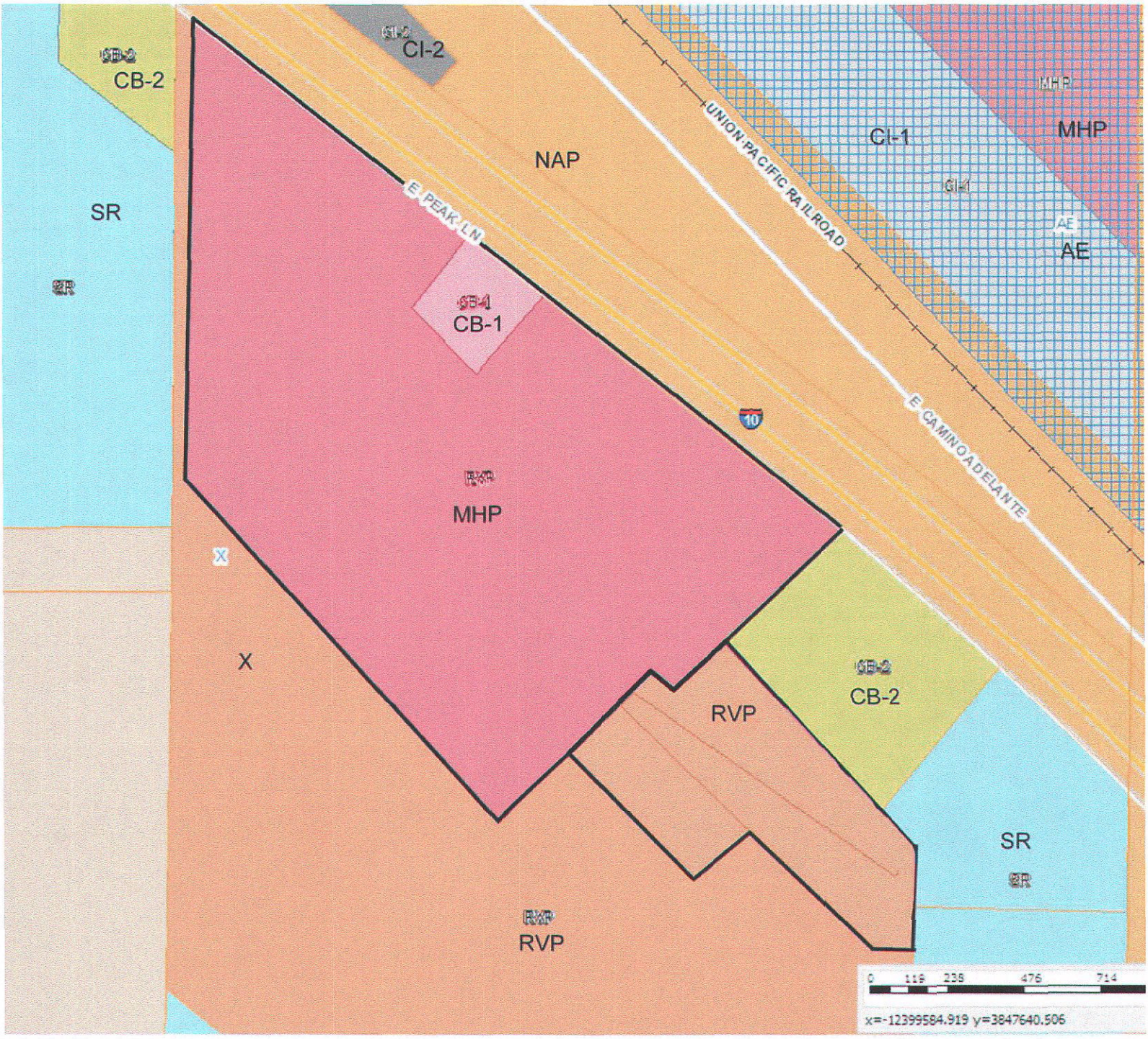
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2011 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V, Motor Home PARK Model, MANUFACTURED HOUSING, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES (NO)
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES (NO)
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    SEE ATTACHED Project NARRATIVE

13. Explain why the proposed development is needed and necessary at this time.

    SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.
B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.
C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).
E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411
F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.
G. Submit a CD which contains a copy of the application and narrative in PDF format.
H. **Hold a neighborhood/community meeting:**
   1. Notify all property owners within 1200'
   2. Hold the meeting within 5 miles of the subject property
   3. Hold the meeting between 5:00pm – 9:00pm

   Include with the application:
   1. Copy of Notice of Neighborhood/Community Meeting
   2. List of property owners notified
   3. Minutes of meeting
   4. Attendance sign-in sheet with names & addresses
I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

2200 S. River 480

Camelhead Assoc LLC Tempe Az 85281 285-3882

Name of Landowner (Applicant) Address Phone Number

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant) E-Mail Address

5310 N Camino Real 602

Lyle S Richardson Tucson Az 85718 909-5976

Name of Agent Address Phone Number

lsr51az@gmail.com

Signature of Agent E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(SEAL)

MARY LEE MATHIS
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet) Code	Minimum Lot Area (Square Feet) Proposed	Minimum Lot Width (Feet) Code	Minimum Lot Width (Feet) Proposed	Minimum Yard Sizes (Building Setbacks in Feet) Code	Minimum Yard Sizes (Building Setbacks in Feet) Proposed	Maximum Building Height (Feet) Code	Maximum Building Height (Feet) Proposed	Detached Accessory Buildings (Minimum Distance Between) N/A Code	Detached Accessory Buildings (Minimum Distance Between) N/A Proposed	Buildable Area Code	Buildable Area Proposed
M.H.P. PAD		Average 2219 ft		25' - 35'	Front: Side: Rear:	Front: 5' Side: 3' Rear: 5'		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
				35' plus per site Plan	Front: Side: Rear:	Front: 5 Side: 3 Rear: 5		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
M.H.P. P.D.D	Only uses identied in this application, its narrative and site exhibit are allowed No other uses will be allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.A.D.	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
	(9) Water well system - existing (10) Waste Water Treatment Area - existing (11) Other uses identified as "Allowed uses" in the M.H.P / P.A.D section of the Pima County Zoning Code.

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District

Checklist

OK A. Check the **appropriate item:**

X This PAD is being submitted without a zone change request.

_____ This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

OK B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

OK C. **A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:**

1. **Zoning boundaries**
2. **Street alignment**
3. **Open space**
4. **Trails**

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

Revised November 2011

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

1. Commercial Uses:
   a. Retail sales floor area and total area proposed for commercial development
   b. Type of uses proposed
2. Industrial Uses:
   a. Total area proposed for industrial uses
   b. Types of uses proposed
   c. Anticipated employment for development per major phases
3. Standards of:
   a. Height
   b. Open Space
   c. Buffering
   d. Landscaping
   e. Pedestrian and vehicular circulation
   f. Off-street parking and loading
   g. Signs
   h. Nuisance controls

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature 2/18/2012
Date

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified _____
[Insert Address of Property]
as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ ***[Signature]***
Dated: _____

_____ ***[Signature]***
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised November 2011

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L. Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012, by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*

and ~~who being~~ authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

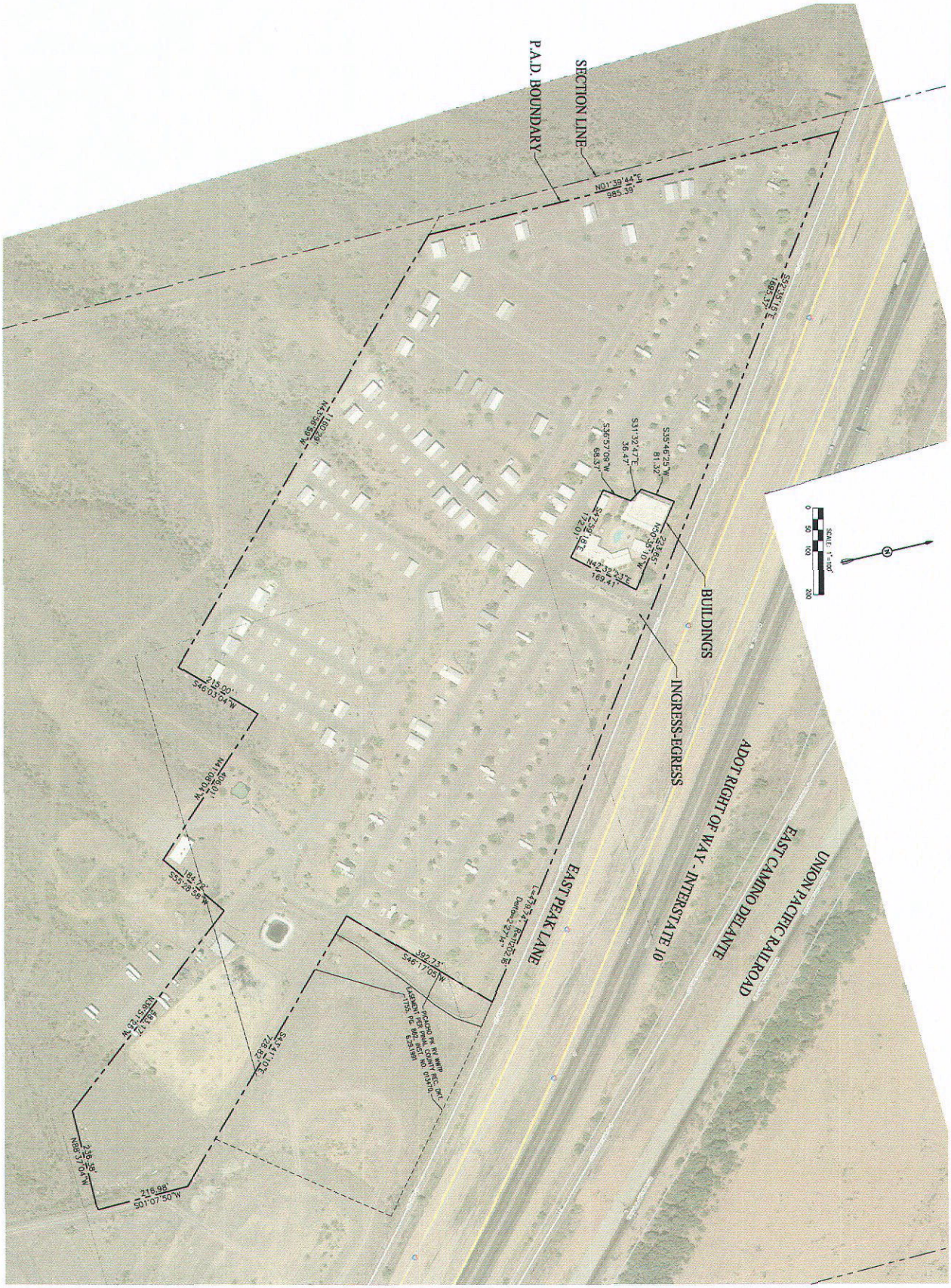
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PROJ. ID. PPK
SHEET 2 OF 8

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

REGISTERED PROFESSIONAL ENGINEER (CIVIL) CERTIFICATE NO. 43831 KEVIN T. McDOUGALL 2/7/12 ARIZONA U.S.A.
Expires 3/31/2013

McDougall Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson
5310 North Camino Real
Tucson Arizona 85718
Tel: (520) 299-0664
Cell: (602) 909-5976

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4.0 Public Utilities and Services	3
4.1. Sewer and Potable Water	3
4.2. Electricity	3
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4.6. Police, Fire & Medical	4
4.7. Schools	4
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List of Exhibits

Exhibit 1- ALTA Survey and Legal
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

List of Appendices

Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 Description of Proposal, Site and Existing Zoning

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP")*. Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. Nature of the Project

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. *Schools*

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

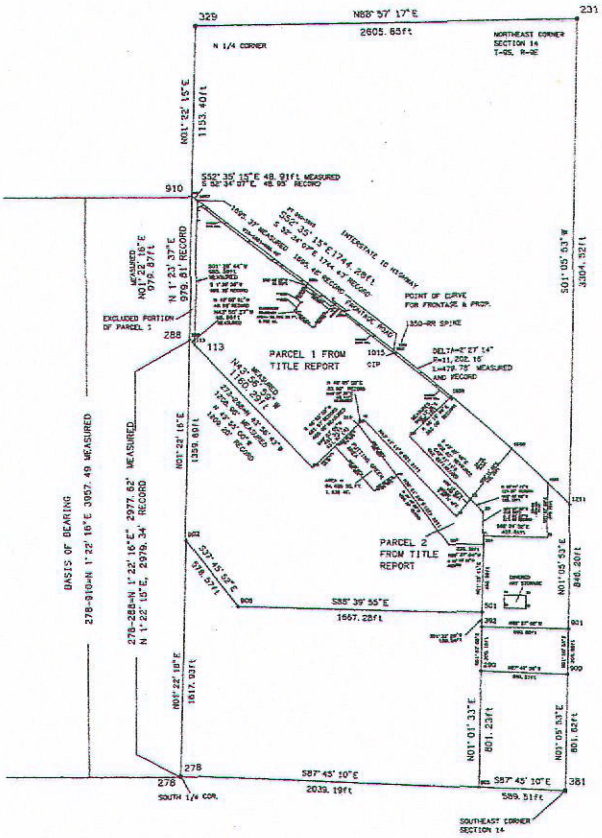
It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

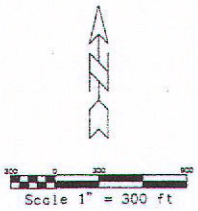
The meeting closed at approximately 8:15 PM.

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL



CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA



1/21/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

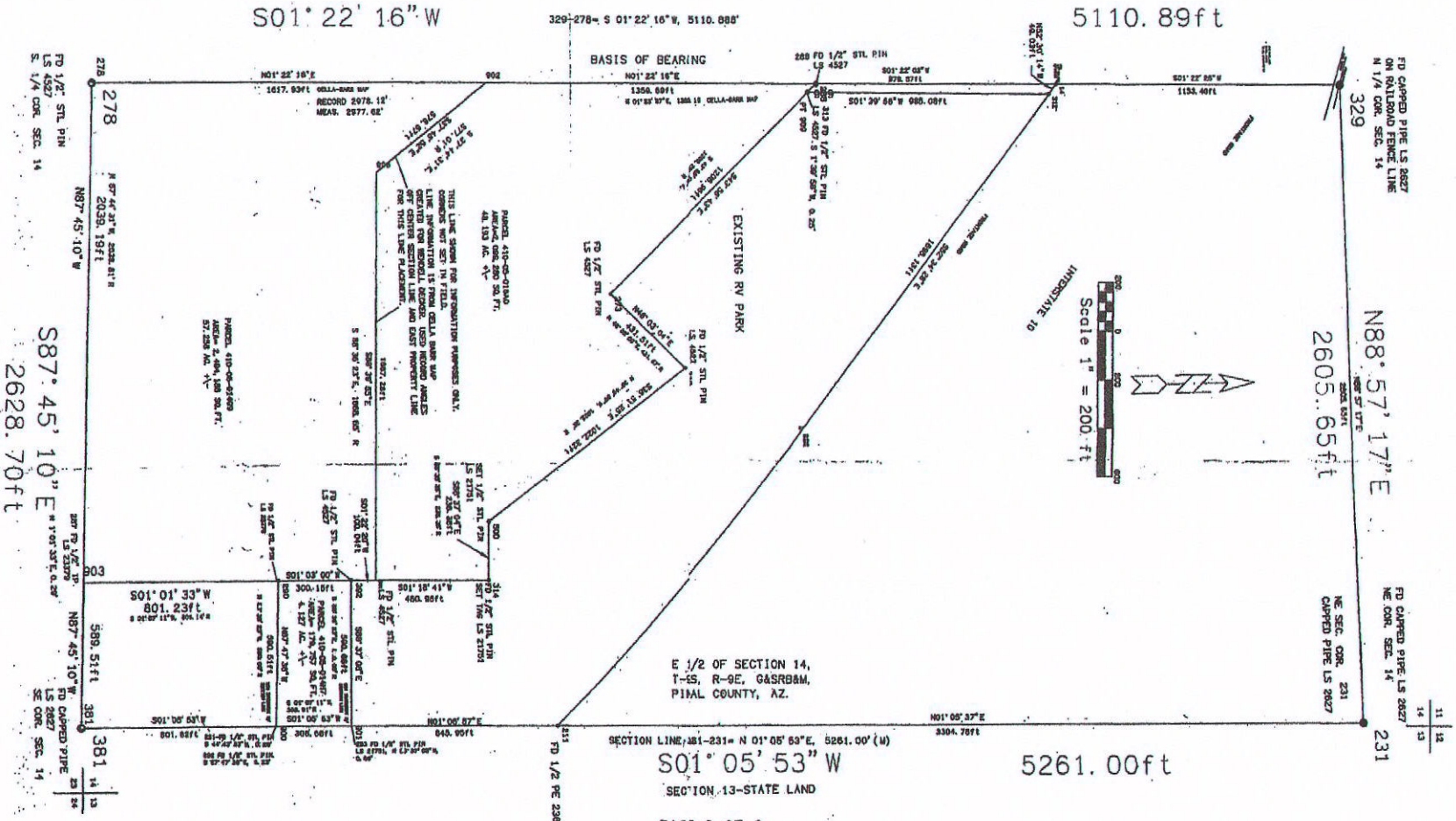
MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PHONE 520-298-9083

(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 1/12/12 Job#: 2012-2

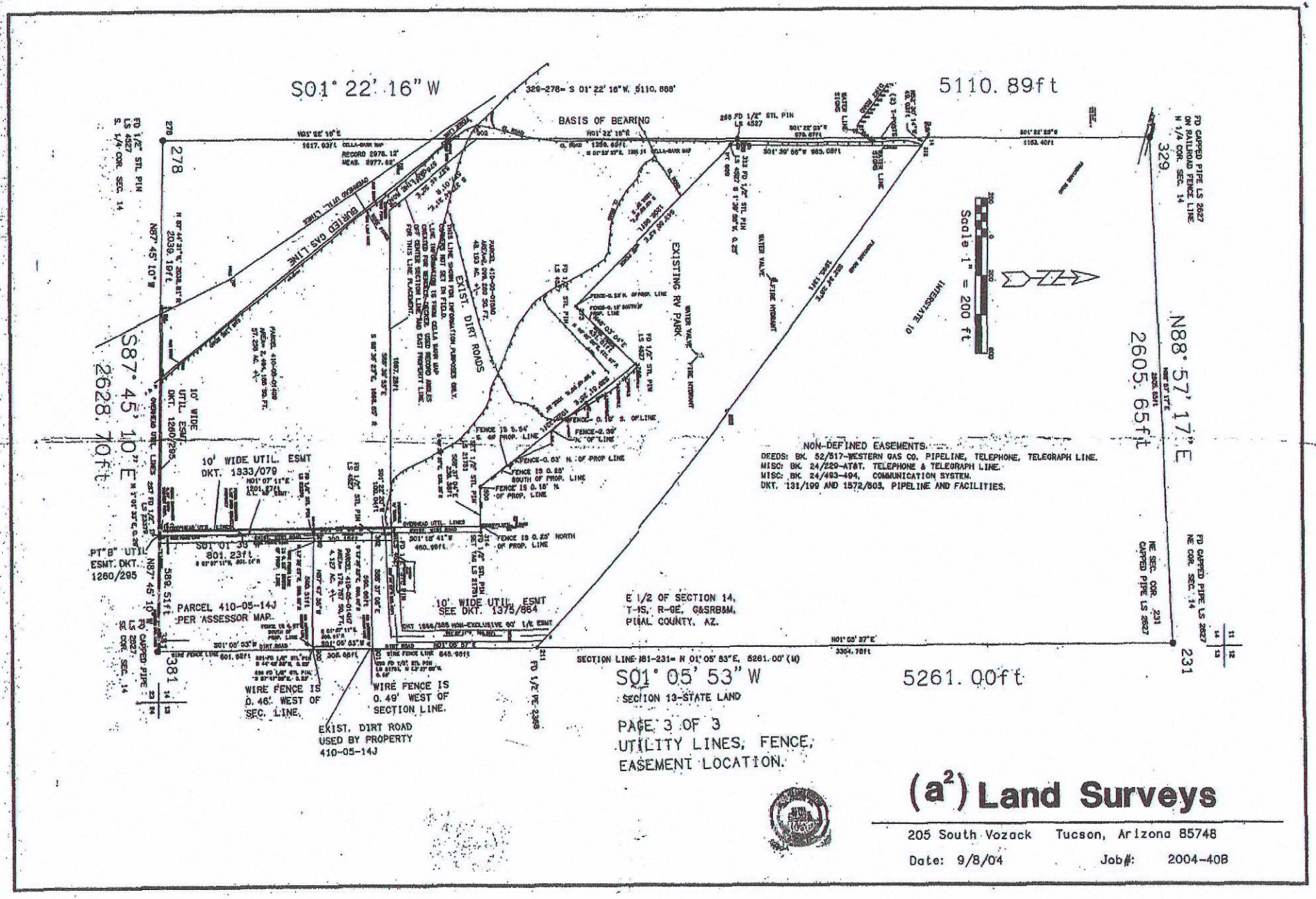


PAGE 2 OF 3
SECTION AND SUBJECT
PROPERTY BOUNDARY.

(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 9/8/04 Job#: 2004-408


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
BURIED GAS LINE
EXIST. DIRT ROADS
EXISTING RV PARK
INTERSTATE 10
Scale 1" = 200 ft
N88° 57' 17" E
2605.65ft
S87° 45' 10" E
2628.70ft
10' WIDE UTIL. ESMT DKT. 1333/079
10' WIDE UTIL. ESMT SEE DKT. 1375/864
PARCEL 410-05-14J PER ASSESSOR MAP.
PT"B" UTIL. ESMT. DKT. 1260/295
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/803, PIPELINE AND FACILITIES.
E 1/2 OF SECTION 14, T-9S, R-9E, G&SRB&M, PIMAL COUNTY, AZ.
SECTION LINE 181-231= N 01° 05' 53" E, 5261.00' (M)
S01° 05' 53" W
5261.00ft
SECTION 13-STATE LAND
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04 Job#: 2004-40B

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/20/2
ARIZONA U.S.A.

Jeff Anderson
EXPIRE 3/31/14

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

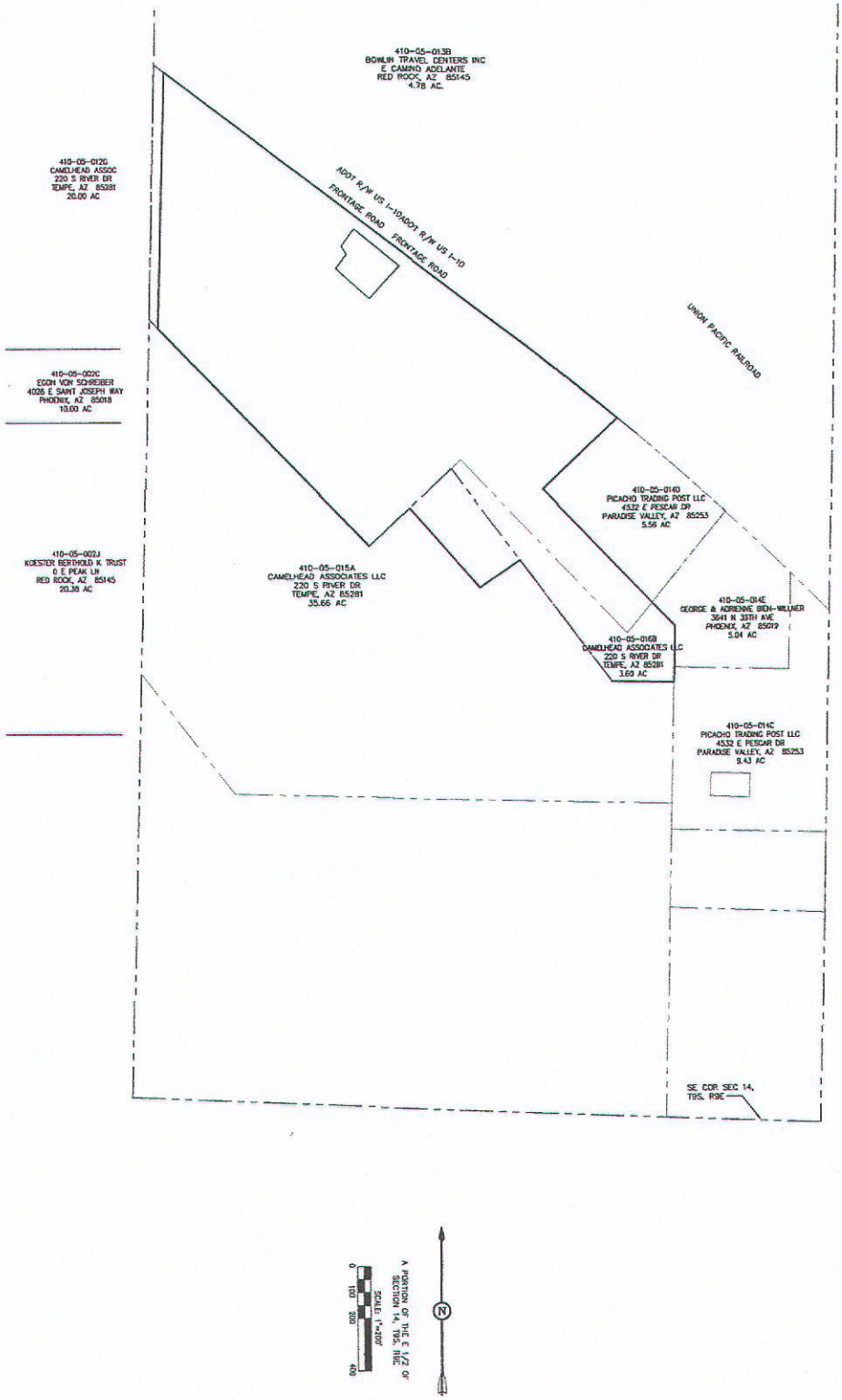
PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/13/12
ARIZONA U.S.A.

Expire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PROJ. ID. PPK

SHEET 1 OF 1

PICACHO PEAK RV RESORT
PRELIMINARY LAND PLAN
OWNERSHIP WITHIN 300'

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK	DATE 2/16/12	DSGN LR	DWN DFT	CKD KTM

43831
KEVIN T. McDOUGALL
2/16/12
Expires 3/31/2012

McDougall Devcon
Planning for successful projects
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Picacho Peak Resort
Exhibit 3

Proposed
Site Plan Exhibit

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA

LOT AREAS

Lot No.	SF	Lot No.	SF	Lot No.	SF
Manager	4091	107	2,168	212	2274
3	2,616	108	1,982	213	2264
4	2,602	109	2,001	214	3619
5	2,602	110	2,082	215	2166
6	2,602	111	1,964	216	2300
7	2,403	112	2,282	217	2276
8	2,184	113	1,864	218	2252
9	2,298	114	2,135	219	2229
10	1,795	115	3,004	220	2234
11	1,449	116	1,564	221	2215
12	1,040	117	2,052	222	2223
13	1,817	118	2,059	223	2229
14	2,043	119	2,053	224	2237
15	2,418	120	1,789	225	2251
16	2,854	121	1,452	226	2271
17	2,800	122	1,688	227	2290
18	2,238	123	2,168	228	2309
19	1,605	124	2,182	229	2324
20	1,960	125	2,188	230	2336
21	1,866	126	2,095	231	2345
22	2,141	127	2,079	232	2339
23	2,196	128	2,015	233	2275
24	2,244	129	2,124	234	2599
25	2,033	130	1,945	235	2765
26	2,484	131	2,072	236	4085
27	2,195	132	2,205	237	2300
28	1,954	133	2,031	238	2374
29	1,996	134	2,671	239	2374
30	2,000	135	2,090	240	2373
31	2,254	136	3,718	241	2373
32	2,310	137	2,240	242	2373
33	2,906	138	2,117	243	2372
34	2,226	139	2,104	244	2372
35	2,337	140	2,225	245	2371
36	2,146	141	2,123	246	2371
37	2,510	142	2,127	247	2173
38	1,693	143	2,791	248	2173
39	1,900	144	8,857	249	2173
40	1,639	145	2,142	250	2173
41	1,971	146	3,622	251	2173
42	1,806	147	2,350	252	2173
43	2,044	148	2,300	253	2173
44	1,531	149	2,163	254	2173
45	2,064	150	2,408	255	2173
46	2,043	151	2,182	256	2151
47	2,110	152	2,959	257	2048
48	2,118	153	2,275	258	2089
49	2,186	154	2,295	259	2091
50	2,211	155	2,331	260	2095
51	2,248	156	2,154	261	2099
52	2,417	157	2,384	262	2106
53	2,257	158	2,171	263	2107
54	2,184	159	1,782	264	2111
55	2,241	160	2,062	265	2115
56	2,188	161	2,062	266	2121
57	2,143	162	2,109	267	1999
58	2,185	163	1,908	268	2013
59	2,127	164	1,999	269	2027
60	2,270	165	2,099	270	2039
61	2,630	166	2,003	271	2045
62	3,287	167	2,089	272	2126
63	4,313	168	2,169	273	2047
64	2,478	169	2,409	274	2049
65	3,033	170	2,409	275	2708
66	2,808	171	2,409	276	2639
67	5,417	172	2,409	277	2056
68	2,385	173	2,409	278	2071
69	2,433	174	2,409	279	2078
70	2,475	175	2,409	280	2080
71	2,418	176	2,413	281	2081
72	1,927	177	2,367	282	2081
73	2,667	178	2,278	283	2040
74	2,882	179	2,278	284	1924
75	1,792	180	2,278	285	2014
76	2,588	181	2,278	286	2012
77	1,999	182	2,278	287	2017
78	2,454	183	2,278	288	2023
79	2,818	184	2,278	289	2030
80	2,288	185	2,278	290	1956
81	2,124	186	2,278	291	2016
82	2,101	187	2,278	292	2019
83	2,151	188	2,278	293	2050
84	2,020	189	2,278	294	1921
85	2,223	190	2,278	295	3076
86	2,283	191	2,278	296	2075
87	2,378	192	2,245	297	2226
88	1,874	193	2,453	298	2209
89	2,408	194	2,463	299	2209
90	1,763	195	2,443	300	2208
91	1,780	196	2,463	301	2207
92	2,207	197	2,443	302	2207
93	2,183	198	2,453	303	2206
94	1,755	199	2,453	304	2205
95	2,039	200	2,459	305	2205
96	2,501	201	3,757	306	2204
97	2,387	202	2,345	307	2204
98	2,272	203	2,327	308	2203
99	4,184	204	2,354	309	2202
100	1,934	205	2,270	310	2202
101	1,786	206	2,586	311	2201
102	1,609	207	2,328	312	2202
103	1,901	208	2,338	Total Area	706566
104	1,932	209	2,357	No. Lots	311
105	2,170	210	2,216	Ave. Area	2272
106	2,042	211	2,398		

FLOOD ZONE DESIGNATION

The project area is found located on Flood Insurance Rate Map Number 04021C1994E, map revised DEC 4, 2007. The project site is designated as Zone X; "Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than the 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

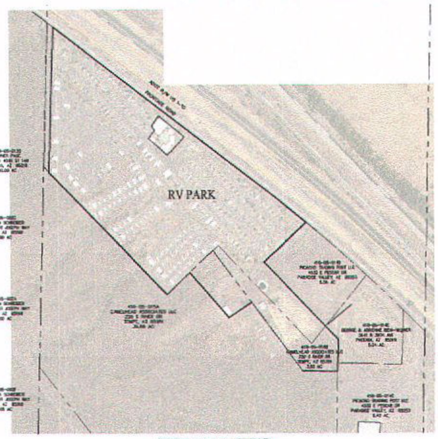
SITE SPECIFIC NOTES:

1. THIS SITE LIES WITHIN THE CITY OF PICACHO PLANNING AREA.
2. THIS DEVELOPMENT IS ON PRIVATE WATER SYSTEM.
3. ALL APPLICABLE COUNTY AND CITY ZONING ORDINANCE DEVELOPMENT STANDARDS SHALL APPLY TO THESE PROPERTIES.
4. SEPTIC SYSTEM AND SEWER LINES FOR THIS ARE PRIVATE AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
5. STORMWATER STORAGE DRAINAGE FACILITIES WILL BE MAINTAINED IN PERPETUITY, AS DESIGNED, APPROVED AND CONSTRUCTED. AFTER COMPLETION OF CONSTRUCTION, THE STORMWATER STORAGE FACILITIES AND ON-SITE DRAINAGE MAY NOT BE ALTERED.
6. EXISTING FINISHED FLOORS ARE FREE FROM INUNDATION DUE TO THE LOCAL STORM WATER FLOWS RESULTING FROM THE 100 YEAR 6 HOUR STORM WATER EVENT.
7. FUTURE SIGNAGE SHALL COMPLY WITH COUNTY REGULATIONS AS A SEPERATE SUBMITTAL AND APPROVAL PROCESS.
8. ALL EXISTING AND FUTURE OUTDOOR LIGHTING SHALL COMPLY WITH COUNTY LIGHTING REQUIREMENTS.
9. ALL ROADWAYS ARE PRIVATE AND OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
10. ALL ON SITE; OPEN SPACE, UTILITIES, WASTE DISPOSAL AND AMENITIES ARE PRIVATELY OWNED, PAID FOR AND MAINTAINED BY THE PROPERTY OWNERS.
11. ALL LANDSCAPING IS ON SITE TO BE OWNED AND MAINTAINED BY THE OWNERS.

SITE SUMMARY TABLE

LAND USE, BUILDING AND PARKING DATA

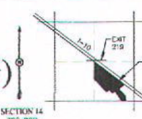
COUNTY ASSESSORS PARCEL NUMBER: 41005016B, 41005015A, 41005016A
EXISTING ZONING AND LAND USES = CB-1 AND RVP
PROPOSED ZONING AND LAND USE = PAD
AREA OF STREETS = 278992 SF = 6.4 AC.
AREA OF OPEN SPACE = 8.08 AC.
PUBLIC RIGHT OF WAY = 0.00 AC.
NET AREA OF ALL USES = 1807579 SF = 41.5 ACRES
GROSS AREA = 41.5 ACRES
NUMBER OF UNITS = 306
DWELLING UNITS PER ACRE = 7.5
AREA OF SPACES = 679059 SF
AVERAGE LOT AREA = 2219 SF
OVERALL DENSITY PROPOSED = 7.5 DU/AC
EXISTING BUILDING COVERAGE:
BUILDING A (DIRECTOR AND EXERCISE ROOM) = 1875 SF
BUILDING B (BILLIARDS) = 875 SF
BUILDING F (CLUBHOUSE) = 6353 SF
BUILDING G (LIBRARY) = 646 SF
BUILDING H (ARTS AND CRAFTS) = 748 SF
BUILDING I (REC. CENTER) = 1952 SF
BUILDING J (MAINT. BLDG.) = 1381 SF
COVERAGE % OF TOTAL AREA = 13830 SF = 0.32 AC = 0.7%
AREAS BASED UPON AERIAL PHOTO AND SURVEY DATA.



SITE PLAN (EXISTING)

SCALE: 1"=300'

0 150 300 600



SECTION 14
T9S, R9E

VICINITY MAP
NOT TO SCALE

OWNER:
MIKE OR MARK WIRTH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:
KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9900

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,
THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,
THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.65 FEET RECORD) TO THE TRUE POINT OF BEGINNING,
THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,
THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),
THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),
THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),
THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),
THENCE, S 01°07'50"W, A DISTANCE OF 216.69 FEET, (S 01°23'37"W, 217.68 FEET RECORD),
THENCE, N 88°37'04"W, A DISTANCE OF 236.58 FEET, (N 88°35'35"W, 236.38 FEET RECORD),
THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,
THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,
THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,
THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,
THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1150.52 FEET RECORD),
THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.
PARCEL CONTAINS 1,807,535 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

SURVEYS PERFORMED BY JEFF ANDERSON OF A2SURVEYS, RLS 21751, ON 1-21-2012.

ZONING:
EXISTING: RV PARK
NEW: PLANNED AREA DEVELOPMENT

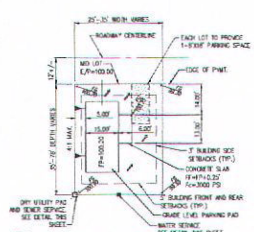
BASIS OF BEARINGS
BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9S, R9E, SAID BEARING BEING NORTH 01°23'37" EAST.

BENCH MARK
SOUTHMOST MANHOLE AS INDICATED ON FIELD SURVEY MANHOLE RIM ELEVATION = 1807.32

UTILITY COMPANIES
WATER – PICACHO PEAK WATER CO. (PWS NO. 11-038)
SEWER – PICHACHO PEAK RV PARK
ADEQ INVENTORY NO. 100126
ADEQ WWS NO. 410152
REUSE PERMIT NO. R-100126
ELECTRIC – ARIZONA PUBLIC SERVICE

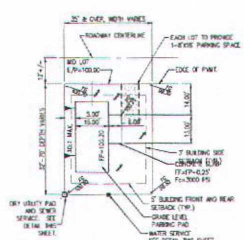
REQUEST
ZONING CHANGE:
FROM RV TO PLANNED AREA DEVELOPMENT.

PINAL COUNTY PERMIT & PROCESS NUMBERS
PLANNED AREA DEVELOPEMENT – TO BE DETERMINED



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 25'-35' LOT DETAIL
N.T.S.



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 35' WIDE AND OVER LOT DETAIL
N.T.S.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
PROPERTY BOUNDARY	2
OVERALL SITE PLAN	3
SITE PLANS	4-8

LEGEND

○	SEWER MANHOLE	●	EXISTING SURVEY MONUMENT
—SS—	EXISTING SEWER LINE	PUE	PUBLIC UTILITY EASEMENT
—W—	EXISTING WATER LINE	S/W	SIDEWALK DIMENSION
MH	MANHOLE	B/C	BACK OF CURB DIMENSION
⟹	DRAINAGE FLOW DIRECTION	R/W	RIGHT OF WAY DIMENSION
		W/L	WATERLINE
		S/L	SEWERLINE

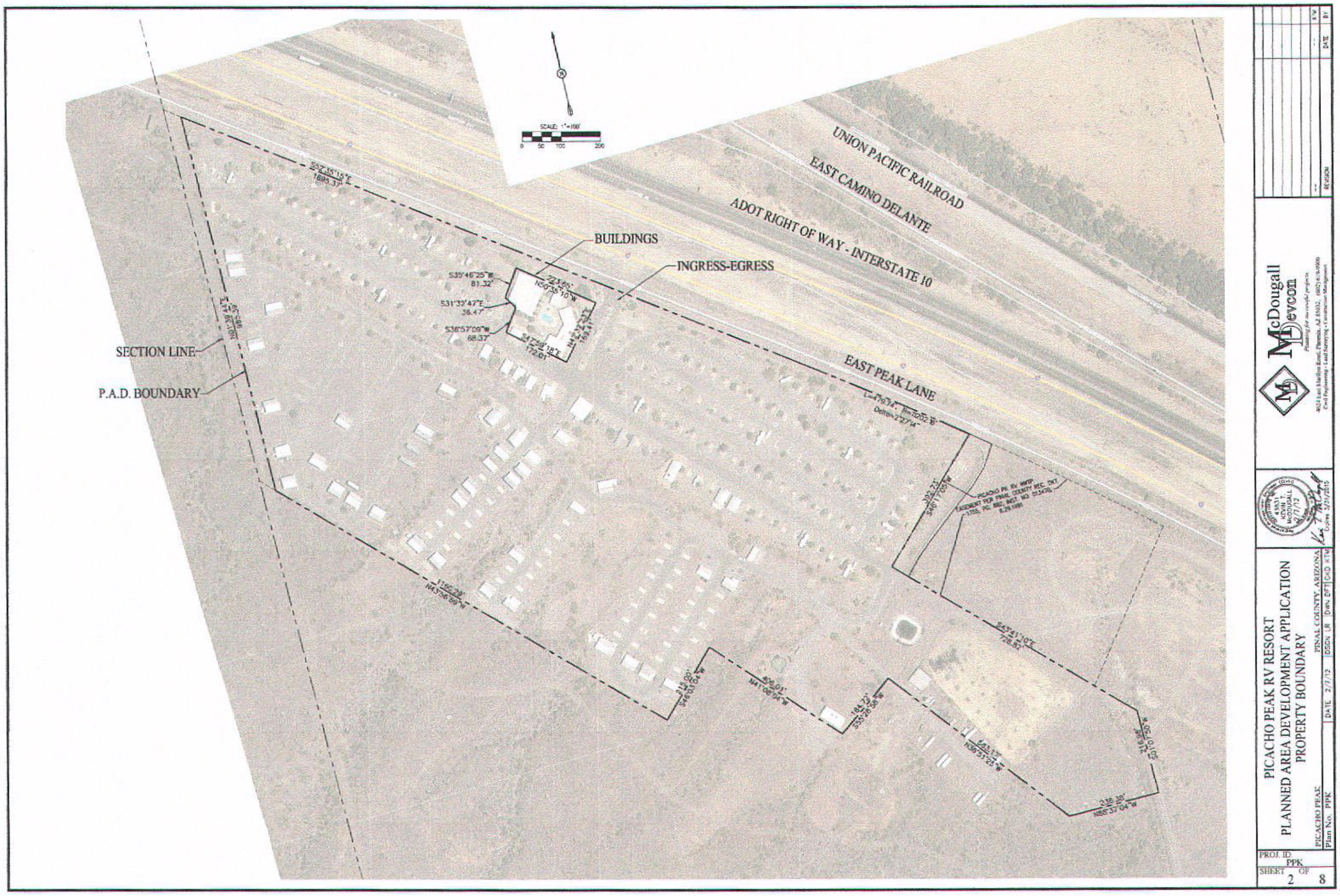
NOTE: UNDERGROUND UTILITIES SHOWN ARE ESTIMATES ONLY AND MAY BE IN LOCATIONS OTHER THAN AS SHOWN ON PLANS.

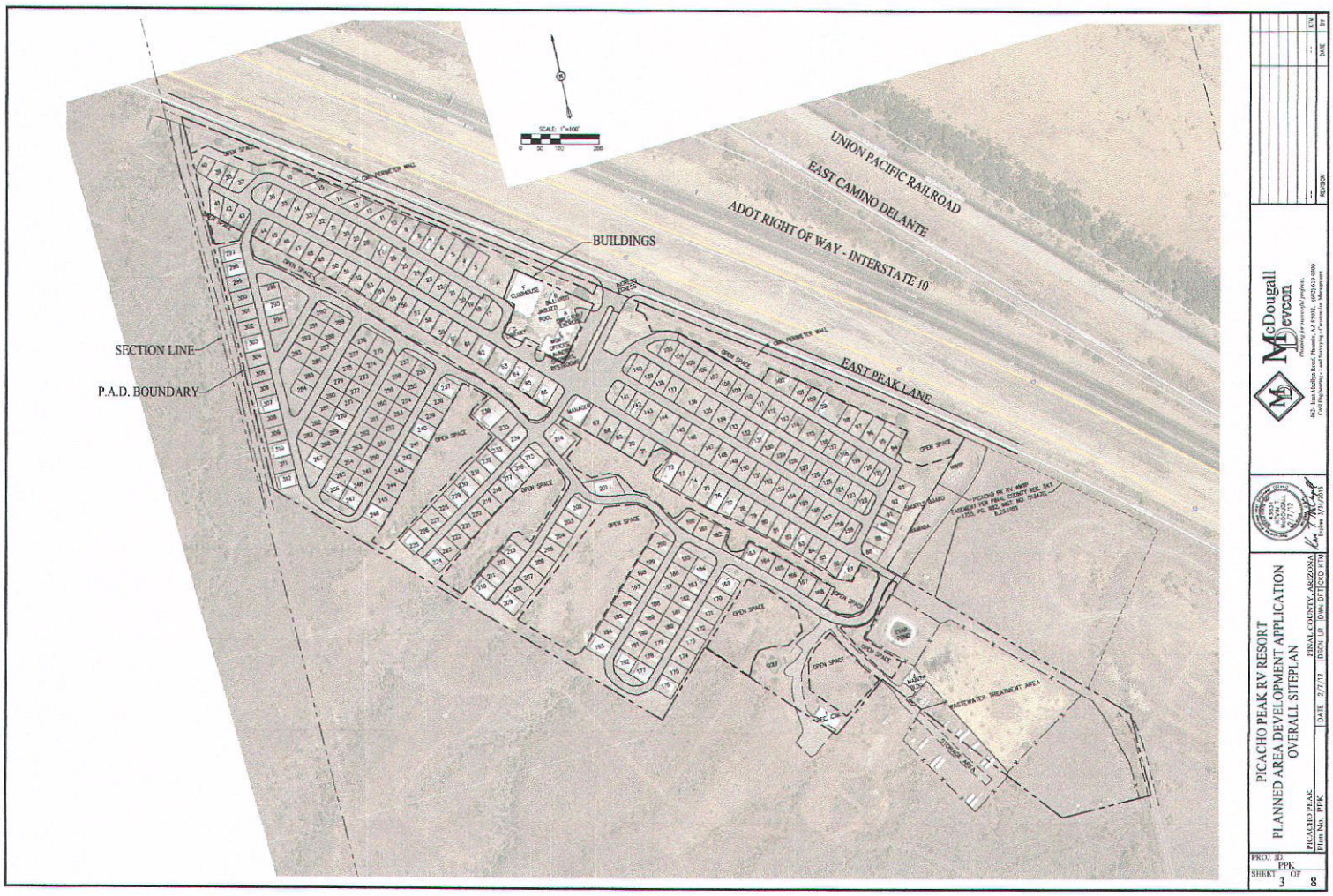
REVISION	DATE	BY

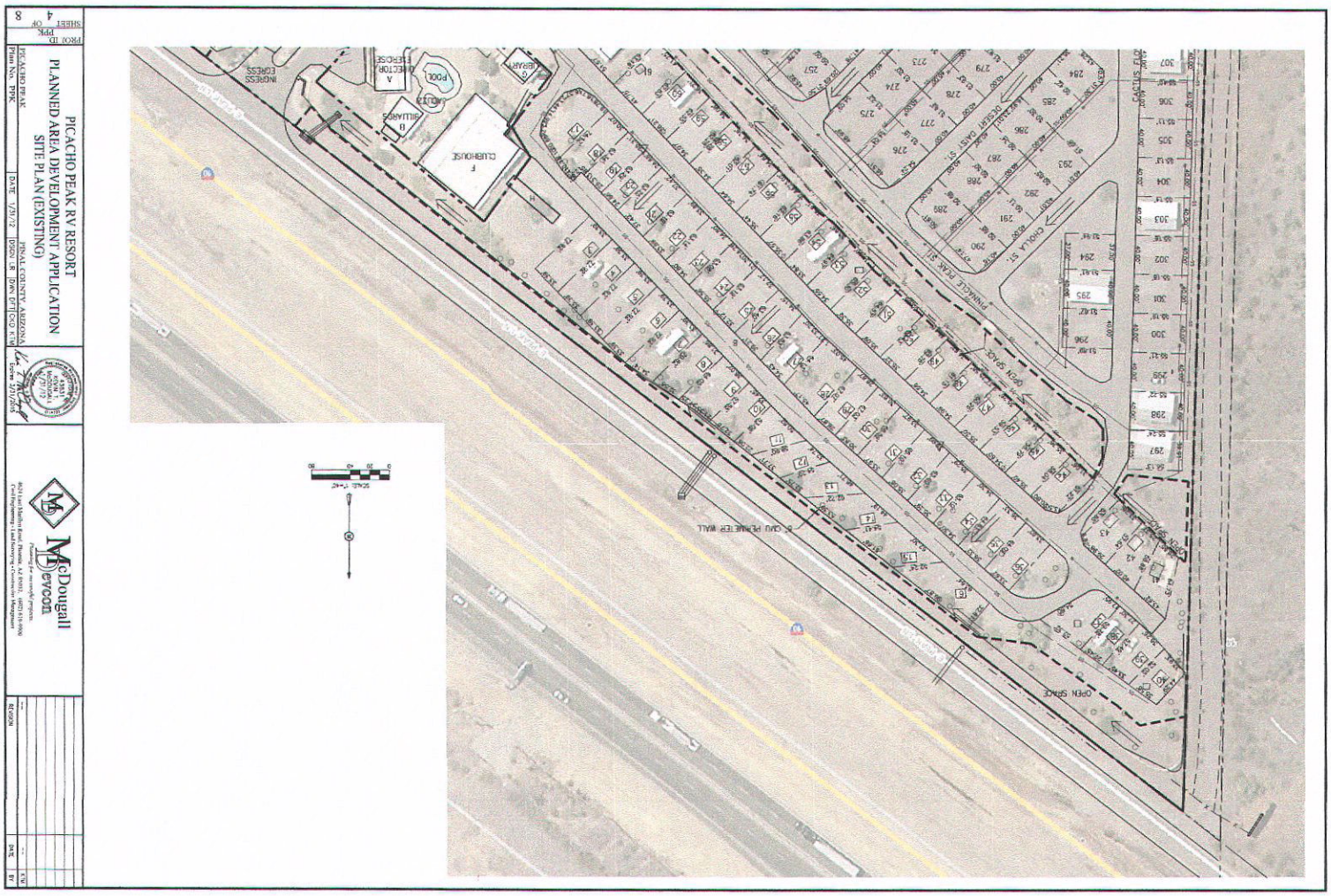
McDougall Devcon

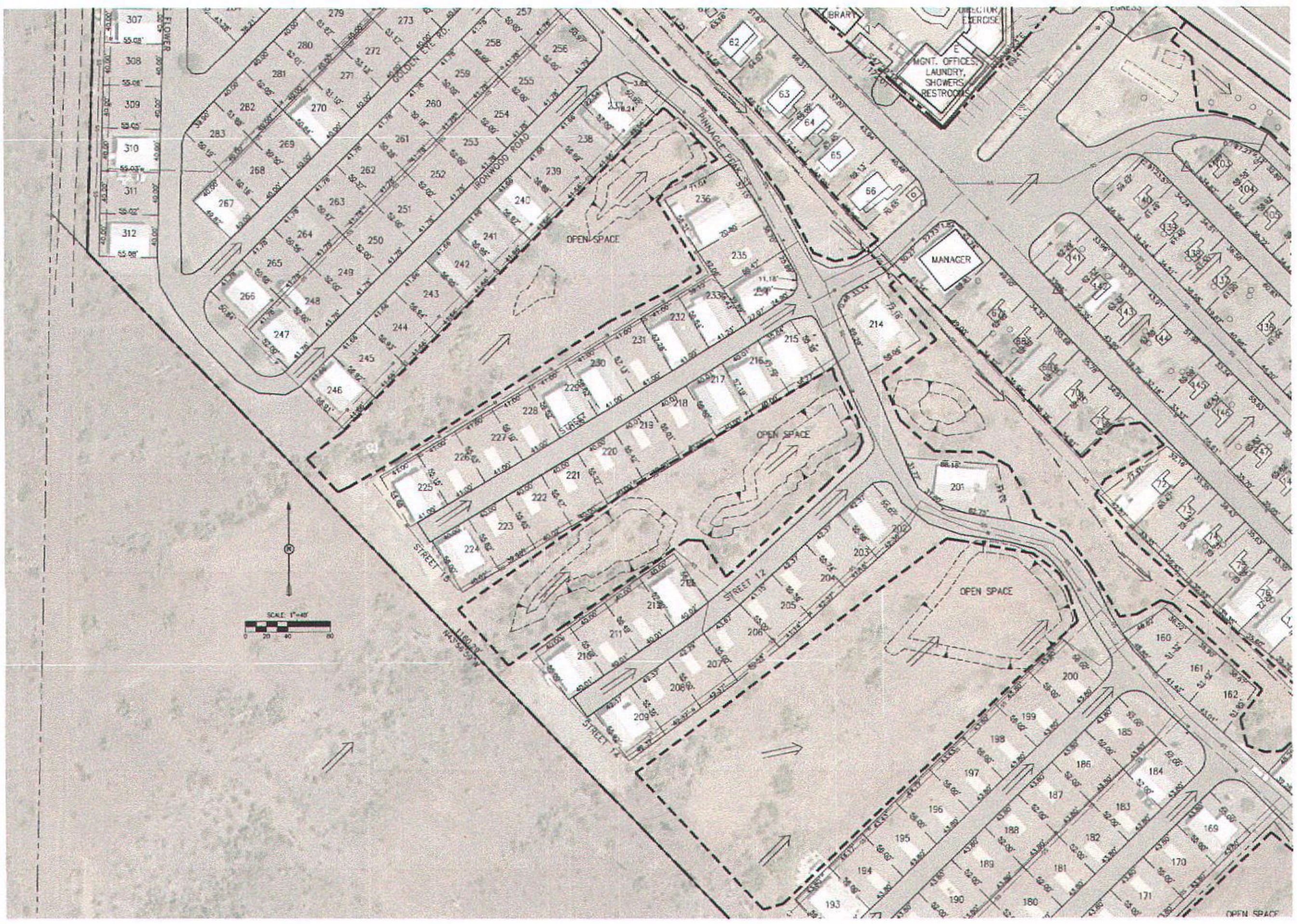
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET

PINAL COUNTY, ARIZONA | DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM
PICACHO PEAK | Plan No. PPK
PROJ. ID. PPK
SHEET 1 OF 8


UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
INGRESS-EGRESS
EAST PEAK LANE
SECTION LINE
P.A.D. BOUNDARY
McDougall Devcon
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY
PINAL COUNTY, ARIZONA
PROJ. ID PPK
SHEET 2 OF 8


UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
SECTION LINE
P.A.D. BOUNDARY
EAST PEAK LANE
OPEN SPACE
WASTEWATER TREATMENT AREA
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 2/7/12
DISGN LR
DWN OFT
CKD KTM
PROJ. ID PPK
SHEET 3 OF 8
McDougall Devcon
REVISION
DATE
BY


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
PINAL COUNTY, ARIZONA
DSGN LR
DWN DFT
CKD KTM
Expires 3/31/2015
McDougall Devcon
PROJ ID PPK
SHEET 4 OF 8
CLUBHOUSE
POOL
DESERT DAISY ST.
CHOLLA ST.
PINNACLE PEAK SH.
OPEN SPACE
6' CMU PERIMETER WALL
INGRESS EGRESS
SCALE: 1"=40'



REVISION	DATE	BY
--	--	KTM

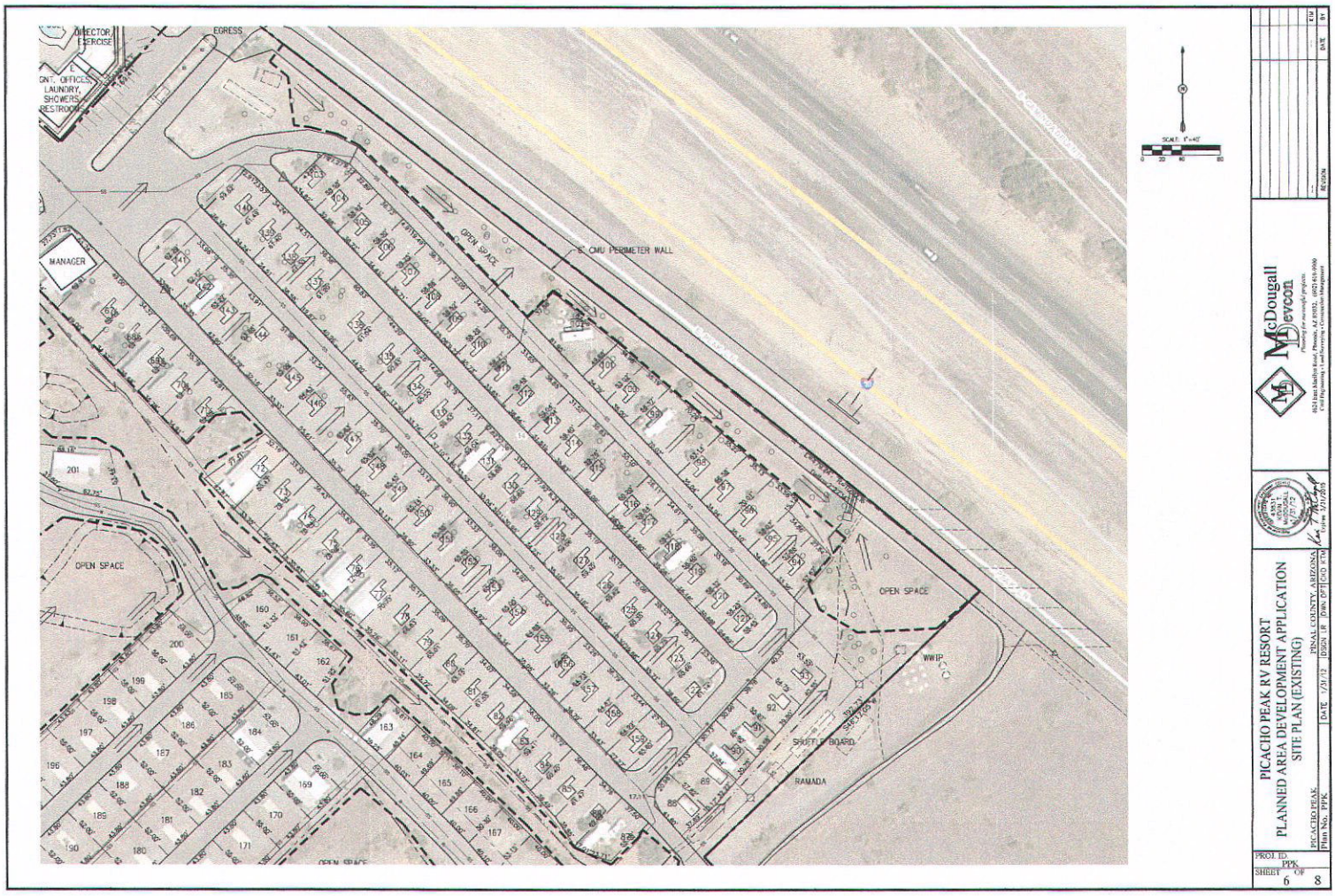
McDougall Devcon
Planning for successful projects
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering • Land Surveying • Construction Management

KEVIN T. McDOUGALL 1/31/12
Expires 3/31/2015

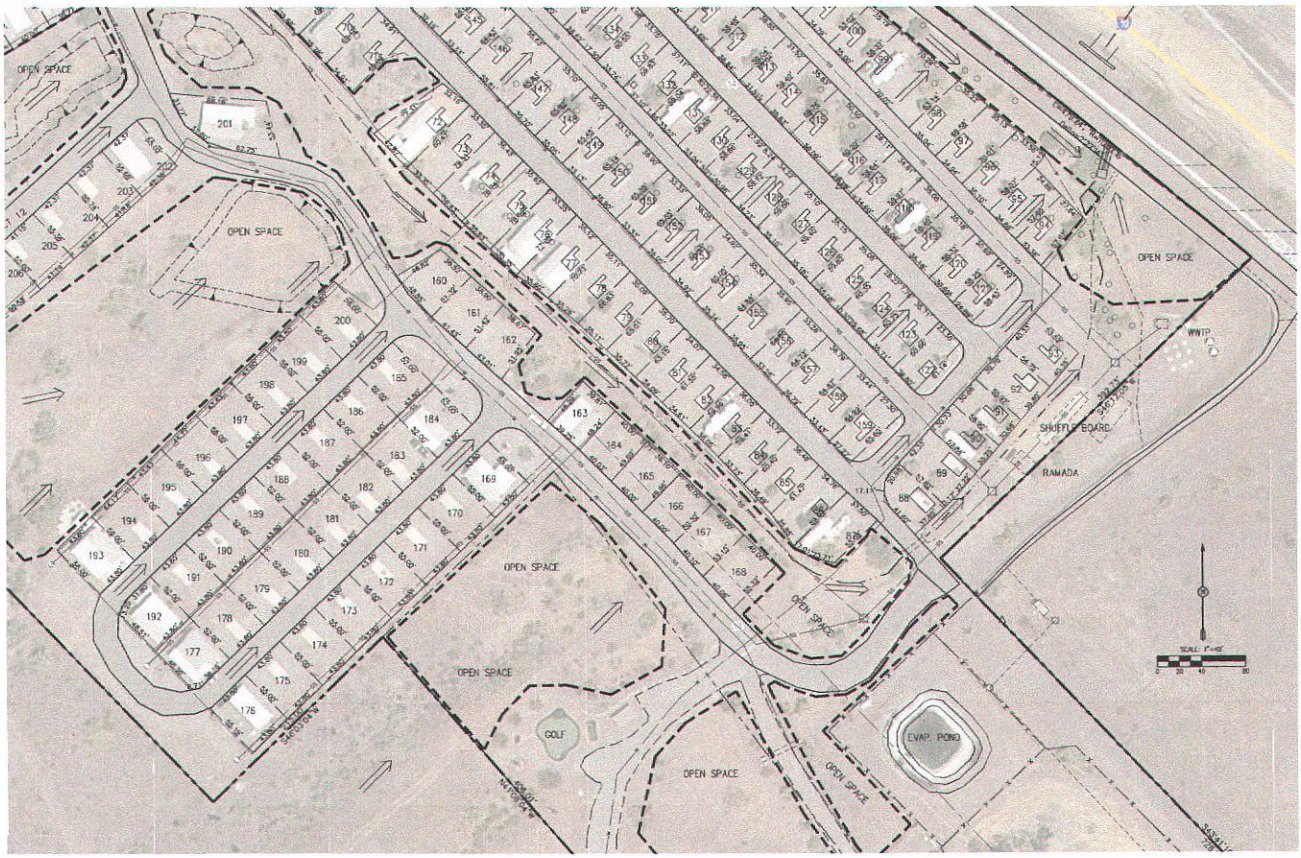
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

PICACHO PEAK | PINAL COUNTY, ARIZONA
Plan No. PPK | DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID. PPK
SHEET 5 OF 8



DIRECTOR, EXERCISE
EGRESS
GNT. OFFICES, LAUNDRY, SHOWERS, RESTROOMS
MANAGER
OPEN SPACE
6" CMU PERIMETER WALL
OPEN SPACE
OPEN SPACE
WWIP
SHUFFLE BOARD
RAMADA
SCALE: 1"=40'
McDougall Devcon
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PINAL COUNTY, ARIZONA
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN OFT
CKD KTM
PROJ. ID. PPK
SHEET 6 OF 8

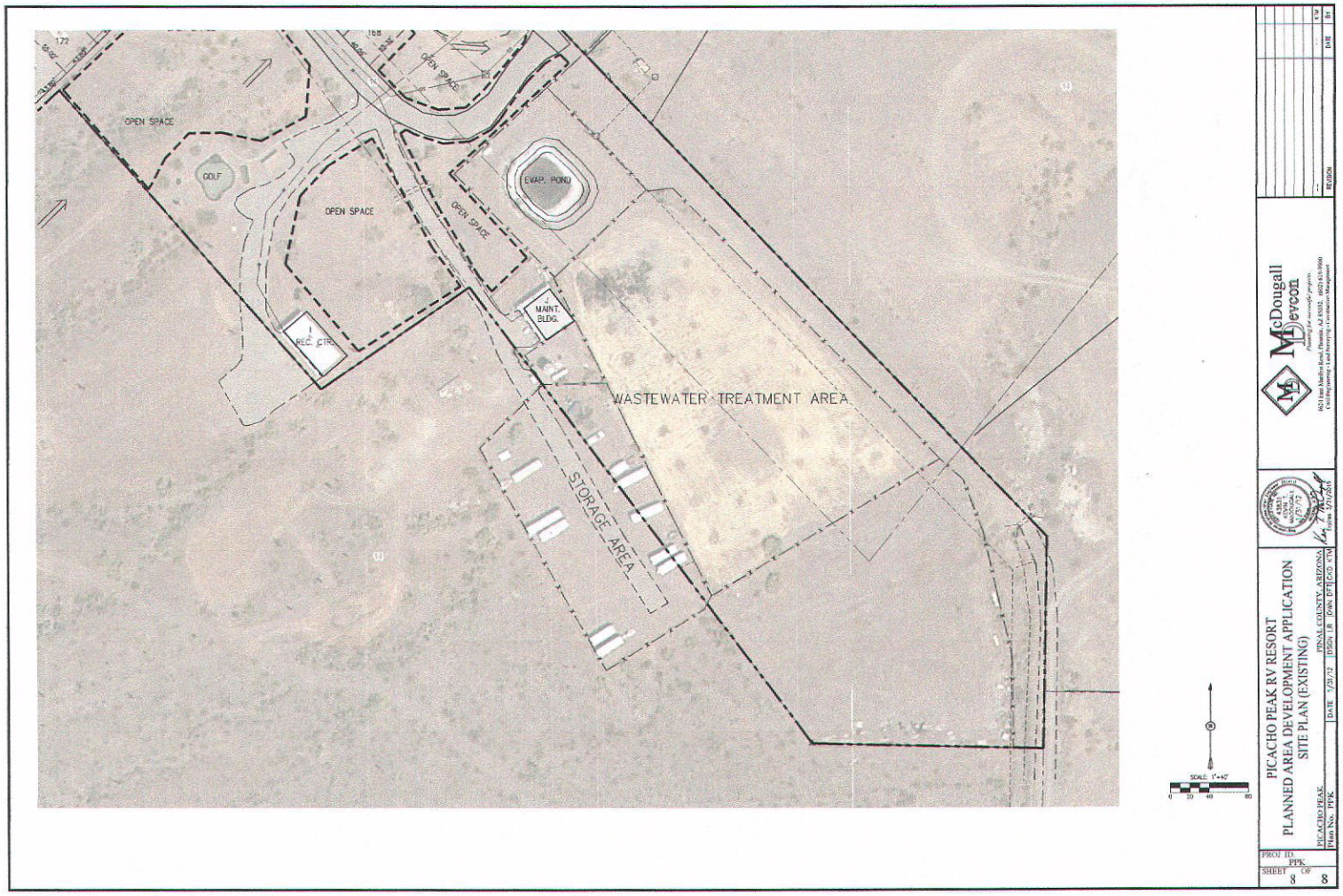


McDougall Devcon

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

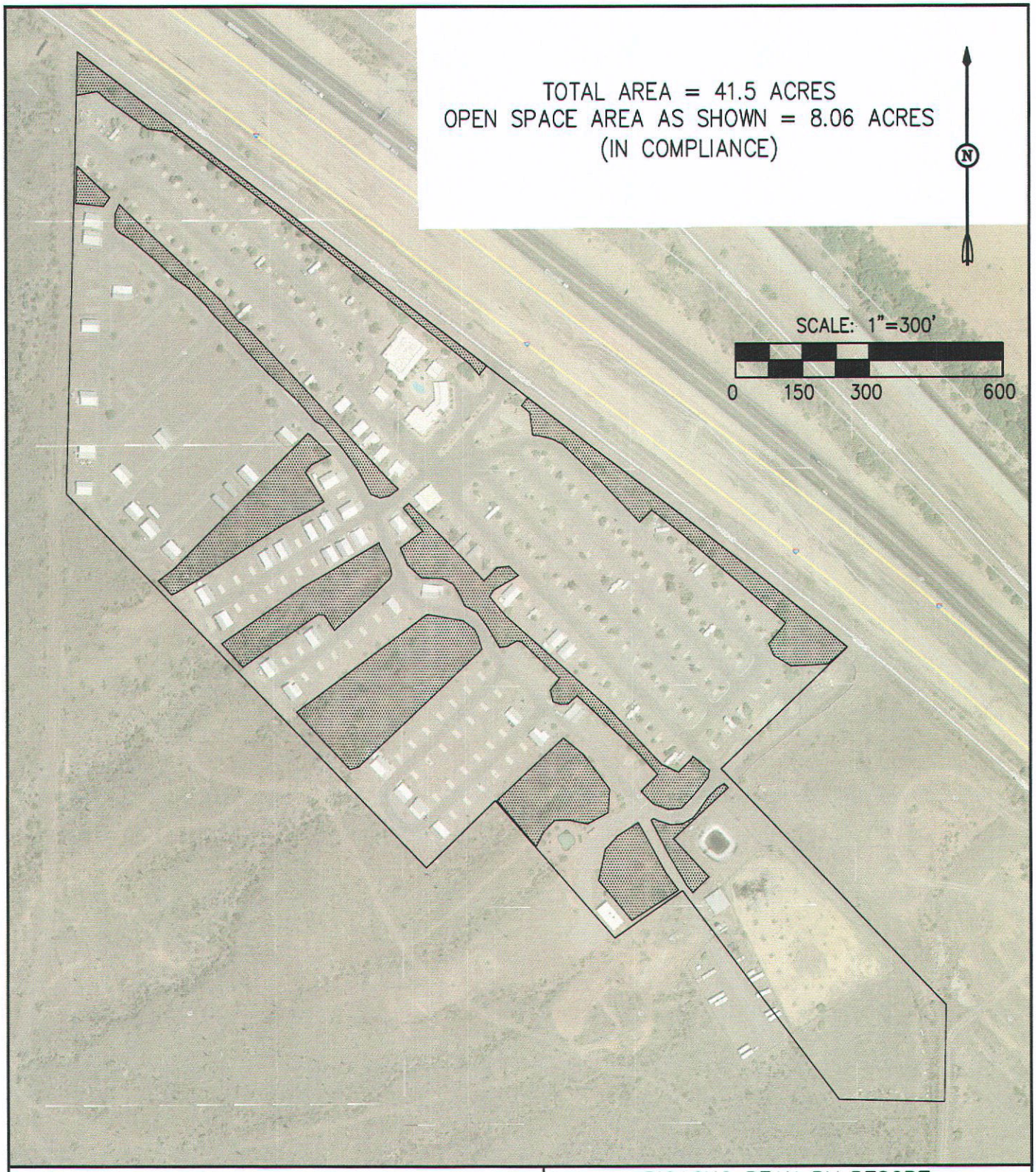
PICACHO PEAK | PINAL COUNTY, ARIZONA
Plan No. PPK | DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID PPK
SHEET 7 OF 8


OPEN SPACE
GOLF
OPEN SPACE
OPEN SPACE
OPEN SPACE
EVAP. POND
MAINT. BLDG.
REC. CTR.
WASTEWATER TREATMENT AREA
STORAGE AREA
SCALE: 1"=40'
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN DFT
CKD KTM
McDougall Devcon
PROJ ID. PPK
SHEET 8 OF 8

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

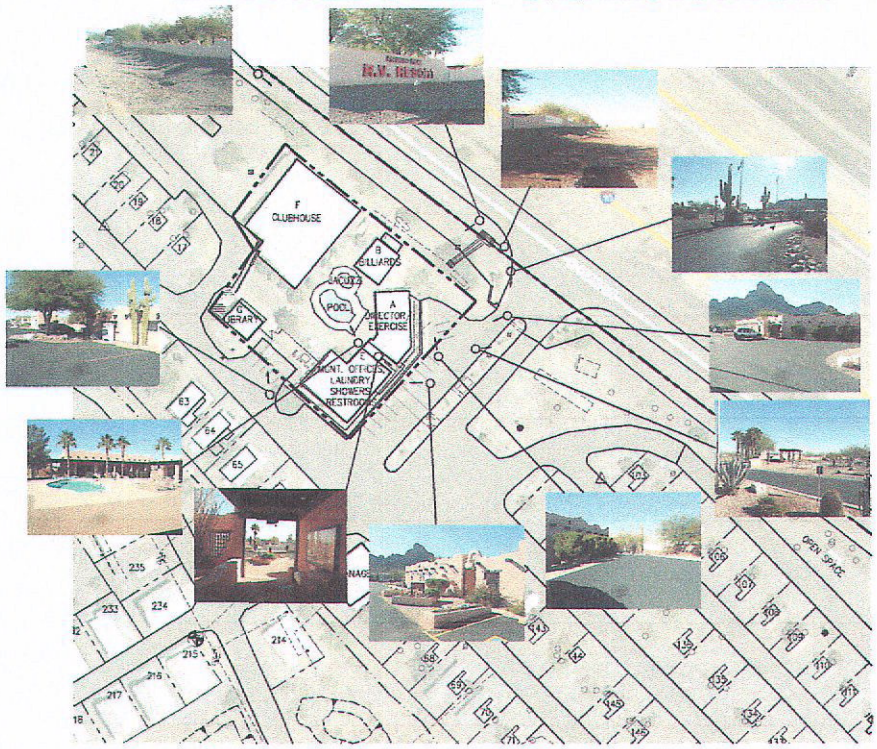
PICACHO PEAK RV RESORT

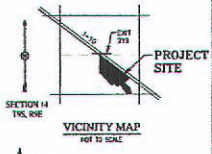
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS





OWNER:
MIKE OR MARK REITH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:
KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9900

PRELIMINARY
NOT FOR
RECORDING OR
CONSTRUCTION

PICACHO PEAK RV RESORT
LANDSCAPING PLAN
SITE PHOTOGRAPHS

PROJ. ID. PPK
SHEET 1 OF 1

Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information: Name: Michael Wirth Picacho Peak RV Resort Address: 220 South River Drive Tempe, AZ 85281	**File Number:** 20030051 **Permitted Design Flow:** 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X_Gravity_Lift Station_Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction NOI, dated: 01/15/03 Site Plans, dated: 04/21/02 Design Plan, dated: 01/14/03 Operation & Maintenance, dated: S [O&M Manual referenced in compliance inspections].	**Site Information:** Pinal County Location of downstream end of system proposed herein: T 9S R 9E Section 14 Latitude: 33 ° 38 ' 50.0 " N Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

Gregory H. Brown, P.E. — 5/14/03 Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.

- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.

- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.

- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
5310 North Camino Real
Tucson AZ 85718
Telephone (602) 909-59760

ENGINEER:
Kevin T. McDougall, P.E.
4624 E. Marilyn Rd.
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
Home (520) 466-3658
Mobile (520) 631-8306
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort **did not** have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of <u>all</u> proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete <u>construction plans and specifications</u> for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. 1-800-234-5677

Sincerely, 602 - 771-4672

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company

Bill McCabe

Bill McCabe
President

Prepared by Johnny Riley - PPWC - Sec - Tres
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylor (602—280-8738) called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

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l Page A23

Leila Gorchev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing development to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

See WATER Page A4

Dec 21 03 08:40a George Bien-Willner 602-840-1114 p.1

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi- y.

ition, four municipal oviders serving Pres- gales, Florence and e notified this month, ifractions in Prescott ules may be fixed with paperwork. Florence are still under scru- e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa- ources' Office of As- and Adequate Water

ne laws work

water Active Manage- reas in Arizona, sur- g Phoenix, Tucson, t, Casa Grande and No- are responsible for im- ting a complex set of ions intended to con- water.

r providers within the ement areas file annual ssage and needs reports he state water depart- which then performs its nalysis and issues a no- t projects an inadequate

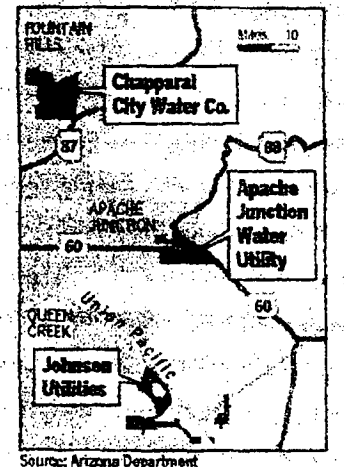
out an ensured 100-year supply, the Arizona De- ent of Real Estate will cord land plats, or subdi- plans.

l unless a water company sure future supplies, the na Corporation Commis- which regulates private companies, will not ap- changes in water prices. nicipalities still can re- and approve new subdivi- but none can be recorded a county if it has insuffi- water. If the subdivision cannot be recorded, the erty cannot be sold.

e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:



Source: Arizona Department of Water Resources, OAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said.

See WATER

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

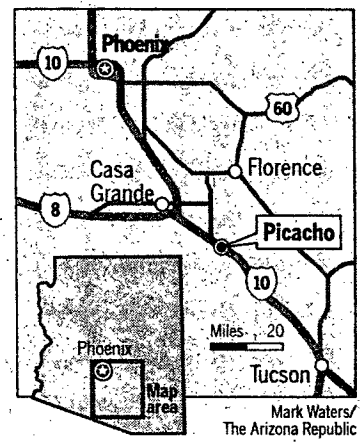
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak State Park, who see 68,000 visitors each year, didn't wait for



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

"We turned ourselves in, and they sicced the dogs on us," said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at maggie.galehouse@arizonarepublic.com or (602) 444-6919.

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

ADEQ
Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

DECONCINI McDONALD YETWIN & LACY

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ATTORNEYS AT LAW
2525 EAST BROADWAY BOULEVARD ■ SUITE 200 ■ TUCSON, ARIZONA 85716-5300
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(202) 548-6900
FAX (202) 543-5044

www.deconcinimcdonald.com

PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

DECONCINI McDONALD YETWIN & LACY
A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl
c George Bien-Willner
I:\files\docs\PICA02\220113\LTR\BN1522.WPD

1-602 771-4505

Department of Building Safety

Steven R. Brown, CBO, Director

attention
Mike Traubert

November 8, 2002

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

From D.C. Cogheur
520-466-3658

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment, ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept. of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

[illegible] picacho-rv-revocation

(520) 868-6455
[illegible] (520) 868-6517
TDD (520) 868-6379
P.O. Box 1610
Florence, Arizona 85232

TOTAL P.01

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch
D. C. Cogburn, President Yes X No____ Abstain____

Picacho Peak Garage
Emil Martan, Vice-President Yes X No____ Abstain____

Bowlin's Travel Center
Bill McCabe, Sec./Tres. Yes____ No X Abstain____

Arizona Nut House
Betty Partain Yes X No____ Abstain____

Picacho Peak Trading Post
George Bien-willner Yes X No____ Abstain____

Picacho Peak Restaurant
Troy Hoch Yes X No____ Abstain____

Picacho Peak RV Resort
Mike Wirth Yes____ No____ Abstain____ (would not cast a vote)

Picacho Peak State Park
Rob Young Yes____ No____ Abstain X

Euro Spice
Egon von Schreiber Yes X No____ Abstain____

Jan. 14, 2004 6 (6) 1 (1) 2 (2)

1/14/04 William J. McCabe Sec

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
2525 EAST ARIZONA BILTMORE CIRCLE
SUITE A-117
PHOENIX, ARIZONA 85016-2129

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

96004-00000.6

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

96004-00000.6

PICACHO PEAK
WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: [redacted]
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil Martan
V. President, Picacho Peak Water Company

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
Tel. (520) 631-8306

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: 602-738-7227 or 602-292-2212.

Sincerely,

George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

PZ-PA-001-12
&
PZ/PZ-PD-005-12

PZ-PA-001-12
&
PZ/PZ-PD-005-12

Greg Stanley
Assistant County Manager

Development Services

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NOS.: **PZ-PA-001-12, PZ(PD)-005-12 (Picacho Peak Resort)**

CASE COORDINATOR: Jessica Sarkissian, AICP

LEGAL DESCRIPTION: 41.5± acres situated in Section 14, T9S, R9E G&SRB&M (legal on file)

TAX PARCEL: 410-05-015A

APPLICANT/LANDOWNER: Camel head Associates, LLC/ landowner, 220 South River, Tempe, AZ 85281; Lyle Richardson/ agent, 5310 N. Camino Real, Tucson, AZ 85718.

REQUESTED ACTION & PURPOSE: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent, requesting approval of a Non-Major Comprehensive Plan Amendment from Employment to High Density Residential within 19.6± acres and Low Density Residential to High Density Residential within 19.7± acres.

A rezone request from RVP (Recreational Vehicle Park) to MHP (Mobile Home Park), and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel.

LOCATION: The subject property is located south of Picacho Peak Road and west of Interstate 10, in the Red Rock area.

SIZE: 41.5± acres

EXISTING ZONING AND LAND USE: The subject property is currently zoned RVP (Recreational Vehicle Park), the property currently has an existing RV Park.

SURROUNDING ZONING AND LAND USE:
North: (CI-1); vacant
South: (RVP); vacant
East: (CB-2 and SR); vacant
West: (CB-2 and SR);

FINDINGS:
Site data:
Flood zone: "X" is determined to be outside the 100 and 500 year flood plain
Water: Picacho Peak Water Company
Sewer: Waste Water Package Plant
Access: The property is accessed from Picacho Peak Road

PUBLIC PARTICIPATION:
Neighborhood Meeting: May 2, 2012
Neighborhood and agency mail out: April 12, 2012
News Paper Advertising: April 20, 2012
Site posting: Applicant: April 12, 2012 & County: May 1, 2012

HISTORY: The Picacho Peak Resort is an existing RV resort at the base of Picacho Peak, which has been in existence for over 30 years. They have 308 pad/ spaces which they currently rent out to campers, recreational vehicles, motor homes and Park Model units.

ANALYSIS: The applicant is requesting approval of a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development overlay to allow recreational vehicles, park models and manufactured housing. The subject property is located within the Low Density Residential (1-3.5 du/ac) and Employment land use designations of the Pinal County Comprehensive Plan.

The applicant conducted a neighborhood meeting the results of which are included in the narrative.

THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS REQUEST, WHICH IS PROVIDED UNDER SEPARATE COVER.

The **Pinal County Department of Public Works** reviewed the proposal and had no comments.

The **Pinal County Department of Environmental Health** reviewed the proposal and found that the wastewater plant is sized for 20,000 gallons per day. A verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant is sized large enough for the new proposed development.

The **Pinal County Flood Control Section** provided comments that the site is located within flood zone "X" which determined to be outside the 100 and 500 year flood plain.

The **Pinal County Department of Air Quality** reviewed the proposal and commented that the site should have paved arterial road access to the project, paved road access within the project and paved parking lots.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this request under non-Major Comprehensive Plan Amendment Case **PZ-PA-001-12**, Rezone Case **PZ-005-12**, or Planned Area Development Case **PZ-PD-005-12**, to allow recreational vehicles, park models and manufactured housing. Furthermore, the Commission must determine that this development will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
C) NEIGHBORHOOD IMPACT

D) FLOOD CONTROL
E) TRAFFIC IMPACT
F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Lyle Richardson, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Non-Major Comprehensive Plan Amendment, Rezone and PAD Overlay request to allow recreational vehicles, park models and manufactured housing.
2. To date, 2 letters have been received which in regards to the project, one in opposition and one requesting an additional agreement of the project.
3. This development is currently served by the Picacho Peak Water Company.
4. The subject property is an existing residential development.
5. The proposed development will have access to public streets.
6. The proposed Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development are to be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.
7. Granting of the Non-Major Comprehensive Plan Amendment, Rezone and Planned Area Development overlay request will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals. Also include landscaping plans, as applicable.

STAFF RECOMMENDATION (**PZ-PA-001-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this non-major comprehensive plan amendment request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting zone change request case PZ-005-12, then staff recommends that the Commission forward PZ-PA-001-12 to the Board of Supervisors with a recommendation of denial.**

STAFF RECOMMENDATION (**PZ-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request does not comply with the current comprehensive plan designation of Employment/ Low Density Residential or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and planned area development case PZ-PD-005-12, then staff recommends that the Commission forward PZ-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-005-12:

1. approval of this rezone will require, at the time of application for development, that

the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this rezone is contingent upon the Board of Supervisors Planned Area Development (PAD) Overlay District approval as set forth in Case PZ-PD-005-12;

3. the property is to be developed with an approved Planned Area Development (PAD) as amended (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

8. any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

STAFF RECOMMENDATION (**PZ-PD-005-12**): **Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this planned area development request does not comply with the current zoning of RVP or will not be consistent with the Commission's recommendation of denial on the connecting non-major comprehensive land use change case PZ-PA-001-12 and zone change request case PZ-PD-005-12, then staff recommends that the Commission forward PZ-PD-005-12 to the Board of Supervisors with a recommendation of denial.**

If the Board of Supervisors decides to approve PZ-PA-001-12, PZ-005-12 and PZ-PD-005-12, staff will recommend the following STIPULATIONS for PZ-PD-005-12:

1. approval of this PAD will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal,

State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-005-112;

3. the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-005-12), in accordance with the applicable criteria set forth in Chapter 2.175 of the Pinal County Development Services Code and the applicant's submittal documents;

4. in the event any discrepancy or conflict arises between the written narrative report for the Planned Area Development overlay district and the stipulations attached to case numbers PZ-PD-005-12, the stipulations shall govern;

5. all dwellings must consist of park models, manufactured homes or recreational vehicles as defined by the Pinal County Zoning Ordinance;

6. the applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building and Safety Department;

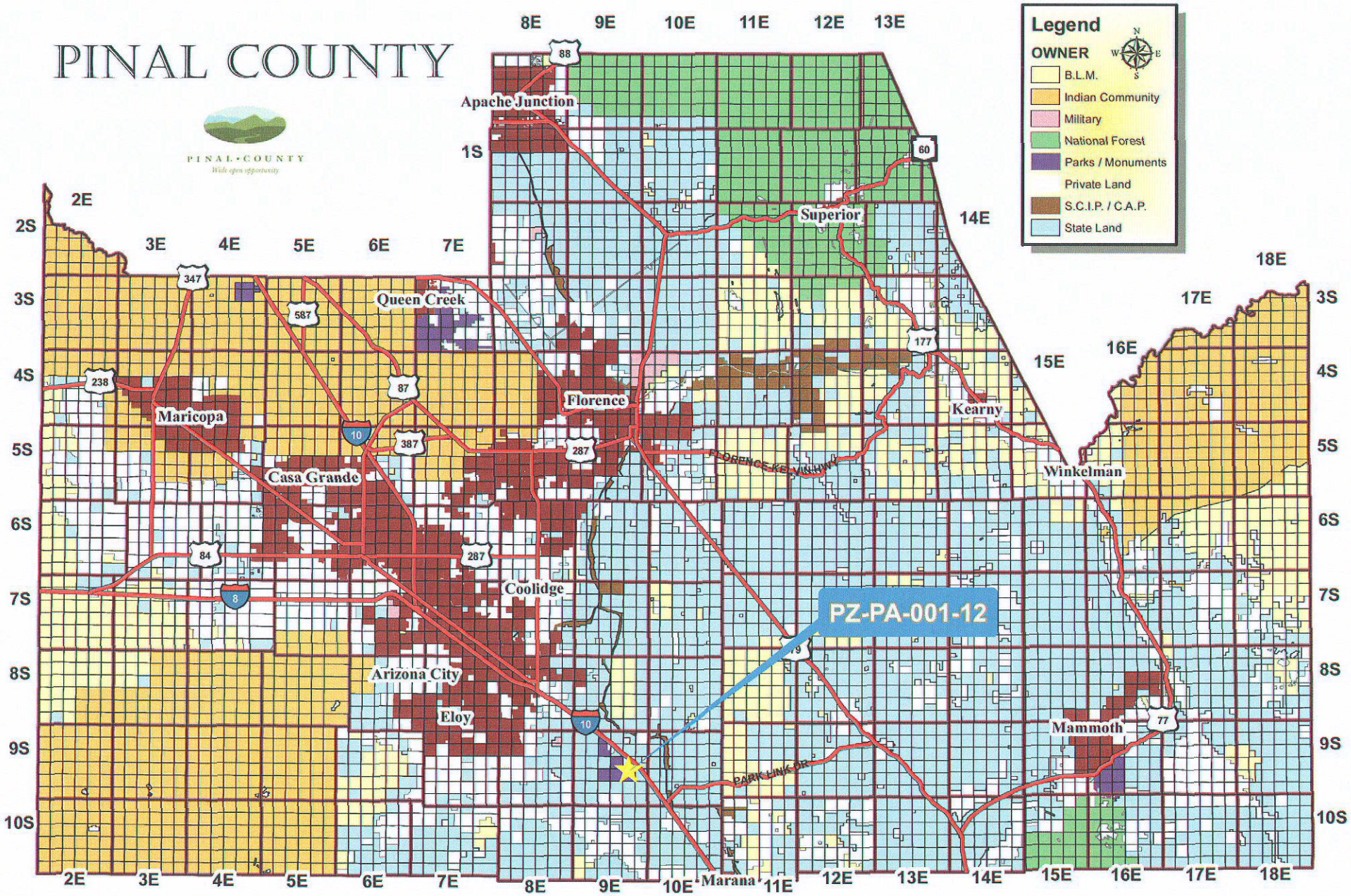
7. a verification letter from ADEQ will be required to ensure that the existing wastewater treatment plant has adequate capacity for collection, treatment and disposal of wastewater for the development;

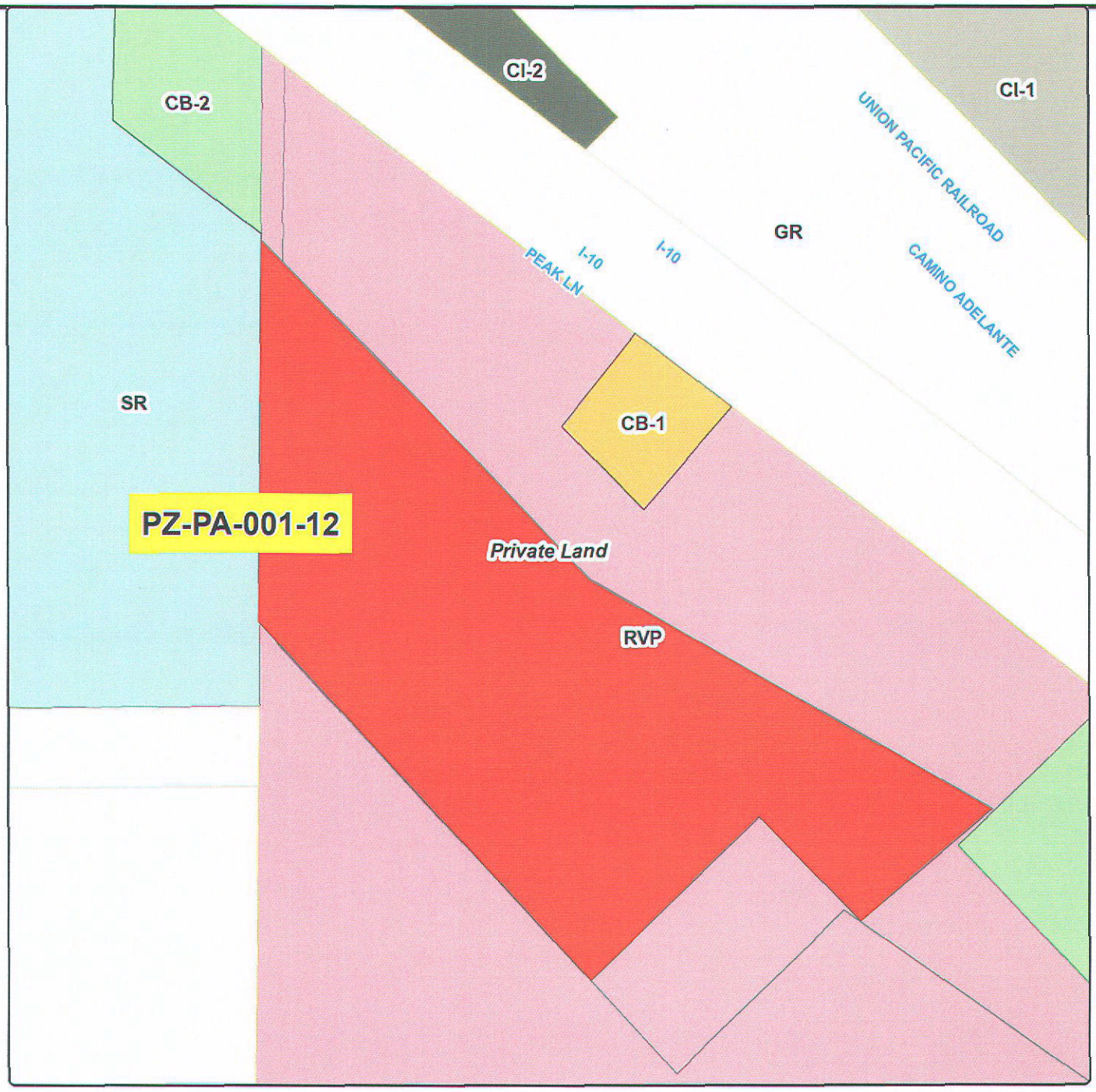
8. Any required infrastructure improvements shall be per the current Pinal County Subdivision & Infrastructure Design Manual;

9. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and

10. approval of this PAD Amendment request will allow the applicant/owner, during construction to provide for construction trailer(s) and associated parking.

DATE PREPARED: 5/08/12 – jds
REVISED:


PINAL COUNTY
PINAL • COUNTY
Wide open opportunity
Legend
OWNER
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
Apache Junction
Superior
Queen Creek
Florence
Kearny
Maricopa
Casa Grande
Winkelman
Coolidge
Arizona City
Eloy
Mammoth
Marana
PZ-PA-001-12
FLORENCE-KEARNY HWY
PARK LINK DR
8E 9E 10E 11E 12E 13E 14E 15E 16E 17E 18E
1S 2S 3S 4S 5S 6S 7S 8S 9S 10S
2E 3E 4E 5E 6E 7E



Non-Major Comprehensive Plan Amendment

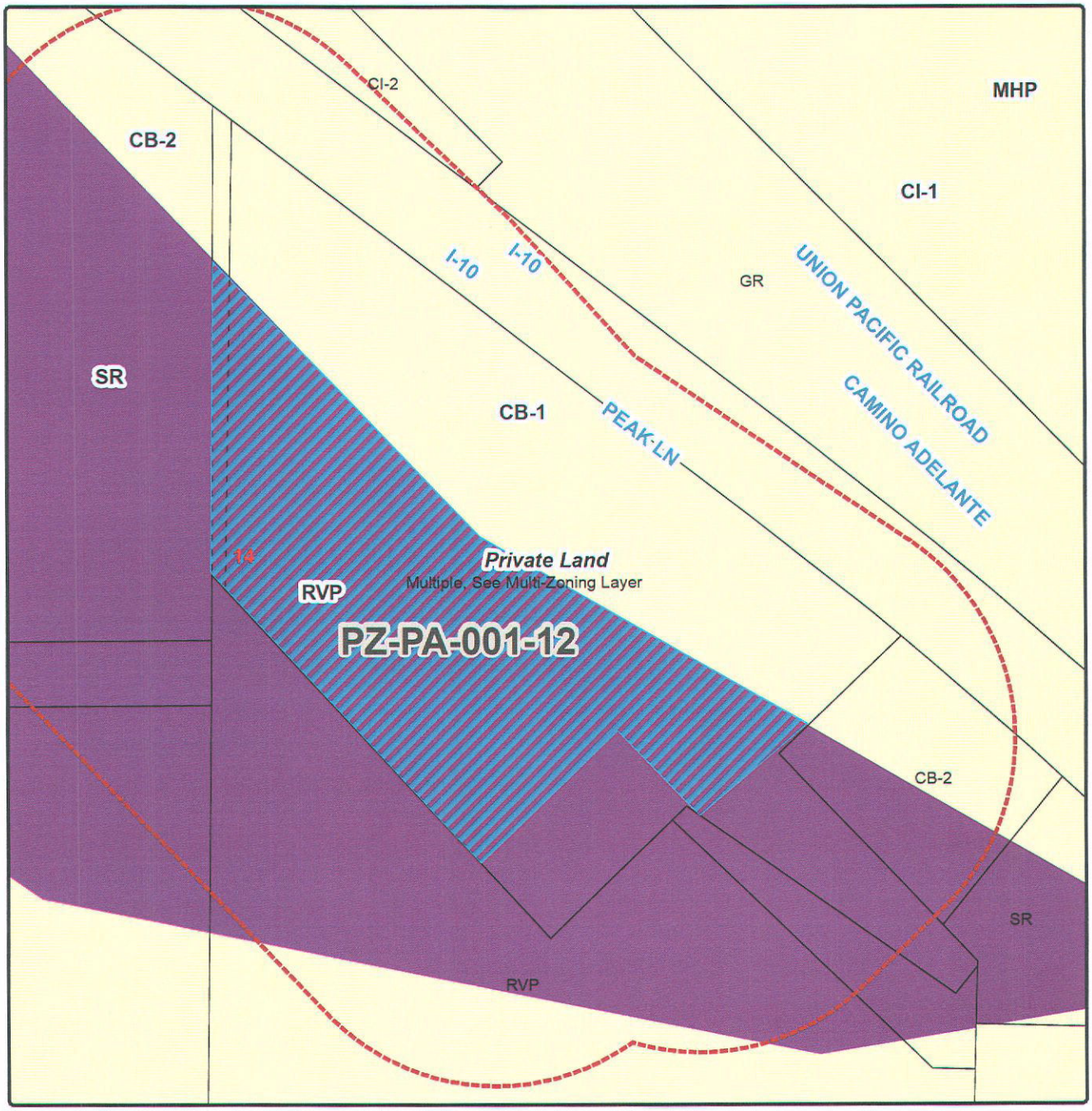
Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

Camelhead Assoc.,LLC	**Legal Description:** Situated in Sections 14, T09S, R09E G&SRB&M, Parcel 410-05-015A (legal on file) (RED ROCK area). T09S-R09E Sec14	Sheet No. 1 of 1	Camelhead Assoc.,LLC; Drawn By: GIS / IT / VC; Date: 04/06/2012; Sections 14; Township 09S; Range 09E; Case Number: PZ-PA-001-12



Non-Major Comprehensive Plan Amendment

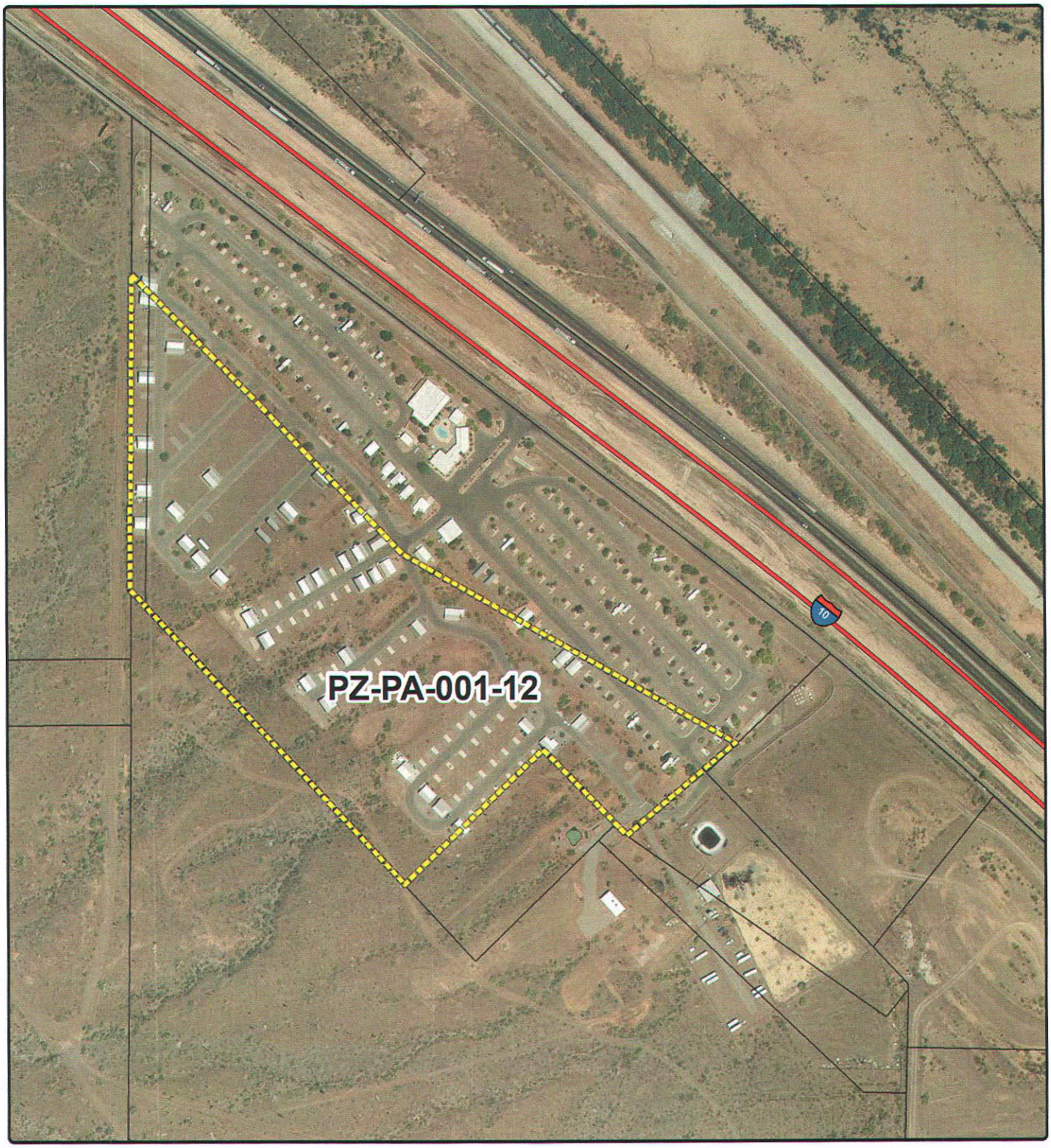
PZ-PA-001-12 - PUBLIC HEARING/ACTION: Camelhead Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Non-Major Comprehensive Plan Amendment request from Employment to High Density Residential on 19.6± acres and from Very Low Density Residential to High Density Residential on 21.9± ± acres to allow recreational vehicles, park models and manufactured housing; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: Multiple Zoning
Request Land Use: HDR
Current Land Use: Employment

PINAL • COUNTY
Wide open opportunity

Legal Description: Situated in a portion of the Sections 14, T09S,R09E, G&SRB&M, in the Florence area. (legal on file)		Owner/Applicant: Camel Head Assoc., LLC	
		Drawn By: GIS / IT / VC	Date: 04/05/12
T09S-R09E Secs 14	Sheet No. 1 of 1	Sections 14 / Township 09S	Range 09E
		Case Number: PZ-PA-001-12	



Non-Major Comprehensive Plan Amendment

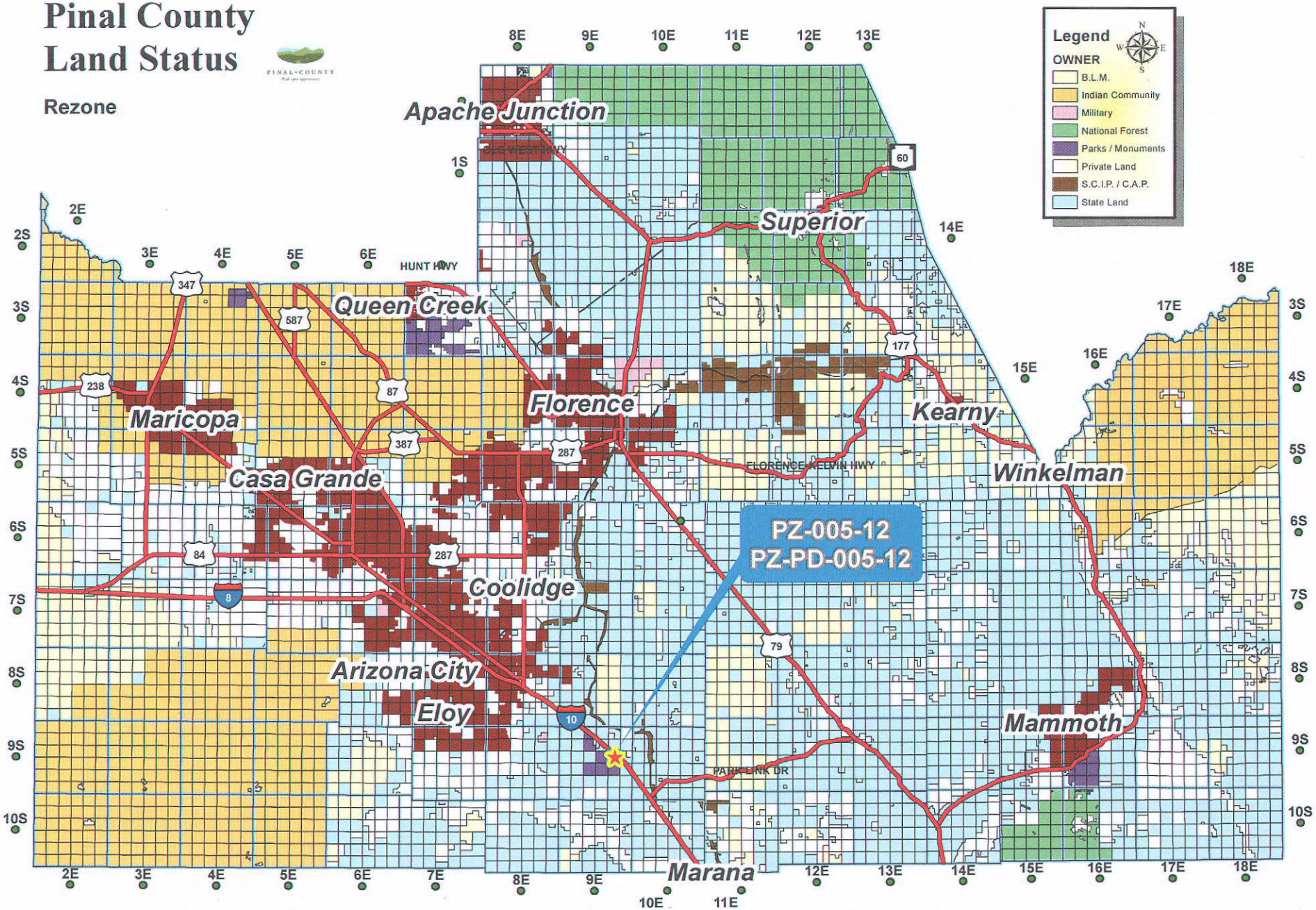
NORTH

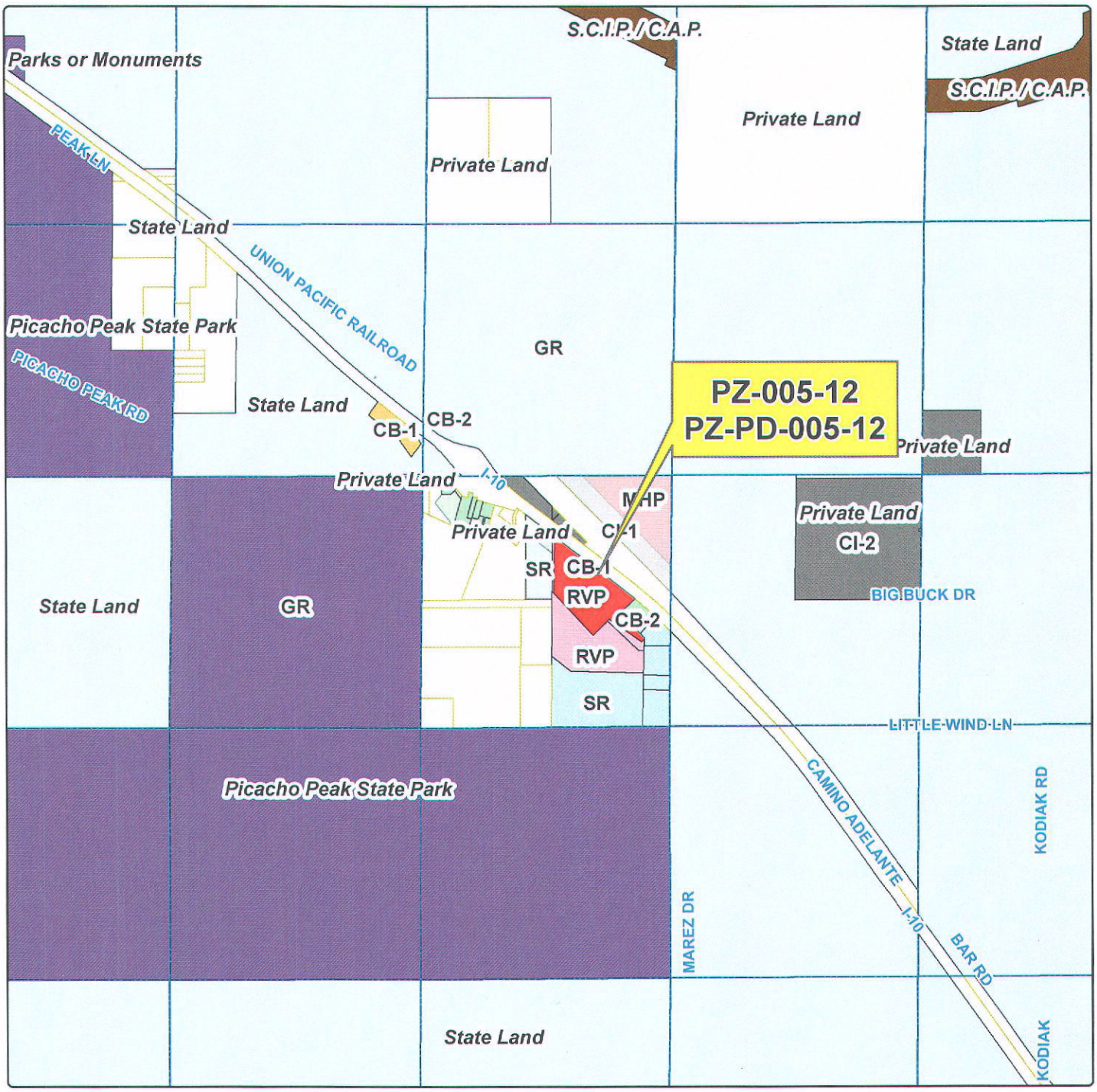
PINAL • COUNTY
Wide open opportunity

PZ-PA-001-12

Pinal County Land Status

Rezone





Rezone

Planning & Development Services

NORTH

PINAL • COUNTY

Wide open opportunity

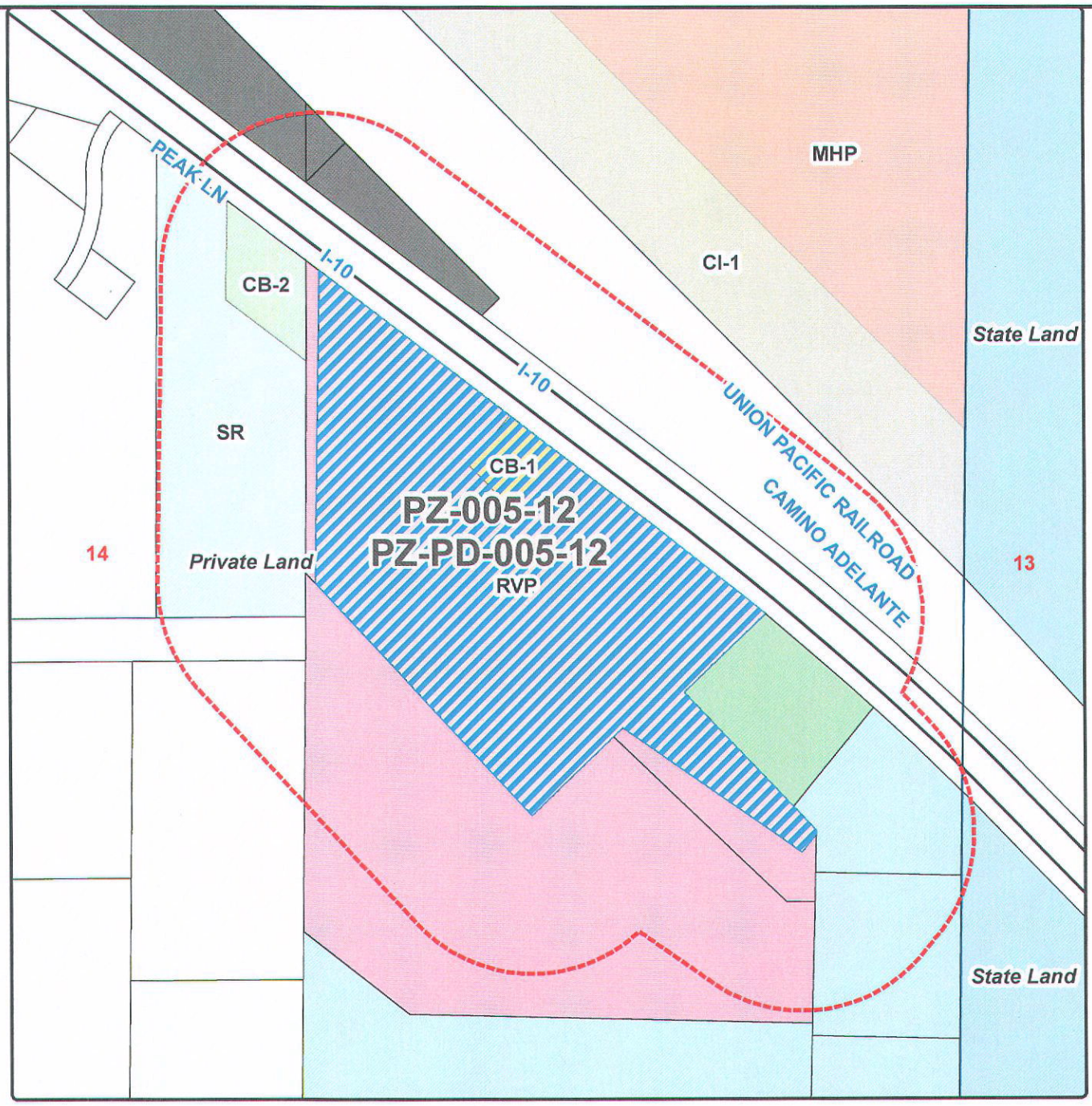
CAMELHEAD ASSOCIATES LLC

Legal Description:
Situated in a portion of the Section 14, T09S,R09E, G&SRB&M, Parcels 410-05-015A (legal on file) (Red Rock area).

T09S-R09E Sec 14

Sheet No. 1 of 1

CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		



Rezone

PZ-005-12, PZ-PD-005-12 - PUBLIC HEARING/ACTION: Camel head Associates, LLC, landowner/ applicant, Lyle Richardson, agent requesting approval of a Planned Area Development to allow recreational vehicles, park models and manufactured housing within the 41.5± acre parcel; situated in a portion of the western half of Section 14, T9S, R9E G&SRB&M (legal on file) Tax Parcel 410-05-015A (west of Interstate 10, south of Picacho Peak Road in the Red Rock area).

NORTH

Current Zoning: CB-1, RVP
Request Zoning: Rezone
Current Land Use: VLDR, EMPLOYMENT

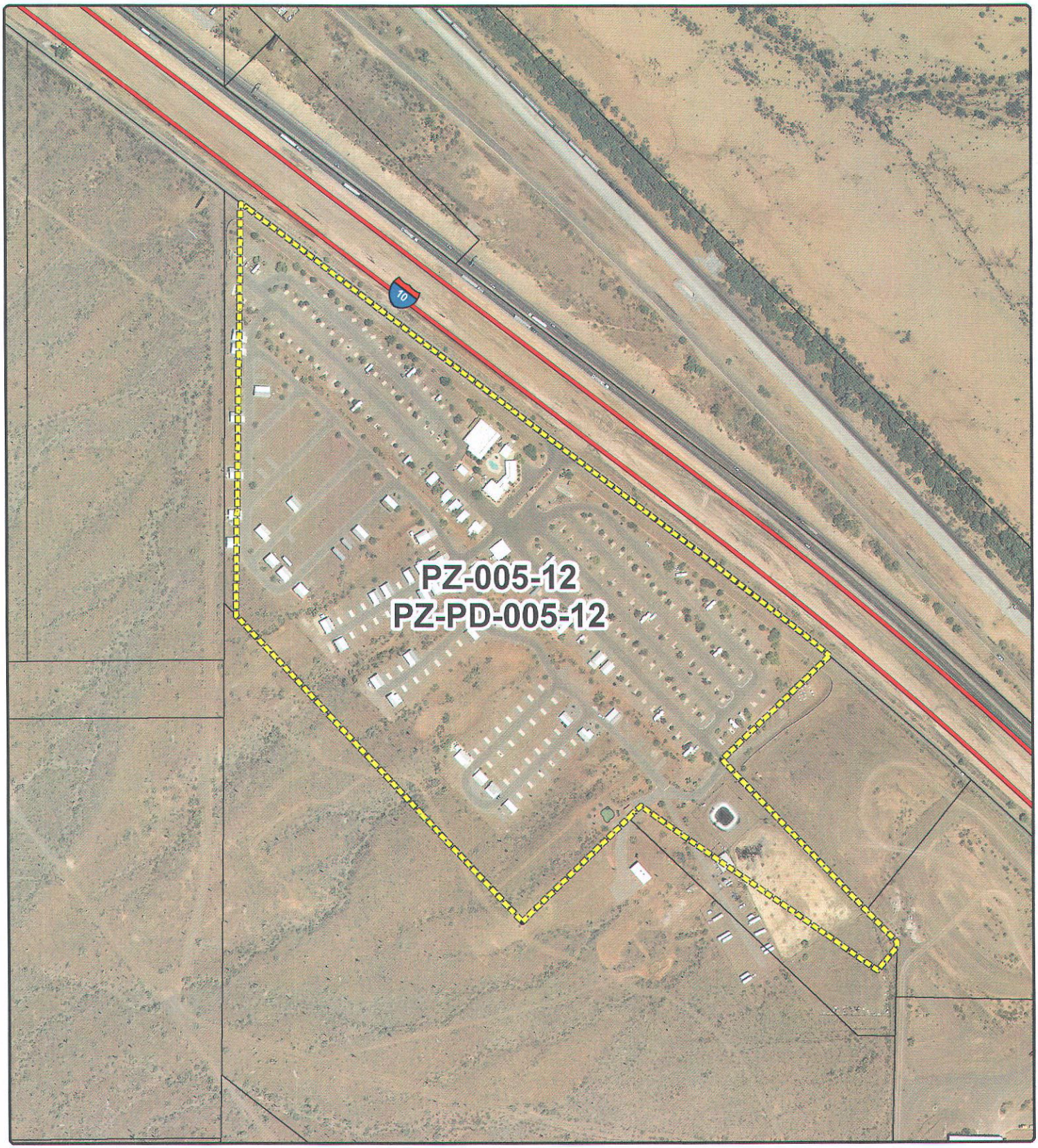
PINAL • COUNTY
Wide open opportunity

Legal Description:
Situated in a portion of the Section 14, T09S, R09E, G&SRB&M, Parcel 410-05-015A (legal on file) (Red Rock area)

T09S-R09E Sec 14

Sheet No. 1 of 1

Owner/Applicant: CAMELHEAD ASSOCIATES LLC		
Drawn By: GIS / IT / LJT		Date: 04/04/2012
Sections 14	Township 09S	Range 09E
Case Number: PZ-005-12, PZ-PD-005-12		

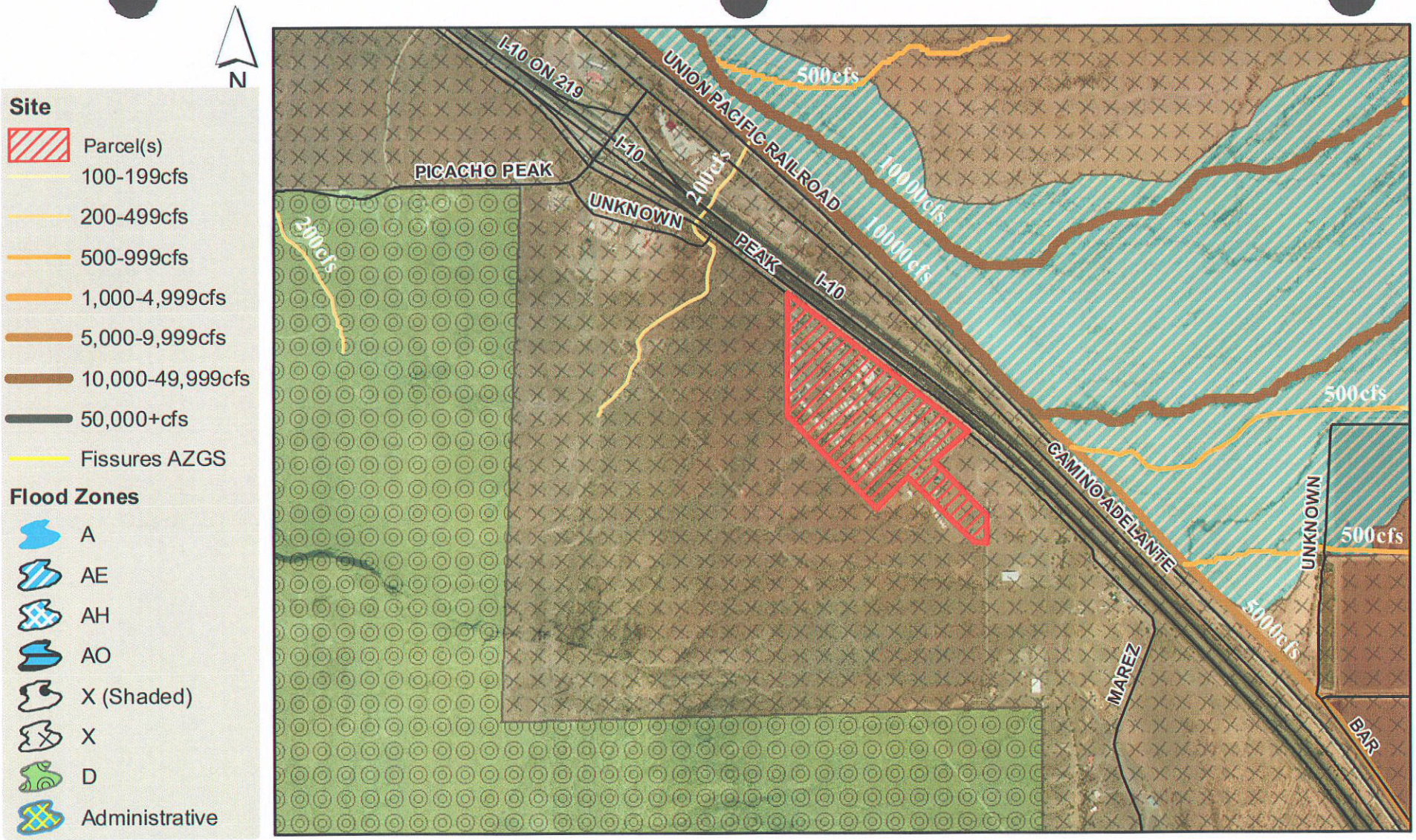


Rezone

NORTH

PINAL • COUNTY
Wide open opportunity

PZ-005-12
PZ-PD-005-12



Taken From the 12/4/2007 Effective FEMA Flood Insurance Rate Maps Modified to Reflect Current LOMC's.

0 875 1,750 3,500 5,250 Feet

Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicated on the FEMA FIRM or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Case: PZ-PD-005-12

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink)

1. The legal description of the property: SEE Exhibit "1"

2. Parcel Number(s): 410-05-016B (01SA) Total Acreage: 41.5

3. Current Land Use Designation: Very Low Density / Employment

4. Requested Land Use Designation: High Density Residential

5. Date of Concept Review: 12-27-2011 Concept Review Number: CR-041-011 Notes Attached

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): SEE Project NARRATIVE

7. Discuss any recent changes in the area that would support your application. SEE Project NARRATIVE

8. Explain why the proposed amendment is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384374	$1,545.00	2/21/12	PZ-PA-001-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
B. Location map which identifies the property and its relationship to Pinal County environs.
C. Map showing the topography of the property.
D. Site map which specifically identifies the property including parcels under separate ownership.
E. Property owner(s) authorization for the Comprehensive Plan Amendment.
F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
G. Non-refundable filing fee as shown on the cover page.
H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Name of Landowner (Applicant)	Address	Phone Number
Camelhead Assoc LLC	220 South River Tempe AZ 85281	480 285-3882

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant) E-Mail Address

Name of Agent	Address	Phone Number
Lyle S. Richardson	5310 N. Camino Real TUCSON AZ 85718	602 909-5976

Signature of Agent E-Mail Address LSRSTAZ@Gmail.com

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — LLC Manager
[Insert Signor's Name] — *[Insert Title]*

Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] — *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

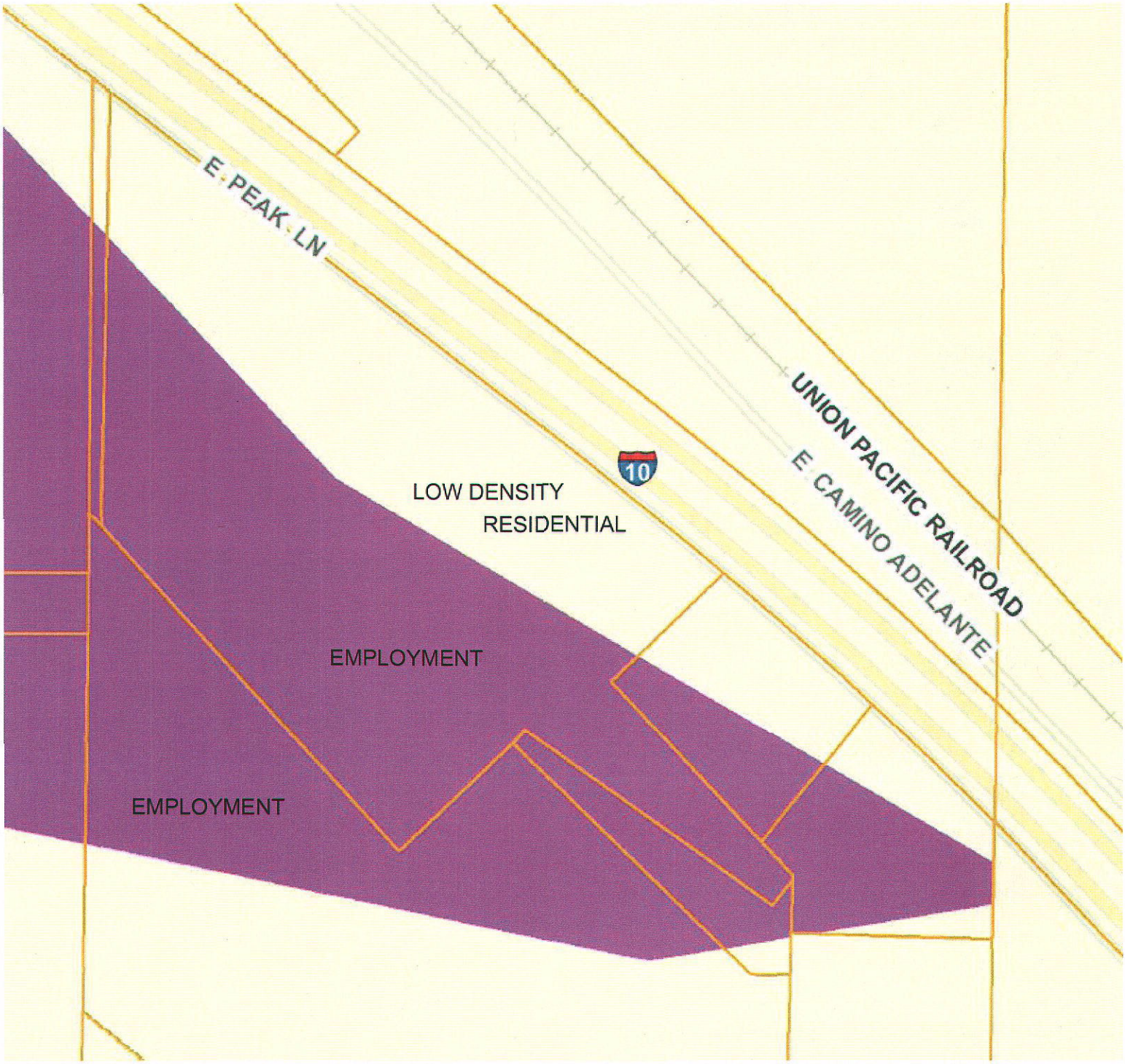
_____ of _____
[Title of Office Held] — *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] — *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

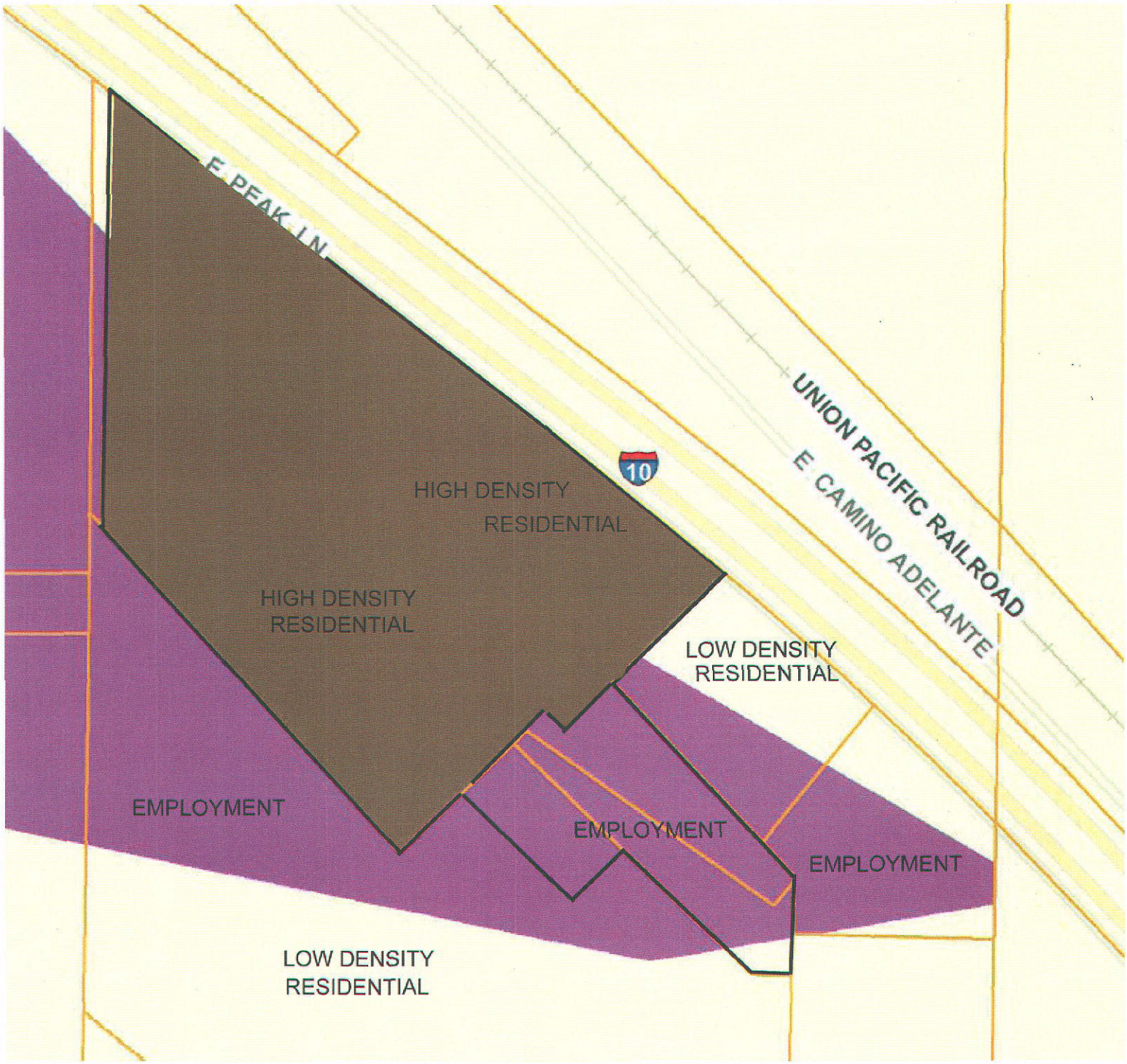
My commission expires: _____

Revised March 2010



PICACHO PEAK RV RESORT

EXISTING COMPREHENSIVE PLAN EXHIBIT

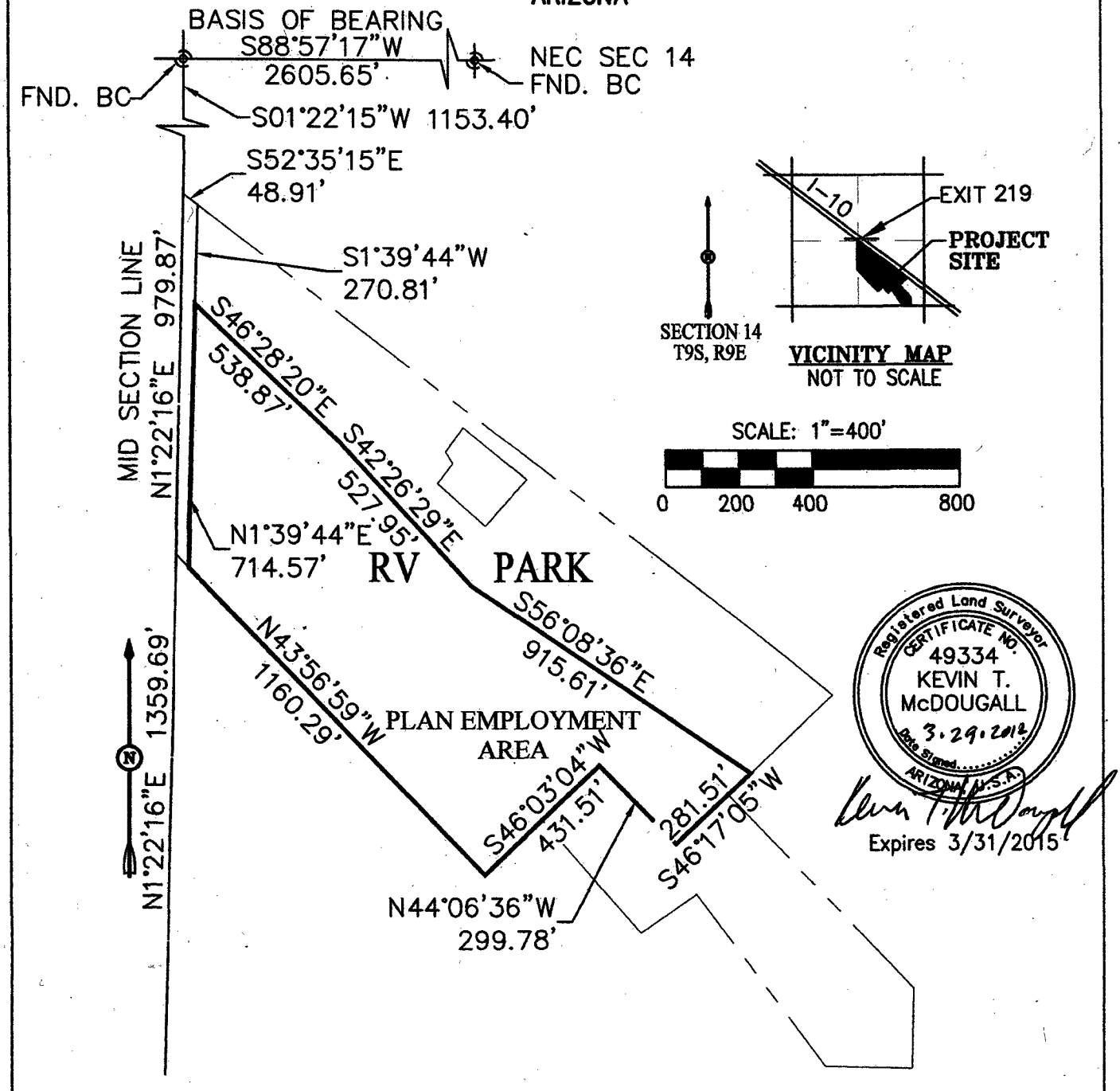


PICACHO PEAK RV RESORT

PROPOSED COMPREHENSIVE PLAN EXHIBIT

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLAN AMENDMENT FROM EMPLOYMENT AREA

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA



APPLICATION FOR CHANGE OF ZONING CLASSIFICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(all applications **must** be typed or written in ink.)

1. Pinal County Staff Coordinator: STEVE ABRAHAM

2. Date of Concept Review: 12/27/2011 Concept Review Number: CR 041-11 Notes ATTACHED

3. The legal description of the property: SEE EXHIBIT "1"

4. Tax Assessor Parcel Number: 410-05-016B (015A)

5. Current Zoning: R.V.P Requested Zoning: MHP / PAD

6. Parcel size: 41.5 AC

7. The existing use of the property is as follows: Existing R.V. PARK

8. The exact use proposed under this request: RV Motor Home Park Model, Manufactured Housing, ACTIVE / PASSIVE Recreational ADMIN / Customer SERVICE AREAS And open SPACE

9. Is the property located within three (3) miles of an incorporated community?
   YES NO

10. Is an annexation into a municipality currently in progress?
    YES NO

11. Is there a zoning violation on the property for which the owner has been cited?
    YES NO If yes, zoning violation number: _____

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(S) or similar changes. SEE PROJECT NARRATIVE

13. Explain why the proposed development is needed and necessary at this time. SEE Project NARRATIVE

RECEIPT #:	AMT:	DATE:	CASE:
384412	$5,269.00	2/21/12	PZ-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
   1. Size and shape of parcel; property dimensions; north arrow
   2. Adjacent streets, rights-of-way, easements and setbacks, indicate size, purpose and whether public or private
   3. Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
   4. Driveways and parking areas, show access, dimensions and surface material
   5. Existing and proposed utilities, show location of lines, size and serving company
   6. Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
   7. Designate the flood zone.

B. Submit a list of **all property owners within 300' of the subject property boundary** showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.

C. Submit a map of the area with the 300' boundary shown. (A tax assessor parcel map is acceptable).

D. Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)

E. Submit a CD which contains an ESRI shapefile for Land Use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_StatePlane_Arizona_Central_FIPS_0202_IntlFeet projection. or an AutoCAD (.dwg file), which include the following layers: Parcel, Right-Of-Way, Sub-Perimeter, Centerlines, Section lines, Street names, Lot-Numbers, Distances and Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411

F. Submit one (1) copy of a **certified** A.L.T.A. survey., including legal descriptions of proposed zoning districts.

G. Submit a CD which contains a copy of the application and narrative in PDF format.

H. **Hold a neighborhood/community meeting:**
   - **Notify all property owners within 1200'**
   - **Hold the meeting within 5 miles of the subject property**
   - **Hold the meeting between 5:00pm – 9:00pm**

   Include with application:
   - **Copy of Notice of Neighborhood/Community Meeting**
   - **List of property owners notified**
   - **Meeting minutes**
   - **Attendance sign-in sheet with names & addresses**

I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

THIS APPLICATION MUST BE SUBMITTED IN PERSON. PLEASE SET A MEETING WITH YOUR PINAL COUNTY STAFF COORDINATOR.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Camelhead Assoc LLC — 480 285-3882
Name of Landowner (Applicant) — Phone Number

220 South River Drive Tempe AZ 85281
Address (City, State, Zip Code)

SEE ATTACHED AGENCY AUTHORIZATION
Signature of Landowner (Applicant) Print Name — E-Mail Address

Lyle S. Richardson — 602 909-5976
Name of Agent — Phone Number

5310 North Camino Real Tucson AZ 85718
Address (City, State, Zip, Code)

Lyle S. Richardson — lsr51@gmail.com
Signature of Agent — Print Name — E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012, at the office of Lyle S. Richardson, and is accurate and complete to the best of my knowledge.

Signature _____ Date 2/18/2012

Acknowledged before me by LYLE S. RICHARDSON, on this 18 Day of FEBRUARY, 2012.

MARY LEE MATHIS
(SEAL)
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Camelhead Assoc LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE Exhibit "1", and
[Insert Address of Property]

further identified as assessor parcel number 410-05-016B and legally described as follows: ***[Insert Parcel Number]***

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT sign here if signing as an officer of a corporation o the next page.]

_____ ***[Signature]***

_____ ***[Signature]***

Dated: _____

Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____,__
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 _____, by Michael L. Wirth, LLC Manager of
[Insert Signor's Name] *[Insert Title]*
Camelhead Associates LLC, an Arizona
[Insert Name of Company or Trust] *[Insert State of Incorporation, if applicable]*
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 08, 2012

Debra S Rose
Notary Public

My commission expires: 12/8/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared
_____ Who acknowledged himself/herself to be
[Insert Signor's Name]
_____ of _____
[Title of Office Held] *[Second Company]*
As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Greg Stanley
Assistant County Manager
Development Services

Don Gabrielson
Air Quality Director

PINAL • COUNTY
wide open opportunity

Fritz A. Behring
County Manager

MEMORANDUM FROM AIR QUALITY

Date: May 3, 2012

To: Steve Abraham

Cc: P & Z Review Committee

From: Anu Jain - Permit Engineer Anu Jain

Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

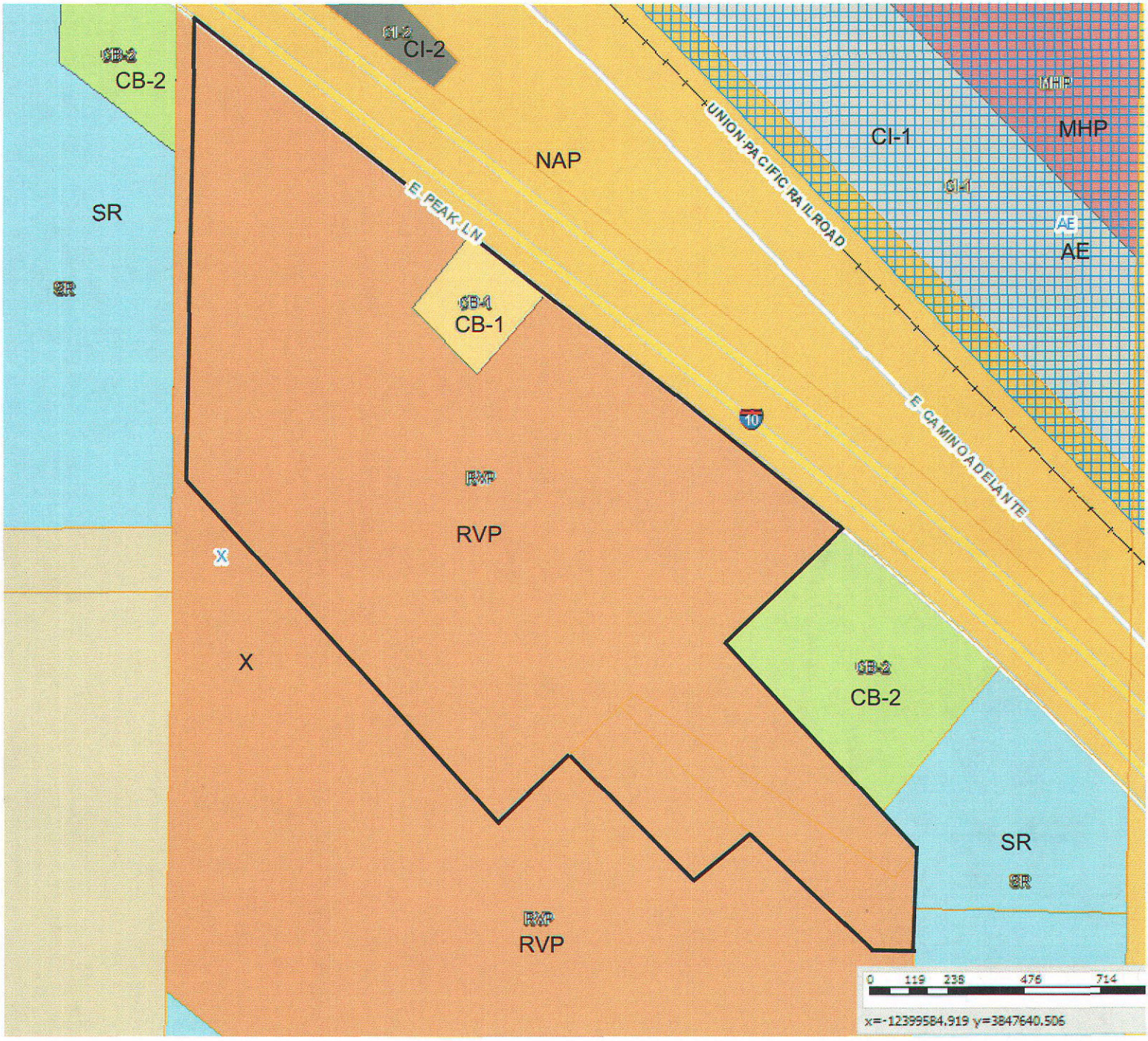
Date	Case #	Applicant	Project	*Response
5/17/12	PZ-PA-001-12, PZ-(PD)-005-12	Camelhead Assoc., LLC	RV Park and Mobile Homes	See comments 1 & 2
5/17/12	PZ-(PD)-003-12	Norton Karno	RV Sales	See comments 1 & 2
5/17/12	PZ-PD-004-12	Southeast Financial, LLC	PAD amendment – Allow church	See comments 1 & 2

***Comments:**

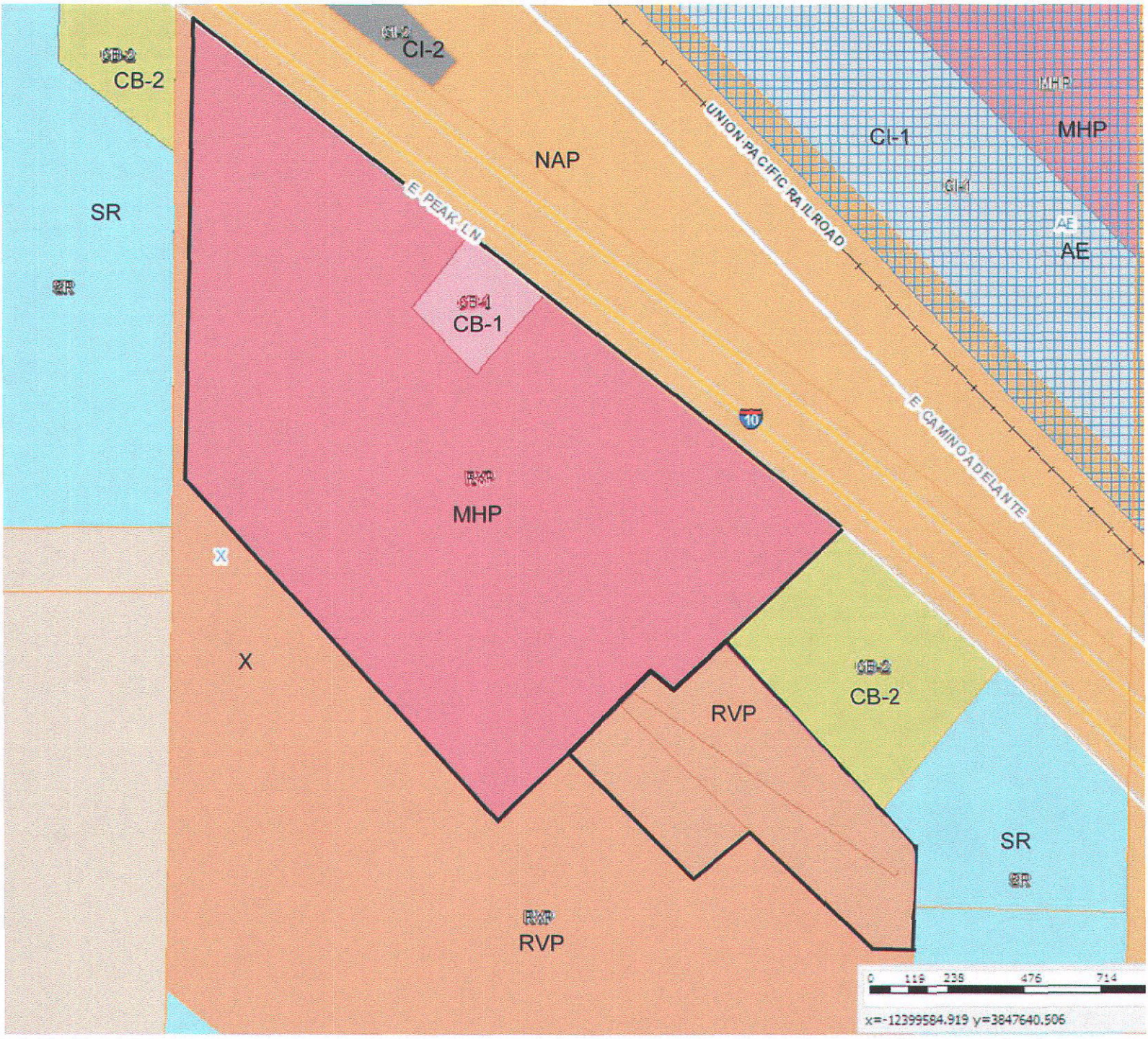
1. The above proposed Planning and Zoning cases should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

2. Dust registration is required if 0.1 acres or more land is disturbed.

Note:
All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.



PICACHO PEAK RV RESORT - EXISTING ZONING



PICACHO PEAK RV PARK - PROPOSED ZONING

APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All applications **must** be typed or written in ink.)

1. Pinal Count Staff Coordinator: STEVE ABRAHAM
2. Date of Concept Review: 12/27/2011 Concept Review No.: CR-041-11 Notes ATTACHED
3. The Legal Description of the Property: See EXHIBIT 'A'
4. Tax Assessor Parcel No.: 410-05-016B (015A)
5. Current Zoning: R.V. P
   Requested PAD Overlay District: MHP / PAD
6. Parcel Size: 41.5 AC
7. The existing use of the property is as follows: Existing R.V. PARK
8. The exact use proposed under this request: R.V, Motor Home PARK Model, MANUFACTURED HOUSING, Active/PASSIVE Recreational Use, ADMIN/CUSTOMER SERVICE AND OPEN SPACE
9. Is the property located within three (3) miles of an incorporated community?
   YES NO
10. Is an annexation into a municipality currently in progress?
    YES NO
11. Is there a zoning violation on the property for which the owner has been cited? If yes, zoning violation #_____
    YES NO
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    SEE ATTACHED Project NARRATIVE

13. Explain why the proposed development is needed and necessary at this time.

    SEE ATTACHED PROJECT NARRATIVE

RECEIPT #: 384373 AMT: $1,000.00 DATE: 2/21/12 CASE: PZ-PD-005-12

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO:

A. Submit the Planned Area Development (PAD) Overlay District checklist for the requested development. Forms are in this packet.
B. Submit a detailed development plan, as set forth in item F of the attached Planned Area Development (PAD) Overlay District Checklist.
C. Submit a list of all property owners within 300' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
D. Submit a non-refundable filing fee of $1000.00 in accordance with Title 2, Chapter 175, Section 040 (2.175.040) of the Development Services Code. (The application is not considered filed until the fees are paid).
E. Submit a CD which contains an ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplane_arizona_central_fips_0202_intlfeet projection, of an AutoCAD (.dwg file), which includes the following layers: parcel, right-of-way, sub-perimeter, centerlines, section lines, street names, lot-numbers, distances and bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411
F. Submit one (1) copy of a **certified** A.L.T.A. survey, including a legal description of the PAD boundary.
G. Submit a CD which contains a copy of the application and narrative in PDF format.
H. **Hold a neighborhood/community meeting:**
   1. Notify all property owners within 1200'
   2. Hold the meeting within 5 miles of the subject property
   3. Hold the meeting between 5:00pm – 9:00pm

   Include with the application:
   1. Copy of Notice of Neighborhood/Community Meeting
   2. List of property owners notified
   3. Minutes of meeting
   4. Attendance sign-in sheet with names & addresses
I. **Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.**

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

This application must be submitted in person. Please set a meeting with your Pinal County staff coordinator.

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

2200 S. River 480

Camelhead Assoc LLC Tempe Az 85281 285-3882

Name of Landowner (Applicant) Address Phone Number

SEE ATTACHED AGENCY AUTHORIZATION

Signature of Landowner (Applicant) E-Mail Address

5310 N Camino Real 602

Lyle S Richardson Tucson Az 85718 909-5976

Name of Agent Address Phone Number

lsrs1az@gmail.com

Signature of Agent E-Mail Address

The Agent has the authority to act on behalf of the landowner, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached <u>Agency Authorization</u> form, if applicable.

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 300 feet of the subject parcel boundary.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 18th day of Feb, 2012 at the office of Lyle S. Richardson and is accurate and complete to the best of my knowledge.

Signature

2/18/2012
Date

Acknowledged before me by LYLE S. RICHARDSON, on this 18 day off FEBRUARY, 2012.

(SEAL)

MARY LEE MATHIS
Notary Public—Arizona
Pima County
Expires on 03/31/2013

Signature of Notary Public

State of ARIZONA
County of PIMA
This instrument was acknowledged before me on 18 day of 02, 2012 by LYLE S. RICHARDSON

Notary Public's Signature
My Commission Expires 03/31/2013

(If additional copies of this form are needed, please photocopy)

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Development Standards

Proposed Zoning	Minimum Lot Area (Square Feet) Code	Minimum Lot Area (Square Feet) Proposed	Minimum Lot Width (Feet) Code	Minimum Lot Width (Feet) Proposed	Minimum Yard Sizes (Building Setbacks in Feet) Code	Minimum Yard Sizes (Building Setbacks in Feet) Proposed	Maximum Building Height (Feet) Code	Maximum Building Height (Feet) Proposed	Detached Accessory Buildings (Minimum Distance Between) N/A Code	Detached Accessory Buildings (Minimum Distance Between) N/A Proposed	Buildable Area Code	Buildable Area Proposed
M.H.P. P.A.D.		Average 2219 ft		25' - 35'	Front: Side: Rear:	Front: 5' Side: 3' Rear: 5'		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
				35' plus per site Plan	Front: Side: Rear:	Front: 5 Side: 3 Rear: 5		1 Story w/ Potential Veiw Decks	Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		Varies per site Plan
					Front: Side: Rear:	Front: Side: Rear:			Main Building: Front Lot Line: Rear & Side Lot Lines:	Main Building: Front Lot Line: Rear & Side Lot Lines:		

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that will NOT be permitted in this Planned Area Development
M.H.P. P.D.D	Only uses identied in this application, its narrative and site exhibit are allowed No other uses will be allowed

Name of Project: Picacho Peak Resort

Planned Area Development

Amended Permitted Use List

Proposed Zoning	Uses that **WILL BE** permitted in this Planned Area Development
M.H.P.	(1) Campers (2) Park Mod. units (3) RV's / Motor Homes (4) Manufactured Housing (5) Administrative Office - existing (6) Maint Buildings - existing (7) Recreational Buildings and uses - existing (8) Active / Passive Open Space
PAD	(9) Water well system - existing (10) Waste Water Treatment Area - existing (11) Other uses identified as "Allowed uses" in the M.H.P / P.A.D section of the Pinal County Zoning Code.

PINAL COUNTY, ARIZONA
Planned Area Development (PAD) Overlay District

Checklist

OK A. Check the **appropriate item:**

X This PAD is being submitted without a zone change request.

_____ This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application.

OK B. Written narrative concerning the proposed development to include: **(*please, no Coil or Spiral Bound materials)**

1. Title Page
2. Purpose of Request
3. Description of Proposal
   - Nature of the project
   - Proposed land uses
   - Building types and densities
   - Conformance to adopted land use plans
   - Circulation and recreation systems
4. Relationship to surrounding properties within one mile
5. Location and accessibility
6. Timing of development
7. Public utilities and services
8. Maintenance of streets and common areas
9. Appendix, as applicable

OK C. **A map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain information of:**

1. **Zoning boundaries**
2. **Street alignment**
3. **Open space**
4. **Trails**

N/A D. Preliminary draft of protective Covenants, Conditions and Restrictions (CC&R'S)

OK E. Current preliminary Title Report **(within 60 days prior to application)**

OK F. Development Plan.

Revised November 2011

1. Total gross acreage of site
2. Total area of streets (public & private)
3. Total area of public open space
4. Total net area of all intended uses
5. Total area of open space for PAD residents
6. Total dwelling units permitted under base zoning district
7. Total number of each dwelling type
8. Grand total of dwelling units
9. Average lot area per dwelling unit proposed
10. Overall density proposed

b. Zoning Comparison Table
(Include: Lot area/dwelling unit, setbacks, minimum lot width, maximum building height and parking)
1. Existing zoning district requirements
2. Proposed zoning district requirements
3. Variations proposed

c. Utility and services table indicating type and source:

Sewer	Police/Security
Electric	Fire
Telephone	Schools
Water	Solid Waste Disposal

d. Street type table indicating proposed rights-of-way and pavement widths:
Arterials, collectors, residential

OK G. A name list, verified by the applicant, made within 30 days prior to this submission, with the names, mailing addresses and tax parcel numbers of all property owners within 300 feet of the subject property boundary.

N/A H. Additional materials are required for specific types of commercial and industrial uses as follows: (as applicable)

1. Commercial Uses:
   a. Retail sales floor area and total area proposed for commercial development
   b. Type of uses proposed
2. Industrial Uses:
   a. Total area proposed for industrial uses
   b. Types of uses proposed
   c. Anticipated employment for development per major phases
3. Standards of:
   a. Height
   b. Open Space
   c. Buffering
   d. Landscaping
   e. Pedestrian and vehicular circulation
   f. Off-street parking and loading
   g. Signs
   h. Nuisance controls

The Development Plan shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" x 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" x 11" print.

1. Site Plan:
   a. Legal description of total site.
   b. Name(s) of landowner(s), developer, applicant and person or firm preparing plan.
   c. North arrow, scales, written and graphic, preparation date and subsequent revision dates.
   d. Vicinity map showing project, surrounding development and applicable zoning districts.
   e. Boundaries delineated and dimensioned by bearing and distance.
   f. Location of all existing structures and buildings.
   g. Location of all existing and proposed utilities, location and width of associated easements.
   h. All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way.
   i. All points of ingress and egress.
   j. Indicate and/or label: (as applicable)
      1. Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage and recreation.
      2. Who will own, control and maintain: landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
      3. Existing contours by the following grades:
         5% = 2'
         5 – 10% = 5'
         10% or greater = 10'
      4. Phase lines (as applicable)
   k. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff **(Preliminary Drainage Report required with subdivision application).**
   l. Location and types of existing and proposed landscaping.
   m. Indicate location, type, height, and materials for proposed: walls, fences and signs
   n. Provide lot typicals for:
      1. (typicals should show building envelope, setbacks, lot dimensions and fences/walls)
      2. Each type of dwelling unit
      3. Lots in unusual locations (i.e. cul-de-sacs, corners, hillside lots where clustering will occur)
   o. Designate the flood zone

2. Quantitative development data table

   a. Land Use Table to include:

OK I. Non-refundable $1000.00 filing fee for a Planned Area Development.

OK J. A signed PAD submittal Checklist.

I certify that I have submitted all of the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted.

Signature 2/18/2012 Date

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

CAMELHEAD ASSOC. LLC
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 41.5 acres located at SEE EXHIBIT "1", and further identified _____
[Insert Address of Property]
as assessor parcel number 410-05-016B and legally described as follows:
[Insert Parcel Number]

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Lyle S. Richardson
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]
hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ ***[Signature]***
Dated: _____

_____ ***[Signature]***
Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____
by _____.
[Insert Name of Signor(s)]

My commission expires_____

_____
Notary Public

Revised November 2011

[Corporate PROPERTY OWNER signature block and acknowledgment The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.]

Camelhead Associates, LLC
[Insert Company or Trustee's Name]

By: Michael L Wirth
[Signature of Authorized Officer or Trustee]

Its: Manager
[Insert Title]

Dated: 1/23/12

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 23rd day of January, 2012 by

Michael L. Wirth — *[Insert Signor's Name]*
LLC Manager — *[Insert Title]*
Camelhead Associates LLC — *[Insert Name of Company or Trust]*, an Arizona — *[Insert State of Incorporation, if applicable]*

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

DEBRA S. ROSE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
December 09, 2012

Deb S Rose
Notary Public

My commission expires: 12/9/12

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

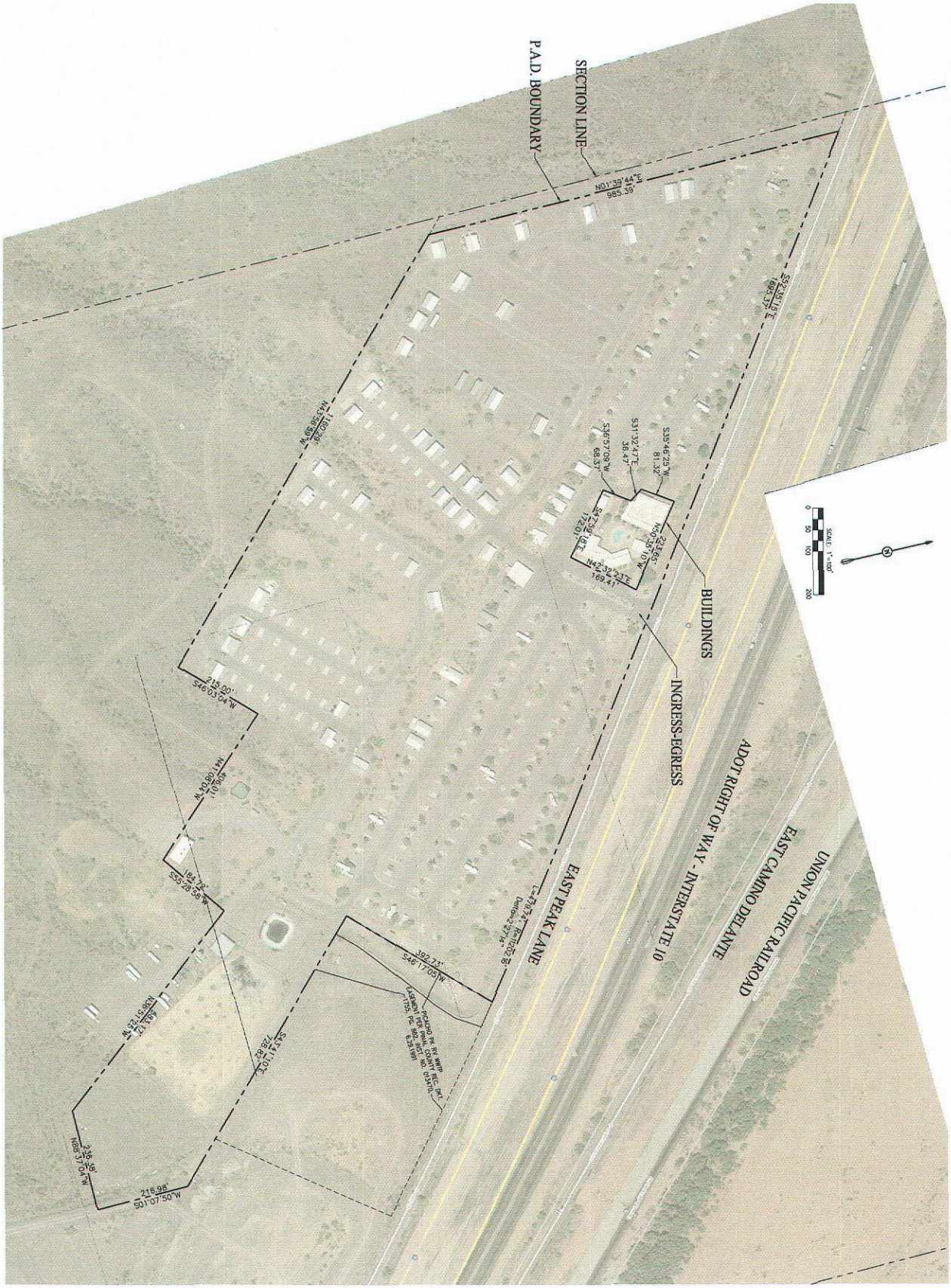
_____ of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e, member, manager, etc.] *[Owner's Name]*
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Revised November 2011



PROJ. ID. PPK
SHEET 2 OF 8

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK | DATE 2/7/12 | DSGN LR | DWN DFT | CKD KTM

REGISTERED PROFESSIONAL ENGINEER (CIVIL) — CERTIFICATE NO. 43831 — KEVIN T. McDOUGALL — 2/7/12 — ARIZONA U.S.A. — Expires 3/31/2013

McDougall Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Non Major Comprehensive Plan Amendment

Planned Area Development

Rezoning

Narrative Report

PICACHO PEAK RESORT
Picacho Peak and I-10
Pinal County, Arizona

Prepared For:
Camelhead Associates, LLC.
Michael Wirth
Mark Wirth
220 South River Drive
Tempe Arizona 85281
Tel: (480) 285-3882

Prepared By:
Lyle S. Richardson
5310 North Camino Real
Tucson Arizona 85718
Tel: (520) 299-0664
Cell: (602) 909-5976

Table of Contents

Subject	Page
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4.0 Public Utilities and Services	3
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List of Exhibits

Exhibit 1- ALTA Survey and Legal
Exhibit 2 - Vicinity Map
Exhibit 3 - Site Plan Exhibit
Exhibit 4 - Existing Landscape and Project Amenities Exhibit
Exhibit 5 – Water and Waste Water Information

List of Appendices

Appendix A - Property Owners and Project Consultants
Appendix B - Parcel Owners for Surrounding Land

2.0 Description of Proposal, Site and Existing Zoning

Camelhead Associates, the owners ("Owners") of The Picacho Peak RV Resort, wish to upgrade their existing project by adding manufactured housing as an additional choice for the interested consumer to consider. In order to meet the Pinal County's Land Use standards and requirements the Owners request that the following applications be consider and reviewed for approval:

A ***Non-Major Comprehensive Plan Amendment*** to reclassify the property from its current designation of *Employment/Very Low Density Residential* to *High Density Residential.* This new designation will maintain and reflect the residential character of the existing project, and will allow the Owners an option of including manufactured housing as a part of what is offered to their residential customer base. **Please note that the developer is not proposing to add units to the 308 units which currently approved and allowed**. This Non Major Amendment is being requested in anticipation of a change in zoning (described below) which, if approved, will permit the installation of manufactured house as an allowed use.

A ***Rezoning*** request to change the projects current zoning category of R*VP* to *Mobile Home Park (MHP")*. Again, there is no additional density being requested. The *MHP* is needed in order to allow manufactured housing on site.

A ***Planned Area Development ("PAD ") Request*** which is intended to recognize the nature and configuration of the existing Resort and simultaneously allow the ultimate mixing of residential options (RV's, Park Model's, Motor Homes and Manufactured Housing) as desired by the Owners and their customers.

2.1. Nature of the Project

The Picacho Peak RV Resort is an existing 41.5 acre, 308 pad/space residential resort project that has been in operation for

over 30 years. Currently there are rental spaces for campers and recreational vehicles ("RV's"), motor homes and Park Model units. In addition to the residential portion in the Resort there are administrative and guest service areas, numerous recreation venues and other usable open space areas for the customers to use.

A detailed and specific site plan identifying the boundary of the project, its ingress/egress points, existing building foot prints and residential ad/lot configuration is included in this narrative and is identified as Exhibit "3".

2.2. Land Use

As stated, the site is currently in residential use. The Owners propose to maintain the residential nature of the project and wish to add manufacture housing as an allowed use.

2.3. Conformance to Adopted Land Use Plans

The property is currently designated as *Very Low Density Residential* and *Employment*. The Developer wished to re-designate the existing projects as *High Density Residential*. This new designation recognizes the existing land use on the property and will allow the Owners to introduce manufactured houses as an option for residential customers to consider.

2.4. Circulation and Accessibility

The site is located south of I-10, immediately south of the Interstate's frontage Road. Access to the site is by way of the Picacho Peak off ramp of the Interstate.

3.0. Timing of Development and Phasing

There are no major modifications anticipated to the existing project. It is possible that there may be some consolidation of existing pad/lots as manufactured house units are installed.

Because this project does not involve the sale of any property, there will be no Plat. As such, no formal review process will be needed to reconfigure the pads/lots other than to provide a modified copy of the project's site plan which will detail that specific lot consolidation action. The Owners intends to provide that information as a part of their formal building permit application request on an "as needed" basis.

4.0. Public Utilities and Services

Current utility services and connections will be maintained. If new services are required in order to facilitate the installation of new housing, that work will be properly permitted in accordance with Pinal County guidelines and will follow the recommendations of the County's Engineering Department. Operation and maintenance of these utilities and facilities will rest with the appropriate operating company or agency.

4.1. Sewer and Potable Water

Potable water service is provided to the site by the Picacho Peak/Picacho Water Company. Waste water treatment and effluent is handled through an onsite treatment facility, which is owned and operated by Camelhead Associates, LLC. All utilities services have been properly reviewed and licensed by the State and operated in full compliance with the States requirements.

4.2. Electric Service

Electric service is currently provided by Arizona Public Service.

4.3. Communications

Century Link will provide telephone service to the site. Media Com and other local providers may also offer telephone, cable and internet services to the area at their discretion.

4.4. Sanitation

Solid waste sanitation services will be provided by a private contractor.

4.5. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department. Fire and ambulance services will be through private providers.

4.7. *Schools*

The site is located within the Picacho Peak School District. Because this is a restricted 55(+) Age project there will be no impact on the local school.

5.0. Maintenance

Camelhead Associates and on site property managers will ensure maintenance of all residential spaces, recreations uses and common areas uses.

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

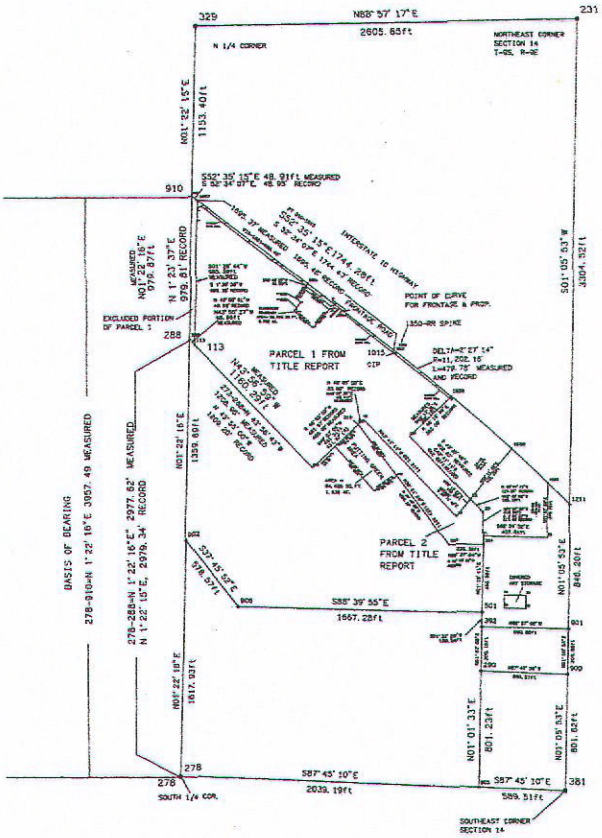
It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

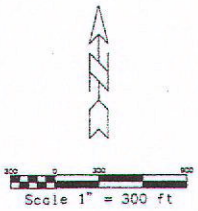
The meeting closed at approximately 8:15 PM.

Picacho Peak Resort
Exhibit 1

ALTA SURVEY
and
LEGAL



CREATE MAP FOR REZONING AND LEGAL DESCRIPTIONS
OF CLUBHOUSE AND PUTTING GREEN AREA



1/21/12
REVISED MAP SHOWING MORE TITLE REPORT INFORMATION.

FIRST AMERICAN TITLE INSURANCE COMPANY
FEE ESTATE VESTED IN CAMELHEAD ASSOCIATES, LLC.,
AN ARIZONA LIMITED LIABILITY COMPANY

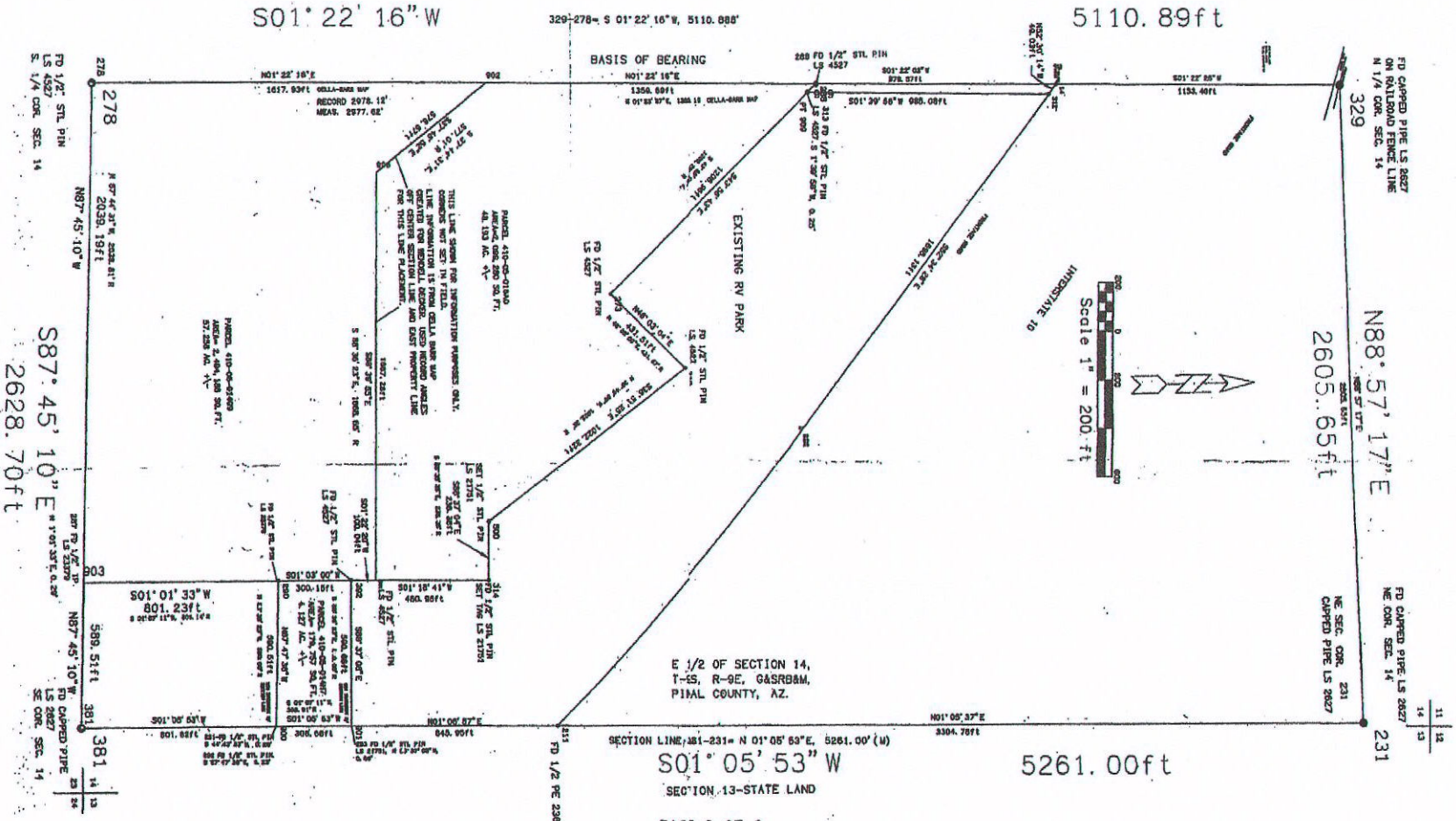
MAP FOR REZONING
A PORTION OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PHONE 520-298-9083

(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

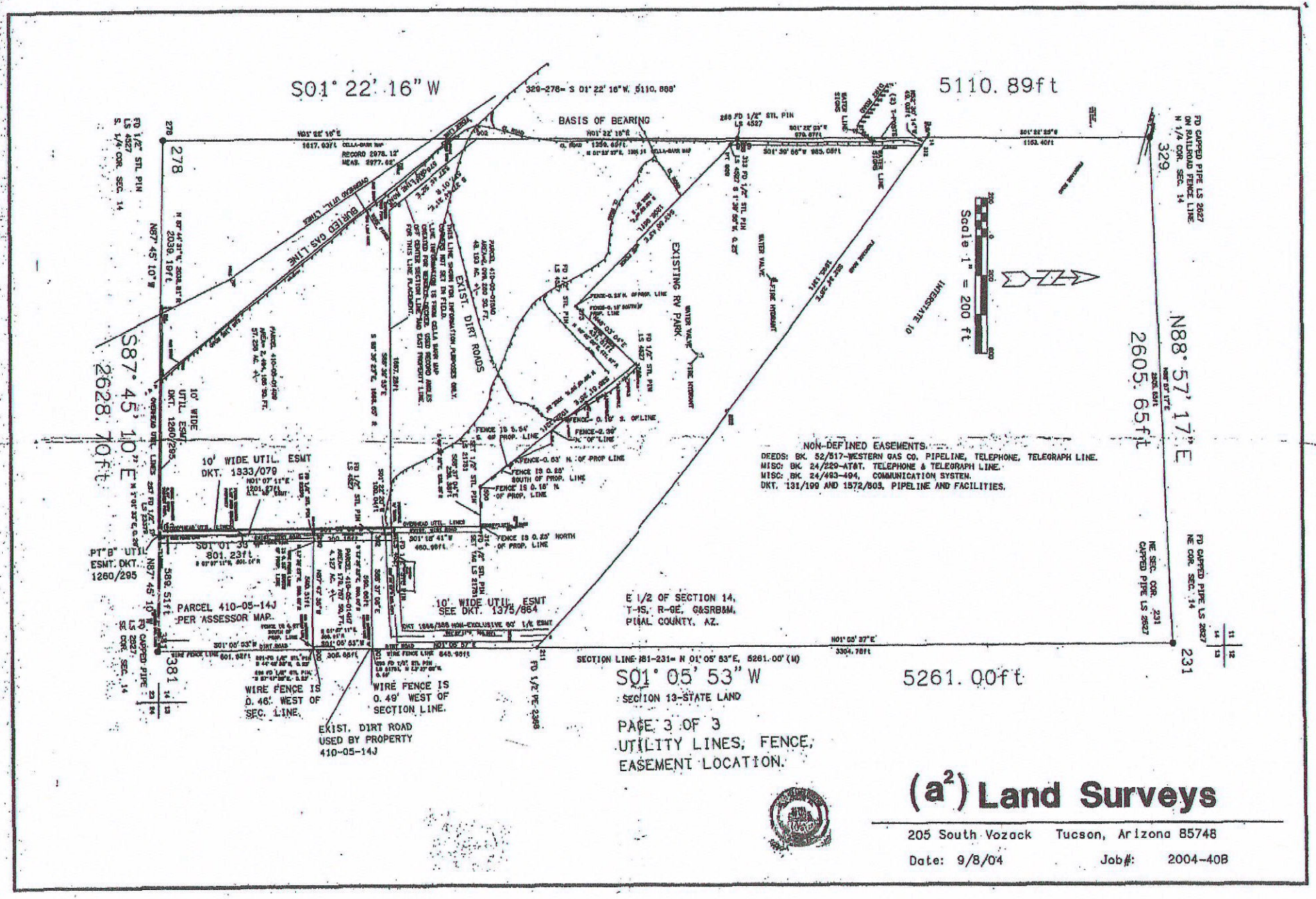
Date: 1/12/12 Job#: 2012-2



(a²) Land Surveys

205 South Vozack Tucson, Arizona 85748

Date: 9/8/04 Job#: 2004-408


S01° 22' 16" W
5110.89ft
BASIS OF BEARING
BURIED GAS LINE
EXIST. DIRT ROADS
EXISTING RV PARK
INTERSTATE 10
Scale 1" = 200 ft
N88° 57' 17" E
2605.65ft
S87° 45' 10" E
2628.70ft
10' WIDE UTIL. ESMT DKT. 1333/079
10' WIDE UTIL. ESMT SEE DKT. 1375/864
PARCEL 410-05-14J PER ASSESSOR MAP.
PT"B" UTIL. ESMT. DKT. 1260/295
NON-DEFINED EASEMENTS.
DEEDS: BK. 52/517-WESTERN GAS CO. PIPELINE, TELEPHONE, TELEGRAPH LINE.
MISC: BK. 24/229-AT&T. TELEPHONE & TELEGRAPH LINE.
MISC: BK. 24/493-494, COMMUNICATION SYSTEM.
DKT. 131/199 AND 1572/803, PIPELINE AND FACILITIES.
E 1/2 OF SECTION 14, T-1S, R-9E, G&SRB&M, PIMAL COUNTY, AZ.
SECTION LINE 181-231= N 01° 05' 53" E, 5261.00' (M)
S01° 05' 53" W
5261.00ft
SECTION 13-STATE LAND
WIRE FENCE IS 0.46' WEST OF SEC. LINE.
WIRE FENCE IS 0.49' WEST OF SECTION LINE.
EXIST. DIRT ROAD USED BY PROPERTY 410-05-14J
PAGE 3 OF 3
UTILITY LINES, FENCE, EASEMENT LOCATION.
(a²) Land Surveys
205 South Vozack Tucson, Arizona 85748
Date: 9/8/04 Job#: 2004-40B

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

1/20/12

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

THAT PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER (1/4) CORNER OF SAID SECTION 14,

THENCE N 01°22'16"E, ALONG THE WEST LINE OF SAID EAST ONE HALF OF SECTION 14, A DISTANCE OF 3957.49 FEET, (N 01° 23'37"E, 3957.93 FEET RECORD) TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF INTERSTATE 10,

THENCE, S 52°35'15"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.91 FEET, (S 52°34'07"E, 48.95 FEET RECORD) TO THE TRUE POINT OF BEGINNING,

THENCE, CONTINUE S 52°35'15"E, A DISTANCE OF 1695.37 FEET, (S 52°34'37"E, 1695.48 FEET RECORD), TO THE STARTING POINT OF A NON-TANGENT CURVE,

THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),

THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),

THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),

THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),

THENCE, S 01°07'50"W, A DISTANCE OF 216.99 FEET, (S 01°23'37"W, 217.68 FEET RECORD),

THENCE, N 88°37'04"W, A DISTANCE OF 236.38 FEET, (N 88°35'35"W, 236.38 FEET RECORD),

THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,

THENCE, S 55°28'58"W, A DISTANCE OF 184.72 FEET,

THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,

THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,

THENCE, N 43°56'59"W, A DISTANCE OF 1160.29 FEET, (N 43°55'00"W, 1160.52 FEET RECORD),

THENCE, N 01°39'44"E, A DISTANCE OF 985.39 FEET, (N 01°39'38"E, 985.35 FEET RECORD), TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/20/2
ARIZONA U.S.A.

Jeff Anderson
EXPIRE 3/31/14

(a²) land surveys
205 S. Vozack Lane
Tucson, Arizona 85748
(520) 296-9083

CLUBHOUSE LEGAL DESCRIPTION
1/13/12

A PORTION OF THE EAST ONE HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 14,

THENCE, N 01°22'16"E, (N 01°23'37"E, RECORD) ALONG THE CENTER SECTION LINE, A DISTANCE OF 3957.49 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE ON INTERSTATE 10,

THENCE, S 52°35'15"E, (S 52°34'07"E, RECORD), ALONG THE SOUTHERLY RIGHT-OF WAY LINE, A DISTANCE OF 986.45 FEET TO A POINT,

THENCE, S 35°46'25"W, A DISTANCE OF 41.50 FEET TO THE TRUE POINT OF BEGINNING,

THENCE, S 50°35'10"E, A DISTANCE OF 223.65 FEET,

THENCE, S 42°32'23"W, A DISTANCE OF 169.41 FEET,

THENCE, N 47°59'18"W, A DISTANCE OF 172.01 FEET,

THENCE, N 36°57'09"E, A DISTANCE OF 68.37 FEET,

THENCE, N 31°32'47"W, A DISTANCE OF 36.47 FEET,

THENCE, N 35°46'25"E, A DISTANCE OF 81.32 FEET TO THE TRUE POINT OF BEGINNING.

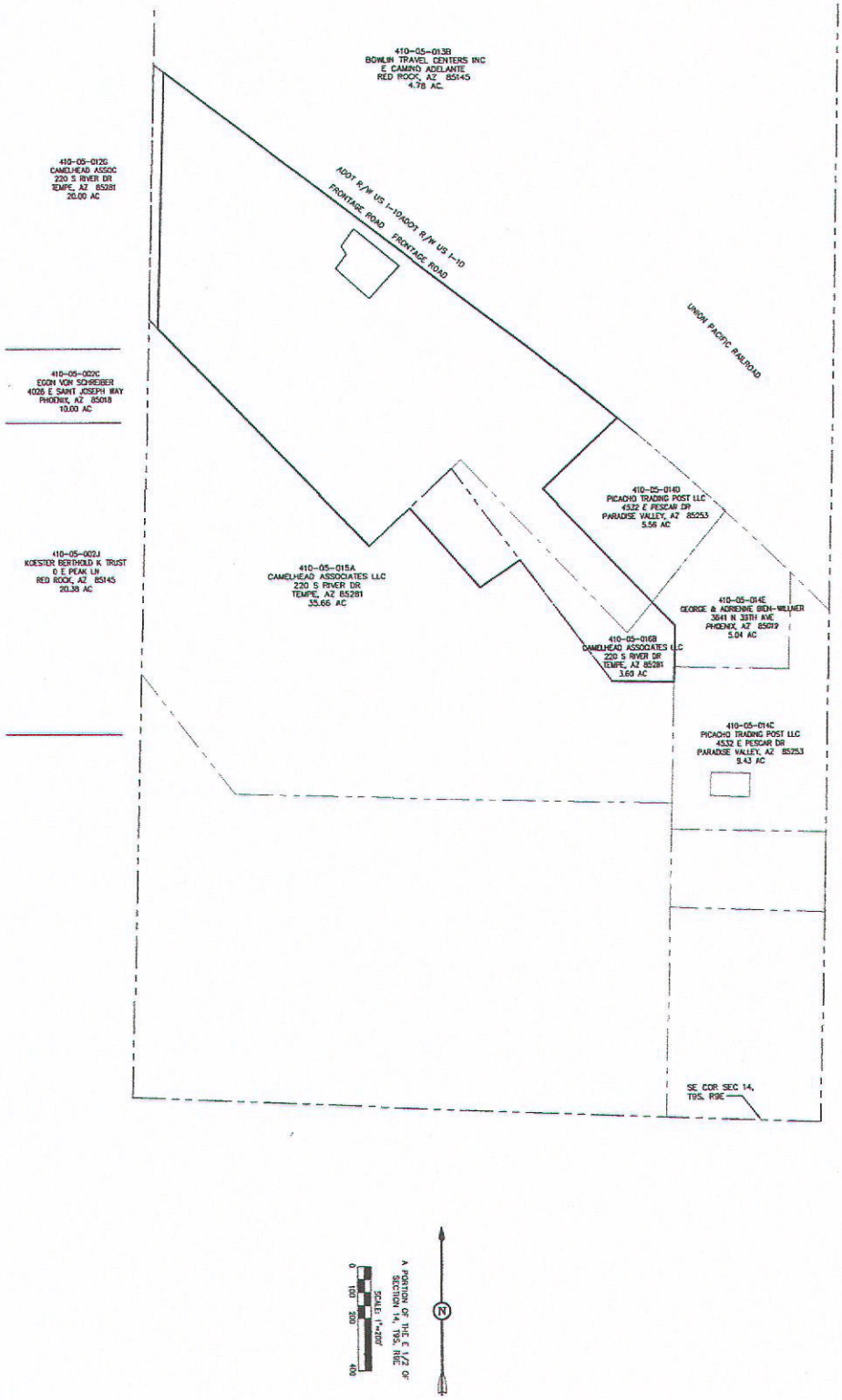
PARCEL CONTAINS 32,766 SQ.FT. OR 0.752 ACRES, MORE OR LESS.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
21751
JEFF MARK
ANDERSON
DATE SIGNED 1/13/12
ARIZONA U.S.A.

Expire 3/31/14

Picacho Peak Resort
Exhibit 2

Vicinity Map



PROJ. ID. PPK

SHEET 1 OF 1

PICACHO PEAK RV RESORT
PRELIMINARY LAND PLAN
OWNERSHIP WITHIN 300'

PICACHO PEAK — PINAL COUNTY, ARIZONA

Plan No. PPK	DATE 2/16/12	DSGN LR	DWN DFT	CKD KTM

43831
KEVIN T. McDOUGALL
2/16/12
Expires 3/31/2012

McDougall Devcon
Planning for successful projects
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering - Land Surveying - Construction Management

REVISION	DATE	BY
--	--	KTM

Picacho Peak Resort
Exhibit 3

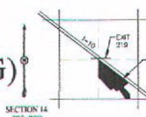
Proposed
Site Plan Exhibit

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
PLANNED AREA DEVELOPMENT - SITE PLAN (EXISTING)

LOCATED AT SW CORNER OF EXIT 219 AND I-10, A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 9 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, RED ROCK, ARIZONA

LOT AREAS

Lot No.	SF	Lot No.	SF	Lot No.	SF
Manager	4091	107	2,168	212	2274
3	2,616	108	1,861	213	2264
4	2,602	109	2,001	214	3619
5	2,602	110	2,082	215	2166
6	2,602	111	1,964	216	2300
7	2,483	112	2,282	217	2276
8	2,149	113	1,864	218	2252
9	2,298	114	2,135	219	2229
10	1,795	115	3,004	220	2224
11	1,449	116	1,564	221	2215
12	1,040	117	2,052	222	2223
13	1,817	118	2,059	223	2229
14	2,043	119	2,053	224	2237
15	2,418	120	1,789	225	2251
16	2,854	121	1,452	226	2171
17	2,800	122	1,688	227	2290
18	2,238	123	2,168	228	2309
19	1,609	124	2,181	229	2324
20	1,960	125	2,188	230	2336
21	1,866	126	2,095	231	2345
22	2,141	127	2,079	232	2339
23	2,196	128	2,015	233	2275
24	2,244	129	2,124	234	2599
25	2,033	130	1,945	235	2765
26	2,484	131	2,072	236	4080
27	2,195	132	2,205	237	2300
28	1,954	133	2,031	238	2374
29	1,996	134	2,671	239	2324
30	2,003	135	2,096	240	2373
31	2,254	136	3,718	241	2373
32	2,810	137	2,240	242	2373
33	2,906	138	2,117	243	2372
34	2,224	139	2,104	244	2372
35	2,337	140	2,225	245	2371
36	2,146	141	2,123	246	2371
37	2,510	142	2,227	247	2173
38	1,093	143	2,791	248	2173
39	1,900	144	8,857	249	2173
40	1,639	145	2,142	250	2173
41	1,971	146	3,622	251	2173
42	1,896	147	2,850	252	2173
43	2,044	148	2,300	253	2173
44	1,531	149	2,163	254	2173
45	2,064	150	2,408	255	2173
46	2,043	151	2,182	256	2151
47	2,110	152	2,959	257	2048
48	2,118	153	2,275	258	2089
49	2,136	154	2,295	259	2081
50	2,211	155	2,331	260	2095
51	2,248	156	2,154	261	2099
52	2,417	157	2,384	262	2106
53	2,237	158	2,171	263	2107
54	2,184	159	1,782	264	2111
55	2,241	160	2,062	265	2115
56	2,188	161	2,062	266	2121
57	2,143	162	2,109	267	1999
58	2,185	163	1,908	268	2013
59	2,177	164	1,999	269	2027
60	2,270	165	2,039	270	2039
61	2,680	166	2,003	271	2045
62	3,287	167	2,089	272	2126
63	4,813	168	2,169	273	2047
64	2,478	169	2,409	274	2049
65	3,030	170	2,409	275	2708
66	2,808	171	2,409	276	2639
67	3,417	172	2,409	277	2056
68	2,383	173	2,409	278	2071
69	2,430	174	2,409	279	2078
70	2,475	175	2,409	280	2080
71	2,413	176	2,413	281	2081
72	1,927	177	2,367	282	2081
73	2,667	178	2,278	283	2040
74	2,862	179	2,278	284	1924
75	1,792	180	2,278	285	2014
76	2,588	181	2,278	286	2012
77	1,997	182	2,278	287	2017
78	2,454	183	2,278	288	2023
79	2,818	184	2,278	289	2030
80	2,288	185	2,278	290	1956
81	2,124	186	2,278	291	2016
82	2,101	187	2,278	292	2019
83	2,151	188	2,278	293	2050
84	2,020	189	2,278	294	1921
85	2,223	190	2,278	295	3076
86	2,283	191	2,278	296	3075
87	2,378	192	2,245	297	2226
88	1,874	193	2,453	298	2209
89	2,408	194	2,463	299	2209
90	1,763	195	2,443	300	2208
91	1,730	196	2,463	301	2207
92	2,817	197	2,443	302	2207
93	2,183	198	2,453	303	2206
94	1,795	199	2,453	304	2205
95	2,036	200	2,455	305	2205
96	2,501	201	3,757	306	2204
97	2,867	202	2,345	307	2204
98	2,272	203	2,327	308	2203
99	4,184	204	2,354	309	2202
100	1,934	205	2,270	310	2202
101	1,786	206	2,586	311	2201
102	1,609	207	2,328	312	2202
103	1,931	208	2,338	Total Area	706666
104	1,932	209	2,357	No. Lots	311
105	2,170	210	2,216	Ave. Area	2272
106	2,042	211	2,748		



VICINITY MAP
NOT TO SCALE

FLOOD ZONE DESIGNATION

The project area is found located on Flood Insurance Rate Map Number 04021C1994E, map revised DEC 4, 2007. The project site is designated as Zone X: "Areas of 0.2% annual chance of flood; areas of 1% annual chance of flood with average depths of less than the 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

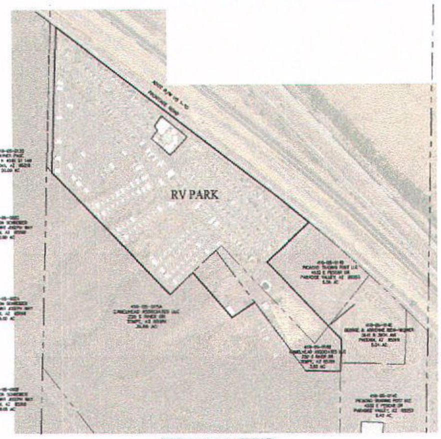
SITE SPECIFIC NOTES:

1. THIS SITE LIES WITHIN THE CITY OF PICACHO PLANNING AREA.
2. THIS DEVELOPMENT IS ON PRIVATE WATER SYSTEM.
3. ALL APPLICABLE COUNTY AND CITY ZONING ORDINANCE DEVELOPMENT STANDARDS SHALL APPLY TO THESE PROPERTIES.
4. SEPTIC SYSTEM AND SEWER LINES FOR THIS ARE PRIVATE AND MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
5. STORMWATER STORAGE DRAINAGE FACILITIES WILL BE MAINTAINED IN PERPETUITY, AS DESIGNED, APPROVED AND CONSTRUCTED. AFTER COMPLETION OF CONSTRUCTION, THE STORMWATER STORAGE FACILITIES AND ON-SITE DRAINAGE MAY NOT BE ALTERED.
6. EXISTING FINISHED FLOORS ARE FREE FROM INUNDATION DUE TO THE LOCAL STORM WATER FLOWS RESULTING FROM THE 100 YEAR 6 HOUR STORM WATER EVENT.
7. FUTURE SIGNAGE SHALL COMPLY WITH COUNTY REGULATIONS AS A SEPERATE SUBMITTAL AND APPROVAL PROCESS.
8. ALL EXISTING AND FUTURE OUTDOOR LIGHTING SHALL COMPLY WITH COUNTY LIGHTING REQUIREMENTS.
9. ALL ROADWAYS ARE PRIVATE AND OWNED AND MAINTAINED BY THE PROPERTY OWNERS.
10. ALL ON SITE; OPEN SPACE, UTILITIES, WASTE DISPOSAL AND AMENITIES ARE PRIVATELY OWNED, PAID FOR AND MAINTAINED BY THE PROPERTY OWNERS.
11. ALL LANDSCAPING IS ON SITE TO BE OWNED AND MAINTAINED BY THE OWNERS.

SITE SUMMARY TABLE

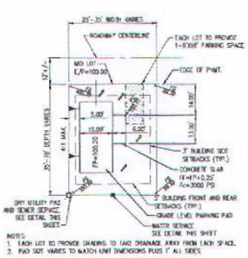
LAND USE, BUILDING AND PARKING DATA

COUNTY ASSESSORS PARCEL NUMBER: 41005016B, 41005015A, 41005016A
EXISTING ZONING AND LAND USES = CB-1 AND RVP
PROPOSED ZONING AND LAND USE = PAD
AREA OF STREETS = 278992 SF = 6.4 AC.
AREA OF OPEN SPACE = 8.08 AC.
PUBLIC RIGHT OF WAY = 0.00 AC.
NET AREA OF ALL USES = 1807579 SF = 41.5 ACRES
GROSS AREA = 41.5 ACRES
NUMBER OF UNITS = 306
DWELLING UNITS PER ACRE = 7.5
AREA OF SPACES = 679059 SF
AVERAGE LOT AREA = 2219 SF
OVERALL DENSITY PROPOSED = 7.5 DU/AC
EXISTING BUILDING COVERAGE:
BUILDING A (DIRECTOR AND EXERCISE ROOM) = 1875 SF
BUILDING B (BILLIARDS) = 875 SF
BUILDING F (CLUBHOUSE) = 6353 SF
BUILDING G (LIBRARY) = 646 SF
BUILDING H (ARTS AND CRAFTS) = 748 SF
BUILDING I (REC. CENTER) = 1952 SF
BUILDING J (MAINT. BLDG.) = 1381 SF
COVERAGE % OF TOTAL AREA = 13830 SF = 0.32 AC = 0.7%
AREAS BASED UPON AERIAL PHOTO AND SURVEY DATA.



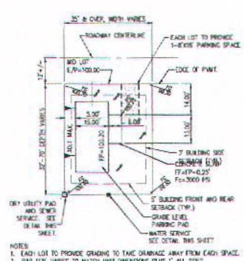
SITE PLAN (EXISTING)

SCALE: 1"=300'
0 150 300 600



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 25'-35' LOT DETAIL
N.T.S.



NOTES:
1. EACH LOT TO PROVIDE GRADING TO TAKE DRAINAGE AWAY FROM EACH SPACE.
2. PAD SIZE VARIES TO MATCH UNIT DIMENSIONS PLUS 1' ALL SIDES.

TYPICAL 35' WIDE AND OVER LOT DETAIL
N.T.S.

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
PROPERTY BOUNDARY	2
OVERALL SITE PLAN	3
SITE PLANS	4-8

LEGEND

Symbol	Description	Abbreviation	Description
○	SEWER MANHOLE	⊕	EXISTING SURVEY MONUMENT
—SS—	EXISTING SEWER LINE	PUE	PUBLIC UTILITY EASEMENT
—W—	EXISTING WATER LINE	S/W	SIDEWALK DIMENSION
MH	MANHOLE	B/C	BACK OF CURB DIMENSION
⟹	DRAINAGE FLOW DIRECTION	R/W	RIGHT OF WAY DIMENSION
		W/L	WATERLINE
		S/L	SEWERLINE

NOTE: UNDERGROUND UTILITIES SHOWN ARE ESTIMATES ONLY AND MAY BE IN LOCATIONS OTHER THAN AS SHOWN ON PLANS.

OWNER:

MIKE OR MARK WIRTH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:

KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9900

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PICACHO PEAK RV PARK

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THENCE, ALONG A CURVE TO THE RIGHT, THE RADIUS BEARING BEING S 37°21'09"W, A RADIUS OF 11,202.16 FEET, (S 37°22'58"W, RADIUS OF 11,202.16 FEET RECORD), WITH A CENTRAL ANGLE OF 2° 27'14", (MEASURED AND RECORD), AN ARC LENGTH OF 479.78 FEET, (MEASURED AND RECORD),
THENCE, S 46°17'05"W, A DISTANCE OF 392.73 FEET, (S 46°18'49"W, 392.09 FEET RECORD),
THENCE, S 43°40'48"E, A DISTANCE OF 602.63 FEET, (S 43°41'11"E, 602.82 FEET RECORD),
THENCE, S 43°42'59"E, A DISTANCE OF 126.19 FEET, (S 43°41'11"E, 127.83 FEET RECORD),
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THENCE, N 36°51'25"W, (N 36°49'59"W RECORD), A DISTANCE OF 583.17 FEET,
THENCE, S 56°28'58"W, A DISTANCE OF 184.72 FEET,
THENCE, N 41°08'04"W, A DISTANCE OF 406.01 FEET,
THENCE, S 46°03'04"W, A DISTANCE OF 215.00 FEET,
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PARCEL CONTAINS 1,807,555 SQUARE FEET OR 41.496 ACRES, MORE OR LESS.

SURVEYS PERFORMED BY JEFF ANDERSON OF A2SURVEYS, RLS 21751, ON 1-21-2012.

ZONING:

EXISTING: RV PARK
NEW: PLANNED AREA DEVELOPMENT

BASIS OF BEARINGS

BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T9S, R9E, SAID BEARING BEING NORTH 01°23'37" EAST.

BENCH MARK

SOUTHMOST MANHOLE AS INDICATED ON FIELD SURVEY MANHOLE RIM ELEVATION = 1807.32

UTILITY COMPANIES

WATER – PICACHO PEAK WATER CO. (PWS NO. 11-038)
SEWER – PICHACHO PEAK RV PARK
ADEQ INVENTORY NO. 100126
ADEQ WWS NO. 410152
REUSE PERMIT NO. R-100126
ELECTRIC – ARIZONA PUBLIC SERVICE

REQUEST

ZONING CHANGE;
FROM RV TO PLANNED AREA DEVELOPMENT.

PINAL COUNTY PERMIT & PROCESS NUMBERS

PLANNED AREA DEVELOPEMENT – TO BE DETERMINED

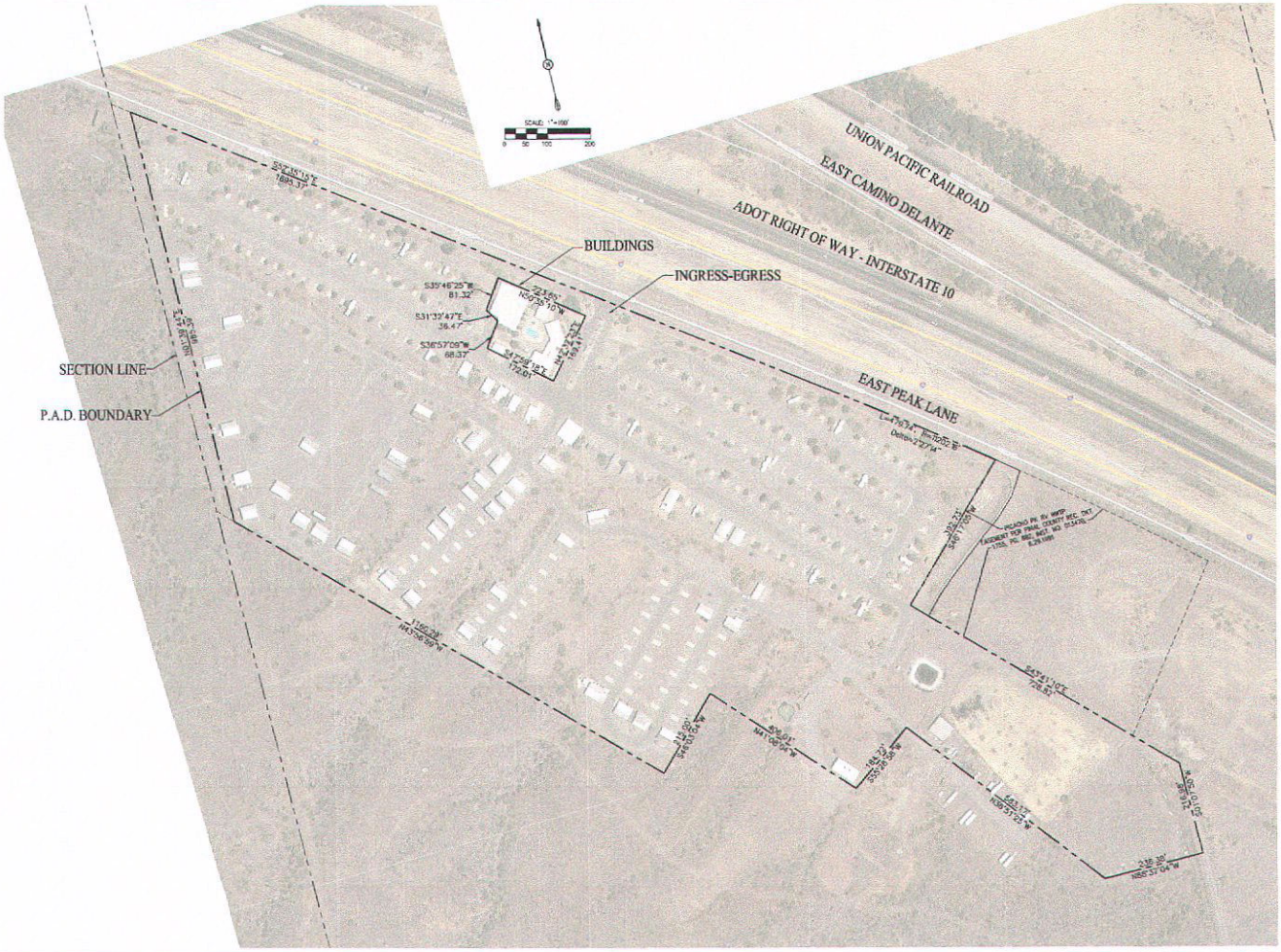
REVISION	DATE	BY
--	--	KTM

McDougall Devcon
Planning for successful projects
4624 East Marilyn Road, Phoenix, AZ 85032, (602) 619-9900
Civil Engineering • Land Surveying • Construction Management

Expires 3/31/2015

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
COVER SHEET

PINAL COUNTY, ARIZONA
DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM
PICACHO PEAK
Plan No. PPK
PROJ. ID. PPK
SHEET 1 OF 8



PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
PROPERTY BOUNDARY

PICACHO PEAK
Plan No. PPK

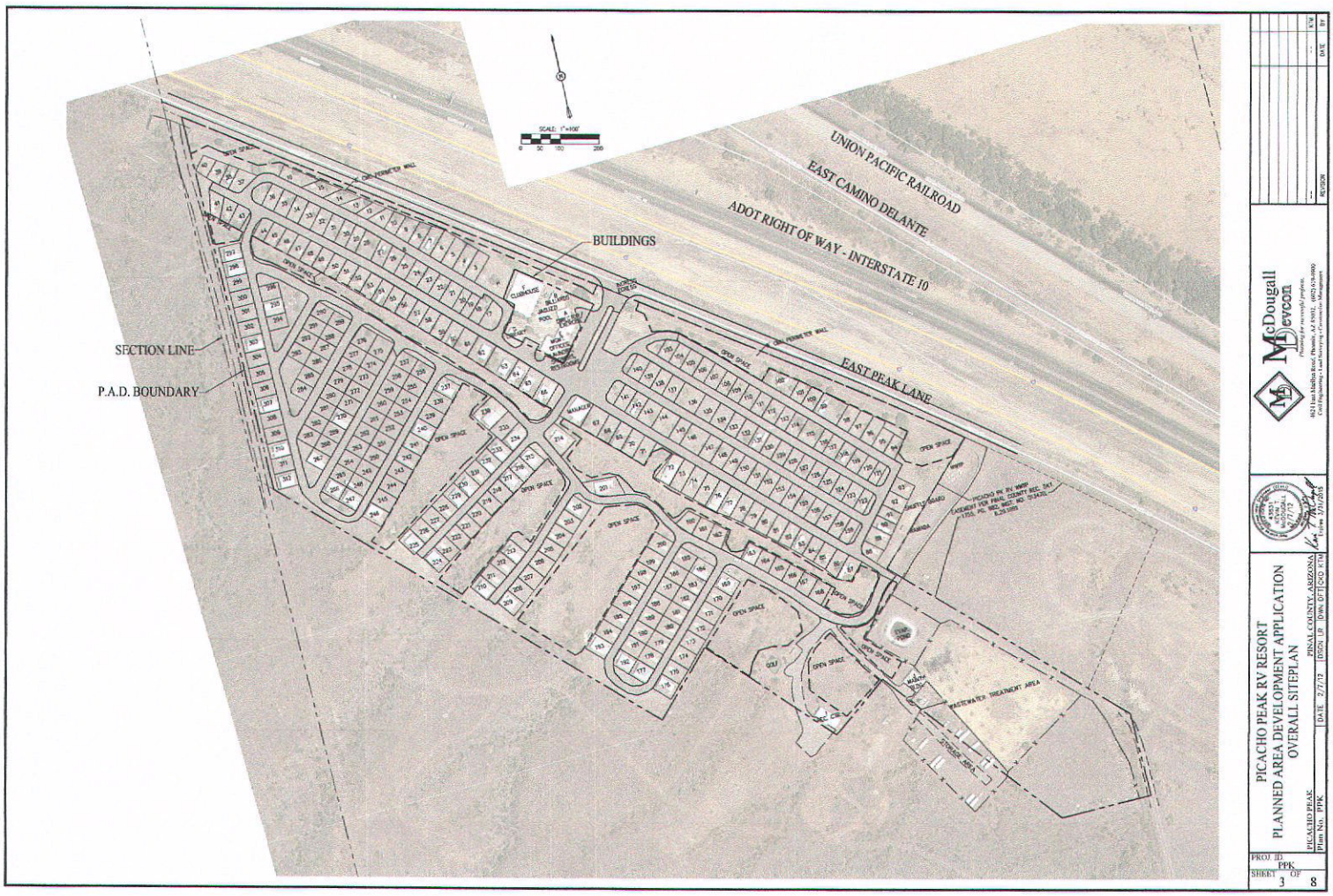
PINAL COUNTY, ARIZONA

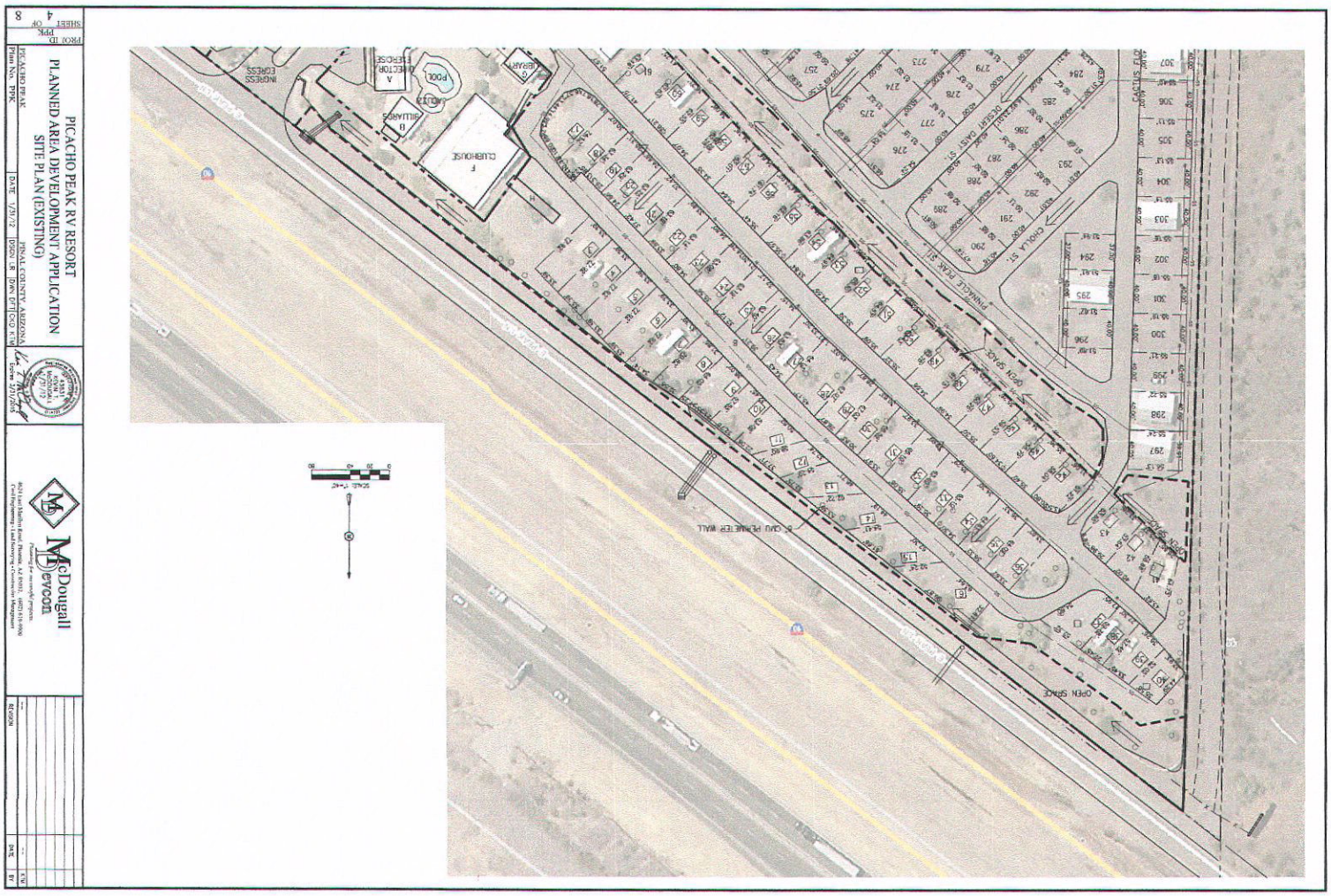
DATE 2/7/12

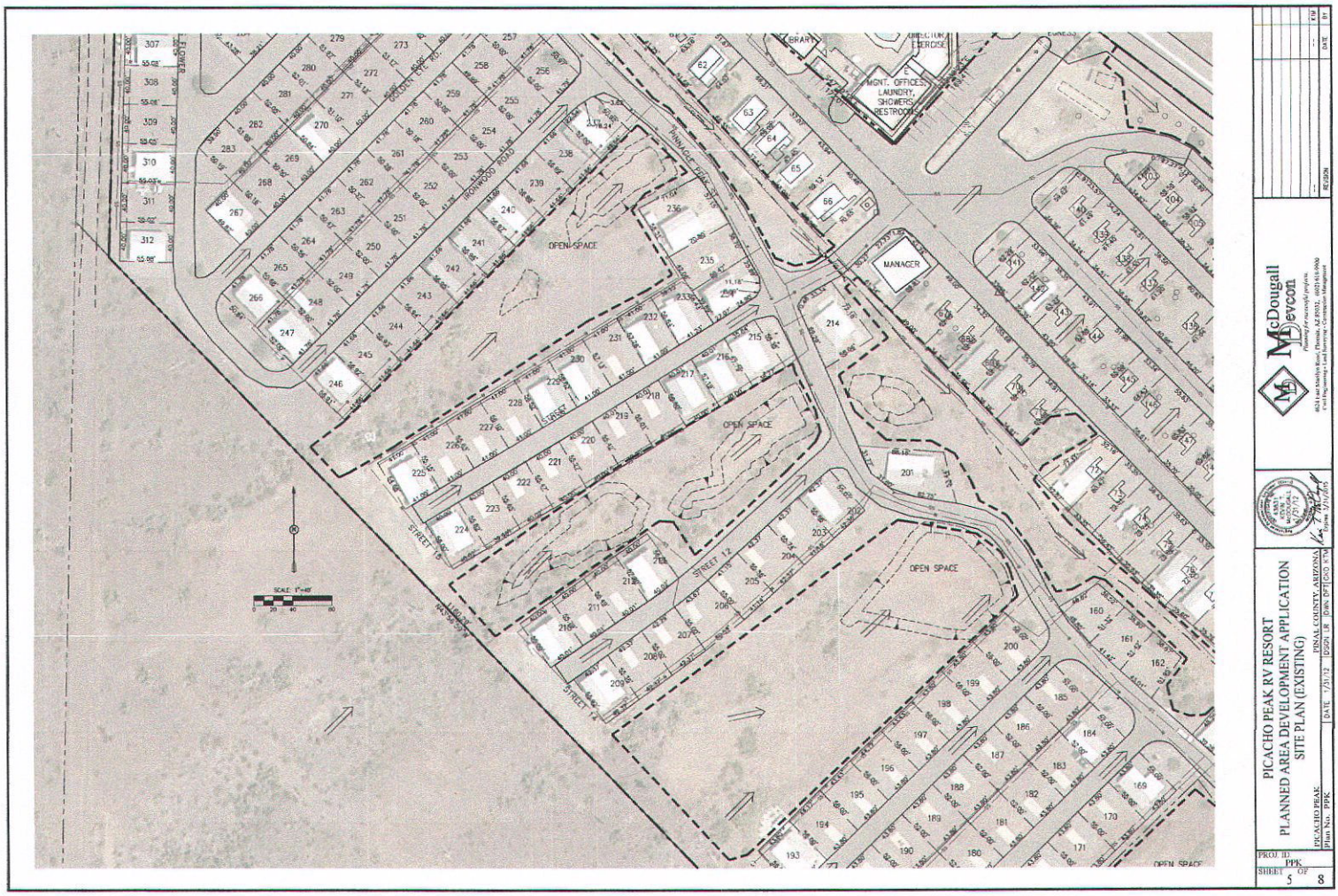
PROJ. ID PPK

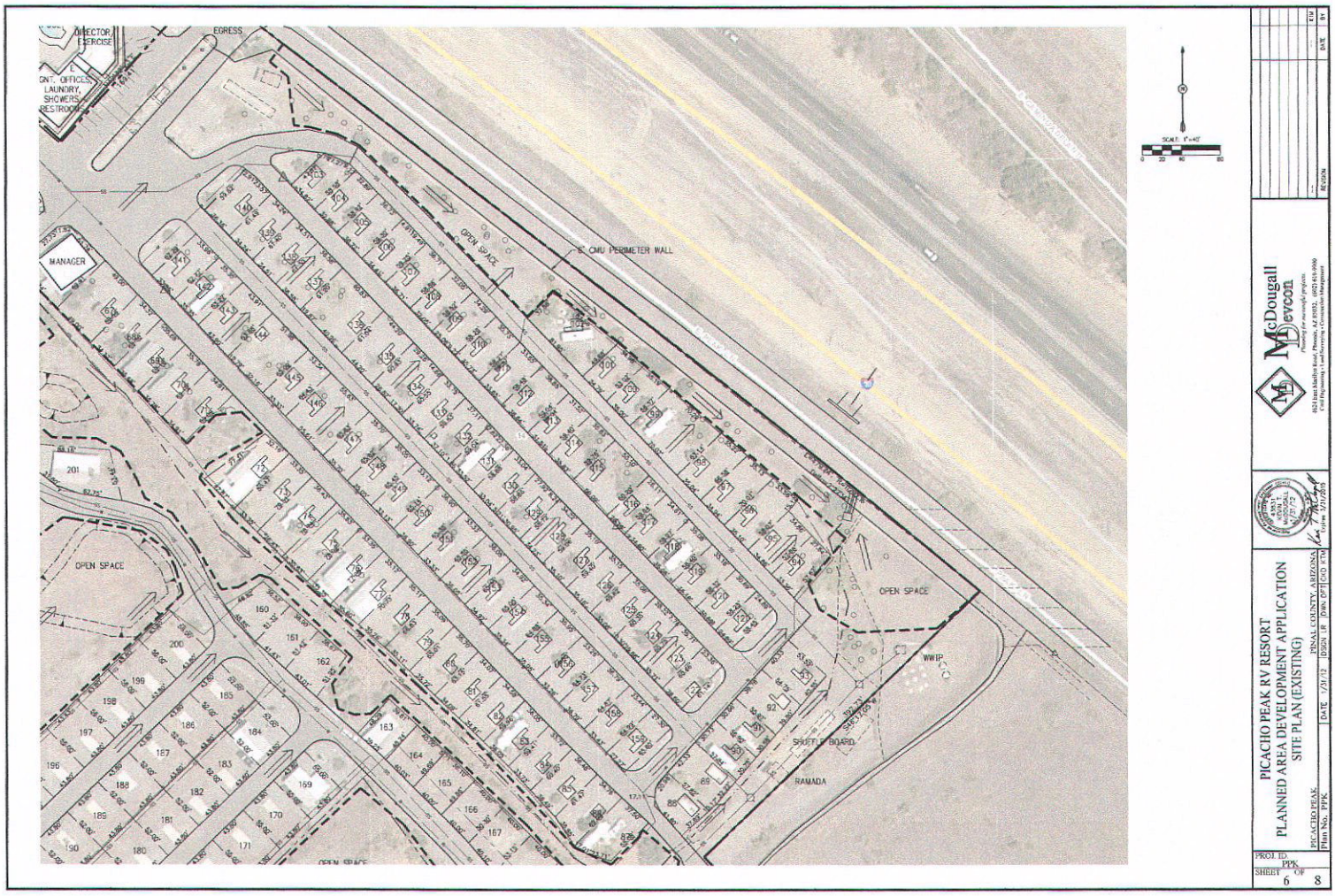
SHEET 2 OF 8

McDougall Devcon

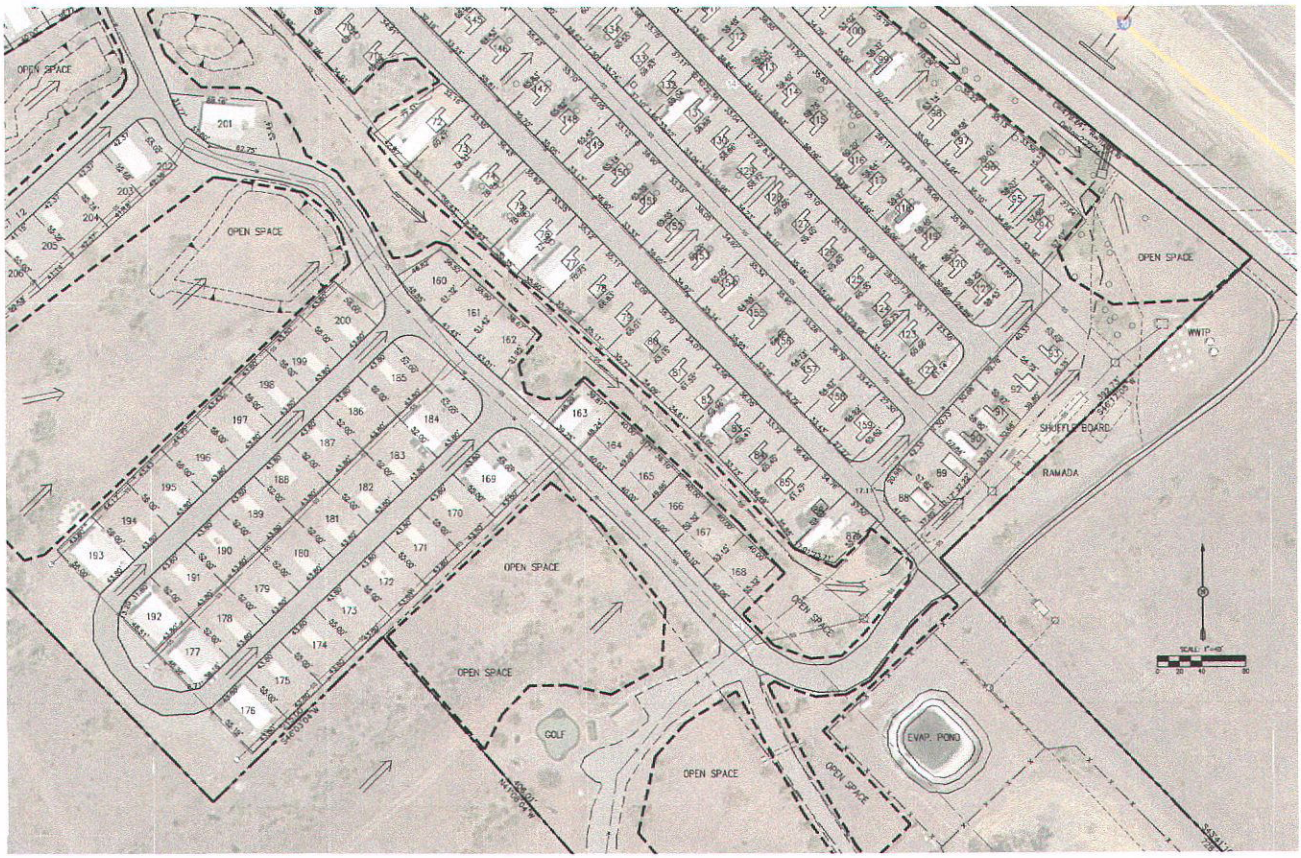

UNION PACIFIC RAILROAD
EAST CAMINO DELANTE
ADOT RIGHT OF WAY - INTERSTATE 10
BUILDINGS
SECTION LINE
P.A.D. BOUNDARY
EAST PEAK LANE
OPEN SPACE
WASTEWATER TREATMENT AREA
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
OVERALL SITEPLAN
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 2/7/12
DISGN LR
DWN OFT
CKD KTM
PROJ. ID PPK
SHEET 3 OF 8
McDougall Devcon
REVISION
DATE
BY


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
Plan No. PPK
DATE 1/31/12
PINAL COUNTY, ARIZONA
DSGN LR
DWN DFT
CKD KTM
Expires 3/31/2015
McDougall Devcon
PROJ ID PPK
SHEET 4 OF 8
CLUBHOUSE
POOL
DESERT DAISY ST.
CHOLLA ST.
PINNACLE PEAK SL
OPEN SPACE
6' CMU PERIMETER WALL
INGRESS EGRESS
SCALE: 1"=40'


PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN DFT
CKD KTM
McDougall Devcon
PROJ. ID PPK
SHEET 5 OF 8
OPEN SPACE
MANAGER
MGNT. OFFICES, LAUNDRY, SHOWERS, RESTROOMS
STREET 12
STREET 14
STREET 15
IRONWOOD ROAD
PINNACLE PEAK
SCALE: 1"=40'



DIRECTOR EXERCISE
EGRESS
GNT. OFFICES, LAUNDRY, SHOWERS, RESTROOMS
MANAGER
OPEN SPACE
6" CMU PERIMETER WALL
OPEN SPACE
OPEN SPACE
WWIP
SHUFFLE BOARD
RAMADA
OPEN SPACE
SCALE: 1"=40'
McDougall Devcon
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN OFT
CKD KTM
PROJ. ID. PPK
SHEET 6 OF 8

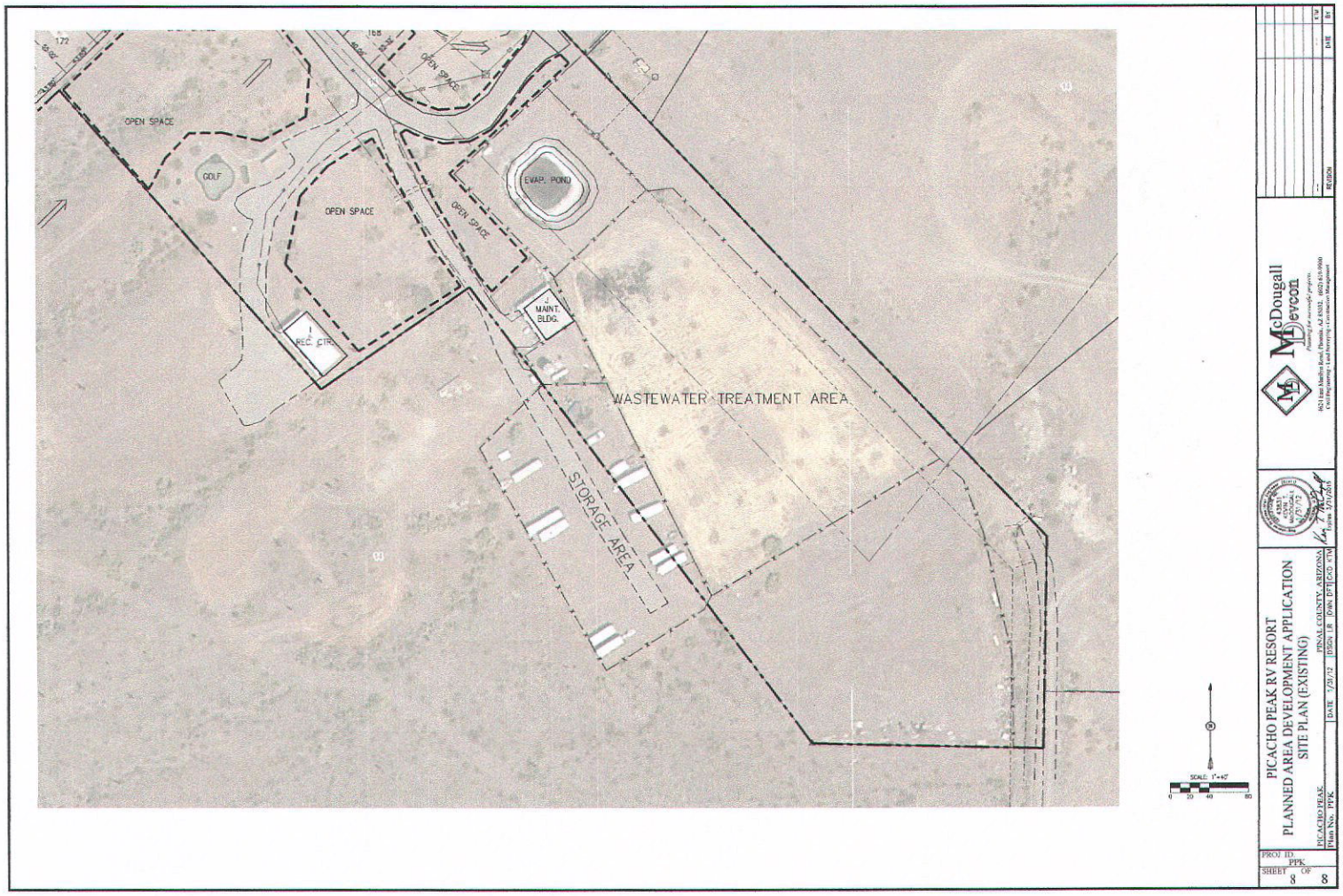


McDougall Devcon

PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)

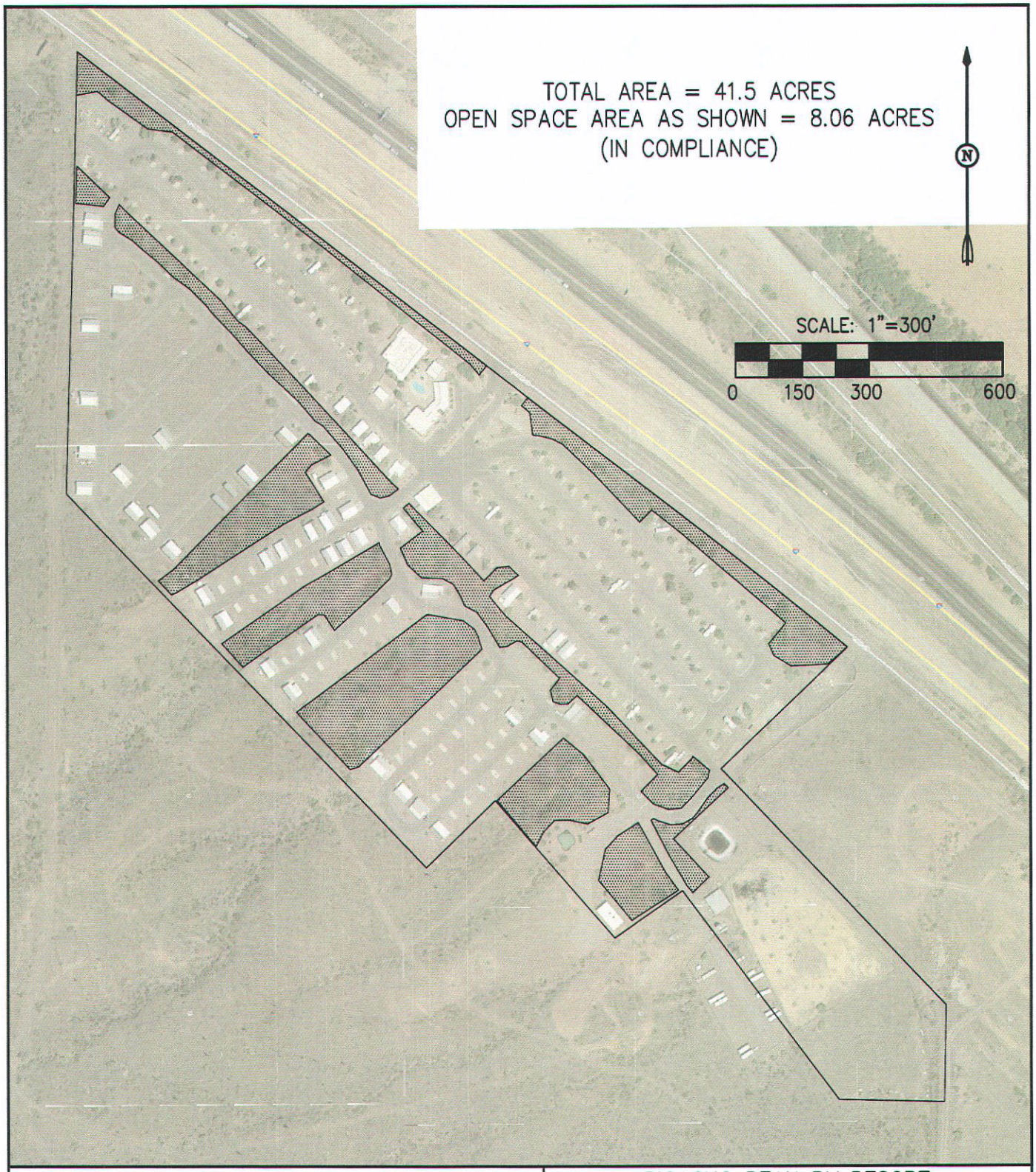
PICACHO PEAK | PINAL COUNTY, ARIZONA
Plan No. PPK | DATE 1/31/12 | DSGN LR | DWN DFT | CKD KTM

PROJ. ID PPK
SHEET 7 OF 8


OPEN SPACE
GOLF
OPEN SPACE
OPEN SPACE
OPEN SPACE
EVAP. POND
MAINT. BLDG.
REC. CTR.
WASTEWATER TREATMENT AREA
STORAGE AREA
SCALE: 1"=40'
PICACHO PEAK RV RESORT
PLANNED AREA DEVELOPMENT APPLICATION
SITE PLAN (EXISTING)
PICACHO PEAK
PINAL COUNTY, ARIZONA
Plan No. PPK
DATE 1/31/12
DSGN LR
DWN DFT
CKD KTM
McDougall Devcon
PROJ ID. PPK
SHEET 8 OF 8

Picacho Peak Resort
Exhibit 4

Existing Landscape
&
Project Amenities
Exhibit



McDougall Devcon

4624 East Marlyn Road, Phoenix, Az 85032 - 602.619.9900
Entitlement - Land Surveying - Civil Engineering - Construction Management

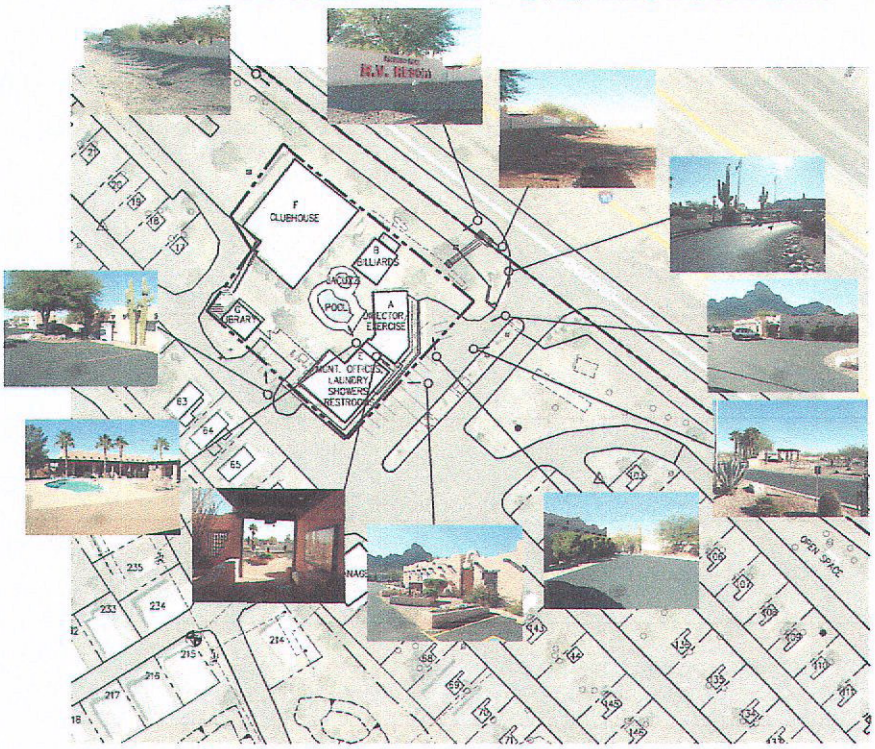
PICACHO PEAK RV RESORT

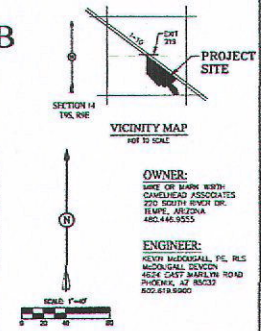
OPEN SPACE/RECREATIONAL AREA EXHIBIT

PINAL COUNTY ARIZONA

DATE 4/19/2012	PROJ. NO. PPK	SHT. 1 OF 1

PICACHO PEAK RESORT
PC APN's 410-05-015A, 410-05-016A AND 410-05-016B
LANDSCAPING PLAN - SITE PHOTOGRAPHS





OWNER:
MIKE OR MARK WIRTH
CAMELHEAD ASSOCIATES
220 SOUTH RIVER DR.
TEMPE, ARIZONA
480.446.9555

ENGINEER:
KEVIN McDOUGALL, PE, RLS
McDOUGALL DEVCON
4624 EAST MARILYN ROAD
PHOENIX, AZ 85032
602.619.9000

McDougall Devcon

PRELIMINARY
NOT FOR
RECORDING OR
CONSTRUCTION

PICACHO PEAK RV RESORT
LANDSCAPING PLAN
SITE PHOTOGRAPHS

PICACHO PEAK
Plan No. PPK
DATE 1/26/12
PINAL COUNTY, ARIZONA
DSDN LR DWN DFT CKD KTM

PROJ. ID PPK
SHEET 1 OF 1

Picacho Peak Resort
Exhibit 5

Water and Waste Water Information

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

Provisional Verification of General Permit Conformance for Sewage Collection System General Permit 4.01

Applicant Information: Name: Michael Wirth Picacho Peak RV Resort Address: 220 South River Drive Tempe, AZ 85281	**File Number:** 20030051 **Permitted Design Flow:** 6,050 (ave daily flow)

System Location/Description/Wastewater Characteristics: _X_Gravity_Lift Station_Force ___Other
Installation of approximately 2,900 ft of 6-in PVC sewer pipe with cleanouts and sewer connections at each space (40 ft) to serve Picacho Park RV Park, Phase III, Lots 1-77 and Lots 113-121.

Treatment Facility: Picacho Peak RV Park
Sewage Treatment System Number: General 1.09 APP Permit

Documents Approved for Construction NOI, dated: 01/15/03 Site Plans, dated: 04/21/02 Design Plan, dated: 01/14/03 Operation & Maintenance, dated: S [O&M Manual referenced in compliance inspections].	**Site Information:** Pinal County Location of downstream end of system proposed herein: T 9S R 9E Section 14 Latitude: 33 ° 38 ' 50.0 " N Longitude: 111 ° 23' 14.0 " W

Provisional Verification of General Permit Conformance: This Provisional Verification of General Permit Conformance is issued in accordance with Arizona Administrative Code Title 18, Chapter 9, Article 3, Part A, Section A301. The applicant is authorized to construct the facility at the location specified herein under terms and conditions of the general permit and applicable requirements of Arizona Revised Statutes Title 49, Chapter 2, and Arizona Administrative Code Title 18, Chapter 9. The applicant has two years from the approval date of this document to complete construction and submit the applicable verification documents specified in A.A.C. R18-9-E301(E). Construction shall conform to the documents approved for construction.

Gregory H. Brown, P.E. — 5/14/03 Date
Manager, Wastewater Design Review Unit

1110 West Washington Street (5415B-3), Phoenix, Arizona 85007 (602)771-4677 1(800)234-5677x4677

2.0 EXISTING FACILITIES

2.1 PICACHO PEAK WATER COMPANY

2.1.1 PHYSICAL FACILITIES

The Picacho Peak Water Company system consists of the following components:

- Well Site 1. 64 gpm well, hydropneumatic tank, and 40,000 gallon ground-set tank.
- Well Site 2. 82 gpm well, hydropneumatic tank.
- Booster pumps located at Well Site 1. Water is boosted into the distribution system within the range of 30 to 60 psi. Pumps have a capacity of 76 gpm each.
- Water transmission and distribution facilities, consisting of 4 and 6 inch diameter pipe.

The Picacho Peak State Park owns and operates a potable water well and small storage tank, which is used to supplement the water supply purchased from the PPWC. It is assumed that this well and tank will continue to be operated by the Picacho Peak State Park, at least to supply extreme peak demand which occurs during very high visitation periods in some years.

Water is supplied to several commercial enterprises, approximately 9 year-around residents, the Picacho Peak RV Park, and the Picacho Peak State Park. Since the service area is at or above the elevation of the water storage tank, all supply is directly boosted into the system, and high demand may exceed the capacity of the two booster pumps.

2.1.2 WATER QUALITY

The PPWC water system has had exceedences of total coliform and nitrate. While the coliform may indicate poor sampling procedures, well-head condition problems, or other remediable issues, there is a history of nitrate levels exceeding the maximum containment level (MCL) for nitrate of 10 mg/L. A Notice of Violation from Arizona Department of Environmental Quality (ADEQ) dated January 13, 2003 and laboratory reports from 2003 lists nitrate results for both Well 1 and Well 2 that exceed 10 mg/L; levels at Well 2 are generally higher than at Well 1. In addition, arsenic testing at both wells from samples collected November 6, 2003, indicated arsenic level at Well 1 of 0.005 mg/L, and at Well 2 of 0.02 mg/L. The current Environmental Protection Agency (EPA) MCL for arsenic is 10 ppb (0.010 mg/L).

Arsenic and nitrogen quality issues can be addressed by well-head treatment, at relatively high cost. Treatment is by ion exchange, which produces substantial waste streams requiring evaporation from lined ponds or lagoons.

2.2 PICACHO WATER COMPANY/PICACHO WATER IMPROVEMENT DISTRICT

2.2.1 PHYSICAL FACILITIES

The unincorporated Town of Picacho is served by a main well site with ground-set storage, a back-up well that boosts directly into the distribution system, and a separate well and storage tank that serve the Picacho Elementary School. The school system is separated from the Town system by a normally-closed valve. However, the operation of the valve will allow physical co-joining of the two supply systems. The components are as follows:

- Main well (No. 1): 225 gpm well pump, 200,000 gallon ground-set storage tank, hydropneumatic tank, and two 200 gpm booster pumps that boost the water from the tank into the distribution system.

- Back-up well (No. 2): Approximately 165 gpm well pump with no storage; pump discharges directly to the distribution system.

- Elementary School Well: Constructed in 1999, system consists of a 90 gpm submersible well pump, 75,000 gallon storage tank, and hydropneumatic tank.

- Water transmission and distribution facilities, consisting of 6 and 8 inch diameter pipe.

2.2.2 WATER QUALITY

The Picacho Elementary School well was designed to address high nitrate concentration historically present in the upper aquifer. The well was screened from 590 to 1000 feet below ground surface (bgs). The post-construction sampling at the Elementary School well resulted in a reported arsenic level of 0.0087 mg/L (below the then - current MCL of 0.05 mg/L), and nitrate, as N, of 1.3 mg/L, with other new-source testing indicating acceptable drinking water quality.

The older wells in the PWID system have both tested below the current MCLs for arsenic and nitrate. (See Appendix for ADEQ database printouts.) In January 2006, an arsenic MCL of 0.01 mg/L will need to be met.

Appendix A:
Ownership
and
Project Consultants

PROPERTY OWNERSHIP:
Camelhead Associates, LLC
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

DEVELOPER:
Mike & Mark Weirth
2200 South River Drive
Tempe Arizona 85281
Telephone: (480) 285-3882

REPRESENTATIVE/APPLICANT:
Lyle Richardson
5310 North Camino Real
Tucson AZ 85718
Telephone (602) 909-59760

ENGINEER:
Kevin T. McDougall, P.E.
4624 E. Marilyn Rd.
Phoenix Arizona 85032
Telephone: (602) 619-9900

Appendix B:

Parcel Owners for Surround Land

OWNERSHIP LIST

NAME	ADDRESS	CITY/STATE	PARCEL NO.
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-012G
Camelhead Associates	220 S. River Drive	Tempe AZ 85281	410-05-015A
Egon Von Schereiber	4026 E. St. Joseph Way	Phx AZ 85018	410-05-002C
Koiester Berthold Trust	E. Peak Lane,	Red Rock AZ, 85145	410-05-002J
Bowlin Travel Ctr. Inc.	E. Camino Adelante,	Red Rock AZ	410-05-013B
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014C
Picacho Trading Post LLC	4532 E. Pescar Drive	Paradise Valley AZ, 85253	410-05-014D
George & Adrienne Ben-Willner	3641 N. 39th Ave	Phoenix AZ, 85019	410-005-014E

NOTES FROM THE May 2ND 2012 PICACHO PEAK RESORT MEETING

The Meeting was conducted in the Guest Service Building at the Picacho Peak RV Resort.

The meeting started at approximately 7:00 PM. There were approximately 8/ 10 property owners from the area in attendance.

A brief presentation and description of the overall project was given by the applicant and project owners.

Question pertaining to the Comprehensive Plan Amendment and Rezoning/PAD process were addressed.

Detailed discussion of various options to address the current water quality and infrastructure system improvements took place. It was determined that new advancement in the water treatment industry exist that might help with the quality of the water, however the initial purchase cost and long term operation costs for that type of system were unknown.

It was decided that research of the system and costs would be undertaken immediately.

The applicant and owner suggested a 30 day continuance to the case. The group in attendance decided that it would be best to research these options before the case is presented to the Planning Commission.

The meeting closed at approximately 8:15 PM.

ROOSTER COGBURN
OSTRICH RANCH

PO Box 1100
Red Rock, AZ 85145
Home (520) 466-3658
Mobile (520) 631-8306
Fax (520) 466-3634
Email: fun@roostercogburn.com
Website: roostercogburn.com

April 17, 2012

Pinal County Planning & Zoning Commission

Case # PZ-PA-001-12 & PZ/PZ-PD-005-12

Dear Pinal County Planning Members:

I have been a volunteer member of the non-profit Picacho Peak Water Company (PPWC) for 18 years and have served in many capacities. The PPWC had 9 members and 11 water meters and a long history of unsafe water conditions. We were only allowed to serve our unsafe water because we were considered a transient water system with no other source of safe water. The few people that lived at Picacho Peak did not drink the water and the Picacho Peak RV Resort restricted visitors to stay only 14 days or less at a time, therefore allowing the transient classification to remain.

I personally oppose the Picacho Peak RV Park re-zoning for the following reasons:

1. On Feb. 9th, 2000 Mike and Mark Wirth came to a PPWC meeting and indicated they were in the process of buying the RV Resort and had plans to develop it beyond it's current status. They were informed by the PPWC that our water was both unsafe and inadequate before they purchased the distressed Picacho Peak RV Resort.

2. Enclosed is a Dec. 12th, 2001 three page letter from ADEQ with conditions that must be met before consideration of approval for expansion of the RV Park. #3 on this letter says "*ADEQ department data indicates that the water system 11-038 (PPWC) is out of compliance. The water system needs to be in compliance before we can approve the proposed extension.*" The Picacho Peak RV Resort did not respond or seek further approval of their request for expansion from ADEQ.

3. The PPWC denied a 35 space RV addition to the Picacho Peak RV Resort because the resort's own engineer said it was not advisable due to the water issues.

4. The PPWC did elect George Bien-Wilner as President and Mike Wirth as Vice-President with the understanding that they had the most to gain financially if we could find a workable solution to our long standing, unsafe water conditions. As Vice-President of PPWC, Mr. Wirth convinced Pinal County Planning to allow him to start construction on the 35 space expansion of the Picacho Peak RV Resort. Mr. Wirth then convinced Pinal County Planning to allow him to expand another 124 spaces. This was all done without the approval or knowledge of the PPWC.

5. The PPWC lodged a formal complaint and asked for a meeting with ADEQ. At this meeting the PPWC was informed by ADEQ that *"the Picacho Peak RV Resort **did not** have ADEQ approval for water or sewer for their expansion."*

6. The PPWC then complained to Pinal County about the unapproved expansion of the Picacho Peak RV Resort. Pinal County Planning said that Mr. Mike Wirth had approached then as Vice-President of the PPWC claiming that he did have approval from ADEQ. Pinal County had allowed Mr. Mike Wirth to begin construction based upon Mr. Wirth's position as VP of PPWC and his assurance that he did have ADEQ approval.

7. On Nov. 8th, 2002 Mr. Steven Brown, with Pinal County Planning, ordered the Picacho Peak Resort to stop construction of it's unauthorized but nearly complete 159 RV space expansions.

8. Under threat of a lawsuit, the ADEQ and Pinal County Planning then allowed the Picacho Peak Resort to complete the unauthorized expansion.

9. The Picacho Peak RV Resort expansion caused the PPWC to be reclassified as a community water supply due to the higher number of permanent residents. Mr. Mike Wirth then complained to the Corporation Commission that the PPWC refused to supply him with potable water for his now 308 space RV Resort.

10. The PPWC was told by ADEQ and Arizona Corporation Commission that the PPWC and the members were legally responsible and liable for the unsafe water.

11. On Jan. 14th, 2004 the PPWC held a meeting and voted to declare a STATE OF EMERGENCY. It stated that any PPWC member that knowingly served PPWC unsafe water to the public would assume responsibility for that risk. Up to 600 new residents have been exposed to the unsafe water conditions since the STATE OF EMERGENCY was declared on Jan. 14th, 2004.

12. The PPWC is an old, out of date water system that records will show should not have ever been approved as a water company. PPWC has two shallow wells. One of these wells has been out of service for 5 years and the underground electric line servicing it has been condemned by APS. Our fire protection is non-existent and we were told by the Avra Valley Fire Department that if a fire ever broke out in the expanded RV Park that they would not be able to help because of our lack of fire protection water.

No expansion or re-zoning of any kind should be allowed until the PPWC has a safe and reliable ADEQ approved water supply with fire protection for the members and visitors.

Respectfully submitted,

D.C. Cogburn

D.C. Cogburn
Rooster Cogburn Ostrich Ranch
Past President of PPWC
Member of PPWC

Cc by Certified Mail:
Arizona Dept. of Environmental Quality
Arizona Corporation Commission

Jane Dee Hull
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

3033 North Central Avenue • Phoenix, Arizona 85012-2809
(602) 207-2300 • www.adeq.state.az.us

Jacqueline E. Schafer
Director

December 12, 2001

Kevin McDougall, P.E.
McDougall Consulting
4757 E. Greenway Rd. #107B
Box 30
Phoenix, AZ 85032-8510

Re: Picacho Peak RV Resort Phase III/Water
ADEQ File No. 20010590

Dear Mr. McDougall:

Reference is made to our phone conversation on 12/10/01. A preliminary review of the submitted water project indicates that the following issues need to be resolved before the review can continue.

1). Wastewater review needs to be completed before Approval to Construct Water can be issued. Please contact Helen Nyberg at (602) 207-4677 regarding ADEQ requirements for submittal of wastewater projects.

2). The Certificate for Approval to Construct Waterline extension for Phase II (32 RV spaces), ADEQ File No. 20000637 has not been issued (see enclosed letter). However, plans, design report & an application for Phase III refer to Phase II as "existing". Approval to construct Phase II needs to be obtained before we can approve Phase III.

3). As on 11/29/01 the Department data indicates that the water system 11-038 is out of compliance. The water system needs to be in compliance before we can approve the proposed extension. Please call ADEQ Water Compliance Enforcement Unit at (602) 207-7626 for more information regarding this issue.

4). Provide description of <u>all</u> proposed Phase III components, including waterlines size, length and material of construction. Also, include storage and pressure tanks size and material of construction.

5). Provide complete <u>construction plans and specifications</u> for the proposed water storage tank, pressure tanks, pumps, backflow prevention device & etc.

a. The details should comply with ADEQ Engineering Bulletin 10 requirements.

b. Show site plan including grading and drainage.

c. Show 6 ft. security fence with lockable gates.

d. Refer to appropriate plans instead of water system report on Sheet 4 of plans.

6). Design Report/Adequacy. The water system production, storage and booster facilities need to be adequate to accommodate the peak demand for all previously approved and proposed connections plus fire flow requirements with a minimum of residual pressure of 20 psi.

7). Specify RV space numbers on all sheet of plans.

8). Note 122 units instead of 124 on Sheet 1 of plans.

9). Street 10 should be noted instead of street 13 on Sheet 13.

10). Show sewer and water pipes invert elevations at all water/sewer lines crossing. If water lines cross under sewer lines, minimum separation and extra protection shall comply with AA.C. R18-4-502.C.

11). Show water/sewer lines horizontal separation.

12). Show air release valves at high points or where water line changes slope.

13). The following water construction notes should be specified on plans:

a. All waterlines and fittings shall have NSF-PW seal.

b. All materials and products used in the drinking water system including surface coatings and paints shall conform to NSF Standard 61as per A.A.C. R18-4-119.

c. Construction materials used in the drinking water system shall be lead free as defined at R18-5-504 and R18-4-101.

d. Water lines shall be pressure and leakage tested in accordance with AWWA C605-94 Standard.

e. Water lines shall be disinfected by chlorination in accordance with AWWA C601 Standard or ADEQ Bulletin No. 8.

f. Backflow prevention assembly shall meet A.A.C. R18-4-115.

g. Well setbacks shall comply with A.A.C. R18-4-502.D.

h. Water/sewer lines separation shall be in accordance with A.A.C. R18-4-502.C.

14. It is recommended to include verbatim of A.A.C. R18-4-502.C. in the Construction Notes (see enclosure).

15). Please provide a written response for each item referenced above.

If you have any questions, please call (602) 207-2236. 1-800-234-5677

Sincerely, 602 - 771-4672

Katrin Stukov

Katrin Stukov
Technical Engineering Unit
Water Quality Division

KS:ce

Enclosures

cc: Pinal County Health Department
Michael L. Wirth
ADEQ File No. 20000637

Picacho Peak Water Company

April 17, 2012

Pinal County Planning & Zoning Commission
Work Session Committee

Dear Committee,

Regarding the zoning change requests titled PZ-PA-001-12 and PZ/PZ-PD-005-12:

The property pertinent to the referenced zoning change requests exists within the service area of the Picacho Peak Water Company.
The requests primarily involve changes in zoning from Employment to High Density Residential and from Low Density Residential to High Density Residential.

The Water Company, with its current situation concerning the quality of available water, and its current storage and transmission capabilities, cannot guarantee to provide the additional volume of quality water that will be required as a result of the zoning changes.

The Water Company requests that, before approval of the noted zoning changes, there be in place, an agreement between the Water Company and the owners of the subject property guaranteeing that, in a timely manner, and with the property owner's financial assistance, appropriate upgrades to the Water Company's infrastructure and water quality issues have been completed. This agreement is typically referred to as a main extension agreement and is common practice in the development community.

Sincerely,
Picacho Peak Water Company

Bill McCabe

Bill McCabe
President

Prepared by Johnny Riley - PPWC - Sec - Tres
5/27/03

Chronology of events pertaining to Mr. Wirth

February 9, 2000 Mr. Mike Wirth came to Picacho Peak Water Company meeting and said that he was in the process of buying Picacho Peak RV & Resort and indicated he had plans to develop the Resort beyond it's current status.

August, 2000 We were allegedly re-categorized as a "community" water system. ***We were never notified, in writing or telephonically. We found this out accidentally in late 2002 or early 2003.***

October 4, 2000 Mr. Dick Bartholomew made a presentation on Picacho Peak RV and Resort. Tabled until October 24 meeting.

October 24, 2000 Mr. Bartholomew presented additional information and three options available for our consideration to provide for the additional 152 RV spaces at Picacho Peak RV & Resort. Tabled until further information could be obtained.

November 14, 2000 Mr. Rick Aguirre, President, of the water board, faxed his resignation to Mike Wirth. We held an election. Mr. George Bien-Willner (incumbent Vice Pres.) was elected as President, and Mr. Johnny Riley (incumbent Sect/Treas.), was re-elected. Mr. Wirth was elected as the Vice President.

November 28, 2000 Mr. Wirth wrote a letter to Mr. Bien-Willner asking us to approve his project.

January 14, 2001 Mr. Bien-Willner, Mr. Egon Von Schreiber, Mr. D.C. Cogburn and Mr. Riley met with ADEQ to gather information,, advise them of our capacity as the new board, and seek their support and advice.

February 15, 2001 Mike raised the issue about was going to happen due to his actions. We advised him that we had five areas of concern.

- ⇨ Mike had gone directly to Jim Wise and told him to install a two-inch meter at his property, without approval of the Board or the other directors.
- ⇨ During the meeting with ADEQ he told them he only had one permanent residence. After the meeting with ADEQ, we were advised by others that he had already sold and was continuing to sell the model homes, thus elevating the number of "permanent residents" as defined by ADEQ and as Mike Wirth had briefed ADEQ. This not only made us look bad to ADEQ, but would likely alter our categorization.
- ⇨ Sent a letter to ADEQ, with a specific number of people and without concurrence of directors. Based on the above information this of grave concern, because of he liability to users.
- ⇨ Mike wrote several letters and changed our permanent address to the RV Resort address.
- ⇨ He met with Mr. Ruhl, a consultant, who may be able to help put together a package to receive a grant, without inviting or even advising others.

February 28, 2001 Mr. Wirth submitted a letter offering his resignation and we accepted it.

September 21, 2001 The discussion then turned to a request from the Picacho Peak RV and Resort for authorization to move on with his plans for expansion of the RV park.

- First, George asked Mike if he had connected the new meter. Mike indicated he had not. George indicated that we have serious concerns about his project. We are concerned because it could significantly impact the other users and the Water Company and could change our status as a transient non-community water system. Specifically, it could directly affect the water pressure and overtax the system, which could cause system failures, and it could force us into a different class of water company, which would require us to meet more stringent standards for water quality.
- We are looking at several alternatives to meet the quantity and quality requirements of the users. However, at this time we are still not financially solvent. The major issues facing the water company are:
  1) The pipe from well 1 to well 2 may be in need of repair.
  2) The nitrate level is higher than the acceptable levels. However, if we remain a "transient system" it is not as critical because of the relatively low number of permanent residents.
  3) The storage capacity for users is sufficient for current users, but does not allow for additional users.
  4) Several alternatives have been proposed over the years. The three which have the most potential are:
     a) Run a pipe line, with booster pumps from Red Rock to Picacho Peak and build an additional water storage tank on Picacho Peak State Park to create gravity flow to meet the needs of the users.
     b) Set another tank in the vicinity of the current tank and utilize a Reverse Osmosis system to clean the water.
     c) Set another tank in the vicinity of the current tank and build a self-contained water system, which would have minimal waste and would clean the impurities.
- Mike asked the Board to approve his project. He said he had been asking for this for several months and we (the Board) couldn't make a decision. He indicated that he may just move on with his project. He was advised we are only concerned about the impact on the water system. He said he already had his building permit and he will do whatever is necessary to get his water. He said that the engineering study he provided recommended that he put in his own system. D.C. Cogburn advised Mike that the engineering report he provided from Dick Bartholomew (attachment 1), did not recommend increasing peak day demand, because "It places to much burden on the well pumps." Mike was advised that we had to approve his project, because of the potential impact on the Water Company and the users. He was further advised that once we have a current engineering report with the overall impact to the water system, we will make a decision on his request. The approval was tabled.
- Rob indicated the State Park was planning to install shower facilities in the future. He said it was previously approved by *the Arizona State Park Agency*. None of the current board members remembered any discussions about shower facilities. Rob was advised that we need to get additional information on the projected usage, so we can evaluate the impact on the water system.

- In conclusion, it was emphasized that any major increased usage of water or additional users needed to be approved by the board to ensure that current users are not negatively impacted and that we remain in compliance with the laws controlling the water company's operation.

September 27, 2001: I was in Tulsa, Oklahoma on a recruiting trip, when I received a call from D.C. Cogburn. He advised me that Karen Barry, from ADEQ, had been out to the Water Company site to do an inspection and she told him she had visited with George Bien-Willner about applying for a loan through WIFA. She said George told her that we would not apply.

D.C. said the suspense to get the paperwork in was September 28th. He said she left him a copy of the application form and asked me to look it over and see if we could fill it out and send it in just to get our name in the hat. I asked D.C. to fax it to me at the hotel. When I received it I went over the questions and there were a number I couldn't answer, particularly without the company files. I called and spoke to Ms. Barry and she advised me to call the people at WIFA, which she had written on the top of the application. I called WIFA several times and left messages for anyone who could help on the form. I never received a phone call from anyone.

October 1, 2001 (Monday) I received a call from Suzanne Price at WIFA. She indicated that she was unable to return my calls on Friday, however, the water company should try to submit the paperwork anyway. She said they might be able to work it in to the budgeting cycle. I told her that unless it was a "grant" it wouldn't be worthwhile for us to apply, since we couldn't repay a debt of any size. I told her we only have twelve meters and about 18 to 24 residents. She said, ...oh, then you probably don't qualify, because you are suppose to have 15 hookups and 25 users. Apparently someone had overstated our number of users. I added that quite honestly, we don't even know what we need. She said that she would have Pete Miller, one of her technical people call me back. As of October 7, 2001, I have not heard from him.

December 12, 2001 Letter to Ms. Ceccarelli-Wolf, ADEQ, expressing our confusion with her latter dated November 29, 2001 and our concern about the information she enunciated. We also explained our concerns with the significant ramifications of a change in our company status and the potential problems associated with Mr. Wirth's project.

December 21, 2001 Letter to Ms. Karen Barry, ADEQ, thanking her for her assistance and advising her that the information submitted to ADEQ by Mr. Wirth, the ex Vice President, was not corroborated, coordinated, or authorized by the Company Water Board. We also advised her that Mr. Wirth was advertising park units for sale, contrary to our previous warnings not to take any actions that could impact our classification and relationship with ADEQ.

January 18, 2002 Fax to Ms. Barry forwarding a letter from Mr. Bartholomew. He indicated that the resort was installing a small water reservoir and booster pumping station to serve the Resort's new area and that ADEQ told them that approval is not required if the cost

of the addition is less than $12,500. We asked them to verify the information and assistance in ensuring this action does not impact our ability to provide water that meets the standards set forth by ADEQ.

February 9, 2002 Smith sent a letter requesting all the information we had previously asked for.

September 17, 2002 Ms. Ann Taylor (602—280-8738) called and asked us to apply for a rural development loan to improve our water company. She said we could likely qualify for a 5% interest loan. She referred me to Leonard Gradiallas, WIFA Program Director 602-280-8747. He indicated we could get either a 6.75% (non-governmental arte or maybe 5% (governmental rate) on a WIFA loan.

October 30, 2002 D.C and George met with the state and county (Steve Brown). They discovered that neither the county or ADEQ had issued permits fro the development that Mike was continuing with.

A cease and desist letter was to be issued by the county.

May 19, 2003 DC Cogburn called me and said that he was out investigating a balloon on his property and that Mike Wirth has now poured what appears to be 200 foundations at the RV & Resort. He called Steve Brown and they were sending out an inspector.

May 23, 2003 DC called and said Steve Brown confirmed that Picacho Peak RV Resort has built an additional 200 spots. They have approval from ADEQ for his sewer plan. However, he was not suppose to set any homes. The county erred in allowing the homes to be set. He does not have ADEQ approval for water. Apparently someone in the county misunderstood and allowed the homes to be set.

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Leila Goachev/Associated Press

Moammar Gadhafi wants Libya to rejoin the world.

State halts development where water is inadequate

DC FROM SATURDAY AZ REPUBLIC

By Laura Dobbins
The Arizona Republic

For the first time in Arizona, state laws designed to ensure water supplies and stop land fraud are bringing development to a halt.

State officials recently notified three private water providers in Fountain Hills, Apache Junction and northeast Pinal County that they do not appear to have a required 100-year assured water supply to serve new housing and other construction.

Four municipal water departments in rural Arizona also are on notice.

The notices from the Arizona Department of Water Resources prevent the sale of new homes or commercial developments on subdivisions not yet recorded with a county.

In Fountain Hills, the notification has halted nearly a dozen developments.

Fountain Hills resident and land preservation advocate Jim Hamblin isn't surprised.

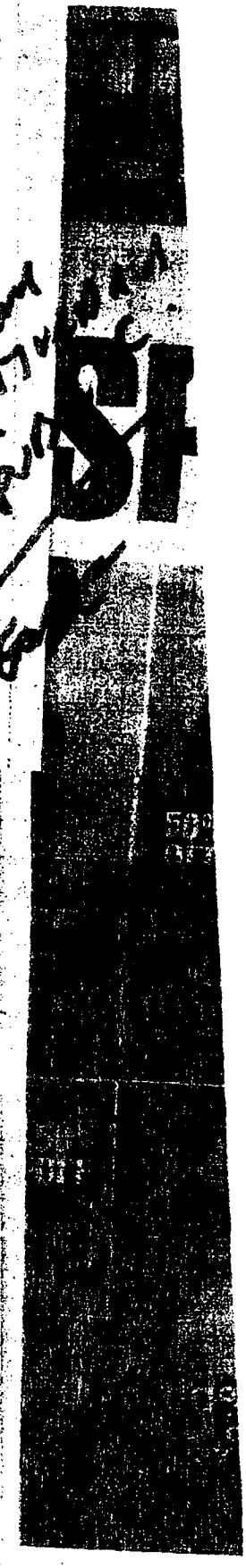
"We suffer from drought denial in the Valley of the Sun. For years, water has been 'apparently' plentiful and definitely cheap," Hamblin said. "Fountain Hills' water issues remind us that we may need to change our thinking ... and our habits."

And the same could happen in the

azcentral.com

More about the drought, including Valley cities that wish residents would get rid of their lawns, at drought.azcentral.com.

See WATER Page A4



Dec 21 03 08:40a George Bien-Willner 602-840-1114 p.1

TER State halts new developments

rom Page A1

as that received the One of the largest t may be affected is sed Johnson Ranch, a anned community of mes in northeast Pi- y.

ition, four municipal oviders serving Pres- gales, Florence and e notified this month, ifractions in Prescott ules may be fixed with paperwork. Florence are still under scru- e water officials said. past, companies have lose to their allotted ut seldom have gone eir assured supply," ng Dunham, manager ate Department of Wa- ources' Office of As- and Adequate Water

ne laws work

water Active Manage- reas in Arizona, sur- g Phoenix, Tucson, t, Casa Grande and No- are responsible for im- ting a complex set of ions intended to con- water.

r providers within the ement areas file annual ssage and needs reports he state water depart- which then performs its alysis and issues a no- t projects an inadequate

out an ensured 100-year supply, the Arizona De- ent of Real Estate will cord land plats, or subdi- plans.

l unless a water company sure future supplies, the na Corporation Commis- which regulates private companies, will not ap- changes in water prices. nicipalities still can re- and approve new subdivi- but none can be recorded a county if it has insuffi- water. If the subdivision cannot be recorded, the erty cannot be sold.

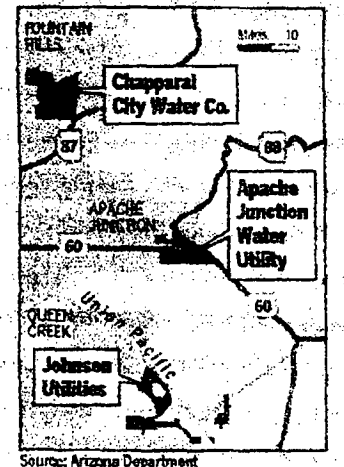
e Chaparral City Water subsidiary of American s Water Co., is short about illion gallons per year, or proposed new growth. An acre-foot equals 325,851 gallons, or about what a family of five uses in one year.

The company serves nearly 11,000 customers in Fountain Hills, and a small portion of Scottsdale, through two main water sources: the Central Arizona Project and three groundwater wells.

The utility claims it has adequate resources in wells, it just needs to pump more out of them. But a state study, which could take up to six months, must confirm that assertion.

Not enough water

Though current customers are unaffected, the Arizona Department of Water Services says three water companies do not have enough water to supply future customers. Approximate water service areas:



Source: Arizona Department of Water Resources, OAWS
Dan Kempton/The Arizona Republic

Arizona water sources

Groundwater: Located beneath the earth in natural reservoirs called aquifers.

Surface water: Natural resource from lakes, rivers and streams.

Central Arizona Project: A $4.7 billion aqueduct that delivers Colorado River water to central and southern Arizona.

Effluent: Treated sewage water commonly used for agriculture and golf courses.

ated the water shortfall, said Rob Hanford, general manager of Chaparral. "Our service area grew faster than we had anticipated."

Fountain Hills is considering the annexation of nearly 2 square miles of state land northeast of town. The Arizona State Land Department agreed to keep it off the auction block during the annexation process with the stipulation that Fountain Hills could show it could provide services, including water.

Chaparral said it had 100 years of ensured water available for the state land during a community meeting in September. But having tapped out its CAP allocation of 6,978 acre-feet, the company now is scrambling to meet needs for projected growth.

Chaparral has hired a Scottsdale-based consulting firm, Errol L. Montgomery & Associates, to seek alternative water supplies, including enough to cover the state land, Hanford said.

The Fountain Hills Sanitary District has a multimillion-dollar recharge and recovery system for its effluent water. Chaparral has sought to buy excess quantities of that water to use as credits toward its water deficit.

"There's little chance of that happening because it would deplete our supplies," District Manager Ron Huber said. "In a warm climate like Arizona, where rain is scarce, there isn't such a thing as excess water."

Greg Bielli, president of MCO Properties, is among many Fountain Hills developers whose plans for hundreds of housing units and commercial developments have been frozen. And there's nothing they can do until the local water company solves its supply problem.

"It's an issue that's out of our control. We've done everything we need to do," said Bielli, who has 284 high-end residential lots in the foothills of the McDowell Mountains on hold. "The frustration levels are kind of high."

Johnson Ranch case

Johnson Utilities Co. is the sole water provider for about 60 square miles and 4,000 homes in unincorporated northeastern Pinal County, south of Queen Creek, including Johnson Ranch, San Tan Heights and Copper Basin.

The company is showing an annual shortfall of 294.5 million gallons or 904 acre-feet for proposed new growth.

This isn't the first time the Scottsdale-based entity has been under the state's microscope.

In April, the company was slapped with an $80,000 fine by the Arizona Department of Environmental Quality for having built and operated a water system for the Sun Valley Farms housing development without the agency's approval.

Representatives for Johnson Utilities said it was an error in paperwork and nothing more.

State officials still are waiting for the updated paperwork.

Apache Junction case

The Apache Junction Water Co., one of two private water facilities in the city, provides water for nearly 12,000 customers in the Apache Junction area.

Its main source of water is two operating wells and the Colorado River water delivered by CAP.

The utility is short about 179 million gallons annually on ensured water supplies. "We are aware of the situation and were already in the process of addressing it when we were notified," said Brian Hall, superintendent of Apache Junction Water.

After a population boom in 2000, the company has taken steps to ensure it can keep pace with water demands.

Hall said the company is working to build new facilities to treat CAP water. State officials will need to verify that and examine the facilities. Amended paperwork to the state will not be approved until the state accepts an environmental analysis, officials said.

Reporter Edythe Jensen contributed to this article.
Reach Dobbins at (602) 444-6849.

Picacho thirsts for pure water

Private suppliers fail safety criteria

By Maggie Galehouse
The Arizona Republic

Residents of Picacho know better than to drink the water straight from their taps.

So far, word-of-mouth warnings have kept residents safe from water that's high in nitrates and coliform bacteria.

"I buy gallons and jugs and individual packs of drinking water," said Becky Jones, who seven years ago moved to the rural town between Phoenix and Tucson.

At Eddie's Towing, the mechanics don't even use town water to flush car radiators.

Self-monitoring can't last forever, though, in a state that drew 1.5 million new residents in the past decade.

Members of the all-volunteer Picacho Peak Water Co. find themselves in a situation shared by dozens of small Arizona companies: They simply don't have the money to clean up the water to meet state standards, and there is no one to turn to for help.

"With these small, private water companies, the ability to raise capital is so limited, and when we talk about nitrates, we're talking about incredible cost," said Roger Manning, who heads the Arizona Municipal Water Users Association.

Nitrates are chemical compounds often linked to agricultural fertilizers and are dangerous to pregnant women and small children. Coliform bacteria in water suggest that other forms of bacteria may be present that cause disease and intestinal disorders.

Manning said the continuing problem will worsen in 2006 when water companies must meet new federal guidelines for arsenic levels.

"We'll see bankruptcy," Manning said.

See WATER

WATER Standards test suppliers

From Page B1

If there are larger water providers nearby, he added, small companies will be looking to them for help.

Widespread problem

Arizona has 52 water systems that violate the federal Safe Drinking Water Act. Picacho Peak Water Co. is 16th on that list of serious offenders, according to the Arizona Department of Environmental Quality.

Picacho Peak Water Co. serves 20 to 25 residents but soon may be taxed by five times that number.

The local RV park, which has beefed up services to accommodate more year-round customers, presents the biggest concern for the water company.

Stop-and-go campers only are exposed briefly to the nitrates, said D.C. Cogburn, member of the water company and owner of an ostrich ranch in town.

Cogburn dreads any population increase that may mean running more water into the park and increasing nitrate levels.

Mike Wirth runs the RV park and used to sit on the water board. He said the park's year-round population will not boom at the rate water company officials fear.

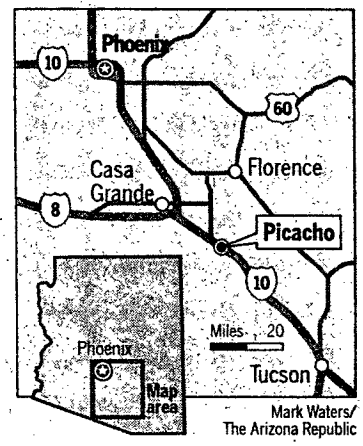
Still, the company in March filed a complaint saying it did not want to provide water to the RV park until the issues of bad water are resolved.

The complaint went to the Arizona Corporation Commission, which regulates private water companies across the state.

Representatives from the water company, corporation commission and RV park got together in June to mediate the complaint.

Last week, members said there's nothing the commission can do. It has no authority over the RV park because it's a private company, not a public utility.

Officials at Picacho Peak State Park, who see 68,000 visitors each year, didn't wait for



Mark Waters/ The Arizona Republic

bureaucrats to decide what to do about the water. They removed the park from the Picacho Peak Water Co. system and dug their own well.

The park has been using its own supply for three weeks, and state laboratory tests show the water is safe to drink.

"We wanted to become independent of them because of the problems they've had," said Mike Gwinn, construction specialist for Arizona state parks.

Flying under radar

For decades, Picacho Peak Water Co. managed to fly under the radar of state agencies because it was considered a transient water company, thanks to the area's tiny year-round population.

As the RV park began to expand, the company got more attention from state agencies. Water company members solicited help from the state, as well, because they did not want to endanger themselves or their neighbors.

In January, Arizona's environmental agency notified the water company it was violating standards for total number of nitrates and coliform bacteria.

On June 26, the agency posted notices around Picacho indicating that the water is not safe to drink and that the company "was unwilling or unable" to show it had stepped up monitoring and public notification.

Cogburn and George Bien-Willner, company president, are frustrated.

"We turned ourselves in, and they sicced the dogs on us," said Cogburn, who also is concerned about lawsuits.

If the state forces the company to "knowingly supply unsafe water to the public, they, not us, should be held responsible," Cogburn said.

"We need help," Bien-Willner said.

"We can't possibly raise water rates enough to clean up the wells, but if we let more and more people in to use the water, we're asking for trouble," he said.

They've even asked the state agencies to shut them down.

"They have accepted the responsibility of serving water in that area," said Heather Murphy, corporation commission spokeswoman, "and if they don't, the state would have to take action to ensure reliable water service."

Murphy wouldn't say what that action may be. She, however, did say that there are "fines and other problems they could face if they abandon the system."

Rate increases and loans are the only options available to small companies to pay for cleanup.

More than 40 percent of the companies violating drinking-water rules serve 100 people or fewer.

At best, the state agencies can help water companies take stock of their financial condition and future needs.

"The process of setting standards under the Safe Drinking Water Act really doesn't accommodate the problems of small, private utilities," Manning said.

No state agency can help them raise money, he added.

Picacho Peak Water Co. hasn't raised water rates since 1982. With such a limited number of users, raising rates enough to cover the estimated $2 million it may cost to clean the wells is unrealistic.

Similarly, the spreading of a $2 million loan among 20 people doesn't work, either.

"We're in a Catch-22," Bien-Willner said.

Reach the reporter at maggie.galehouse@arizonarepublic.com or (602) 444-6919.

Water by the numbers

- **1,660** water systems in Arizona.
- **675** water systems serve 100 people or fewer.
- **52** water systems are in violation of the Safe Drinking Water Act.
- **22** of the 52 water systems in violation serve 100 people or fewer.

Help for consumers

Arizona Corporation Commission helps consumers with complaints about water, including rates or charges; installation or disconnection; responsibility for a bill; request for a deposit; refusal of service; quality and type of service; and a water company's policies and procedures.

Complaint process

- Contact the water company directly with complaint.
- Contact the corporation commission if the issue is not resolved.
- Arbitrate the issue or complaint before the corporation commission or a representative, who will write a non-binding decision offering a resolution for the problem.
- If that doesn't work, file a formal complaint with the commission. You and a water company representative will testify before an administrator.
- How to contact the corporation commission: (602) 542-4251, within metro Phoenix; (520) 628-6550, within metro Tucson; 1-800-222-7000 or 1-800-535-0148 outside Phoenix or Tucson but within Arizona.

Sources: Arizona Corporation Commission and Arizona Department of Environmental Quality.

ADEQ
Arizona Department of Environmental Quality

Public Notice

June 26, 2003

This is a notice to inform you that water served from the Picacho Peak Water Company is in violation of the Safe Drinking Water Act.

State records indicate this water system has incurred historic total coliform bacteria monitoring violations as well as maximum contaminant level (MCL) violations for nitrate.

The Picacho Peak Water Company has been served with a Notice of Violation for reporting, monitoring and maximum contaminant level violations. To date, the company has been unwilling and/or unable to provide documentation demonstrating that required increased monitoring and public notification have been performed.

Due to the potential adverse health effects associated with elevated nitrate levels:

- Avoid boiling the water; nitrate levels in water are concentrated when boiled
- Avoid serving this water to infants below the age of 6 months
- Infants below the age of 6 months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue-baby syndrome. (See Arizona Administrative Code R18-4-100 appendix A)

For more information, please contact ADEQ's Water Quality Compliance Assurance Unit at (602) 771-4624, or toll free in Arizona at (800) 234-5677, extension 771-4624.

PICACHO PEAK WATER COMPANY
SUMMARY DOCUMENT

Prepared by D.C. Cogburn
Picacho Peak Water Co. President

On October 28th, 2003, the Picacho Peak Public Water Company (PPWC) learned for the first time "The rest of the story" as famed radio commentator Paul Harvey would say. In 1967, before becoming PPWC, two wells were used to supply water for construction of Interstate 10. These wells were known to be dangerous high nitrate wells even back then. Political pressure was exerted on Arizona Health Services to have these unsafe wells approved for human consumption. The wells and improvements were later turned into the Picacho Peak Public Water Company. On October 28th, 2003, over thirty years later, the current Picacho Peak Non-Profit Public Water Company has learned that our forefathers were sold a "dangerous to public health" water company. After paying for this water company for more than thirty years we are still in debt over $100,000. Our forefathers learned to live with this dangerous, diarrhea causing water because we always had a very small local population and it was our only source of water. The locals knew not to drink the water and the stop and go visitors were not exposed to it long enough to get sick.

Because of our beautiful Picacho Peak and Interstate 10 location, we expect to have quality commercial businesses locate here in the years to come. The PPWC has known for years that our water was dangerous and a ticking time bomb. Research has told the water company that a different source was the only viable long-term solution to our dangerous water situation. However, with only twelve meters and nine users we were repeatedly told that the $1 to $2 million funding we needed to solve our problem was simply not possible.

Three years ago the distressed "stop and go" RV Park at Picacho Peak was sold to a Phoenix developer. The developer was welcomed by the PPWC and was told that our water was "dangerous to public health." The PPWC did not give permission to the developer to expand to a 308 spaces Park Model Mobile Home Park. PPWC was told by it's attorney that each member would be liable if someone became sick because of our unsafe water. Arizona Department of Environmental Quality allowed this expansion of the Park Model mobile home park, knowing full well that our high arsenic, and high nitrate water was dangerous to public health. Pinal County tried to stop this unapproved expansion until safe water could be provided. Pinal County had to back down from this position because ADEQ had allowed this expansion to occur.

The Picacho Peak Water Company has been on a very public crusade for three years to protect the public and itself from unsafe water as well as find a safe, long-term water solution with fire protection for future expansion. The customer/member/owners are all excited about future growth for our community. The Arizona Department of Environmental Quality has allowed expansion of our "dangerous to public health" water consumption knowing full well that because of pre-existing conditions; we have never

had the ability to be an incompliance water company. For three years the PPWC has reported itself to all authorities, (to no avail) and our cry for help has gone unanswered. For over three years the PPWC has made very public pleas that our diarrhea causing water is "potentially, immediately harmful to human health." Our very public outcry has been misunderstood to mean that the PPWC was against all expansion including the Park Model Mobile Home Park. This is totally and completely untrue. The PPWC has stated that it is morally irresponsible to expose unsuspecting new people to our unsafe water and that a safe, long-term water solution should be implemented before exposing new people to our dangerous water. It could easily be years before we are able to secure a safe, long term supply of water. Cleaning high nitrate and high arsenic from water is a very expensive undertaking plus it would create a toxic waste site that creates more problems than it solves. This solution is considered a very expensive band-aid with no long-term benefits.

Discussions have begun with the small town of Picacho eight miles away. Picacho Water Development Corporation water has practically no nitrates or arsenic content. The Picacho Water Development Corporation has agreed to consider drilling a new well and selling PPWC water or absorbing us into their water company. This appears to be the best long-term solution to our dangerous water situation. A water pipe line from Picacho to Picacho Peak would allow industrial tract development along the I-10 frontage road between our two communities. If Picacho Water Development is not interested in helping us with our water needs, a new PPWC location between our two communities should be explored.

On January 14th, 2004 the PPWC has declared a "State of Emergency" and asked Governor Janet Napolitano and other authorities for help. The PPWC believes that if we are able to get help in solving our "dangerous to public health" water supply it will pay dividends to the State of Arizona because of the quality commercial growth it will bring to our community.

The Governor's office has suggested a visit to WIFA. A meeting on Tuesday, February 24th, 2004 with WIFA director Mr. Jay Spector has been scheduled as well as a meeting that afternoon with Mr. Robert Casey, ADEQ Code Enforcement Director.

The PPWC has unfairly taken considerable abuse because of our "dangerous to public health" water. Some officials are so eager to punish us that they aren't interested in understanding why we have a problem. Our company was so small we couldn't do anything about it and it was our only source of water. The PPWC is shocked to learn that all our unsafe water conditions were pre-existing and should never have been approved as a public water company. Can you imagine buying a home and thirty years later being told that your home is sitting on a toxic waste dump and that authorities were aware of it when your home had been built?

Does that make the Picacho Peak Public Water Company a villain or a victim? Picacho Peak Public Water Company needs help, not punishment. Please Help!

DECONCINI MCDONALD YETWIN & LACY

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www.deconcinimcdonald.com

PLEASE REPLY TO TUCSON

November 20, 2002

Steve Brown
Chief Building Official
Pinal County
P.O. Box 868
Florence, AZ 85232-0868

Jeff Stuck, Manager
Drinking Water Section
Arizona Department of Environmental Quality
1110 W. Washington Street
Phoenix, AZ 85007

Re: Picacho Peak RV Park & Resort

Gentlemen:

This firm represents Picacho Peak Water Company (the "Water Company"). The Water Company is located in southern Pinal County along Interstate 10 and provides water to approximately twelve commercial customers, one of which is the Picacho Peak RV Park & Resort (the "Resort"). The Water Company has had a long-running dispute with the owners of the Resort regarding expansion of the Resort property and the possibility that such expansion would require changes to be made by the Water Company to its facilities to accommodate the expanded use of the Resort. The Water Company has advised the Resort that they must obtain approval of the Water Company prior to undertaking any major expansion of their facilities that would require additional facilities to be constructed by the Water Company or any significant increased demand on the Water Company's system.

The Water Company and our firm have been in contact with both ADEQ and Pinal County regarding recent activities by the Resort in expanding their facilities and the lack of approvals obtained by the Resort prior to undertaking these improvements in connection with installation of

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A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

a public water system and a waste treatment system on the Resort property. ADEQ has indicated that they have not approved the construction of any new waste treatment facilities nor has it approved the construction of the new water system installed by the Resort during the past year. In prior contacts with ADEQ by our office, it appears that the Resort has submitted plans in anticipation of construction of these improvements. We are advised, however, that no permits were ever issued nor were the plans ever approved by ADEQ for construction. Nevertheless, it appears that the construction has in fact occurred. We are also advised by Pinal County that permits were issued for the construction, but that the permits were issued upon the representation by the Resort that ADEQ approval had been obtained for both the water and waste treatment systems. We now understand that Pinal County has revoked these permits.

At this time, the Water Company is concerned that unauthorized construction of the waste treatment system and water distribution system have occurred on the Resort property, either or both of which may result in contamination of water in the Water Company's system either by backflow emanating from the unapproved distribution system on the Resort property or by contamination of groundwater resulting from a potentially improperly constructed waste water treatment system. Since neither of these systems have been approved by the appropriate authorities, it is impossible to know whether a risk actually exists. As a result of recent problems in northwest Phoenix which may have resulted from bacterial contamination of drinking water which may have contributed to the deaths of two young children, the Water Company has concerns regarding the potential contamination of its water supply as a result of the construction of unapproved water distribution and waste treatment systems by the Resort. This letter is to request that both ADEQ and Pinal County investigate this matter and take whatever steps are necessary to protect the public health and the water supply by requiring inspections or other actions to be taken to assure the public that the systems through which the potable water and waste water are being conveyed on the Resort property are in compliance with applicable rules and regulations and are safe.

We would appreciate hearing from you at your earliest convenience regarding steps that may be taken by ADEQ and Pinal County to provide such assurances to the public.

Very truly yours,

Spencer A. Smith

rl
c George Bien-Willner
I:\files\docs\PICA02\220113\LTR\BN1522.WPD

1-602 771-4505

Department of Building Safety

Steven R. Brown, CBO, Director

attention
Mike Traubert

November 8, 2002

Camelhead Associates LLC
ATTN: Mr. Mike Wirth
220 S. River Dr.
Tempe, AZ 85281 FAX: (480) 446-9615

From D.C. Cogheur
520-466-3658

SUBJ: Revocation of Permit #01-S-0210, Picacho Peak RV Park,
17065 E. Peak Ln., Phase III 124 Space Expansion

Dear Mr. Wirth:

Pursuant to Section 105.6 of the 2000 International Building Code, the above cited permit is hereby revoked and declared null and void. You are ordered to cease all construction on the development of the RV Park spaces authorized by this permit. Effective immediately, no County Park Model installation permits will be issued for this unit. Additionally, you are ordered not to install any Recreational Vehicles on these lots.

These actions are taken due to the fact that ADEQ has not granted approvals for the Phase II and Phase III Water System expansions, nor for Phase III sewer system construction. I submit as evidence of your failure to cooperate and your knowledge of ADEQs concerns with both your water supply and wastewater treatment, ADEQs letter of December 12, 2001 to your engineer, Kevin McDougall.

In order to have this permit reinstated, submit to this department, copies of any and all approvals for this project, from ADEQ.

Respectfully,

Steven R. Brown, Building Official
Pinal County Building Safety Dept.

cc: Reg Glos, Director, Pinal County Dept. of Environmental Health
David Kuhl, Director, Pinal County Planning & Development Dept.

Sent by FAX and Certified Mail

[illegible] picacho-rv-revocation

(520) 868-6455
[illegible] (520) 868-6517
TDD (520) 868-6379
P.O. Box 1610
Florence, Arizona 85232

TOTAL P.01

STATE OF EMERGENCY DECLARATIONS OF THE PICACHO PEAK WATER COMPANY

JAN. 14, 2004

Prepared by:

D. C. Cogburn, President

P. O. Box 250
Picacho, AZ 85241

Phone: 520-466-3658
Cell: 520-697-8306

Jan. 14, 2004

DECLARATION #l OF THE PICACHO PEAK WATER COMPANY

Demands placed on the Picacho Peak Water Company (PPWC) by the Arizona Department of Environmental Quality (ADEQ) and the Arizona Corporation Commission (ACC) are as follows:

> ADEQ has proclaimed that the PPWC water supply is unacceptably high in nitrates and arsenic. ADEQ officials have stated that the PPWC water supply is potentially immediately harmful to human health.
>
> The Arizona Corporation Commission has proclaimed that the PPWC must supply safe potable water to each of its customer-member-owner.

PPWC is a twelve-meter, nine member non-profit public water company. Each customer of the PPWC is therefore a customer-member-owner of the PPWC.

In order to receive water each customer-member-owner has agreed to abide by the PPWC by-laws and ACC rules that govern water companies in Arizona.

Because of pre-existing conditions beyond PPWC control, we are unable at this time to meet the demands of ACC and ADEQ. Therefore the PPWC intends to make and then vote on seven declarations of fact. The intent of these declarations is to bind PPWC customer-member-owners together to help find a long-term solution to our water supply crisis.

Jan. 14, 2004

DECLARATION #2 OF THE PICACHO PEAK WATER COMPANY

The Arizona Department of Environmental Quality has stated that the PPWC water supply is a danger to public health and potentially immediately harmful to human health.

Therefore the customer-member-owners of the PPWC declare a State of Emergency to address this unsafe water situation.

Jan. 14, 200

DECLARATION #3 OF THE PICACHO PEAK WATER COMPANY

Because of circumstances beyond our control, the PPWC is unable to serve safe potable water at this time to any of its customer-member-owners. Therefore while in this State of Emergency the PPWC respectfully requests that PPWC water not be served to the public for human consumption.

If a customer-member-owner of the PPWC serves water for human consumption to the public against PPWC requests that customer-member-owner will assume all liability for the unsafe water served to the public. The PPWC will not be liable for the actions of its individual customer-member-owners.

Jan. 14, 2004

DECLARTION #4 OF THE PICACHO PEAK WATER COMPANY

While the PPWC is in this state of emergency, the PPWC will adopt a no-growth policy until safe and potable water conditions exist for each of its customer-member-owner.

Jan. 14, 2004

DECLARATION #5 OF THE PICACHO PEAK WATER COMPANY

If a PPWC customer-member-owner needs to expand its water use for any reason, they must have PPWC approval.

Jan 14, 2004

DECLARATION #6 OF THE PICACHO PEAK WATER COMPANY

The PPWC announces that the Picacho Peak RV Resort has expanded its water needs without PPWC approval. The PPWC respectfully requests that the Picacho Peak RV Resort immediately stop serving PPWC water to its unapproved expansion. The PPWC will respectfully allow the Picacho Peak RV Resort ten days to respond in writing how it intends to resolve the unauthorized use of PPWC water.

The PPWC reserves the right to settle this issue, if necessary, with the power granted it by PPWC by-laws and ACC rules.

Jan. 14, 2004

DECLARATION #7 OF THE PICACHO PEAK WATER COMPANY

It is not the intent of the PPWC to unfairly harm any of its customer-member-owners. It is the intent of the PPWC to take firm control of its affairs and aggressively seek a permanent solution to our unsafe water conditions. This PPWC State of Emergency declaration will remain in effect until all of its customer-member-owners are able to enjoy safe potable water.

VOTE TO REJECT OR ADOPT THE SEVEN DECLARATIONS OF THE PICACHO PEAK WATER COMPANY AND DECLARE A STATE OF EMERGENCY

JAN. 14, 2004

Rooster Cogburn Ostrich Ranch
D. C. Cogburn, President Yes X No____ Abstain____

Picacho Peak Garage
Emil Martan, Vice-President Yes X No____ Abstain____

Bowlin's Travel Center
Bill McCabe, Sec./Tres. Yes____ No X Abstain____

Arizona Nut House
Betty Partain Yes X No____ Abstain____

Picacho Peak Trading Post
George Bien-willner Yes X No____ Abstain____

Picacho Peak Restaurant
Troy Hoch Yes X No____ Abstain____

Picacho Peak RV Resort
Mike Wirth Yes____ No____ Abstain____ (would not cast a vote)

Picacho Peak State Park
Rob Young Yes____ No____ Abstain X

Euro Spice
Egon von Schreiber Yes X No____ Abstain____

Jan. 14, 2004

6 (6) 1 (1) 2 (2)

1/14/04 William J. McCabe Sec

SALLQUIST & DRUMMOND, P.C.
ATTORNEYS AT LAW
2525 EAST ARIZONA BILTMORE CIRCLE
SUITE A-117
PHOENIX, ARIZONA 85016-2129

GARY A. DRUMMOND

PHONE (602) 224-9222
FACSIMILE (602) 224-9366
E-MAIL gary@sd-law.com

February 3, 2004

D.C. Cogburn, President
Picacho Peak Water Company
P.O. Box 250
Picacho, Arizona 85241

Re: Picacho Peak RV Resort Water Service

Dear Mr. Cogburn:

Our client, Picacho Peak RV Resort has asked that I respond to your State of Emergency Declarations of Picacho Peak Water Company, dated January 14, 2004.

I understand that this Declaration was issued after your recent meeting with Mike Wirth, his engineer Dick Bartholomew, and others regarding the water quality and quantity issues within the Company's system. Despite my client's willingness to pay his proportionate share of the capital advances and increased rates associated with any new or improved facilities to accommodate any growth on the system as well as remedy all existing water quality issues, you and the management of the Company have refused to entertain discussion of any practical resolutions of the matter.

As part of the Dismissal of your Complaint before the Arizona Corporation Commission, we, and I believe the Commission Staff and Administrative Law Judge, were under the impression that you, as the President of the non-profit entity, were going to work with the customers and property owners to remedy the water supply and quality issues of the Company. We are disappointed to hear that you are not now pursuing that clear legal obligation of the regulated company. Your Declaration has the potential of dramatically impacting the value of my client's property, as well as all other property owners in the service area. Despite the fact that the public has been consuming this water for over 30 years, there are health issues that should also be addressed. Although that Declaration gives self-serving lip-service to remedying the issues, it does nothing to suggest a methodology for adding the facilities that are necessary to make the system viable. It appears you are more interested in attempting to insulate your personal liability than you are in fixing the system.

96004-00000.6

Your threat to discontinue customer service based upon the Company's bylaws is without any authority. The curtailment authority for a public service corporation is with the Arizona Corporation Commission and the Arizona Department of Environmental Quality, not the Company's Bylaws, nor for that matter, any agreement with customers that has not been approved by the Arizona Corporation Commission and which is consistent with their rules, regulations and tariffs approved for the Company. Further, that threat is very short-sighted. The Company will certainly need the two biggest customers that you are threatening who will provide the capital and revenues to make the necessary improvements.

Picacho Peak RV Park believes it is essential that a plan and timetable regarding these matters be established soon. My client continues to stand ready to assist in fixing this problem. It has, through its engineer, provided at least three solutions to the problem which are consistent with the required regulatory approvals. Although any resolution of this matter will involve a substantial capital expenditure, those costs can be recovered by the water company through Arizona Corporation Commission approved (1) refundable advances from customers, (2) loans (from private entities or the Water Infrastructure Finance Authority of Arizona ("WIFA"), (3) an increase in rates, or (4) a combination of all three.

I understand there is some difficult history among the property owners within the system, but that fact can not be allowed to interfere with or inhibit the operation of the public service corporation and its obligation to the customers within its service area. I believe that to avoid any further formal actions against the water company before the Commission, it would be productive to elicit the informal assistance of the Corporation Commission's Engineering Division Staff to mediate an overall solution to these issues.

While preparing this response, I received a copy of your letter to Governor Napolitano. While we understand your concerns, we remind you that those who must pay for the "fix" of these problems are the customers within the service area, including you as a customer, and not Arizona taxpayers. I would also remind you that in 1999 the Board of Directors applied for a WIFA loan, assisted by Mr. Bartholomew. A loan commitment was received in 2000 but was rejected by the then Board of Directors. Whatever the solution, WIFA will not address the technical aspect that must be resolved first. The appropriate agencies for that review are the Commission and ADEQ.

If you find our suggested meeting with the Staff acceptable, we would be pleased to coordinate any meeting in that regard. Please contact Mr. Wirth or the undersigned within the next ten days to indicate your willingness to work with the Staff. We appreciate your cooperation in this regard.

Sincerely,

Richard L. Sallquist
For the Firm

cc: Governor Janet Napolitano
Administrative Law Judge Jane Rodda
Jay Spector
Karen Smith
Steve Olea
Reg Lopez
Spencer Smith
Mike Wirth
Dick Bartholomew

96004-00000.6

PICACHO PEAK
WATER COMPANY

D.C. Cogburn
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your February 3rd letter to the Picacho Peak Water Company (PPWC) raises many troubling questions.

I. Does being as officer of the court give you the authority to sabotage our little public water company with a carbon copy of your deliberately misleading statements to the very authorities that PPWC is asking for help?

II. What possible good could come to you or your client from your shameless attempt to sabotage the Picacho Peak Public Water Company's efforts by shooting the horse out from under us with your deliberately written misleading statements?

III. Only familiarity and past success could give you the confidence to describe the Arizona Corporation Commission and it's staff as though they are merely an extension of your power. Concern has been expressed to authorities concerning this issue long before your letter was written.

IV. As an officer of the court, your ethics are questionable and your motives are suspect.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

George Bien-Willner
3641 North 39th Ave.
Phoenix, AZ 85019
Tel: [redacted]
Fax: 602-840-1114

Feb. 7, 2004

Richard L. Sallquist
Sallquist & Drummond, PC.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, AZ 85016-2129
Tel: 602-224-9222
Fax: 602-224-9366

Re: Picacho Peak RV Resort Water Service

Dear Mr. Sallquist

Mr. Cogburn forwarded me a copy of your letter of February 3, 2004, which you circulated to several government authorities, including the Governor. As former President of the Picacho Peak Water Company, it is my belief that it is your client's intention, with your help, to continue his policy of ignoring the resolutions of the Board of Directors of the Picacho Peak Water Company. It seems to me that it is your responsibility as a member of the bar to verify your client's information before making a public statement.

This letter is to inform you that as a member of the Picacho Peak Water Company Board, I feel your letter was an attack against the officials who voluntarily donate their time, best efforts, and resources to provide safe water to all of the members of our community, including your client. I believe you owe us an apology.

Furthermore, may I remind you that your client, Mr. Mike Worth, was removed from his position as Vice-President of the Picacho Peak Water Company due to his unapproved activities and questionable behavior.

Among other things, some of the actions of your client have led the Board of Directors to adopt its State of Emergency Declarations in January 2004. As you may note, Declaration #6 specifically addresses your client's situation and respectfully requests a response within ten days. I would like to know if it your intention to use you letter of February 3, 2004 as your client's response.

I challenge you to investigate the accuracy of the facts you stated in your letter or be prepared to assume economic and social responsibility for your actions. Last, although I cannot speak for other members of the water company on this issue, it is my opinion that given your prior statements at meetings where I was present that your current attempt to represent yourself as a moderating voice of reason with regard to these serious issues is disingenuous, unnecessary and misleading.

Sincerely,

George Bien-Willner

Picacho Peak Water Company
P.O. Box 250
Picacho, AZ 85241

February 6, 2004

Mr. Richard Sallquist
Sallquist & Drummond, P.C.
2525 East Arizona Biltmore Circle
Suite A-117
Phoenix, Arizona 85016

Mr. Sallquist,

We have received your letter of February 3, 2004 concerning Mr. Wirth and the water quality issue at Picacho Peak. Acknowledging that it is usually most beneficial for there to be a continuing dialogue between interested parties, versus the "attack-respond-respond-attack" communications, I have noted that your letter was apparently sent to representatives of various State agencies, to The Honorable Governor Napolitano, The Honorable Judge Rodda and other individuals, so I am compelled to respond with a brief clarification of various misleading or misstated items in your letter.

Your letter indicates that there were recent meetings between Mr. Wirth, "his engineer" and the Water Company and the wording of your statements imply that the meeting was caused by Mr. Wirth in a benevolent attempt to provide the Water Company with options for resolution of the water issues.

The fact of the matter is that the meeting to which you refer was the most recent meeting of the Water Company membership and Mr. Bartholomew was there to present his findings concerning a study he made at the request of the of the Water Company membership. The study was approved by the membership at their previous meeting when it was requested that Mr. Bartholomew use his professional expertise to (1) Officially determine the volume and quality (specifically as it pertains to nitrate and arsenic content) of our current water supply; and presuming that his findings would confirm a problem, (2) Provide suggested options for resolution of the problem or problems determined. The study was financed by another member of the Water Company, and not by Mr. Wirth, and if I recall correctly, Mr. Wirth even declined an opportunity to assist in financing the study.

Mr. Bartholomew did formally determine the current level of the problem and did provide the Water Company with his recommendations. The officers of the Water Company are using his suggestions as a basis for their investigations in order to provide an appropriate plan of action. It is obviously not as simple as selecting one of the recommendations, buying and unloading equipment and declaring the matter resolved. The officers of the Water Company, and indeed the small membership itself, are charged with finding a resolution to the water quality problem as quickly, but also as beneficially as possible. It is not beneficial to put a short-term bandage on the problem, if instead, there can be a relatively immediate resolution that will last into the foreseeable future.

The officers of the Water Company take their responsibilities very seriously and intend to proceed as quickly as possible to investigate the opportunities available and to decide on the best option for resolution. We have had, and will continue to have, meetings and discussions with State Agencies, other water suppliers in the area and with interested parties. We are researching funding options and complete requirements for the recommendations.

I must state that we do not feel that your letter was entirely without merit. We do agree that it is imperative that a plan, and timetable for implementation of that plan, be established very soon. Your client, as well as all the membership, will continue to be advised of our progress.

Sincerely,
Picacho Peak Water Company

William J. McCabe

William McCabe
Secretary-Treasurer

Cc: The Honorable Governor Janet Napolitano
The Honorable Administrative Law Judge Jane Rodda
Mr. Jay Spector
Mr. Steve Olea
Mr. Mike Wirth
Ms. Karen Smith
Mr. Reg Lopez
Mr. Dick Bartholomew

EMIL MARTAN
Vice-Presdient
Picacho Peak Water Company

PICACHO PEAK WATER CO.

February 10, 2004

Richard L. Sallquist
Sallquist & Drummond, P.C.
2525 East Biltmore Circle
Phoenix, AZ 85016-2129

Re: Picacho Peak Water Company

Dear Mr. Sallquist:

Your letter dated February 3rd to the Picacho Peak Water Company makes many untrue accusations. Please check your facts for accuracy.

Sincerely,

Emil Martan
V. President, Picacho Peak Water Company

D.C. Cogburn
PO Box 250
Picacho, AZ 85245
(520) 631-8306

July 1, 2003

Attn: All Editors and Reporters of Arizona Newspapers

Re: Drinking water that is "potentially immediately harmful to human health"

Dear Editors and Reporters of Arizona Newspapers:

After years of bureaucratic inefficiency **I HAVE HAD ENOUGH!** As a concerned citizen and an active member of the Picacho Peak Water Company, I have enclosed my letter to Governor Nepolitano asking for her help with a complaint of unsafe public drinking water. Would you please inform the citizens of Arizona about our unsafe water problem? Picacho Peak Water Company needs the public's informed support.

I fully expect for the bureaucracy to try to discredit me personally. I fully expect the bureaucracy to try to discredit the Picacho Peak Water Company as simply a small out of compliance Water Company. This would be laughable if it were not so ***DEADLY*** serious.

Please help me let the truth shine in and lets see who really needs to be discredited!

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident
Tel. (520) 631-8306

(LETTER TO GOVERNOR BELOW)

D.C. Cogburn
PO Box 250
Picacho, AZ 85245

July 1, 2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Honorable Governor Nepolitan:

Re: Drinking water that is "potentially immediately harmful to human health"

As a concerned citizen and an active member of the Picacho Peak Water Company, I am very embarrassed to have to ask you for your assistance. Picacho Peak Water Company serves water that is "potentially immediately harmful to human health." To help find a solution to this public health risk, would you have someone from your busy staff address these ten questions? Could you also appoint a very responsible person from your staff to stay involved until a realistic solution is found that protects the citizens of Arizona that are being exposed to this unsafe water?

1. What are the duties of the Arizona Department of Environmental Quality (A.D.E.Q.)?
2. Is it the responsibility of A.D.E.Q. to regulate and insure safe drinking water to the people of Arizona?
3. Should A.D.E.Q. be required to investigate a concerned citizen's complaint about unsafe drinking water that is "potentially immediately harmful to human health?"
4. Should A.D.E.Q. be required to investigate a complaint about unsafe drinking water that is "potentially immediately harmful to human health" if the President and Board of Directors of the involved non-profit public water company request it?
5. Should A.D.E.Q. get involved before 600 plus new people are permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

6. Should A.D.E.Q. get involved after 600 plus new people have been permanently added to the pre-existing problem and served water that is "potentially immediately harmful to human health?"

7. If A.D.E.Q. knowingly allows 600 plus new residents to be served water that is "potentially immediately harmful to human health," will A.D.E.Q. be liable if someone gets sick or dies?

8. Is "Sorry, that is not my department" the official position of everyone at A.D.E.Q.?

9. Is there any person of authority at A.D.E.Q. that will actually leave the office to see, hear, and **understand** a complaint about unsafe water that is "potentially immediately harmful to human health?"

10. If A.D.E.Q. will not investigate honestly and thoroughly the complaints concerning increasing demand of water that is "potentially immediately harmful to human health", will A.D.E.Q. be held liable if someone gets sick or dies?

I lodge this written complaint as a concerned citizen, an active member of Picacho Peak Water Company, and for safety concerns of the many citizens and visitors of Arizona who visit the beautiful Historic Picacho Peak State Park. My written complaint serves notice that the water that we serve is "potentially immediately harmful to human health."

Sincerely,

D.C. Cogburn

D.C. Cogburn
Concerned Picacho Peak Resident

Cc: All Editors and Reporters of Arizona Newspapers

PICACHO PEAK WATER CO., INC.

Picacho Peak, AZ

6/30/2003

The Honorable Janet Napolitano
Governor of Arizona
1700 West Washington
Phoenix, Arizona 85007

Re: Hazardous Potable Water Systems in Arizona

Honorable Governor Napolitano:

I have owned and managed various enterprises and properties across the great state of Arizona for over 25 years. Until now, I have never had cause to appeal directly to your office despite the access I have enjoyed to several administrations. I am writing to you to ask for your assistance in resolving a potentially life-threatening public safety issue and to make you aware of a very dangerous situation involving the quality of Arizona's water systems and the agencies that are charged with its oversight. On behalf of the Picacho Peak Water Company, I kindly request your assistance in facilitating a meeting with senior management at the Arizona Department of Environmental Quality for the reasons stated below.

I am the volunteer president of the Picacho Peak Water Company, a nonprofit company and also one of the smallest water companies in Arizona. The other two directors and the rest of the board also volunteer their time to provide water to our small community that is located off of I-10 between Phoenix and Tucson. Picacho Peak, as you probably know, is a popular vacation destination because of its historical significance and because of the Picacho Peak State Park (which, incidentally, is one of our company's main customers).

I originally volunteered to serve as president of the Picacho Peak Water Company with a single goal that I continue to aspire to: to help provide good, safe and reasonably priced water to the members of our community. Unfortunately, due the nature of our available water and our limited resources, this goal has proven elusive. We are unable to produce water, in the quantity that our consumers require, that falls within the acceptable range for Nitrate content.

The presence of high Nitrates in our water, we are informed by Arizona Department of Environmental Quality (ADEQ) engineers and other experts, presents a serious health and safety issue. This problem is compounded by the expansion of certain facilities (without Picacho Peak Water Company or proper governmental regulatory approval) that has increased demand on our water system, resulting in increasingly poor water quality. We have been advised by ADEQ that our water situation is one of the most serious in the state and that our water is "potentially immediately harmful to human health."

Our response to the myriad of challenges we have faced as a water company has been to seek the aid and counsel of those governmental agencies that are charged with the protection of the health and safety of the public with regard to water and nonprofit corporations: the ADEQ and the Arizona Corporation Commission (ACC).

Unfortunately, despite our best efforts, including hiring experts, holding countless meetings with the ADEQ and ACC and our grave concern and pleas for help, especially in the wake of the "Rose Valley" tragedy, we have gotten nowhere. Rather that assisting us, we have found the majority of the ADEQ personnel we have dealt with either unwilling or unable to help us to protect our consumers.

More significantly, throughout the course of our dealings with ADEQ and the ACC, we have discovered that neither agency will take responsibility for helping to solve a serious health and safety issue. We have even gone so far to ask that ADEQ *shut us down* for noncompliance if it is unable or unwilling to help us find a solution to our problem. To this day, we repeat this plea. Unbelievably, the response that we have received from ADEQ is that **over 600 (out of approximately 3000 total) water companies in Arizona are similarly in material noncompliance with regulations pertaining directly to health and safety.** The Picacho Peak Water Company continues to struggle, with numerous personnel at ADEQ fully aware of our precarious water quality situation.

I also bring this matter to your attention because I strongly suspect, based on information provided to us by state regulators, that our perilous water situation is not unique. Likewise, I would highly encourage your office to take note of these serious and dangerous gaps in regulation that can easily be manipulated to create a façade of safety and compliance. Unfortunately, I believe that a real danger exists beneath this thin veneer of safety. Given our experience with ADEQ and the information we have received from various agents regarding the water quality of other water companies in Arizona, it appears that another "Rose Valley"-type tragedy is inevitable without either a major change in the ADEQ's approach or added enforcement powers/oversight of Arizona's water systems.

Governor Napolitano, we continue to extend our greatest efforts to ensure that consumers of our water are drinking the safest water possible. However, given our current situation, I believe that this goal is impossible without the immediate support of the State of Arizona. I have tried, on numerous occasions, to arrange a meeting with senior management personnel at ADEQ, but so far my attempts to arrange such a meeting have been rebuffed.

We very much appreciate any assistance that you can provide us with this serious problem for us and all water systems in Arizona and thank you very much for your attention to this matter.

I can be reached at: 602-738-7227 or 602-292-2212.

Sincerely,

George Bien-Willner
President
Picacho Peak Water Company

Cc: Lori Faeth, Policy Advisor – Natural Resources

Bartholomew Engineering, Inc.

Environmental Civil Water/Wastewater Subdivisions Surveying

Richard F. Bartholomew, P.E.
President

be@doitnow.com

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

February 3, 2004

Mr. D.C. Cogburn
President, Picacho Peak Water Company
27480 Marez Dr.
Picacho, AZ 85241

Re: Picacho Peak Water Company

Dear Mr. Cogburn:

I was just furnished a copy of your letter to Governor Napolitano, dated February 2, 2004.

You need to correct a statement you made that "Mr. Richard Bartholomew confessed to the Picacho Peak Water Company membership that he was partially responsible for our unsafe water condition."

What you did not state was that I did not **confess** anything. I told the Board of Directors that in 1967, as the Director of Water Supplies for Arizona Department of Health Services, I approved the blending of the two wells, one with a low nitrate level and the other with a high nitrate level to achieve a safe blended water supply to allow Farmers Home to approved the loan to construct the water company. This allowed the construction of the water system to replace failing and very unsafe private wells and water hauling.

Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight.

Sincerely,

Richard F. Bartholomew, P.E.

cc: Governor Janet Napolitano
Lori Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

RFB:mr

Physical Address: 7518 E. Elbow Bend, Ste B-1, Carefree, Arizona 85377 (480) 488-9775
Mailing Address: P.O. Box 4809, Cave Creek, AZ 85327 fax (480) 488-2681

PICACHO PEAK WATER COMPANY

D.C. COGBURN, President
PO Box 250
Picacho, AZ 85241
Tel. (520) 631-8306
Fax (520) 466-3634

February 16, 2004

Mr. Richard Bartholomew
Bartholomew Engineering, Inc.
7518 East Elbow Bend
Carefree, AZ 85377

Re: Picacho Peak Water Company

Dear Mr. Bartholomew:

Your February 3rd, 2004 letter states "Mr. Cogburn, if you are to provide leadership for an already problematic board, you need to get your facts straight."

I. Mr. Bartholomew, leadership to me means not being afraid to speak the truth. You can build on truth. You cannot build on deceit.

II. "Problematic board" to you probably means a board that will no longer be intimidated or bullied by you or your two clients. You were present on January 14th during the discussion and the voting on the Picacho Peak Water Company "State of Emergency Declaration." Please review the vote of the membership to determine exactly who is problematic.

III. On October 28th, 2003, the PPWC members and guests, including you Mr. Bartholomew, were touring the PPWC facilities. You, Mr. Bartholomew, announced to all PPWC members and guests that you were partly responsible for the high nitrate water that the PPWC has had to tolerate for over thirty years. Mr. Bartholomew, you stated that back in 1967 the very politically connected landowner asked the Governor's office for help in getting approval for two high nitrate wells to be used for a public water supply. You stated that you received political pressure to approve these two high nitrate wells while you were Director of Water Supplies for Arizona Department of Health Services. You stated that you had always felt bad about approving these wells, which later became the Picacho Peak Public Water Company. As President of the PPWC I wrote down your statement when you made it and then asked you to repeat it, which you did, in front of the PPWC members and guests. Unfortunately over thirty years later the PPWC still owes over $100,000 on this high arsenic and high nitrate Water Company.

Sincerely,

D.C. Cogburn

D.C. Cogburn
President, Picacho Peak Water Company

Cc: Governor Janet Napolitano
Lori, Faeth, Policy Advisor for Natural Resources and Environment
Karen Smith, Director for ADEQ Drinking Water Division
Richard Sallquist, Sallquist & Drummond Attorneys at Law

PZ-C-001-12

PZ-C-001-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

MEETING DATE: May 17, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-001-12 (Legal Descriptions)**

CASE COORDINATOR: Ashlee MacDonald

REQUESTED ACTION & PURPOSE: Pinal County Planning & Development Department requesting approval of a Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.166 Rezonings**, to add language to require legal descriptions for each zoning district in a rezone request.

PUBLIC PARTICIPATION:
Commission Initiation: February 16, 2012
Community Meeting: April 3, 2012
Planning Commission Work Sessions: April 19, 2012
News Paper Advertising: Week of April 23, 2012

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and last amended on January 18, 2012. Current staff policy requires legal descriptions for each zoning district in rezone request; during the most recent zoning ordinance update, the Board of Supervisors directed staff to look into adding language to the ordinance to codify this staff policy.

ANALYSIS: This proposed Zoning Ordinance Text Amendment to **Title 2** of the **Pinal County Development Services Code,** amending **Chapter 2.166 Rezonings**, is to consider adding language to require legal descriptions for each zoning district in a rezone request.

As a policy staff has been requesting legal descriptions for each zoning district in a rezone request for a number of years. Legal descriptions remove doubt about what is being rezoned, prepares County for legal challenges, and with GIS technology allows locations to be more accurately pinpointed.

STAFF RECOMMENDATION: Should the Commission find, after the presentation of staff and together with the testimony and evidence presented at the public hearing that this request for a text amendment to the Pinal County Zoning Ordinance is needed and necessary at this time, then staff recommends that the Commission forward **PZ-C-001-12** to the Board of Supervisors with a favorable recommendation.

Date Prepared: 05/10/12 - arm
Revised:

2.166.050 Application process.

A. Application Submittal.

1. The application shall include those forms, maps, plans and other documents prescribed by the planning director as necessary to:

a. Identify the applicant(s).

b. Identify the property of the proposed rezoning.

c. Identify all owners of the property of the proposed rezoning and their authorized agents.

d. Describe the nature of the request.

e. State justifications or reasons for the request.

f. Show compliance with the comprehensive plan.

g. Show whether the property that is the subject of the rezoning application is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (figure 9) in the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008. If adjacent to a projected RSR, show how applicant will comply with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008 and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.

2. The application shall be accompanied by:

a. A preliminary site plan according to the map requirements and support data prescribed by the planning and development department.

b. An accurate, verified list, made within the previous 30 days, giving the names and addresses of the owners of all properties lying within the area of the proposed rezoning and of all properties any part of which is within 600 feet of the proposed rezoning. The list shall be furnished by the applicant at applicant's own expense and may be rejected for insufficiency by the planning and development department.

c. All information deemed necessary by the planning and development department.

d. A nonrefundable filing fee in accordance with the fee schedule adopted under the authority of PCDSC 2.160.050.

e. A legal description for each zoning district requested in the rezoning application

3. The application shall be accompanied by the following information about water supply and demand:

a. Identify the water service provider.

b. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate.

c. Provide information about water supply and source, including renewable and nongroundwater supplies.

4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:

a. Depth to bedrock.

b. Depth to groundwater.

c. Known fissures or land subsidence in the area.

d. Known wells in the area, available information on status and water levels.

e. Summary of data-gathering efforts and sources of information.

Please note: Approval of a rezoning is not an approval of water adequacy or water quality. The applicant's ability to develop land included in a rezoning rests upon a demonstration to the ADWR that there is sufficient water to serve the proposed development at the time of final platting.

5. The application must be complete and signed by all owners of the land proposed to be rezoned or by their authorized agents. An application signed by a property owner's authorized agent requires documentation in a format required by the county of the agent's authorization to sign on behalf of the owner and/or to agree to conditions on behalf of the owner.

6. A property owner may propose a schedule for development for the requested rezoning.

Greg Stanley
Assistant County Manager
Development Services

Fritz A. Behring
County Manager

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PINAL COUNTY
REZONINGS, SIGNS AND COMMERCIAL VEHICLE PARKING
APRIL 3, 2012

PINAL COUNTY STAFF PRESENT:

Jerry Stabley, Planning Director
Wes Lacrosse, Code Compliance Manager
Ashlee MacDonald, Planner II
Jessica Sarkissian, Planner I
Arline Studley, Drafting Specialist.

ATTENDEES:

Todd House, [redacted]
Tisha Castillo, [redacted]
Daniel Spellman, [redacted]
Gail LaCrosse
Irene Sriech
John Enright, [redacted]
Sharon Keiser [redacted]
Ray Husslein, [redacted]
Tim Pettigrew [redacted]

The meeting began at 6:05 by Ashlee MacDonald, in Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

Ms. MacDonald began the meeting and polled the audience were there for each of the three (3) topics. The majority were there for the Signs, then Outside Storage & Parking then Rezonings.

PZ-C-002-12, a Proposed Zoning Ordinance Text Amendment to Title 2 of the Pinal County Development Services Code, amending Chapter 2.145 "**Signs**" to add language to address new types of portable and temporary signs.

Ms. Sarkissian gave a PowerPoint presentation.

Mr. Pettigrew expressed concern with signage on the rear of buildings and the total square footage allowed for signage. He suggested dividing the square footage into front, rear and side. He cited an example where a business utilized the rear of the building. The business was told to remove the signs due too much square footage of signage.

Ms. Sarkissian asked for clarification that the suggestion was to increase visibility for the business. Mr. Pettigrew responded that is was to increase visibility as well as allowing increased square footage to allow additional signage on the rear or sides of the building.

Ms. Sarkissian added the square footage for A-Frame and Feather Banner Signs would not be counted torward the maximum square feet. She added the current policy is to include them in the cumulative

DRAFT

total. Mr. Pettigrew stated that after allowed square footage is utilized what for a marquis sign, the remaining square footage for a sign on the rear of the building would be minuscule.

Mr. Enright stated he believed the signs are not the problem but a symptom of the problem. The problem is that many businesses do not fact the street. He added that signs should be able to be placed on the rear of the building. Another problem is that some businesses do not have sidewalks on which to place signs. He added there needs to be a compromise to allow businesses to have better signage. He stated he would like to see the County create a solution to allow businesses signage that is visible from the road.

Ms. Castillo stated she believed a signs purpose is to make a business stand out. She added that in San Tan Valley there are signs of all sorts from hand-made to A-Frames blocking a driveway. She stated she believes the Feather Banners are a distraction for drivers. Her concern is for the intersections and the inability to see the street signs. She added the signs on the store fronts are much more legible than the Feather Banners. She continued that home based businesses are placing A-Frames and Banners along Hunt Highway.

Ms Castillo stated she believed one of the biggest problems is the enforcement of the Sign Ordinance. She added that businesses need to be able to market themselves but allowing more signs will not make it easier to be able to see the businesses. She suggested that special signs be allowed for new businesses for a specific period of time. And, she suggested there be a fine when a sign is not removed promptly.

Ms. Sarkissian explained the Temporary Sign Code. She stated the County can look into grouping some of the signs together. She acknowledged the problems, concerns and comments of the audience but stated this amendment is specifically for A-Frames and Feather Banners.

Mr. Husslein made comments about his inability to display signage in front of his business due to the width of the right of way. He gave an example of a display he was using that was not considered an allowed sign. He requested a clarification of what is allowed.

Ms. Castillo stated she appreciates an A-Frame location closer to the business. She added she would like to see a more consistent message as to what is allowed. Ms Castillo added that enforcement is important and, if properly handled, would eliminate what seems to be miscommunication as to what is an allowed use.

Ms. Sarkissian asked for additional comments. There were none.

PZ-C-003-12, a Proposed Zoning Ordinance text Amendment to Title 2 of the P9nal County Development Services Code, amending Chapter 2.185 "**Outside Storage and Parking**" to add language to address definitions, parking locations, setbacks and restrictions for commercial vehicles.

Ms. Klucar gave a PowerPoint presentation.

Mr. Spellman identified himself as an truck owner/operator. He stated he came to Pinal County so he would be able to store his vehicle on his parcel. He added that under the proposed amendment he would not be to do so. He only has one and one quarter acre which his truck fits on. Under the proposed language, he would have to purchase another three acres which is prohibitive at this time.

Ms. Castillo questioned the size of the required lot size to be able to store a commercial vehicle. She stated that it would be very difficult to find a parcel two acres or more in size in San Tan Valley. She

asked where owners would be able to park the vehicle. Ms. Klucar stated they could park in any commercial zone. Ms. Castillo asked if they could be park in the WalMart parking lot with the approval of Walmart. Ms. Klucar stated that would be a possibility. Ms. Castillo questioned if the County would be notified by the landowner as to who was allowed to park their vehicle on the commercially zoned parcel. She added there is a possibility of several commercial vehicles parking on commercially parcels without the knowledge and/or of the landowner. She questioned how this would be enforced. Mr. Stabley introduced himself and explained a storage facility would not be allowed to lease parking spaces to truckers as it would defeat the purpose of parking for the tenants. However, there is a possibility of a commercial parcel allowing others to park on their parcel. Ms. Castillo asked if the County would be notified as to who was allowed to park there. She continued that she perceives this to be another enforcement issue. Mr. Stabley responded there will need to be more enforcement effort.

Mr.Enright stated he believed this amendment to be bad. He added the County should allow the current owner/operators to be able to continue to store their vehicles on the parcels where it is currently allowed. He added that if the County is addressing the commercial vehicles, the size of the chassis should be considered in the definition.

Ms. Klucar explained the initial intent was to address the larger vehicles but the County did not want to be too restrictive. The County had considered what the other Counties had done. Mr. Enright stated the County should consider all commercial vehicles and not just the tractor trailors.

Ms. Klucar asked for any additional comments. Ms. Castillo stated she was concerned about an increase in the amount of commercial vehicles that would be using this ordinance as a way to avoid the sign ordinance. Ms. Klucar mentioned the sign aspect of the larger vehicles.

PZ-C-001-12, a Proposed Zoning Ordinance Text Amendment to Title 2 of the Pinal County Development Services Code, amending Chapter 2.166 "**Rezonings**", to add language to require metes and bounds legal descriptions for each zoning district in a rezone request.

Ms. MacDonald gave a PowerPoint presentation.

There were no questions.

The meeting concluded at 6:48 pm.

DRAFT

PZ-C-004-12

PZ-C-004-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

MEETING DATE: May 17, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-004-12 (Adequate Water Supply)**

CASE COORDINATOR: Dedrick Denton

REQUESTED ACTION & PURPOSE: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with A.R.S. section 11-821(D) a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code**, amending **Chapter 3.20 Final Plat Additional Data**, to consider adding language to address adequate water supply outside an Active Management Areas (AMAs).

HISTORY: In 2011, the Water Task Force and Planning and Zoning Commission recommended implementation of A.R.S 11-806.01, now renumbered as 11-823, which pertains to subdivision having an adequate water supply outside of an active management area. In the same year, the Board of Supervisors approved text in the Comprehensive Plan stating "...the Pinal County Board of Supervisors shall, by the end of 2012, consider adoption of a provision (requiring a unanimous vote), that requires a new subdivision, located outside an AMA, to have an adequate water supply...". On April 25, 2012, the BOS directed staff to look into adding language to address adequate water supply for subdivisions located outside an AMA.

ANALYSIS: This request is to initiate a text amendment to Title 3, Chapter 3.20: Final Plat Additional Data to consider adding language to require an adequate water supply outside an Active Management Areas.

STAFF RECOMMENDATION: Staff recommends the Commission approve Case PZ-C-004-12 to initiate the Ordinance Amendment and allow Staff to proceed with the Subdivision Regulations amendment process to amend Title 3, Chapter 3.20 (Final Plat Additional Data) of the Development Services Code.

Date Prepared: 05/08/12 - dld
Revised:

PZ-PA-006-12

PZ-PA-006-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012

CASE NO.: PZ-PA-006-12 **(Trail Policy and Goal Amendment)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend Comprehensive Plan, to add policies and goals establishing direction for the creation of and purpose of a Trails Manual.

PROPOSED AMENDMENT: Update the text to include goals and policies within the Comprehensive Plan for the creation of a Trail Manual.

HISTORY: The 2009 Comprehensive Plan, Open Space and Places, Chapter 6 Goals focus on encouraging a connected system of trails through cooperation and coordination of various municipalities, landowners and agencies. Trail alignments throughout the County were depicted on the Open Space Plan within Chapter 6. In April 2012, the Planning Commission initiated a Major Comprehensive Plan Amendment to revise those earlier trail alignments to create more defined alignments. This proposed initiation will create such a tool to address the need for a more detailed guideline of how those trails should develop.

ANALYSIS: If this request is approved by the Commission, it will allow the Commission to hold a hearing on the proposed text amendment to add goals and policies within the Comprehensive Plan to further address trails.

STAFF RECOMMENDATION: Staff recommends the Commission approve the request to initiate Comprehensive Plan Amendment case PZ-PA-006-12.

DATE PREPARED: 5/3/11 – jds

PZ-C-002-12

PZ-C-002-12

Greg Stanley
Assistant County Manager

Development Services

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Fritz A. Behring
County Manager

MEETING DATE: May 17, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-C-002-12; Amendment to Initiation (Temporary, Promotional & Monument Signs)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: The Planning and Development Department requests that the Planning and Zoning Commission amend the earlier initiation, in accordance with A.R.S. section 11-813(D) a zoning regulation amendment to Title 2 of the Pinal County Development Services Code, amending Chapter 2.145 Signs, to consider adding language for monument signs to the earlier temporary and promotional signs initiation.

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and last amended on January 18, 2012. The Sign Chapter was not part of that update.

In March 2012, the Planning Commission initiated an amendment to the sign code to address new types of portable and temporary signs as well as adding the new zones categories created with the recent Zoning Ordinance update.

In April 2012, a community meeting was held to discuss that proposed amendment. The need to add language addressing monument signs came forward as a result, as well as a request from the community for increased regulation on portable and temporary signs.

ANALYSIS: This request is to amend the earlier initiation for a text amendment to Title 2, Chapter 2.145 Signs, to consider adding language to address monument signs in addition to the earlier initiation.

STAFF RECOMMENDATION: Staff recommends the Commission approve the amendment to the initiation and allow Staff to proceed with the Zoning Ordinance Amendment process to amend Title 2, Chapter 2.145 (Signs) of the Development Services Code as one case.

Date Prepared: 05/09/12 - jds
Revised:

PZ-PA-005-12

PZ-PA-005-12

Greg Stanley
Assistant County Manager

Development Services

Fritz A. Behring
County Manager

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TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: May 17, 2012 (continued from April 19, 2012)

CASE NO.: PZ-PA-005-12 **(Environmental Stewardship/Sustainable Pinal Amendments)**

CASE COORDINATOR: Steve Abraham, AICP

REQUESTED ACTION & PURPOSE: **PZ-PA-005-12 DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission initiate, in accordance with PCDSC 2.170.110, a major amendment of the **Pinal County Comprehensive Plan** to amend the text of Chapter 3: Sense of Community and Chapter 7: Environmental Stewardship by:

- Amend the opening paragraph regarding **Mixed Use Activity Centers** in Chapter 3 Sense of Community (pg. 72) to address urban heat island effect;
- Add a new **Mixed Use Activity Center Planning Guideline** in Chapter 3 Sense of Community (pg. 78) regarding underground, understructure and multi-level parking structures.
- adding a new policy **7.2.2.3** concerning rainwater harvesting techniques (pg 265);
- amending policy **7.4.1.5** concerning energy efficiency (pg 278)
- renumbering policy **7.4.2.3** to **7.8.1.1** and renumbering policy **7.4.2.4** to **7.4.2.3** for formatting purposes;
- adding a new goal **7.8**, a new objective **7.8.1** and two new policies **7.8.1.2** and **7.8.1.3** (pg 283);
- Adding three sidebars to Chapter 7 by describing and highlighting the terms: **Urban Heat Islands, Cool Pavements, Cool Roofs and Green Roofs** (pg. 283);

PROPOSED AMENDMENT: This is a series of proposed text amendments from recommendations presented to the BOS from the *Sustainable Pinal Citizen Task Force*. The amendment will address, in general, mitigating Urban Heat Islands and their effects, Energy Star Compliant Construction and rain water harvesting techniques.

HISTORY: In 2011 the *Sustainable Pinal Citizen Task Force* formulated a series of recommendations and strategies and presented these suggestions to the BOS. Many of these recommendations require amending the text Comprehensive Plan.

ANALYSIS: If this request is approved by the Commission, it will allow the Commission to hold a hearing on the proposed text amendment.

Attached please find a copy of the proposed language, staff has included relevant pages from the Comprehensive plan to show where the language will be placed and for context. Staff has included in your packets a copy of the *Sustainable Pinal* report for your reference.

STAFF RECOMMENDATION: Staff recommends the Commission approve the request to initiate Comprehensive Plan Amendment case **PZ-PA-005-12**.

DATE PREPARED: 4/09/12 – sja
RVSD: 05/10/12 - sja

Energy Conservation

- **Amend 7.4.1.5 (Pg. 278)to read:**

"Encourage all residential, commercial and industrial construction to meet "ENERGY STAR" as a minimum energy efficiency standard".

Water Conservation

- **Add Policy: 7.2.2.3 (Pg. 265) to read:**

"Encourage single family residences, multi-family residences, commercial and industrial development to utilize rain water harvesting techniques"

Urban Heat Island

- **Urban Heat Island Mitigation (pg.283)**

7.8 Goal: Support strategies to reduce Urban Heat Islands and their environmental effects.

7.8.1 Objective: Identify key Urban Heat Island mitigation techniques and reduce Urban Heat Island effect through community planning and design.

Policies:

7.8.1.1: (was *7.4.2.3) Work with municipalities to avoid the development of heat islands through land use planning, open space preservation between developments, site design, and building materials and colors.*

7.8.1.2: Encourage underground, understructure and or multilevel parking structures.

7.8.1.3: Encourage the use of "cool pavement" materials, "cool roofs" and "green roofs"

(Also Renumber: 7.4.2.4 to policy 7.4.2.3: Implement the Activity Center philosophy to bring employment, commercial, and educational activities closer to residents and increase multimodal transportation options including transit, bicycle, and pedestrian modes.)

Sidebar 1:

Urban Heat Islands are built up areas that are hotter than nearby rural areas. Elevated heat island temperatures can cause environmental impacts. (EPA)

Sidebar 2:

Cool Pavements include a range of technologies aimed at reducing urban heat island effect.

Sidebar 3:

Cool Roofs is a term that describes roofing materials with a high solar reflectance. **Green Roofs** is a term describing a vegetative layer grown on a roof top that can be installed on a wide range of buildings.

- **Amend opening paragraph on Mixed Use Activity centers (Pg . 72) to read:**

  "...while reducing carbon foot print, urban heat island effect, and environmental impact."

- **Add new check mark to Mixed Use Activity Center Planning Guidelines (Pg. 78) to read:**
  " Encourage underground, understructure and multi-level parking structures"

Energy Conservation topic

7.4.1.1 Maintain the most up to date International Building Codes (IBC) and International Energy Conservation Code (IECC) and provide training for staff to implement.

7.4.1.2 Encourage the expansion of energy efficient building practices.

7.4.1.3 Work with municipalities and Native American communities to standardize energy efficiency requirements and codes throughout the County.

278

7.4.1.4 Support refurbishing and remodeling projects to include energy efficiency components through expedited permitting and assistance.

AMEND →

7.4.1.5 Require that 20% of all homes in developments larger than 100 dwelling units meet ENERGY STAR or other energy efficiency standards.

ENERGY STAR is a joint program of the EPA and the U.S. Department of Energy helping to save Americans money and protect the environment through energy efficient products and practices.

7.4.2 Objective: Reduce energy demand through community design.

Policies:

7.4.2.1 Encourage developments that use energy smart site design (e.g., solar orientation, cluster development).

7.4.2.2 Encourage Sonoran-friendly landscaping in developments to provide shade.

7.4.2.3 Work with municipalities to avoid the development of heat islands through land use planning, open space preservation between developments, site design, and building materials and colors.

Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear *italicized*.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

WATER Conservation topic

7.2.2 Objective: Encourage the maximum conservation of water resources currently available within Pinal County.

The County can encourage the conservation and efficient use of water supplies. In addition, the County government can play a significant role in encouraging the reuse and underground storage of reclaimed wastewater.

Policies:

7.2.2.1 Consider the development of a federal, state, or municipal grant mechanism to support quality water conservation programs to be implemented within the County.

265

7.2.2.2 Consider requiring as a condition of its approval for new wastewater treatment facilities located within Pinal County that the applicant also be required to demonstrate and implement a program for the direct reuse by turf, industry, and agriculture and/or underground storage (either direct or indirect recharge) of reclaimed water within Pinal County. In the event of extraordinary climatological conditions, some relief from these measures may be considered on a temporary basis.

New policy 7.2.2.3 →

7.2.3 Objective: Provide a focused venue for the development of unified water resources policy and development for the interests located within Pinal County.

Pinal County encompasses six different basins having some unique water supply issues, however, in order to preserve the future of Pinal County and realize the Vision contained within this plan, a unified voice needs to be developed for

Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear ***italicized***.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

URBAN Heat Islands topic

7.7.2.1 Monitor the evaluation process by other agencies of all proposals for new generating facilities to determine long-term impacts on water resources.

7.7.2.2 Support innovative designs for new generating facilities that minimize water use.

7.7.2.3 Explore innovative water re-use strategies.

7.7.2.4 Discourage facilities from locating in designated environmentally sensitive areas and encourage facilities to be in context with viewsheds and waterways.

7.7.3 Objective: Provide information to citizens and the development community regarding future energy facilities.

Policies:

7.7.3.1 Keep up to date information about locations of existing and potential new generation and transmission facilities on the County Web site.

7.7.3.2 Review development proposals along with short and long range plans of energy providers to ensure an understanding of where facilities may be and to keep prospective residents and businesses informed.

7.7.4 Objective: Maintain cooperative working relationships with energy providers.

Policies:

7.7.4.1 Hold a biannual "energy summit" bringing together providers, landowners and key county staff and leadership to discuss future plans and update one another on current planning and trends.

Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear ***italicized***.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

SIDE BARS

1 –

2 –

3 –

7.7.4.2 Work closely with energy providers during the evaluation of development plans to access cumulative, County-wide impacts on energy availability and reliability.

7.7.4.3 Coordinate with energy providers in the implementation of the Growth Areas element to ensure energy infrastructure is adequate to support growth and infrastructure development.

7.7.4.4 Encourage involvement of energy providers in area planning processes.

7.7.4.5 Continue to participate in regional energy planning forums such as the CATS Group

283

→ 7.8

New
GOAL
OBJECTIVES
POLICIES

Public Responsibilities, those that are primarily incumbent on the County to implement through its policy development and planning, appear ***italicized***.

Private and Public Shared Responsibilities, all entities, private and public, share the responsibility of implementing these Policies and these policies appear in **plain text**.

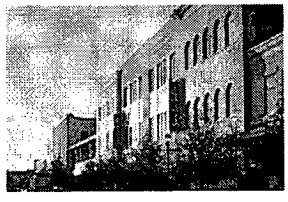
Mixed Use Activity Centers

The Urban Land Institute (largest international organization representing the development industry) and the National Home Builders Association have promoted the advantages of mixed use development over the last 20 years and this concept has more recently been embraced as a "smart growth" strategy. Mixed use developments incorporate residential units, commercial properties, and employment uses. These areas may also contain cultural amenities such as performing arts centers, entertainment venues, museums, education and training centers, and community gathering places. Mixed use developments allow residents to minimize and shorten trips by clustering multiple services and activities and by supporting alternatives to automobile transportation. Focusing development on activity centers can reduce sprawl, conserve open space and protect irreplaceable natural resources on the urban fringe. Compact community and building design means less land required for construction. This approach also reduces energy needed for transportation, transporting water and providing other services, while reducing the carbon footprint and environmental impact.

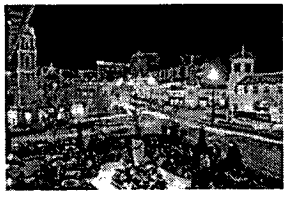
72

Amend

Mixed Use Activity Center Definitions



Low Intensity Activity Centers are approximately 100 acres with a mix of professional office, commercial, tourism and hospitality uses, as well as medium to high density residential.



Mid Intensity Activity Centers are approximately 500 acres with a mix of clustered professional office, commercial, tourism and hospitality uses, medical, and medium to high density residential.

- ✓ Building heights should be evaluated during the development review process and established based on the location and area context. Where appropriate, building heights should transition or step down to ensure compatibility with adjacent development.
- ✓ Discourage strip commercial development along roadways.
- ✓ Mixed Use Activity Centers are encouraged to provide internally connected streets and pedestrian amenities that provide direct access to land uses and adjacent development.
- ✓ Support the continuation and expansion of historic downtown areas because they define community character and often have smaller scale mixed use development.
- ✓ Encourage urban development in already urbanized areas that are better equipped to provide water, sewer, police, and fire protection services efficiently.

New ✓
P.6. → ✓

Commerce-Related Land Uses

Job creation is critical to sustain a healthy economy and enhance the County's quality of life. The increase in jobs in Pinal County will occur through creating places attractive for business development and job creation. It is critical to the County's livability to reduce average commute lengths and long distance commuting to the Phoenix and Tucson metropolitan areas; this will reduce environmental impacts and congestion while increasing productivity and residents' quality of life.

Many successful master planned communities throughout Arizona and around the U.S. market their development as places where people can both live and work. It is a good selling point and a worthy goal. At the master planned community scale (e.g., hundreds or thousands of acres) reaching an acceptable jobs to population

SUSTAINABLE PINAL CITIZEN TASK FORCE

May 8th, 2012

To: Pinal County Planning & Zoning Commission

Re: Proposed Comprehensive Plan Amendments

Greetings:

The Sustainable Pinal Citizen Task Force was appointed by the Board of Supervisors in 2010. Our Final Report to the Board of Supervisors was completed December 2011. We are pleased that a few of our recommendations are being considered this year as Comprehensive Plan Amendments for your review and approval. The intent of our Task Force recommendations is in harmony with the goals, objectives and policies of sustainability, expressed in the 2009 Pinal County Comprehensive Plan. Therefore, we are in support of the following changes as presented below:

WATER CONSERVATION

Proposed Change: Add Policy 7.2.2.3 (Pg. 265) to read - "Encourage single family residences, multi-family residences, commercial and industrial development to utilize rain water harvesting techniques"

Rain Water Harvesting
Rain Water Harvesting has long been a part of Pinal County history. Historically, ranchers have employed Rain Water Harvesting by building catchments or stock ponds on seasonal washes using catchment swales and berms to intercept additional runoff from adjacent washes. As Pinal County transitions from an agrarian to urban society, the need to maximize the County's available water resources - will not diminish.

Outdoor water uses constitutes roughly 60% of the residential water budget. With a typical family of four using 146,000 gallons of water a year, 87,600 gallons of that water, treated to EPA drinking water standards, ends up on the ground. While Pinal County's 8 inches of average annual rainfall may seem insignificant to some, that same 8 inches of rain distributed over a 6,000 square foot residential lot equates to 30,000 gallons of water per year. This volume of water is one third of the outdoor water budget for the typical single family subdivision home. This is the amount of water required to fill the typical backyard swimming pool twice a year. Rain Water Harvesting for residential outdoor and landscape uses should be encouraged as a low tech methodology for supplementing and conserving non-renewable drinking water resources.

Other Cities/Counties
Since the 1990s, the City of Tucson's Land Use Code has required that sites make maximum use of site storm water runoff for supplemental irrigation. Pima County's Comprehensive Plan encourages Rain Water Harvesting and the City of Tucson adopted a

Water Harvesting and Graywater Ordinance in 2008. In 2010, the ordinance was implemented - requiring new commercial development to provide a minimum of 50% of their site landscape from harvested rainwater. In addition, on June 1st, 2010, the City of Tucson implemented an ordinance requiring all new homes have dual plumbing to allow for graywater system installation.

In 2012, the City of Flagstaff adopted an ordinance that requires Stormwater and Rain Water Harvesting for all new subdivisions, commercial and industrial developments, re-development of non-conforming sites (i.e., existing developed sites that do not have detention that have been razed and vacant for greater than six months), and other developments greater than 1/4 acre in size.

URBAN HEAT ISLAND

Proposed Change: Add URBAN HEAT ISLAND MITIGATION as a "smart growth" strategy in the **MIXED USE ACTIVITY CENTERS** section (Chapter 3: Sense of Community). The Heat Island Mitigation Goal, Objective, and Policies would be added to the Comprehensive Plan as follows:

7.8 Goal: Support strategies to reduce Urban Heat Islands and their environmental effects.

7.8.1: Objective: Identify key Urban Heat Island mitigation techniques and reduce Urban Heat Island effect through community planning and design.

Policies

7.8.1.1: (was 7.4.2.3) *Work with municipalities to avoid the development of Heat Islands through land use planning, open space preservation between developments, site design, and building materials and colors.*

7.8.1.2: Encourage underground, understructure and/or multi-level parking structures.

7.8.1.3: Encourage the use of "cool pavement" materials, "cool roofs" and "green roofs".

Heat Island Mitigation

Pinal County is in an ideal position to prevent the formation of Heat Islands. Heat Islands result in higher energy and water usage and decrease quality of life, especially during the summer months. The largest contributors to Heat Island effects are parking lots using asphalt or concrete surfaces and roof tops. Therefore, the Sustainability Task Force recommends that the Comprehensive Plan encourage the use of underground, multi-level, under-structure parking facilities for commercial, industrial, high density residential (e.g. large apartment or condominium complexes), and mixed-use activity areas. This has the effect of reducing the amount of surface area devoted to parking, thereby reducing the radiation of absorbed day time heat that remains during the night time hours. The use of such parking facilities also allows for more efficient use of the real estate for other structures or open areas. This is an effective strategy for energy and water conservation as

well as Heat Island mitigation. Developers could then have the option of using the extra space for revenue generating opportunities.

Surveys have shown that consumers prefer and will choose covered parking, especially during the summer months - attracting people to these Pinal facilities over others. There would be no cost to the tax payer, as the cost would be borne by the developer. The initial cost to the developer is partially offset by: 1) less upfront investment in real estate, 2) increased consumer usage, and 3) lower long term maintenance costs. Urban Heat Island effects are much easier to prevent than to reduce once formed. Encouraging the use of multi-level parking structures is an effective and efficient strategy for the future growth of Pinal County.

Other Cities & Counties
Other Cities and Counties address Urban Heat Island mitigation through landscaping ordinances, shading, cool rooftops and light colored pavements

ENERGY STAR Rating

Existing Comprehensive Plan Language: Currently, the Pinal County Comprehensive Plan requires that 20% of all homes in developments larger than 100 dwelling units meet ENERGY STAR or other energy efficiency standards.

Proposed Change: Amend 7.4.1.5 (Pg. 278) to read - "Encourage all residential, commercial and industrial construction to meet "ENERGY STAR" as a minimum energy efficiency standard".

According to the Department of Energy, buildings account for 40% of energy consumption. ENERGY STAR is a nationally recognized program ratified by the US Department of Energy and the EPA. ENERGY STAR buildings are 20 to 30% more energy efficient than a standard building type. 40% of all new homes sold in 2011 were scored using the Home Energy Rating System (HERS), an EPA standard used to certify ENERGY STAR rated homes. The IRS issues efficiency tax credits for homes that meet this standard. Home builders use these standards when marketing and selling their homes.

We appreciate your consideration of all of these proposed Comprehensive Plan Amendments.

Sincerely,

Sustainable Pinal Citizen Task Force:

Gina D'Abella, Vice Chair
Bill Collings, Task Force Member
Dr. Liz Martin, Task Force Member
Betty Peterson, Task Force Member
Mike Schaffer, Task Force Member

S-008-05

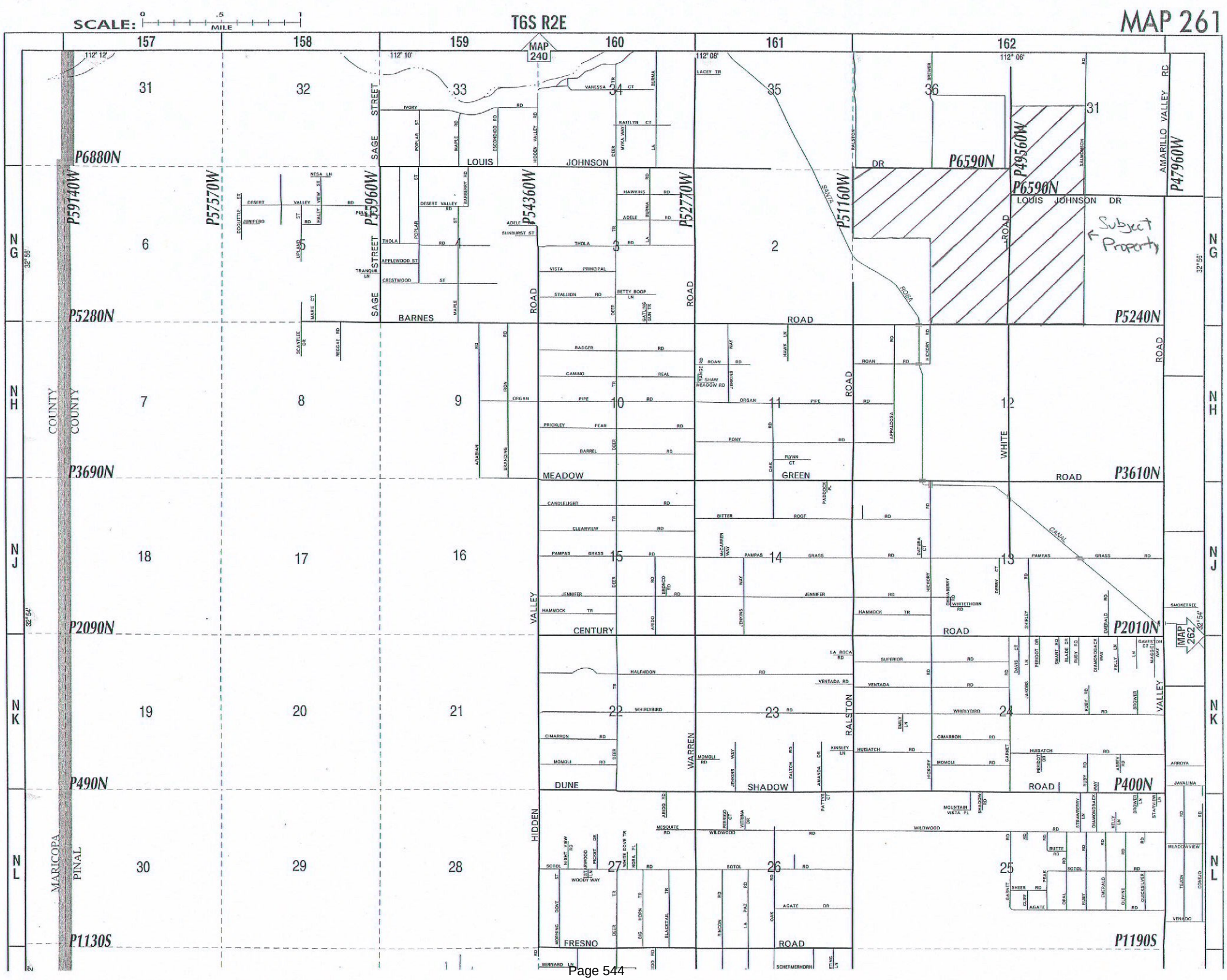
S-008-05

PINAL • COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date:	May 17, 2012
Case Number:	S-008-05
Case Coordinator:	Dedrick Denton
Subdivision Name:	Terrazo
Landowner/Developer:	Brad Clough Miller and White 815, LLP 11219 100 Ave. Edmonton, AB T5K 0J1
Applicant/Engineer:	Ryan Weed Coe & Van Loo Consultants, Inc. 4550 North 12th Street Phoenix, AZ 85014-4291
Comprehensive Plan:	Moderate Low Density Residential
Existing Zoning:	CR-3/PAD & CB-1/PAD (PZ-028-04 & PZ-PD-028-04A)
Existing Uses:	Currently, the subject property is vacant.
Surrounding Land Uses:	North: GR; State Land & Agriculture East: CR-3/PAD; Agriculture South: GR & SR; Scattered Residential & Agriculture West: GR; State Land & Vacant
Flood Zone:	X "an area that is determined to be outside the 100 and 500 year floodplain."
Location:	The subject property is located adjacent to the north side Barnes Road and the east side of Ralston Road, approximately 5 miles southwest of the City of Maricopa.
Legal Description:	An 829.2± acre parcel situated in a portion of Section 1, T6S, R2E, G&SRB&M (legal on file).
Number of Lots:	2,844


SCALE: 0 .5 1 MILE
T6S R2E
MAP 261
157
158
159
160
161
162
MAP 240
MAP 262
P6880N
P5280N
P3690N
P2090N
P490N
P1130S
P6590N
P5240N
P3610N
P2010N
P400N
P1190S
P59140W
P57570W
P55960W
P54360W
P52770W
P51160W
P49560W
P47960W
LOUIS JOHNSON DR
BARNES ROAD
MEADOW GREEN ROAD
CENTURY ROAD
DUNE SHADOW ROAD
FRESNO ROAD
SAGE STREET
HIDDEN VALLEY ROAD
WARREN ROAD
RALSTON ROAD
WHITE ROAD
AMARILLO VALLEY RD
MARICOPA COUNTY
PINAL COUNTY
Subject Property
SANTA ROSA CANAL

TENTATIVE PLAT OF "TERRAZO"

PORTIONS OF SECTIONS 1 T6S R2E, AND 31, T5S R3E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPMENT STANDARDS

LOT DIMENSIONS	65x120	55x115	45x115
LOT AREA	7800	6325	5175
LOT WIDTH	65	55	45
TYPICAL LOT AREA PER DWELLING UNIT	7800	6325	5175
MINIMUM FRONT YARD	18 TO LIVEABLE OR SIDE ENTRY GARAGE	18 TO LIVEABLE OR SIDE ENTRY GARAGE	18 TO LIVEABLE OR SIDE ENTRY GARAGE
MINIMUM SIDE YARD	5/5	5/5	5/5
MINIMUM REAR YARD	15 TO THE REAR LOT LINE	15 TO THE REAR LOT LINE	15 TO THE REAR LOT LINE
BUILDABLE AREA	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL STRUCTURES EXCEPT POOLS
BUILDING HEIGHT	30	30	30

PARCEL DATA

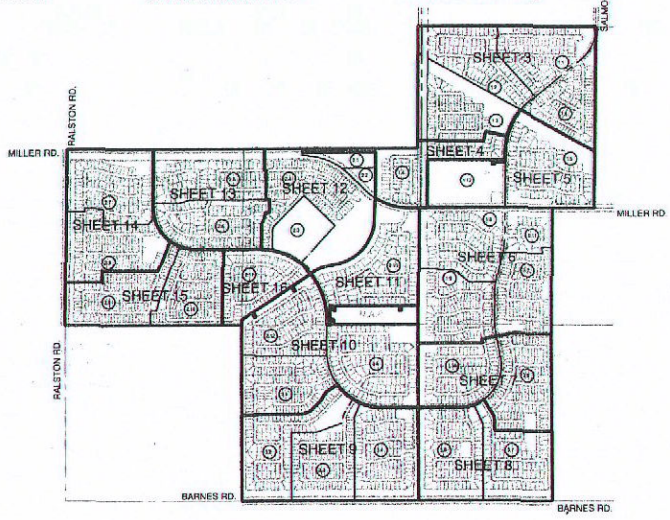
PARCEL	AREA	LOT SIZE	LOTS
1.1	20.83	55x115	69
1.2	24.24	65x120	80
1.3	26.31	45x115	87
1.4	23.72	55x115	78
1.5	26.21	65x120	86
1.6	29.32	45x115	96
1.7	23.18	55x115	104
1.8	28.86	55x115	100
1.9	28.57	45x115	111
1.10	25.97	55x115	92
1.11	10.02	65x120	35
1.12	19.32	Commercial	0
2.1	4.41	Water	0
2.2	2.7	Community	0
2.3	12.34	School	0
2.4	41.94	45x115	121
2.5	29.63	65x120	83
2.6	25.65	55x115	95
2.7	30.15	55x115	98
2.8	27.98	45x115	127
2.9	25.62	45x115	124
2.10	23.07	45x115	112
2.11	22.17	55x115	96
2.12	26.14	55x115	94
2.13	36.69	65x120	100
3.1	25.29	45x115	123
3.2	30.05	55x115	100
3.3	24.61	45x115	111
3.4	30.56	55x115	100
3.5	36.7	55x120	111
3.6	20.87	55x115	75
3.7	26.44	65x120	73
3.8	27.50	45x115	132
Total	829.20		2844

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP..
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

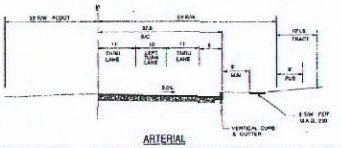
PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

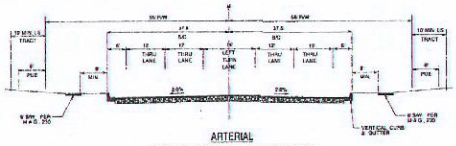


PARRCEL MAP AND SHEET INDEX

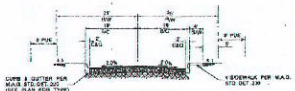
SHEET BREAK
PARCEL LINE



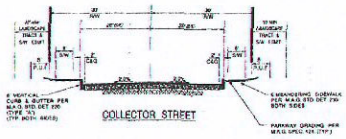
ARTERIAL
TYPICAL SECTION - RALSTON LOOKING NORTH - BARNES LOOKING WEST



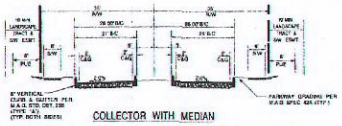
ARTERIAL
TYPICAL SECTION - MILLER ROAD



LOCAL STREET



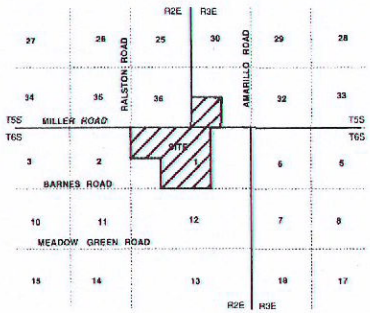
COLLECTOR STREET



COLLECTOR WITH MEDIAN

NOTES

1. Miller And White 815, LLP. has Applied for a Certificate of Assured Water Supply for this subdivision pursuant to A.R.S. § 45-576.
2. *No trees are permitted* within the right-of-way sight-visibility easements and no temporary or permanent object, structure or landscaping shall exceed twenty-four inches in height within the right-of-way sight-visibility easements.
3. All Tracts Except for the well sites and the private accessway are common areas which shall be granted and conveyed to and maintained by the anome of homeowners associations, an Arizona non-profit corporation.
4. No structure shall be constructed in nor shall other improvements or alterations be made to the storm water retention/detention areas or to drainage easements without prior approval by Pinal County.
5. The storm water retention volumes required by the Pinal County drainage Ordinance have been met and the overall gross retention/detention volumes will not be changed without prior approval by Pinal County. Maintenance of the areas subject to storm water retention/detention shall be the responsibility of the lot or tract owner.
6. All new or relocated utilities shall be placed underground.
7. Maintenance of all street lighting and landscaping shall be the responsibility of the home owners association.
8. All work within public rights-of-way requires permits from and inspections by Pinal County.
9. All trench work within public utility easements adjacent to public right-of-way require permits from and inspections by Pinal County.
10. On all lots the owner and/ or developer shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the applicable zone change and/or planned area development.
11. This subdivision is subject to the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.
12. This subdivision is subject to an agricultural spray easement.
13. No school or day care centers shall be located within ¼ mile of land in agricultural production requiring aerial spraying.
14. There will be a Temporary model complex, as an accessory use, on locations to be determined.
15. This subdivision is adjacent to Arizona state land which may be developed for any possible land use in the future.



LOCATION MAP

STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ____ Slide ____
Date: ____
Request of: ____
Witness my hand and official seal
Laura Dean-Lytle Pinal County Recorder
By: ____ Deputy

LEGEND:

EXISTING CONTOUR	1000
EXISTING WATER	W
EXISTING SEWER	S
PROPOSED WATER	W
PROPOSED SEWER	S
PROPOSED VALVE	
PROPOSED MANHOLE	
PROPOSED CLEANOUT	
FIRE HYDRANT	
PARCEL DESIGNATION	4

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.8 AC.
NET RESIDENTIAL AREA	812.8 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORGITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE.
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO
TENTATIVE PLAT
CVL#: 040025
DATE: 1/20/2005

SHEET 1 OF 16

50-300-5

DATE: Feb. 22, 2005
TIME: 16:53:06
FILE: n:\040025\terraz.dwg\100x01.dwg

352 DATE

TRACT TABLE PARCEL 1.1

TRACT LABEL	AREA (Ac.)	USE
A	3.27	RETENTION/LANDSCAPE
B	0.05	LANDSCAPE
C	0.02	LANDSCAPE
D	0.23	LANDSCAPE
E	0.03	LANDSCAPE
F	0.02	LANDSCAPE
G	0.02	LANDSCAPE
H	0.02	LANDSCAPE
I	0.95	RETENTION/LANDSCAPE
TOTAL	4.32	

TRACT TABLE PARCEL 1.2

TRACT LABEL	AREA (Ac.)	USE
A	0.03	LANDSCAPE
B	0.06	LANDSCAPE
C	0.03	LANDSCAPE
D	0.06	LANDSCAPE
E	0.06	LANDSCAPE
F	0.06	LANDSCAPE
G	0.06	LANDSCAPE
H	1.42	RETENTION/LANDSCAPE
J	0.48	DRAINAGE/LANDSCAPE
K	0.03	LANDSCAPE
TOTAL	2.27	

TRACT TABLE PARCEL 1.3

TRACT LABEL	AREA (Ac.)	USE
A	0.31	GAS EASEMENT
B	0.24	GAS EASEMENT
C	1.24	DRAINAGE/LANDSCAPE
D	2.99	RETENTION/LANDSCAPE
E	0.04	LANDSCAPE
F	0.02	LANDSCAPE
G	0.06	LANDSCAPE
H	0.05	LANDSCAPE
I	0.05	LANDSCAPE
J	0.02	LANDSCAPE
TOTAL	11.04	

TRACT TABLE PARCEL 1.4

TRACT LABEL	AREA (Ac.)	USE
A	0.18	LANDSCAPE
B	0.02	LANDSCAPE
C	0.02	LANDSCAPE
D	0.02	LANDSCAPE
E	0.02	LANDSCAPE
F	4.68	DRAINAGE/RETENTION/LANDSCAPE
G	0.03	LANDSCAPE
H	0.06	LANDSCAPE
I	0.06	LANDSCAPE
J	0.22	LANDSCAPE
TOTAL	5.38	

TRACT TABLE PARCEL 1.5

TRACT LABEL	AREA (Ac.)	USE
A	5.45	GAS EASEMENT
B	0.03	LANDSCAPE
C	3.07	RETENTION/LANDSCAPE
D	0.02	LANDSCAPE
E	0.06	LANDSCAPE
F	0.05	LANDSCAPE
G	0.28	LANDSCAPE
H	2.25	RETENTION/LANDSCAPE
I	0.05	LANDSCAPE
J	0.05	LANDSCAPE
TOTAL	11.26	

TRACT TABLE PARCEL 1.6

TRACT LABEL	AREA (Ac.)	USE
A	0.47	RETENTION/LANDSCAPE
B	0.14	LANDSCAPE
C	2.24	RETENTION/LANDSCAPE
D	0.06	LANDSCAPE
E	0.03	LANDSCAPE
F	0.03	LANDSCAPE
G	0.05	LANDSCAPE
TOTAL	3.41	

TRACT TABLE PARCEL 1.7

TRACT LABEL	AREA (Ac.)	USE
A	0.05	LANDSCAPE
B	0.05	LANDSCAPE
C	0.02	LANDSCAPE
D	0.05	LANDSCAPE
E	0.93	RETENTION/LANDSCAPE
F	0.05	LANDSCAPE
G	2.01	RETENTION/LANDSCAPE
H	0.02	LANDSCAPE
I	0.04	LANDSCAPE
J	0.21	WELL SITE
K	0.06	LANDSCAPE
L	0.05	LANDSCAPE
TOTAL	3.73	

TRACT TABLE PARCEL 1.8

TRACT LABEL	AREA (Ac.)	USE
A	0.46	USA FEDERAL RIGHT OF WAY
B	2.54	RETENTION/DRAINAGE/LANDSCAPE
C	0.06	LANDSCAPE
D	0.06	LANDSCAPE
E	0.06	LANDSCAPE
F	0.05	LANDSCAPE
G	0.12	LANDSCAPE
H	0.02	LANDSCAPE
TOTAL	3.33	

TRACT TABLE PARCEL 1.9

TRACT LABEL	AREA (Ac.)	USE
A	1.87	RETENTION/LANDSCAPE
B	3.32	USA FEDERAL RIGHT OF WAY
C	0.36	RETENTION/LANDSCAPE
D	0.06	LANDSCAPE
E	0.58	RETENTION/LANDSCAPE
F	0.06	LANDSCAPE
G	0.05	LANDSCAPE
H	0.07	LANDSCAPE
I	0.14	LANDSCAPE
TOTAL	6.48	

TRACT TABLE PARCEL 1.10

TRACT LABEL	AREA (Ac.)	USE
A	0.02	USA FEDERAL RIGHT OF WAY
B	1.96	RETENTION/LANDSCAPE
C	0.39	LANDSCAPE
D	0.06	LANDSCAPE
E	0.15	LANDSCAPE
F	0.05	LANDSCAPE
G	0.05	LANDSCAPE
H	0.55	LANDSCAPE
TOTAL	6.63	

TRACT TABLE PARCEL 1.11

TRACT LABEL	AREA (Ac.)	USE
A	1.03	RETENTION/DRAINAGE/LANDSCAPE
B	0.03	LANDSCAPE
C	0.03	LANDSCAPE
D	1.12	LANDSCAPE
TOTAL	2.11	

TRACT TABLE PARCEL 2.4

TRACT LABEL	AREA (Ac.)	USE
A	0.03	PARK/RETENTION/LANDSCAPE
B	0.03	LANDSCAPE
C	0.61	LANDSCAPE
D	14.71	LANDSCAPE
E	0.02	LANDSCAPE
F	0.02	LANDSCAPE
G	0.04	LANDSCAPE
H	0.06	LANDSCAPE
I	0.02	LANDSCAPE
J	0.08	LANDSCAPE
K	0.06	DRAINAGE/LANDSCAPE
TOTAL	16.07	

TRACT TABLE PARCEL 2.5

TRACT LABEL	AREA (Ac.)	USE
A	1.31	DRAINAGE/LANDSCAPE
B	1.71	LANDSCAPE
C	0.06	LANDSCAPE
D	0.05	LANDSCAPE
E	0.29	RETENTION/LANDSCAPE
F	0.06	LANDSCAPE
G	0.03	LANDSCAPE
H	0.05	LANDSCAPE
I	0.06	LANDSCAPE
J	0.15	LANDSCAPE
TOTAL	4.23	

TRACT TABLE PARCEL 2.6

TRACT LABEL	AREA (Ac.)	USE
A	0.55	LANDSCAPE
B	0.03	LANDSCAPE
C	0.02	LANDSCAPE
D	0.03	LANDSCAPE
E	0.02	LANDSCAPE
F	1.21	RETENTION/LANDSCAPE
G	0.02	LANDSCAPE
H	0.05	LANDSCAPE
I	0.05	LANDSCAPE
J	0.33	LANDSCAPE
K	0.03	LANDSCAPE
TOTAL	2.41	

TRACT TABLE PARCEL 2.7

TRACT LABEL	AREA (Ac.)	USE
A	3.90	RETENTION/DRAINAGE/LANDSCAPE
B	0.12	LANDSCAPE
C	0.05	LANDSCAPE
D	0.05	LANDSCAPE
E	0.05	LANDSCAPE
F	0.05	LANDSCAPE
G	0.04	LANDSCAPE
H	1.42	DRAINAGE/LANDSCAPE
TOTAL	5.58	

TRACT TABLE PARCEL 2.8

TRACT LABEL	AREA (Ac.)	USE
A	2.30	RETENTION/LANDSCAPE
B	0.03	LANDSCAPE
C	0.05	LANDSCAPE
D	0.03	LANDSCAPE
E	0.05	LANDSCAPE
F	1.58	DRAINAGE/LANDSCAPE
G	0.05	LANDSCAPE
H	0.05	LANDSCAPE
I	0.05	LANDSCAPE
J	0.27	WELL SITE
K	0.03	LANDSCAPE
L	0.05	LANDSCAPE
M	0.05	LANDSCAPE
TOTAL	3.23	

TRACT TABLE PARCEL 2.9

TRACT LABEL	AREA (Ac.)	USE
A	0.05	LANDSCAPE
B	0.05	LANDSCAPE
C	0.81	RETENTION/LANDSCAPE
D	0.05	LANDSCAPE
E	2.35	DRAINAGE/LANDSCAPE
F	0.05	LANDSCAPE
G	0.03	LANDSCAPE
H	0.05	LANDSCAPE
TOTAL	3.34	

TRACT TABLE PARCEL 2.10

TRACT LABEL	AREA (Ac.)	USE
A	1.34	DRAINAGE/LANDSCAPE
B	0.07	LANDSCAPE
C	0.06	LANDSCAPE
D	0.06	LANDSCAPE
E	0.46	RETENTION/LANDSCAPE
F	0.06	LANDSCAPE
G	0.06	LANDSCAPE
H	0.06	LANDSCAPE
I	0.03	LANDSCAPE
J	0.80	RETENTION/LANDSCAPE
K	0.05	LANDSCAPE
TOTAL	2.58	

TRACT TABLE PARCEL 2.11

TRACT LABEL	AREA (Ac.)	USE
A	1.82	RETENTION/DRAINAGE/LANDSCAPE
B	0.84	RETENTION/LANDSCAPE
C	0.06	LANDSCAPE
D	0.06	LANDSCAPE
E	0.02	LANDSCAPE
F	0.43	DRAINAGE/LANDSCAPE
G	0.03	LANDSCAPE
H	0.05	LANDSCAPE
I	0.05	LANDSCAPE
TOTAL	2.59	

TRACT TABLE PARCEL 2.12

TRACT LABEL	AREA (Ac.)	USE
A	3.87	DRAINAGE/LANDSCAPE
B	0.29	LANDSCAPE
C	0.05	LANDSCAPE
D	0.02	LANDSCAPE
E	0.02	LANDSCAPE
F	0.06	LANDSCAPE
G	0.06	LANDSCAPE
H	0.07	LANDSCAPE
TOTAL	4.42	

TRACT TABLE PARCEL 2.13

TRACT LABEL	AREA (Ac.)	USE
A	5.32	RETENTION/DRAINAGE/LANDSCAPE
B	1.54	RETENTION/LANDSCAPE
C	0.55	PRIVATE ACCESSWAY
D	0.05	LANDSCAPE
E	0.18	WELL SITE
F	0.05	LANDSCAPE
G	0.03	LANDSCAPE
H	0.02	LANDSCAPE
I	0.05	LANDSCAPE
J	0.05	LANDSCAPE
K	0.05	LANDSCAPE
L	0.06	LANDSCAPE
M	0.03	LANDSCAPE
N	0.03	LANDSCAPE
O	0.02	LANDSCAPE
P	0.05	LANDSCAPE
Q	0.29	LANDSCAPE
TOTAL	8.42	

TRACT TABLE PARCEL 3.1

TRACT LABEL	AREA (Ac.)	USE
A	0.14	DRAINAGE/LANDSCAPE
B	0.02	LANDSCAPE
C	0.15	LANDSCAPE
D	0.18	LANDSCAPE
E	0.03	LANDSCAPE
F	0.02	LANDSCAPE
G	0.03	LANDSCAPE
H	0.18	LANDSCAPE
I	0.05	LANDSCAPE
J	0.05	LANDSCAPE
K	0.06	LANDSCAPE
TOTAL	1.79	

TRACT TABLE PARCEL 3.2

TRACT LABEL	AREA (Ac.)	USE
A	0.04	LANDSCAPE
B	3.21	RETENTION/LANDSCAPE
C	0.03	LANDSCAPE
D	0.06	LANDSCAPE
E	0.05	LANDSCAPE
F	0.02	LANDSCAPE
G	3.25	DRAINAGE/LANDSCAPE
H	0.06	LANDSCAPE
I	0.06	LANDSCAPE
J	0.05	LANDSCAPE
K	0.03	LANDSCAPE
L	0.03	LANDSCAPE
TOTAL	6.68	

TRACT TABLE PARCEL 3.3

TRACT LABEL	AREA (Ac.)	USE
A	0.30	DRAINAGE/LANDSCAPE
B	0.03	LANDSCAPE
C	0.03	LANDSCAPE
D	0.06	LANDSCAPE
E	0.06	LANDSCAPE
F	0.03	LANDSCAPE
G	0.03	LANDSCAPE
H	0.06	LANDSCAPE
I	0.06	LANDSCAPE
J	1.39	RETENTION/LANDSCAPE
K	0.06	RETENTION/LANDSCAPE
TOTAL	4.56	

TRACT TABLE PARCEL 3.4

TRACT LABEL	AREA (Ac.)	USE
A	0.64	RETENTION/LANDSCAPE
B	1.05	RETENTION/LANDSCAPE
C	2.57	DRAINAGE/LANDSCAPE
D	0.05	LANDSCAPE
E	0.05	LANDSCAPE
F	0.03	LANDSCAPE
G	0.03	LANDSCAPE
H	0.05	LANDSCAPE
I	0.05	LANDSCAPE
J	0.05	LANDSCAPE
K	0.06	LANDSCAPE
TOTAL	4.82	

TRACT TABLE PARCEL 3.5

TRACT LABEL	AREA (Ac.)	USE
A	1.01	RETENTION/LANDSCAPE
B	0.05	LANDSCAPE
C	0.02	LANDSCAPE
D	0.05	LANDSCAPE
E	0.19	LANDSCAPE
F	0.54	LANDSCAPE
G	0.03	LANDSCAPE
H	0.02	LANDSCAPE
I	0.38	LANDSCAPE
J	0.05	LANDSCAPE
K	0.05	LANDSCAPE
L	1.13	RETENTION/LANDSCAPE
TOTAL	3.61	

TRACT TABLE PARCEL 3.6

TRACT LABEL	AREA (Ac.)	USE
A	3.11	DRAINAGE/LANDSCAPE
B	0.03	LANDSCAPE
C	0.73	LANDSCAPE
D	0.06	LANDSCAPE
E	0.05	LANDSCAPE
F	0.96	RETENTION/LANDSCAPE
G	0.05	LANDSCAPE
H	0.06	LANDSCAPE
I	2.17	
J	0.03	
K	0.03	RETENTION/LANDSCAPE
TOTAL	7.53	

TRACT TABLE PARCEL 3.7

TRACT LABEL	AREA (Ac.)	USE
A	0.18	RETENTION/LANDSCAPE
B	0.03	LANDSCAPE
C	0.06	LANDSCAPE
D	0.05	LANDSCAPE
E	0.03	LANDSCAPE
F	0.03	LANDSCAPE
G	3.96	DRAINAGE/LANDSCAPE
H	0.05	LANDSCAPE
I	1.17	RETENTION/LANDSCAPE
J	0.03	LANDSCAPE
TOTAL	5.94	

TRACT TABLE PARCEL 3.8

TRACT LABEL	AREA (Ac.)	USE
A	8.30	RETENTION/DRAINAGE/LANDSCAPE
B	7.30	LANDSCAPE
C	0.05	LANDSCAPE
D	0.05	LANDSCAPE
E	0.06	LANDSCAPE
F	0.05	LANDSCAPE
G	0.05	LANDSCAPE
H	0.27	LANDSCAPE
I	0.08	LANDSCAPE
J	1.23	RETENTION/LANDSCAPE
K	0.02	LANDSCAPE
L	0.02	LANDSCAPE
TOTAL	8.49	

ENTIRE SITE

TOTAL	157.52
OPEN SPACE	156.49

STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Cabinet _____ Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

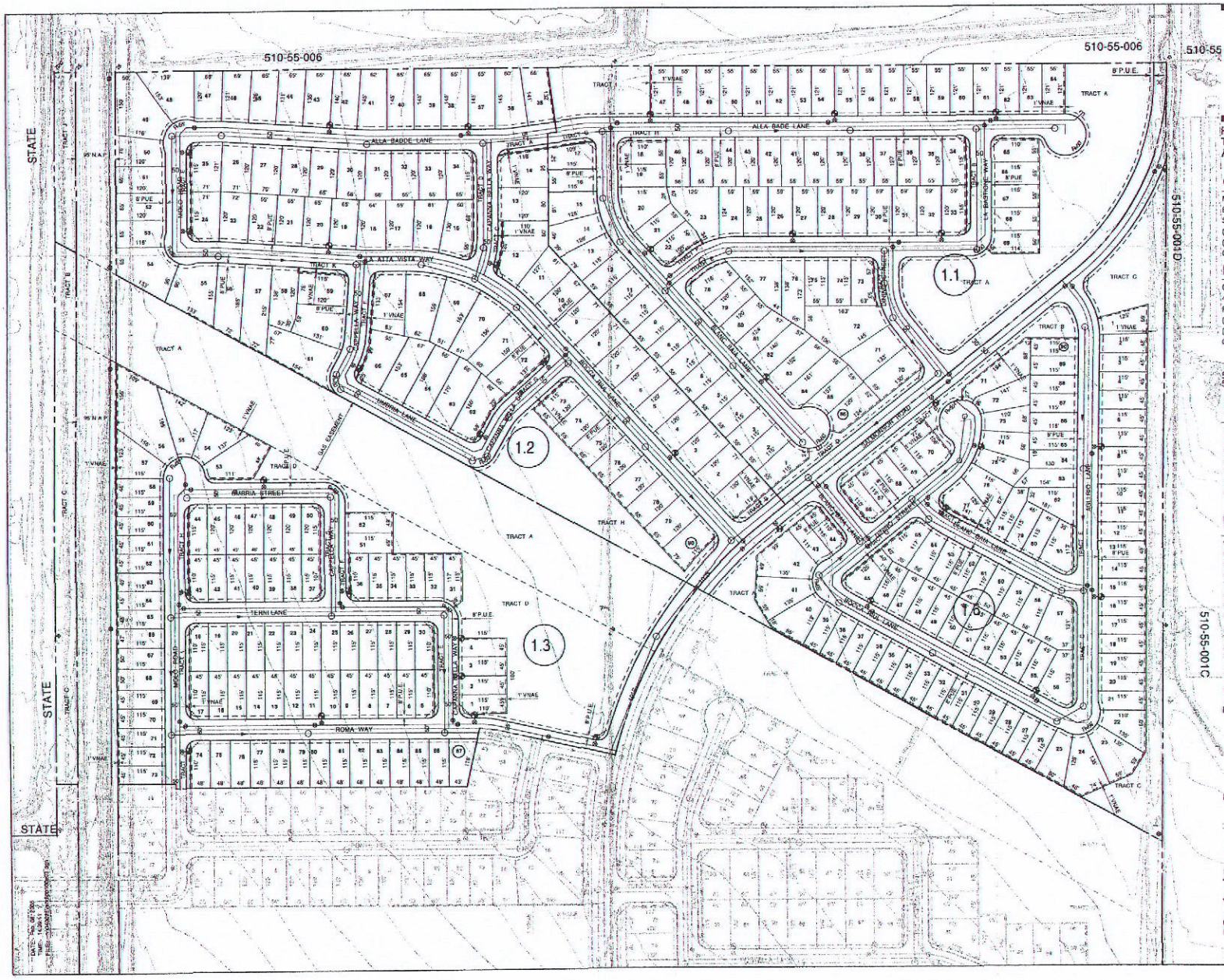
NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 2 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ___ Slide ___
Date: ___
Request of: ___
Witness my hand and official seal
Laura Dean-Lyle — Pinal County Recorder
By: ___ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC
NET COMMERCIAL AREA	16.6 AC
NET RESIDENTIAL AREA	812.6 AC
TOTAL LOT YIELD	2644 LOTS
TOTAL OPEN SPACE PROVIDED	150.5 AC
NET RESIDENTIAL DENSITY	3.9 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORDITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED

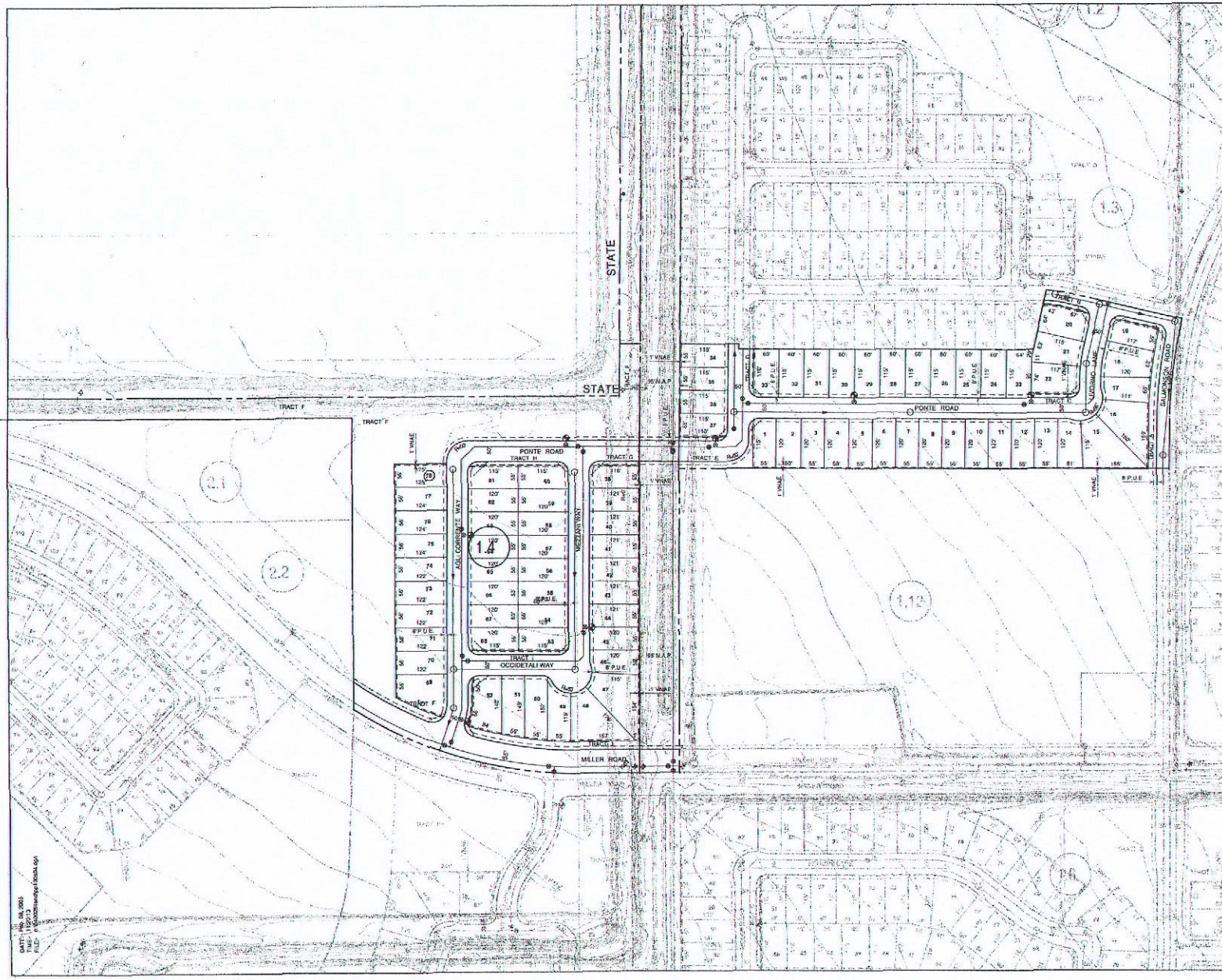
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 3 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet
_____ Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County
Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	OWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABBANDONED UNLESS OTHERWISE NOTED.

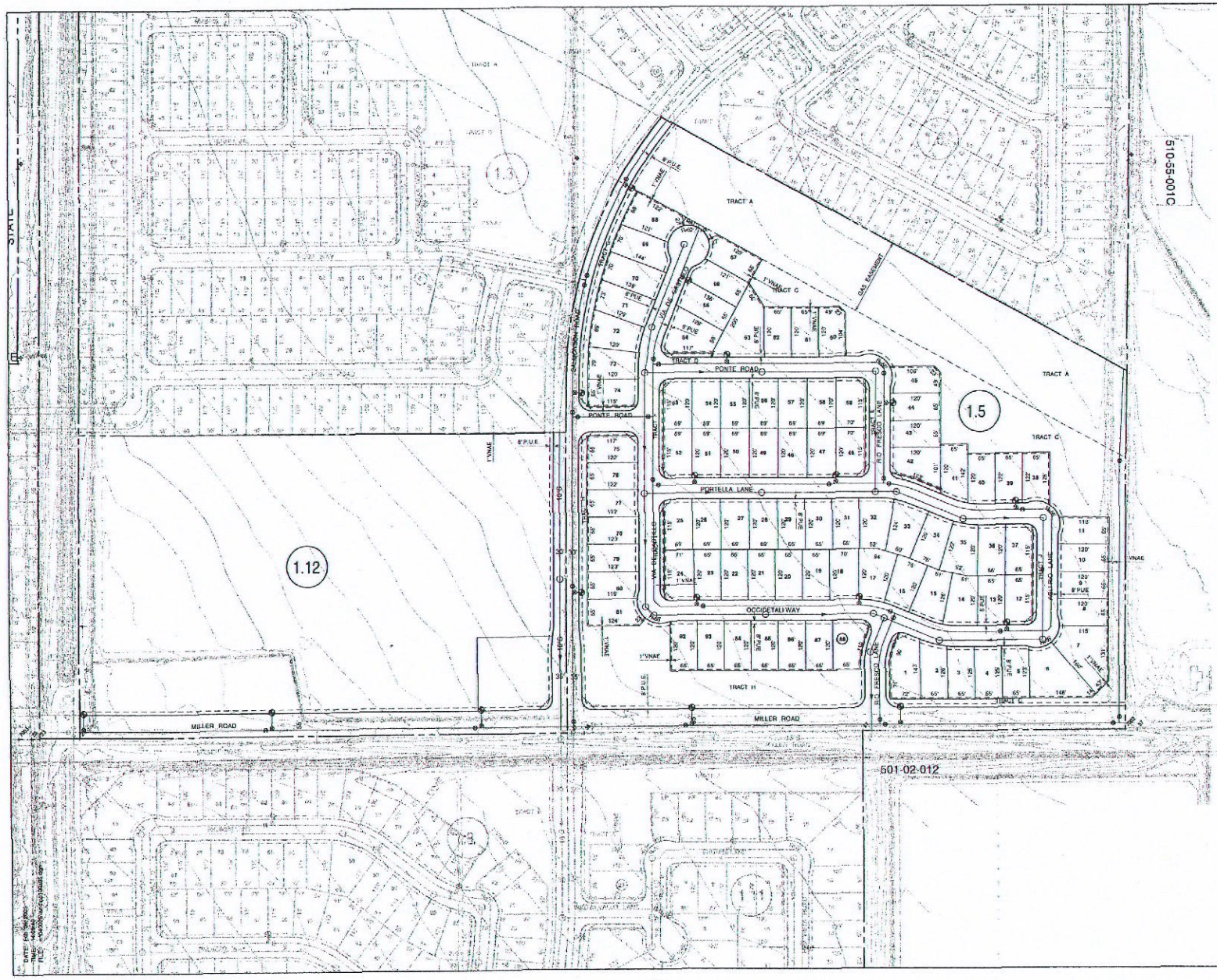
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 4 OF 18



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ____ Slide ____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.9 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. 6.0'E AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

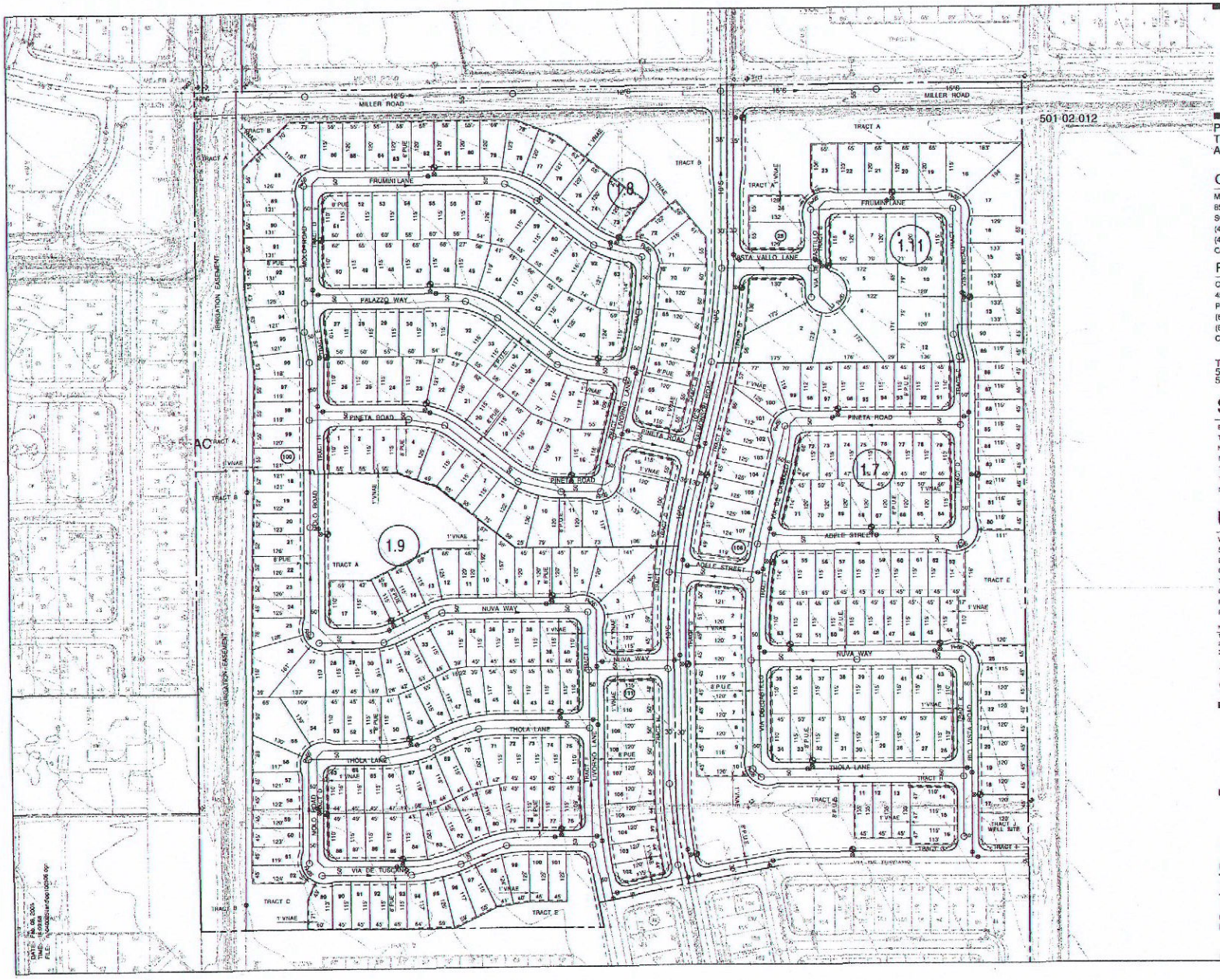
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 5 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet
Side _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lyle Pinal County
Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

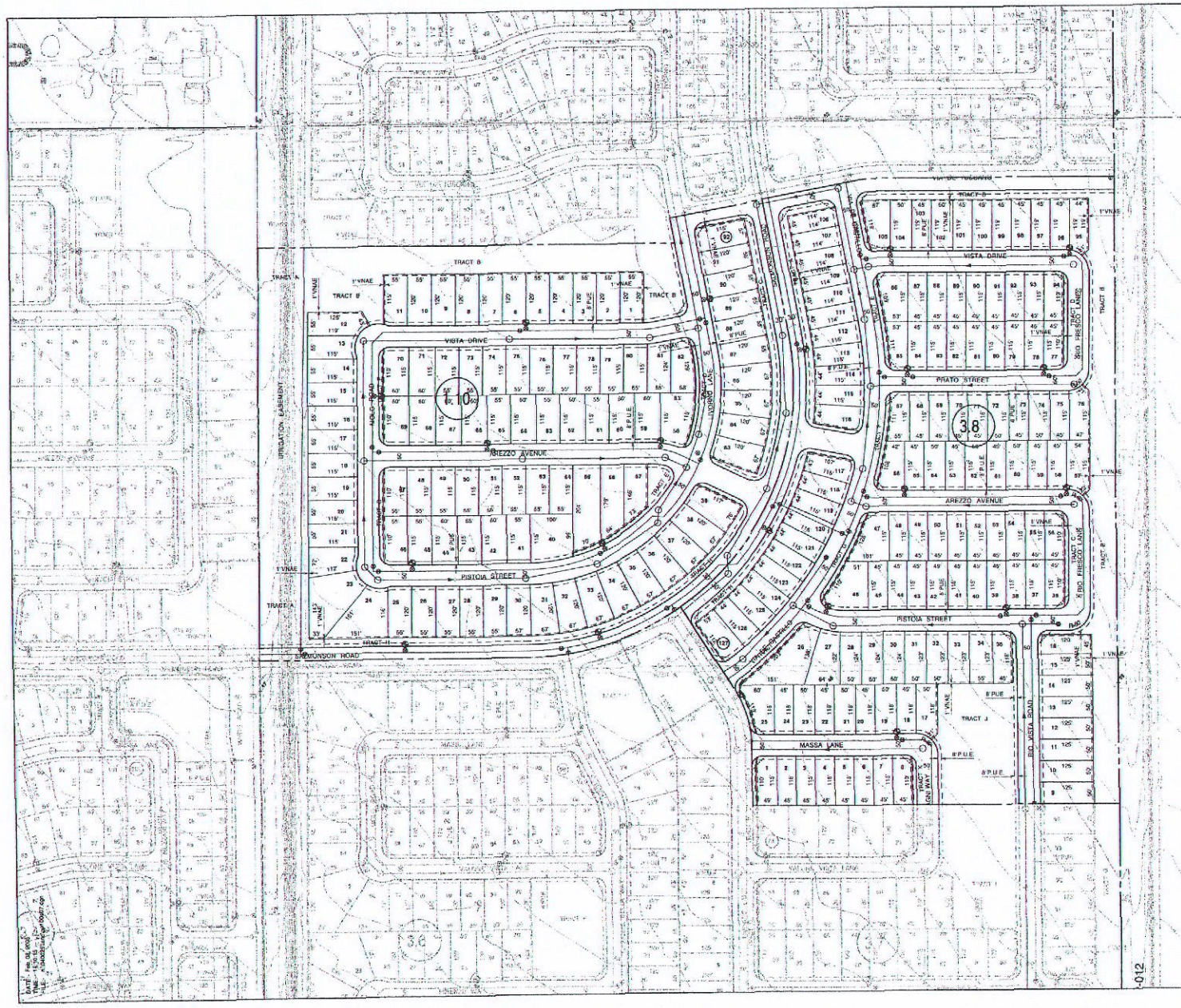
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 6 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cadastre Book _____
Date _____
Request of
Witness my hand and official seal
Laura Dean-Lytle Pinal County
Recorder
By _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 816, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFFS DPT.

NOTE:
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5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

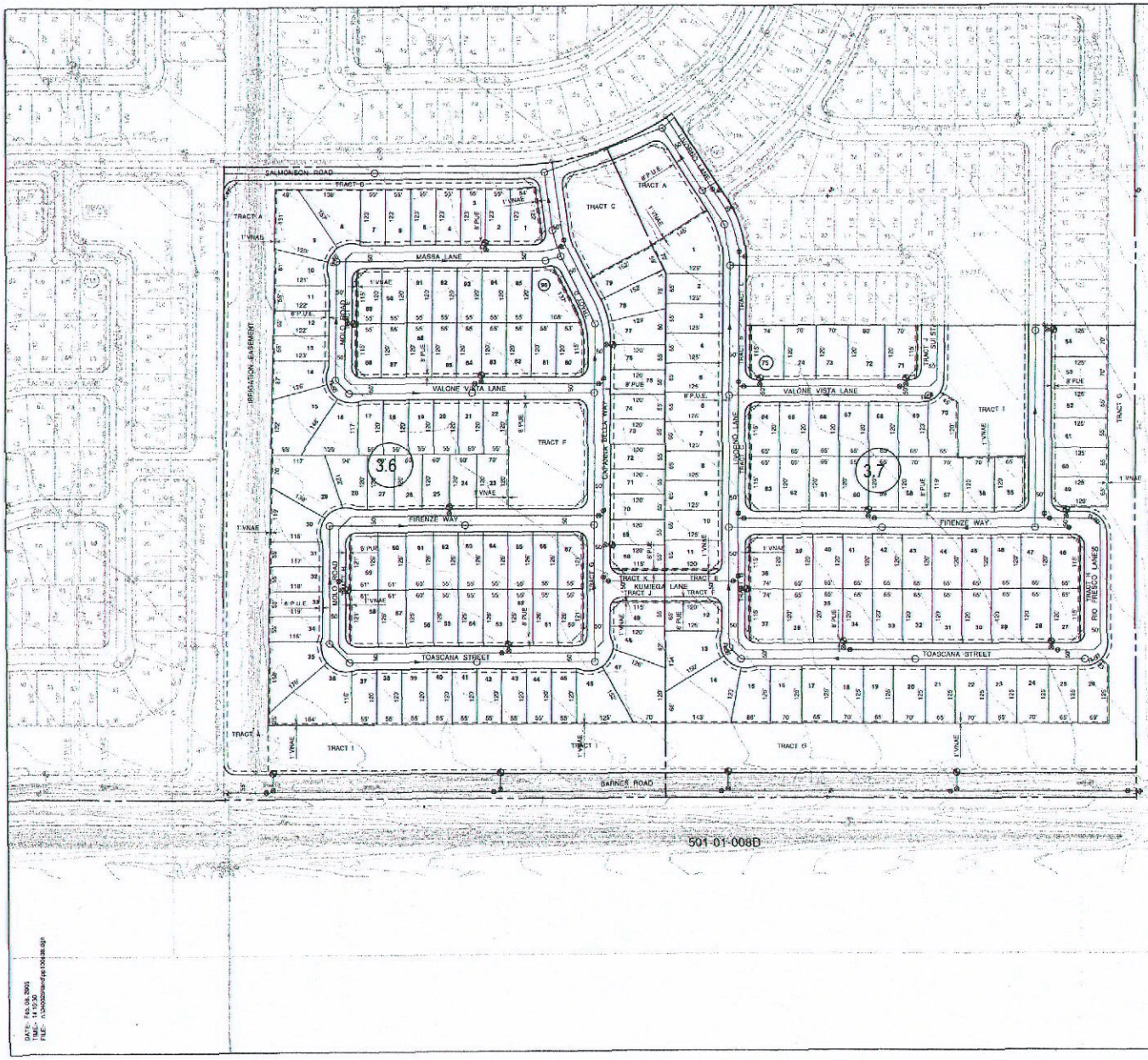
100' 50' 0 100'
SCALE 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 7 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lyle Pinal County
Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ. 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.9 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT
POLICE	PINAL COUNTY SHERRIFF'S DPT

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 8 OF 16

DATE: Feb 08, 2005
TIME: 14:15:30
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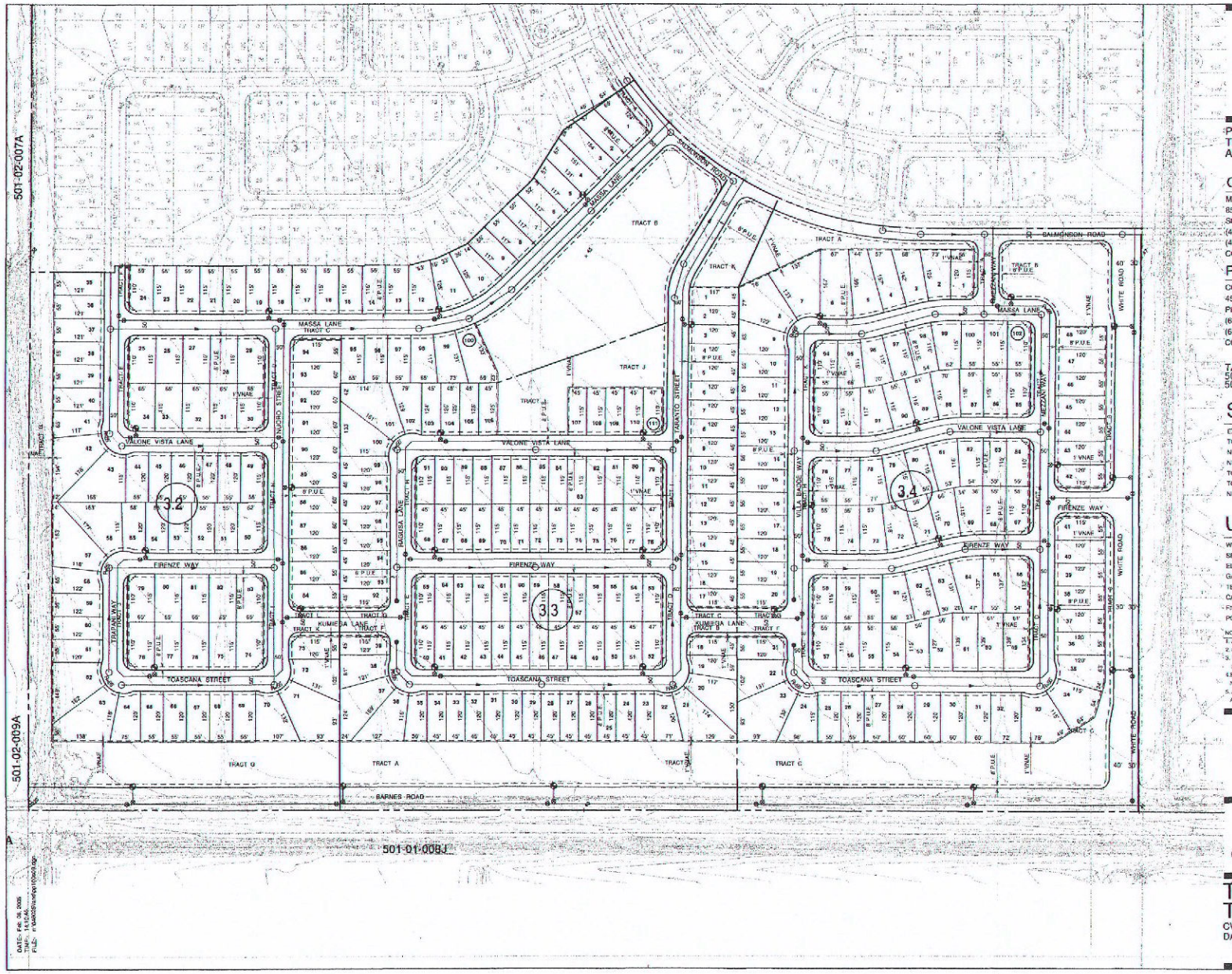

STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____ Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle — Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ. 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

100' 50' 0 100'
SCALE: 1" = 100'

COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 9 OF 16

DATE: Feb 08, 2005
TIME: 11:06:44
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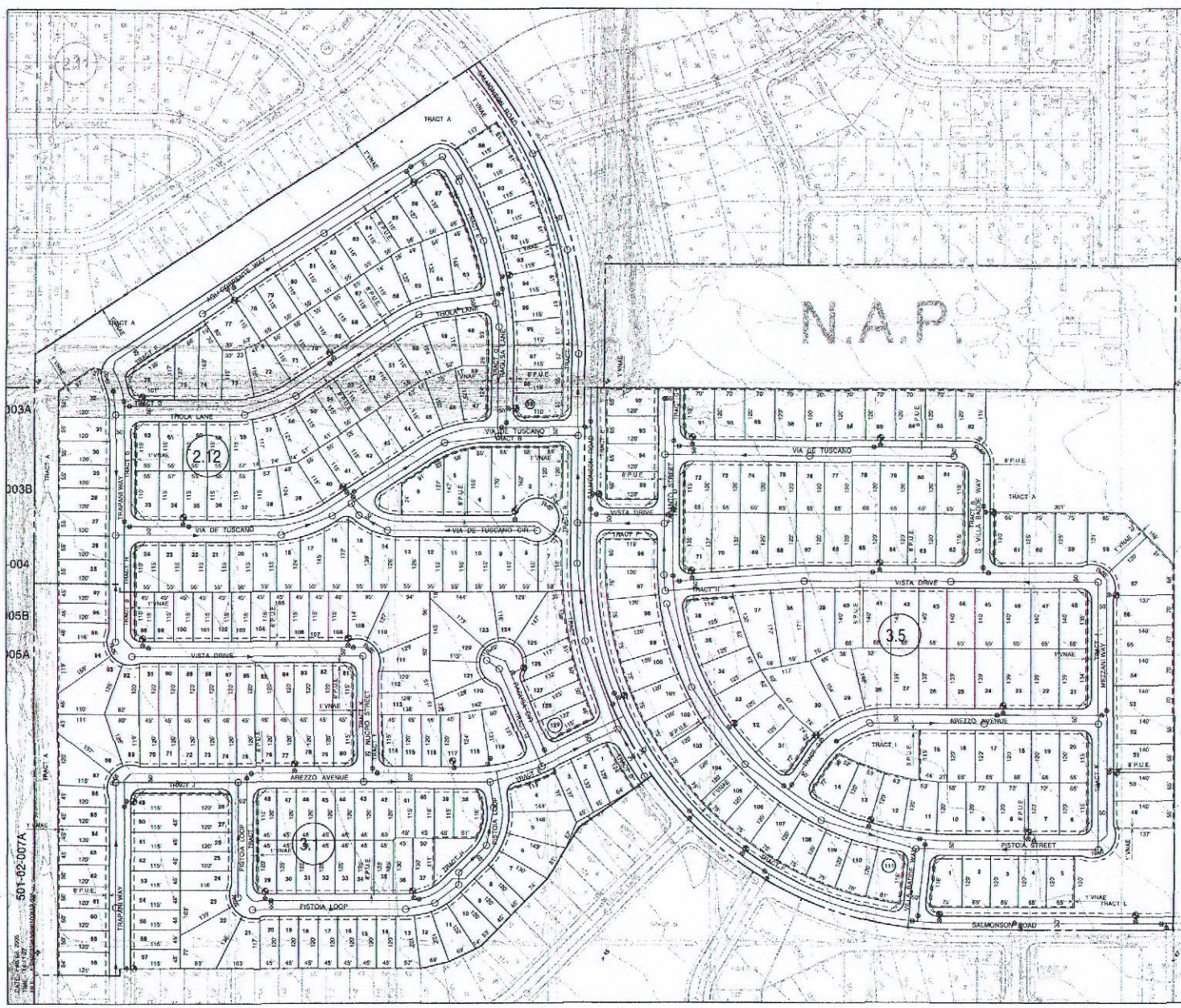

STATE OF ARIZONA
COUNTY OF PINAL

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Date: _____
Request of: _____
Witness my hand and official seal:
Laurie Dean-Lyttle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ. 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-006, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	825.2 AC
NET COMMERCIAL AREA	16.6 AC
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABANDONED UNLESS OTHERWISE NOTED.

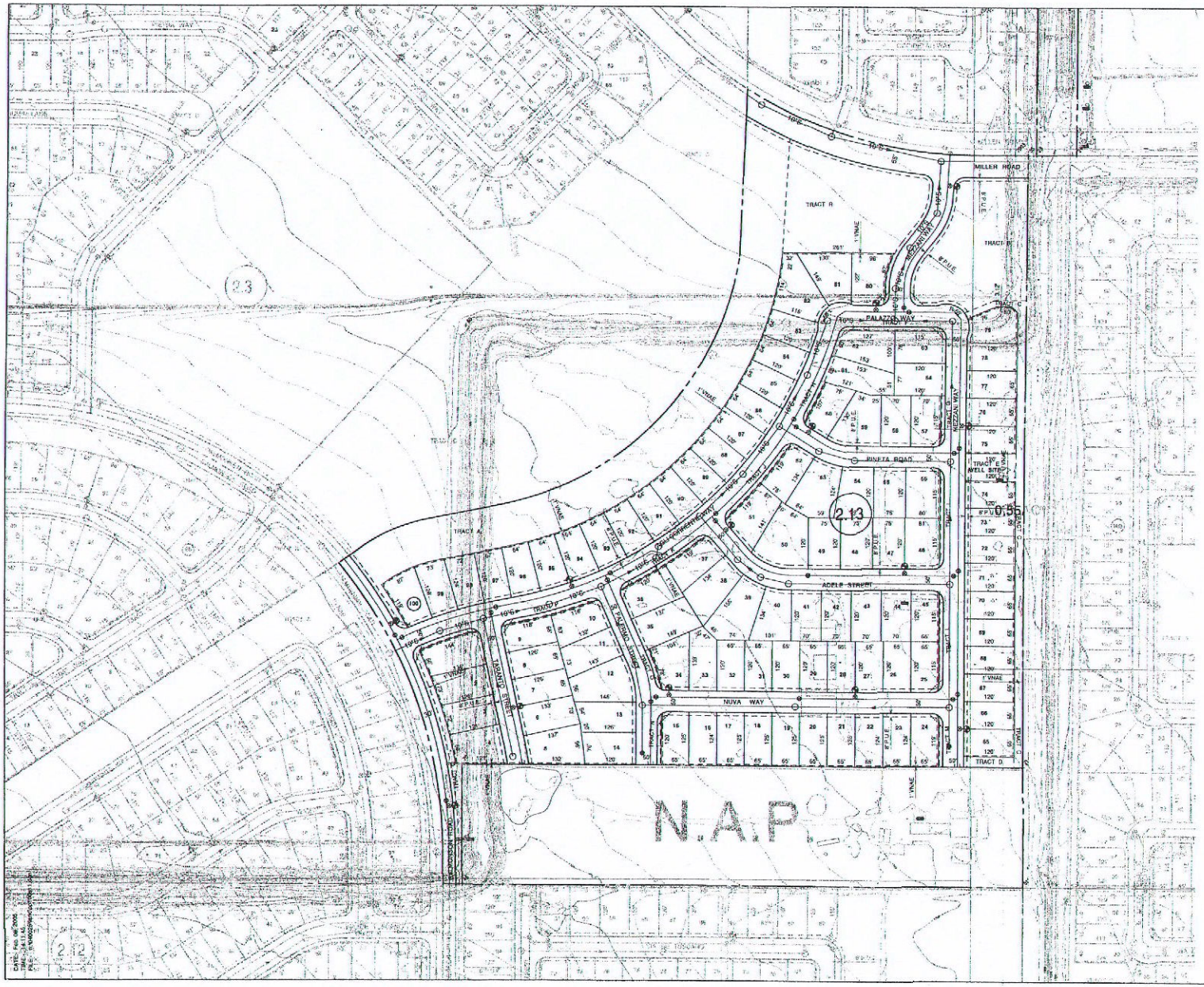
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 1 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 615, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	18.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	168.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
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2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
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5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABSANDONED UNLESS OTHERWISE NOTED.

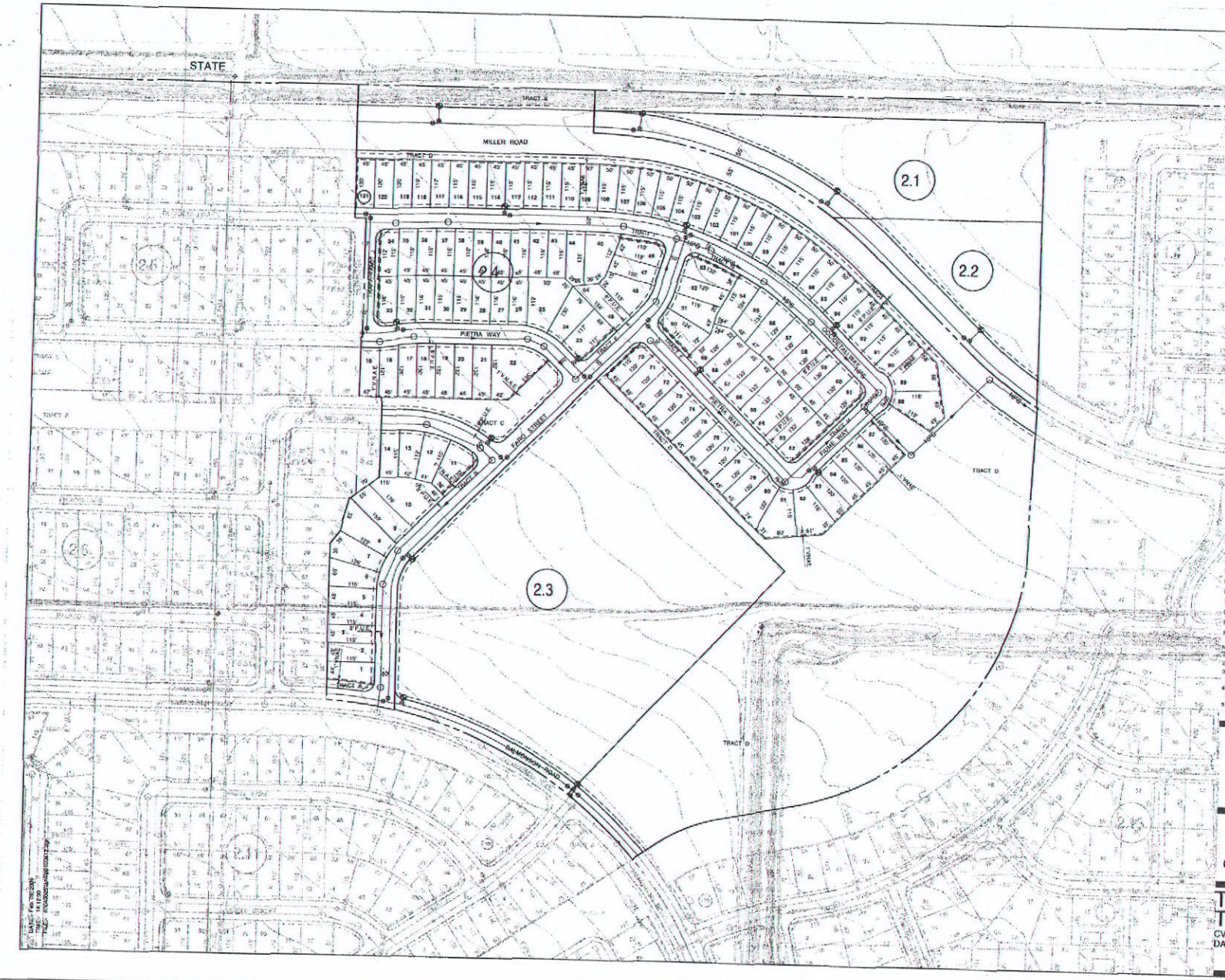
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET11OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ____ Slide ____
Date: ____
Request of: ____
Witness my hand and official seal
Laura Dean-Lyle Pinal County Recorder
By: ____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264 4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
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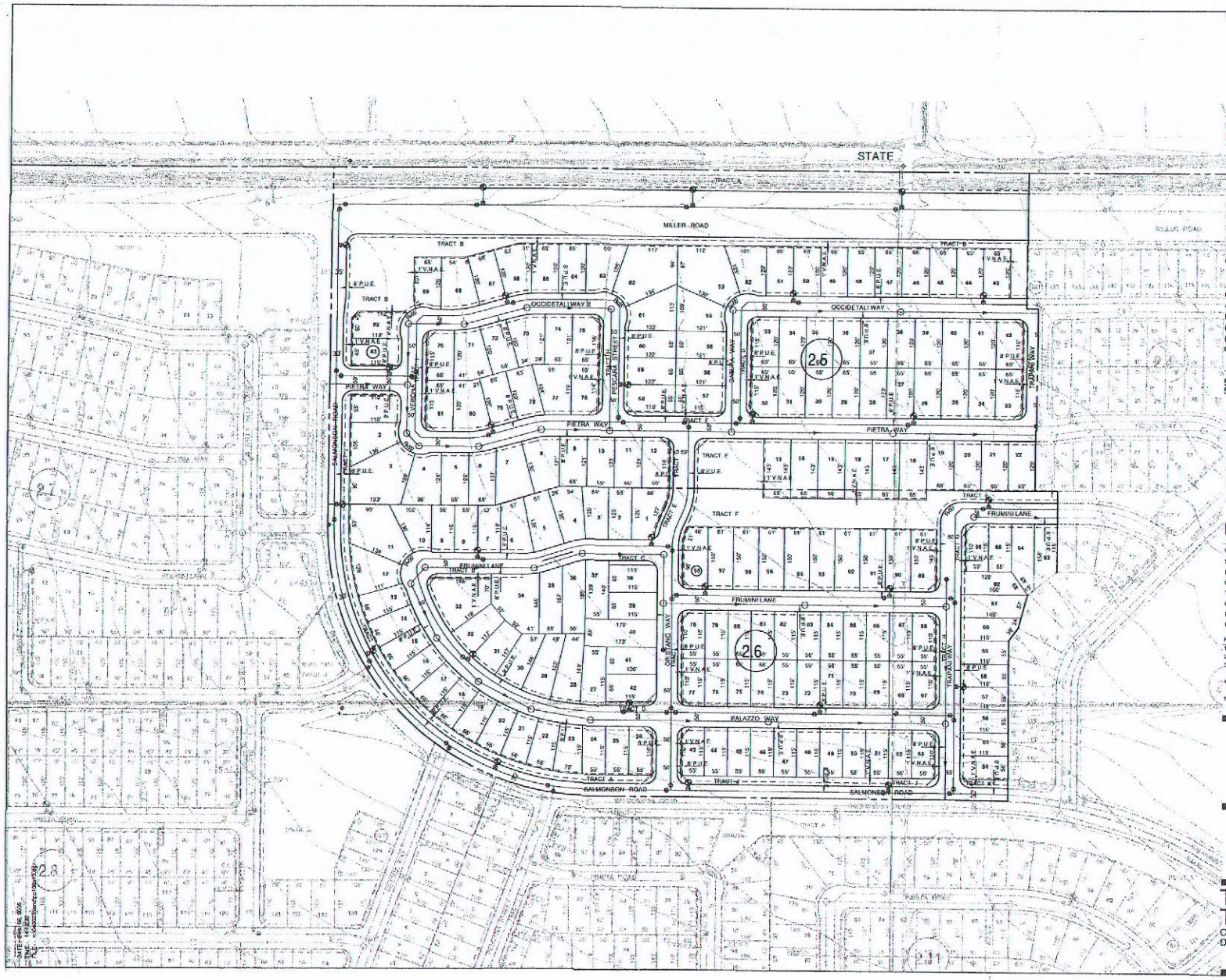
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET12OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ____ Slide ____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
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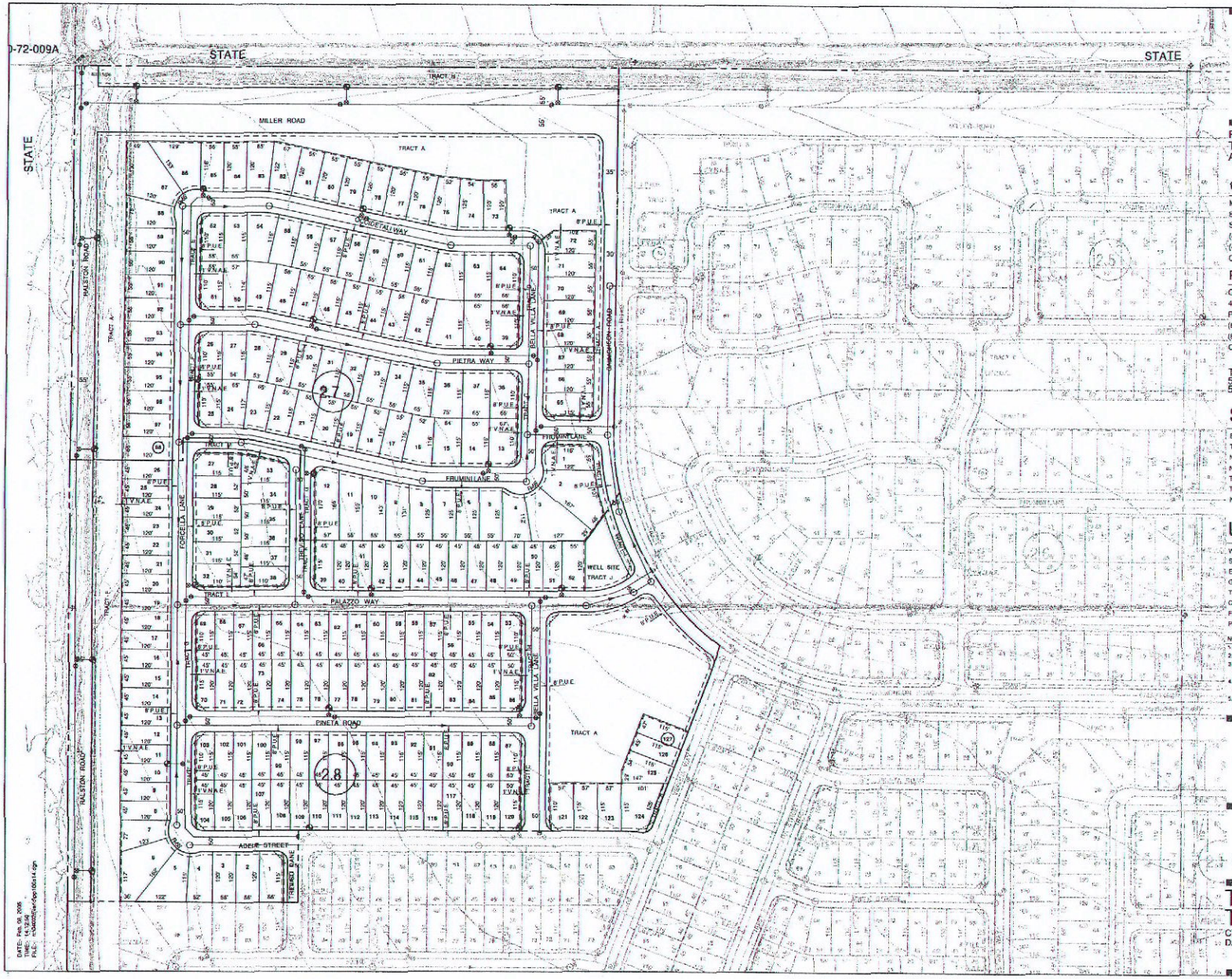
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET13OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____ Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lyle Pinal County
Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

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PHOENIX, ARIZONA 85014
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CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC
NET COMMERCIAL AREA	16.8 AC
NET RESIDENTIAL AREA	812.6 AC
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE
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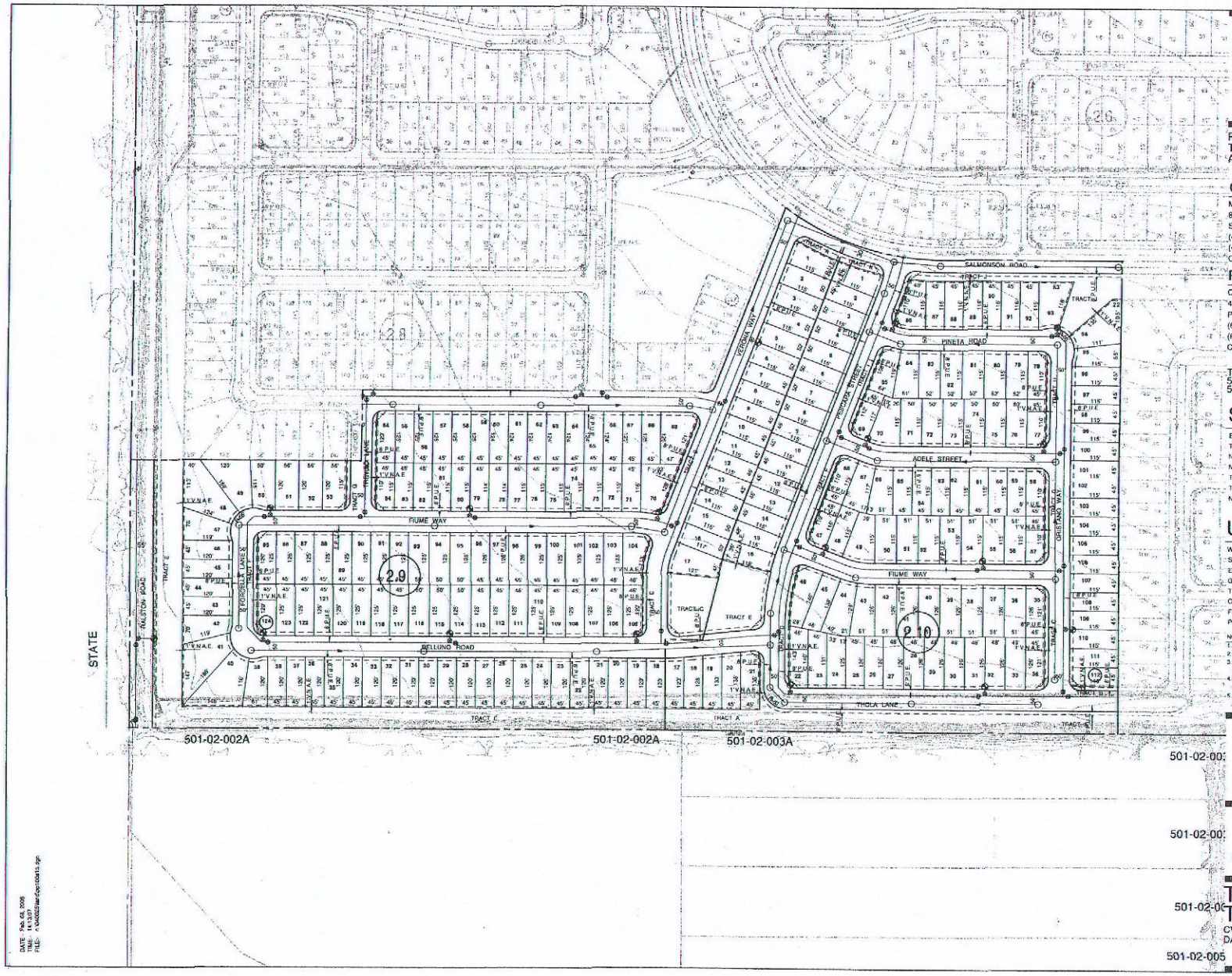
100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET14 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Cabinet Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lytle Pinal County
Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

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SCOTTSDALE, AZ 85253
(480) 889-1999
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CONTACT: MARYANNE KUMIEGA

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CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

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TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE
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100' 50' 0 100'
SCALE: 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

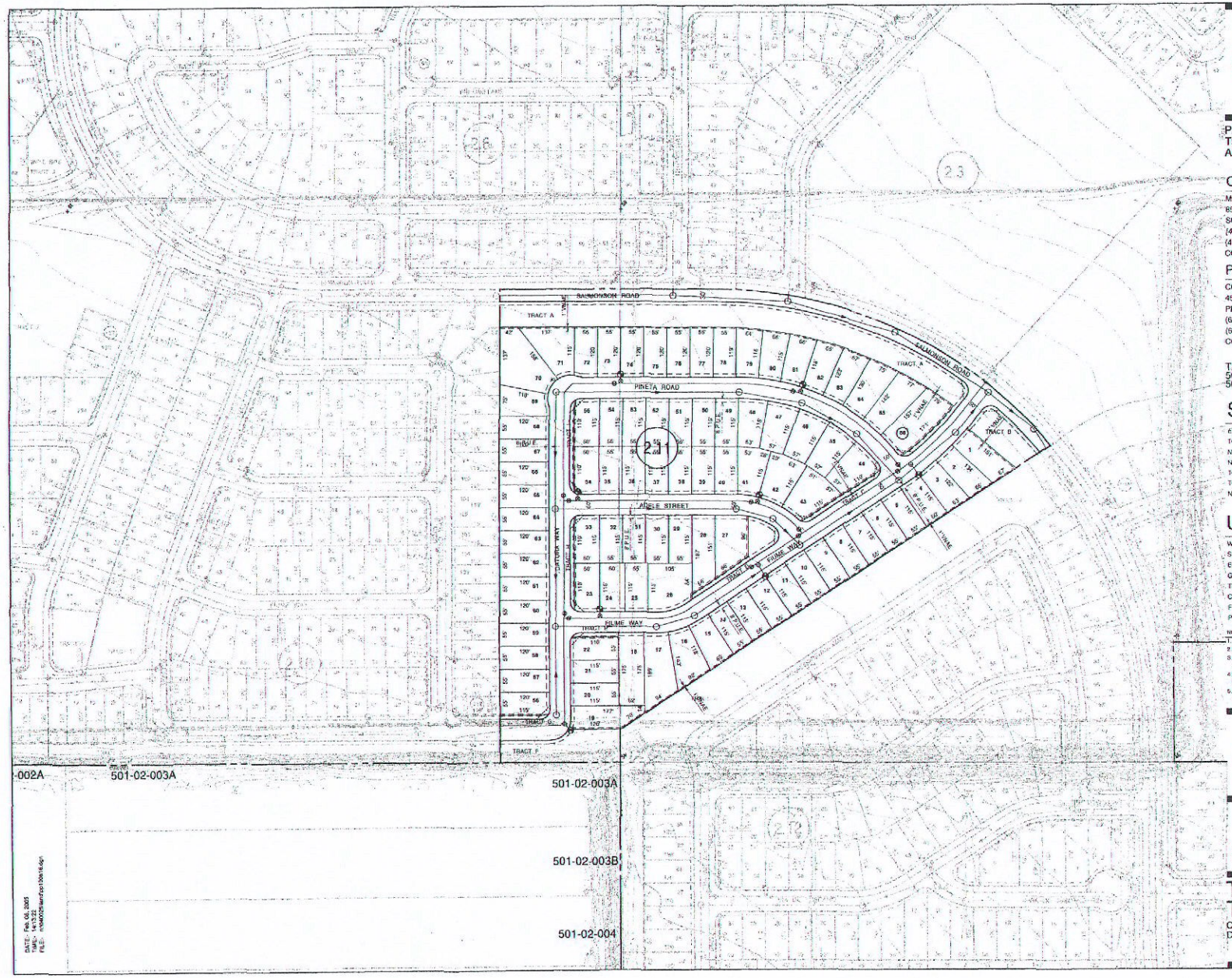
TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET15OF 16

S-008-05

DATE: Feb 03, 2005
TIME: 11:40:07
FILE: n:\040025\tentopt\tbd15.dgn



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet Slide _____
Date: _____
Request of: _____
Witness my hand and official seal
Laura Dean-Lyle Pinal County Recorder
By: _____ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.5 AC.
NET RESIDENTIAL AREA	812.8 AC.
TOTAL LOT YIELD	2644 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
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POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE
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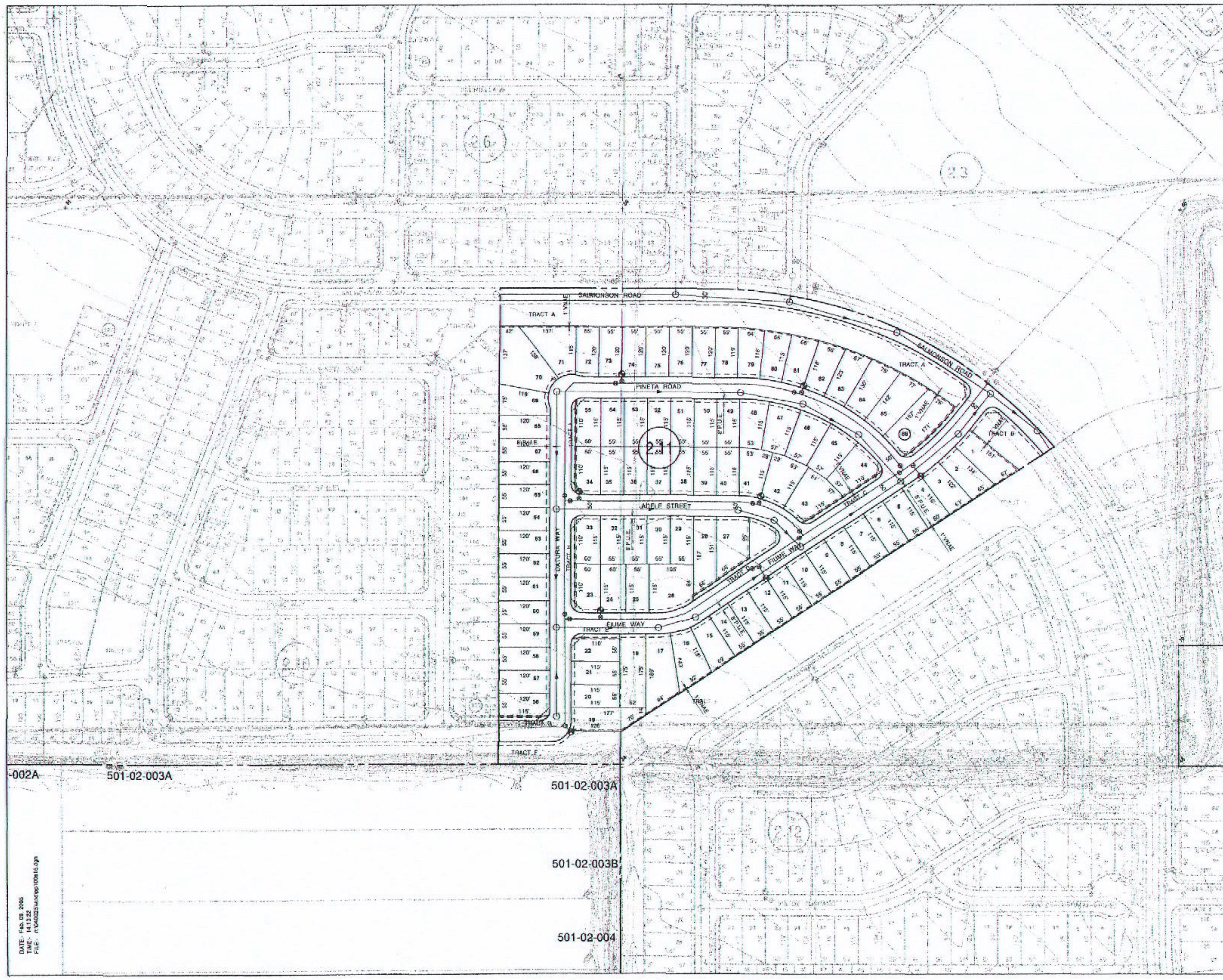
100' 50' 0 100'
SCALE: 1 = 100'

COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 16 OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet ______ Slide ______
Date: ______
Request of: ______
Witness my hand and official seal
Laura Dean-Lytle Pinal County
Recorder
By: ______ Deputy

PARTS OF SECTIONS 1 T6S R2E, AND 31, 36, T5S R2E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

MILLER AND WHITE 815, LLP.
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: MARYANNE KUMIEGA

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL#'S: 501-02-001A, 501-02-001C, 501-02-001B, 501-02-011C, 501-02-006, 501-02-011A, 510-55-008, 510-55-007

SITE DATA

EXISTING ZONING	PLANNED AREA DEVLOPMENT
TOTAL MASTER PLAN AREA	829.2 AC.
NET COMMERCIAL AREA	16.6 AC.
NET RESIDENTIAL AREA	812.6 AC.
TOTAL LOT YIELD	2844 LOTS
TOTAL OPEN SPACE PROVIDED	156.5 AC.
NET RESIDENTIAL DENSITY	3.5 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	ORBITEL COMMUNICATIONS
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERRIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES, NOT IN THE USA RIGHT OF WAY, TO BE ABBANDONED UNLESS OTHERWISE NOTED.

100' 50' 0 100'
SCALE 1" = 100'

CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
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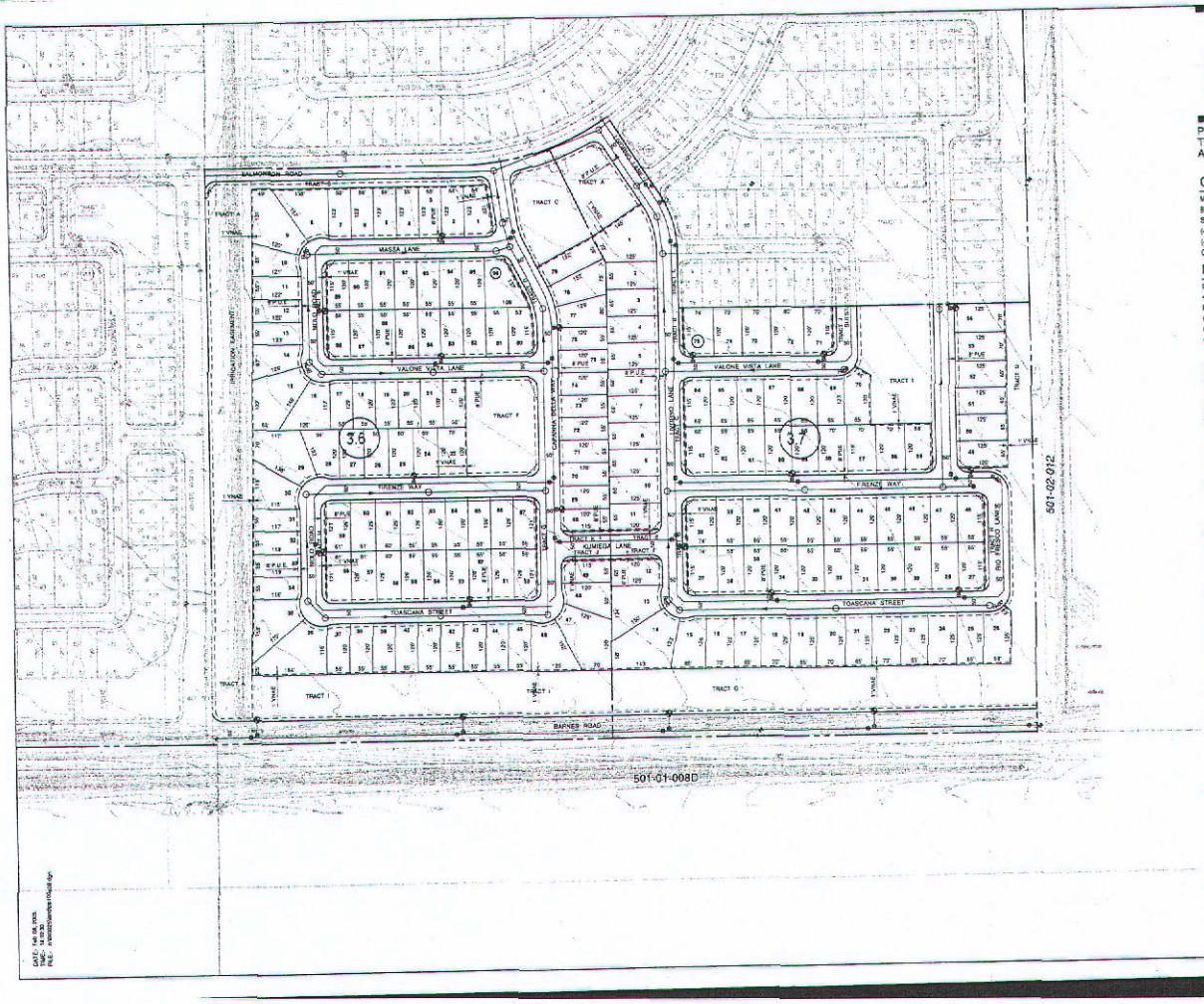
SHEET16OF 16



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____ Slide _____
Date _____
Required by: _____
Witness my hand and official seal
Laura Dean-Lyle Pinal County
Recorder
By: _____ Deputy

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CVL
COE & VAN LOO CONSULTANTS, INC.

TERRAZO TENTATIVE PLAT

CVL#: 040025
DATE: 1/20/2005

SHEET 8 OF 16

Tax Parcel Numbers: 501-02-001A et al. (parcel list on file)

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Terrazo.

ANALYSIS:

1. The Planned Area Development Overlay District (PAD) was approved by the Board of Supervisors on December 15, 2004 and later amended on March 16, 2005 under Planning Case PZ-028-04 and PZ-PD-028-04A to plan and develop Terrazo Master Planned Community.

2. On April 21, 2005, the Planning & Zoning Commission granted tentative plat approval for Terrazo with 45 stipulations.

3. On May 20, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.

4. On February 24, 2012 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.

5. The Planning & Development Department has no additional recommended stipulations.

6. Public Works Department has no additional recommended stipulations.

7. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-three has been modified to reflect staff's recommendation.

8. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of Terrazo: Stipulations 1 – 53, modifying stipulation 45 to extend the tentative plat to May 20, 2014 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.

2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval.

3. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.

4. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards. Pavement structure shall be per current Pinal County Subdivision Standards and as recommended by the Geotechnical Report and approved by the Pinal County Engineer:

    a. Provide curb, gutter, sidewalk, paving and incidentals on all interior local and collector streets.

    b. Provide a 33′ x 33′ right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets. Provide 21′ x 21′ right-of-way sight visibility triangle easement at all local streets that intersect with local streets.

    c. The minimum paving widths for all local streets, public or private, within this development to be 32′ (back of curb to back-of-curb, b/c to b/c) constructed within 50′ of right-of-way. All minor collector streets to be constructed 40′ (b/c to b/c) within 60′ of right-of-way. All major collector streets (mid-section lines) to be 48′ (b/c to b/c) within 80′ of right-of-way. All arterial streets (section lines) to be 75′ (b/c to b/c) within 110′ of right-of-way as approved by the County Engineer.

d. The minimum paving width for Miller Road shall be 75′ (b/c to b/c) with a structural section of 10″ of Class 1 aggregate base and 4″ of asphalt concrete within 110′ of street right-of-way along/through the entire subdivision.

e. The minimum paving width for Barnes Road shall be 37.5′ (center line to back-of-curb) with a structural section of 10″ of Class 1 aggregate base and 4″ of asphalt concrete within 55′ of half street right-of-way along the entire subdivision boundary.

f. The southern boundary of Parcels 2.9 thru 2.11 and the western boundary of Parcels 2.12, 3.1 and 3.2 are mid-section lines and shall have a minimum half street paving width of 24′ (centerline to b/c) with a structural section of 8″ of Class 1 aggregate base and 3″ of asphalt concrete within 40′ of half street right-of-way along or through the entire subdivision. Salmonson Road is a mid-section line and shall have a minimum half street paving width of 24′ (centerline to b/c) with a structural section of 8″ of Class 1 aggregate base and 3″ of asphalt concrete within a 40′ of half street right-of-way along the eastern boundary of the subdivision from the furthest north boundary south to Miller Road.

g. 55′ of half street right of way dedication for Ralston Road along the entire subdivision boundary.

h. A 28′ paved access shall be provided to the site to meet current Pinal County Standards.

5. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.

6. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.

7. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way.

8. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.

9. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.

10. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.

11. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q.

12. Property line returns at street corners shall be provided with a radius of 25′ except for arterial intersections which shall have a radius of 33′. Property line radii for dead-end streets are to be 50′ minimum.

13. Signing and Striping Plans to be a part of the Improvement Plans at time of submittal. Developer is responsible for all signs and striping within the subdivision which includes school signage and striping.

14. A 1′ vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

15. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the final plat through a separate process. Recording a new plat does not extinguish existing ones.

16. Rename the major collector from Salmonson Road to an alternative name.

17. The developer shall pay the entire cost for the signal at Miller Road and the major collector. As Pinal County has no impact fees to cover the cost of traffic signals, the developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development. Prior to the recordation of the first final plat for this subdivision, the developer shall contribute 20% toward the total cost of 2 traffic signals as per the Terrazo Traffic Study.

18. At the time of final plat approval by the Board of Supervisors, the applicant/owner shall contribute $178.00, plus an annual inflation rate of 3.5%, per lot for the proposed residential lots (and $891.00, plus an annual inflation rate of 3.5%, per lot at the issuance of building permits) based upon Exhibit 19 - Prorated Fee Schedule in the Maricopa Subregional transportation Study.

19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electric provider of their substation plans in the immediate area. If there are any existing substations requiring modification or if a new substation is required, the developer will pay all costs for block screening walls and landscaping around the substation site.

20. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.

21. Prior to final subdivision approval (final mylar plat), the applicant/developer /owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).

    b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CNN).**

    c. The wastewater plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan.**

22. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.

23. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide written verification from the Stanfield Elementary School District #24, that all applicable school concerns/issues have been resolved to the satisfaction of the District.

24. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the final plat in the AutoCAD .DWG file format, with the following layers required: lot lines, lot numbers, right-of-ways, dimensions, road names, section lines and subdivision boundary perimeter.

25. The applicant/owner shall develop the subject property in accordance with the submittal documents for Terrazo, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.

26. Development of the 2,844 lot subdivision (Terrazo) shall be in conformance with Planning Cases PZ-PD-028-04 and PZ-PD-028-04A, the Planned Area Development (PAD)(Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.

27. Development of the proposed subdivision (Terrazo) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional designation of the adopted Pinal County Comprehensive Plan.

28. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.

29. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.

30. Place the following items on the face of the final plat:

    a. Typical Public Utility Easements and Building Setback Lines.

    b. Vicinity and Location Map.

    c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.

    d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Ordinance **including a note regarding a model complex and accessory uses, as applicable.**

    e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.

31. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators.

32. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Terrazo Master Planned Community remains in open space, with a maximum overall density of 3.5 dwelling units per gross acre.

33. The applicant/owner shall provide seven percent (7%) open space in each residential area.

34. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.

35. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.

36. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

37. No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying **(place in notes section on face of final plat).**

38. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional

Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.

39. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of Final Engineering Plans **(street, sewer, water utilities, drainage, flood control, grading and landscaping plans)** together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.

40. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:

    a. Type of map or plat.

    b. Name of subdivision and description with township, range and section.

    c. Name of the owner of record.

    d. Recorder's information and seal block.

    This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

41. With final plat submittal provide a current title report.

42. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.

43. Note the 100 year certificate of assured water supply on the face of the final plat and **provide a copy of that 100 year certificate to the Planning Department prior to final plat approval.**

44. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.

45. The tentative plat shall be effective until May 20, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

46. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.

47. The drainage report shall be updated and be in conformance with the drainage standards that were in place at the time of PAD approval.

48. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.

49. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.

50. A paved all weather public access road shall be provided to the site per Section 6.3.1e of the current Pinal County Subdivision & Infrastructure Design Manual.

51. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.

52. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.

53. Street lights shall be provided at all arterial/collector, collector/collector, collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 05/08/12 - dld
Revised:

Land Planning | Civil Engineering | Water Resources | Storm Water Engineering
Landscape Architecture | Land Surveying | Construction Services

Founded 1958

CVL
COE & VAN LOO

February 24, 2012

Mr. Dedrick Denton
Pinal County Planning & Development
P.O. Box 2973
Florence, AZ 85232

Re: Terrazo Tentative Plat Extension
Pinal County #S-008-05
CVL Project No: 1-01-1040025

Dear Mr. Denton:

On behalf of Miller & White 815, LLP as the developers of the above referenced parcel, this letter is submitted to formally request a two year extension for Terrazo Tentative Plat Extension, Pinal County #S-008-05.

For the past few years this project has been on hold due to current depressed housing market conditions. Although there are some signs of the market is improving, most market experts are not anticipating the demand for final platted lots in this area of Pinal County to pick up until late 2014.

To date, the developers, after investing $7 million to purchase of the property, have invested an additional $3+ million in entitlement, platting and civil engineering for Terrazo. As you are well aware, Global Water Resources has made substantial financial investments in regional water and wastewater system infrastructure designed for the future housing development that will service not only this property, but all the properties in this vicinity. Also the property owner dedicated a site within Terrazo for the current Global Water Reservoir which has been partially constructed on the Terrazo project. The time and effort, and dollars invested in Terrazo by the property owners and by Global Water Resources were all based on the assumption that the entitlements and tentative plat approvals of Terrazo would last through the project's completion.

Just as soon as the residential housing market conditions within this area of Pinal County improve, the developers intend to proceed with the final platting and development of Terrazo. Therefore, it seems reasonable and appears to make good sense for Pinal County to grant this project an additional two year extension.

If you have any questions or comments, please feel free to contact me at (602) 285-4730.
Sincerely,
Coe & Van Loo Consultants, Inc

Ryan Weed, P.E.
Executive Vice President, Director

4550 North 12th Street | Phoenix, AZ 85014-4291 | 602.264.6831 | (F) 602.264.0928

TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS DO NOT REPRESENT THEMSELVES. ***Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.***

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Miller & White 815, LLP, an Arizona limited liability partnership
[Insert Owner's Name – If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of 794.9± acres located at Miller Road and White Road, and further identified as Terrazo Master Planned Community
[Insert Address of Property]

assessor parcel number SEE and legally described as follows:
[Insert Parcel Number]

510-55-00705
510-55-00804
501-02-001B8
501-02-001A0
501-02-001C6
501-02-0011A8
501-02-00607

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Ryan Weed of CVL as well as Phil Miller of PM Consultants
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for tentative plat extension request.

Owner consents and agrees to be bound by all stipulations/conditions agreed to by this Agent in connection with any of above-referenced processes.

[INDIVIDUAL property owner signature block and acknowledgment. ***Do not sign here if signing as an officer of a corporation, a trustee or partner. See next page.***]

_____ _____
[Signature] *[Signature]*

Dated: _____ Dated: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, _____,
by _____.
[Insert Name of Signor(s)]

_____
Notary Public

My commission expires: _____

[CORPORATE property owner signature block and acknowledgment ***The appropriate Corporate***

MILLER & WHITE 815, LLP,
an Arizona limited liability partnership

By: HINTON FINANCIAL SERVICES INC.,
a Colorado corporation
Its: Partner

By: Brad Clough
Brad Clough, Secretary

Dated: Feb. 21, 2012

PROVINCE OF ALBERTA)
) ss.
CITY OF EDMONTON)

The foregoing instrument was executed before me, the undersigned Notary Public, this 21 day of February, 2012 by Brad Clough, the Secretary of Hinton Financial Services, Inc., as the Partner of Miller & White 815, LLP an Arizona limited liability partnership, on behalf of the thereof.

Brenda Fralick
Notary Public

My Commission Expires:

BRENDA LYNN FRALICK
MY COMMISSION EXPIRES
DECEMBER 16, 2012

S-045-05

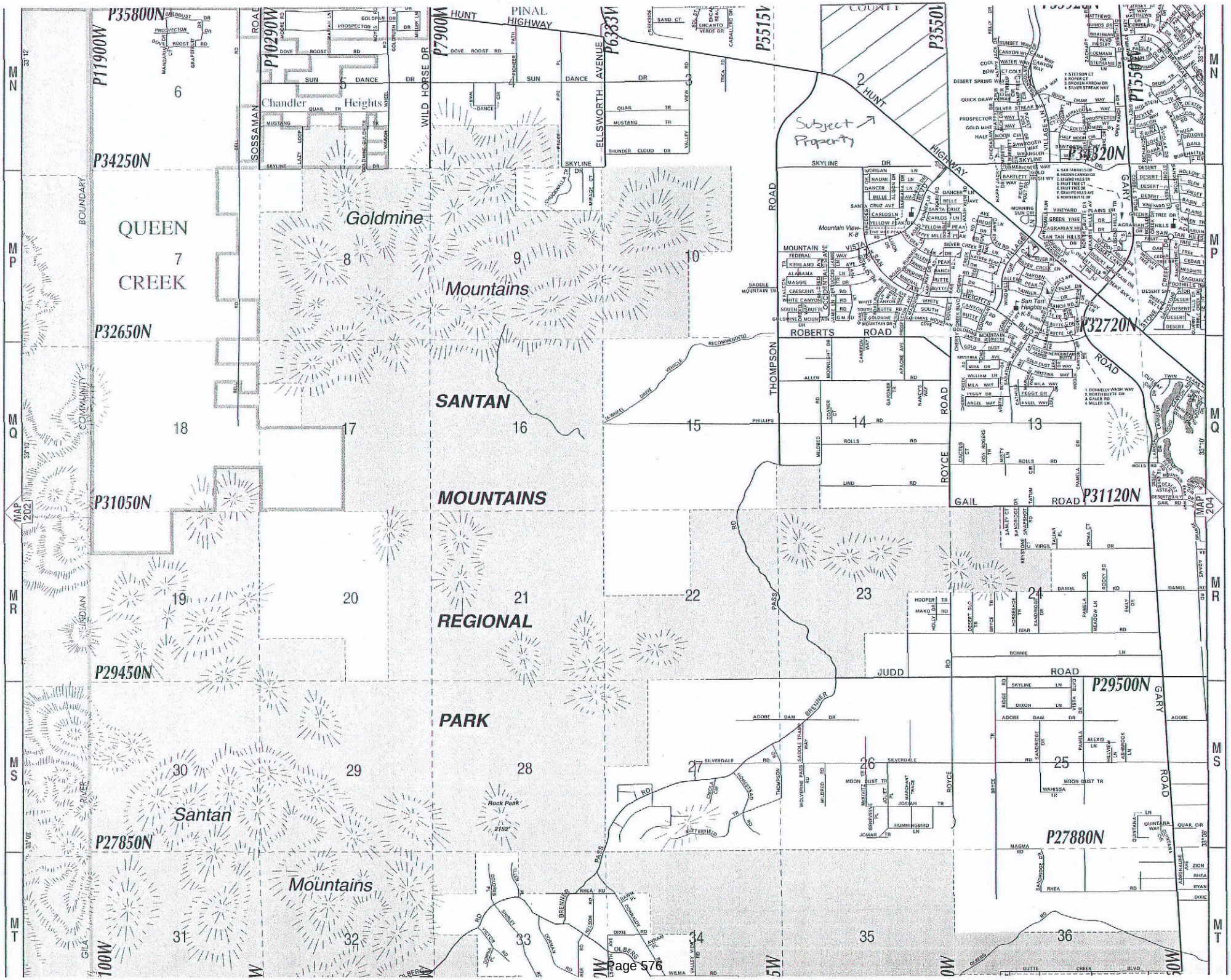
S-045-05

PINAL • COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date:	May 17, 2012
Case Number:	S-045-05
Case Coordinator:	Dedrick Denton
Subdivision Name:	San Tan Shadows
Landowner/Developer:	Roger Pryor Wolff Langley Opportunity I, LLC 6710 East Camelback Road, Ste. #200 Scottsdale, AZ 85251
Comprehensive Plan:	Moderate Low Density Residential
Existing Zoning:	CR-3/PAD (PZ-006-00A & PZ-PD-006-00A)
Existing Uses:	Currently, the subject property is vacant.
Surrounding Land Uses:	North: Queen Creek East: CR-3/PAD; Residential South: CR-3/PAD, CR-5/PAD, CB-1/PAD; Residential & Commercial West: GR; Vacant
Flood Zone:	X "an area that is determined to be outside the 100 and 500 year floodplain."
Location:	The subject property is located adjacent to the north side of Hunt Highway, San Tan Heights area.
Legal Description:	A 456.7± acre parcel situated in portions of Sections 1, 2, & 12, T3S, R7E, G&SRB&M (legal on file).
Number of Lots:	1,228
Tax Parcel Numbers:	509-02-064, 509-03-003R, and 509-03-003Q
Request & Purpose:	The applicant is requesting approval of a tentative plat extension for San Tan Shadows.


Subject Property
QUEEN CREEK
Goldmine Mountains
SANTAN MOUNTAINS REGIONAL PARK
Santan Mountains
Chandler Heights
Mountain View
Sun Tan Heights
HUNT HIGHWAY
PINAL HIGHWAY
ELLSWORTH AVENUE
WILD HORSE DR
SOSSAMAN ROAD
THOMPSON ROAD
ROYCE ROAD
GARY ROAD
ROBERTS ROAD
GAIL ROAD
JUDD ROAD
BRENNER PASS
P35800N
P34250N
P32650N
P31050N
P29450N
P27850N
P34620N
P32720N
P31120N
P29500N
P27880N
P11900W
P10290W
P7900W
P6333W
P5515W
P3550W
P1590W
MAP 202
MAP 204

SAN TAN SHADOWS

A PORTION OF SECTION 1, 2 & 12 ALL IN TOWNSHIP 3 SOUTH, RANGE 7
EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

TENTATIVE PLAT

NOTES

1. OPEN SPACE, DRAINAGE, LANDSCAPE INCLUDING LANDSCAPE IN PUBLIC RIGHT-OF-WAY AND RETENTION AREAS TO BE MAINTAINED BY THE SAN TAN SHADOWS HOMEOWNERS ASSOCIATION.
2. ALL STREETS ARE TO BE PUBLIC STREETS.
3. ALL MINIMUM BUILDING SETBACKS ARE MEASURED FROM THE STEM WALLS OF THE BUILDING.
4. ALL PROPOSED DWELLING UNITS SHALL BE SINGLE FAMILY, DETACHED.
5. THIS SUBDIVISION IS WITHIN THE SERVICE AREA OF JOHNSON UTILITIES FOR SEWER AND WATER SERVICE.
6. APPROVED STREET ADDRESSES WILL BE ON FILE AT THE PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
7. A 1/2" CAPPED REBAR WILL BE SET AT ALL LOT AND TRACT CORNERS UPON COMPLETION OF PAVING IMPROVEMENTS.
8. A THREE INCH BRASS SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T., AND STREET INTERSECTIONS UPON COMPLETION OF PAVING IMPROVEMENTS.
9. LOTS & TRACTS SHALL BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR SAN TAN SHADOWS.
10. THESE DRAWINGS WERE PREPARED IN ACCORDANCE WITH SECTION 400 OF SUBDIVISION REGULATIONS & REQUIREMENTS FOR PINAL COUNTY ARIZONA (2004 PUBLICATION), AND DO NOT REPRESENT A BOUNDARY SURVEY. BOUNDARY LINES DEPICTED HEREON MAY REFLECT APPROXIMATE DISTANCES.
11. CONSTRUCTION WILL BE PHASED AS SHOWN ON SHEET PP2. PHASING WILL INCLUDE ADJACENT ARTERIAL STREETS AS REQUIRED FOR ACCESS.
12. THERE WILL BE A MODEL COMPLEX, AN ASSESSORY USE, ON SPECIFIED LOTS (TO BE DETERMINED AT THE TIME OF FINAL PLATTING). UPON COMPLETION OF THE SITE'S USE AS A MODEL COMPLEX, ALL LOTS WILL REVERT TO RESIDENTIAL UNITS (UPON BUILD-OUT).

IMPROVEMENT GUIDELINES:

THE FOLLOWING GUIDELINES SHALL BE USED IN THE DESIGN OF THE PROJECT IMPROVEMENTS.

A. WATER – ALL WATER LINES SHALL BE PVC. A SEPARATE WATER MASTER PLAN AND STUDY WILL BE SUBMITTED WITH CONSTRUCTION PLANS. THE MASTER PLAN AND STUDY SHALL NOTE REQUIRED WATER SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE THE PROJECT WITH DOMESTIC WATER DEMAND CONCURRENT WITH A FIRE FLOW OF 1000 gpm. PROPOSED WATERLINES ARE CURRENTLY SHOWN BEHIND THE SIDEWALK, THE ACTUAL LOCATION WILL BE DETERMINED AT FINAL DESIGN BASED ON THE PREFERRED LOCATION BY JOHNSON UTILITIES WATER COMPANY. THERE SHALL BE A MINIMUM OF TWO (2) VALVES AT EVERY TEE AND THREE (3) VALVES AT EVERY CROSS IN THE MAINLINE. THE MAXIMUM SPACING OF VALVES SHALL BE 1000 FEET.

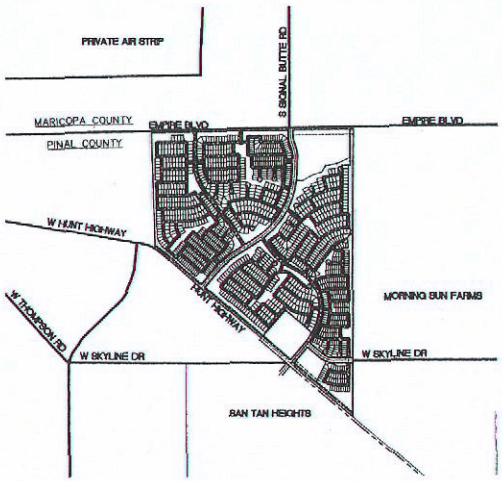
B. SEWER – ALL SEWER MAINS SHALL BE PVC SDR 35 OR BETTER. A SEWER MASTER PLAN AND STUDY WILL BE SUBMITTED WITH CONSTRUCTION PLANS. SEWER SLOPES AND ROUTING MAY BE REVISED PRIOR TO FINAL CONSTRUCTION PLANS TO MINIMIZE THE OVERALL DEPTH OF THE SEWERLINE. ANY REVISIONS AND SLOPES LESS THAN THOSE REQUIRED TO PROVIDE 2 FPS ASSUMING A MANNINGS N=0.013 MUST BE APPROVED BY THE COUNTY ENGINEER AND JOHNSON UTILITIES.

C. STREETS – ALL STREETS STRUCTURAL PAVEMENT SECTIONS SHALL BE IN ACCORDANCE WITH A GEOTECHNICAL REPORT PREPARED BY A REGISTERED ENGINEER.

D. DRAINAGE – THE PRELIMINARY MASTER DRAINAGE PLAN AND STUDY HAS BEEN SUBMITTED WITH THIS PRELIMINARY PLAT. THE DRAINAGE SYSTEM WILL BE DESIGNED IN CONFORMANCE WITH PINAL COUNTY STANDARDS AND THE MASTER DRAINAGE PLAN AND STUDY. THERE WILL NOT BE AN INCREASE IN PRE-DEVELOPMENT vs. POST-DEVELOPMENT FLOWS LEAVING THE SITE FOR THE 100yr, 10yr AND 2yr EVENTS.

UTILITY COMPANIES

UTILITY	COMPANY
SCHOOL	COOLIDGE UNIFIED SCHOOL DISTRICT#21
WATER	JOHNSON UTILITIES
SEWER	JOHNSON UTILITIES
ELECTRICITY	SRP
GAS	CITY OF MESA GAS
TELEPHONE	QWEST
CABLE TELEVISION	CABLE AMERICA
FIRE	RURAL METRO
POLICE	PINAL COUNTY SHERIFF'S DEPT.
SOLID WASTE	INDIVIDUAL HOMEOWNER CONTRACT



VICINITY MAP
1" = 400'

LEGEND

	SHEET MATCH LINE	—S—	SEWER LINE
	PHASE LINE	—W—	WATER LINE
	COUNTY LINE	—1576—	EXISTING CONTOUR
	RIGHT-OF-WAY LINE		BRASS CAP FLUSH
	LOT LINE	8"S FM	8" SEWER FORCE MAIN
	PUBLIC UTILITY EASEMENT		TOT LOT & RAMADA AMENITY
	CENTERLINE		RETENTION BASIN
	MANHOLE		
	FIRE HYDRANT		
	WATER VALVE		
	DRAINAGE FLOW ARROW		

ZONING:

EXISTING ZONING IS: CR-3 PAD (456.67 ACRES)

BENCHMARK:

A 1 1/2" ALUMINUM CAP AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, STAMPED "35 – 36". ALSO BEING THE APPROXIMATE INTERSECTION OF EMPIRE BOULEVARD AND SIGNAL BUTTE ROAD ALIGNMENT. ELEVATION PER THE MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY. DATUM = NAVD 88
ELEVATION = 1457.25 FEET.

BASIS OF BEARING

BASIS OF BEARING IS N89°20'11"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, T.3S., R.7E.

PROJECT INFORMATION:

THE GROSS AREA OF THE SUBDIVISION IS 456.6739± ACRES

THE NUMBER OF LOTS IS 1228

THE PROPOSED USE OF THIS PROJECT IS SINGLE FAMILY, DETACHED AND IS ACCORDANCE WITH SECTION 400 OF THE COUNTY ZONING ORDINANCE. UNITS WILL BE DETACHED.

ENGINEER:

CMX, L.L.C.
3100 WEST RAY, SUITE 201
CHANDLER, AZ 85226
PHONE: (480) 648-1900
FAX: (480) 648-1918
CONTACT: TROY PETERSON, P.E.

DEVELOPER:

FULTON HOMES CORPORATION
9140 S. KYRENE, SUITE 202
TEMPE, ARIZONA, 85284
PH: (480) 753-6789
FAX:(480) 753-5554
CONTACT: CHRIS WEBB

SHEET INDEX:

PP1	COVER SHEET
PP2 – PP3	DETAIL SHEETS
PP4 – PP16	TENTATIVE PLAT

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1-800-STAKE-IT

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CHANDLER, AZ 85226
PHONE: (480) 648-1900
FAX: (480) 648-1918
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA
TENTATIVE PLAT

PLANNING CASE#: PZ-006-00A & PZ-PD-006-00A

CMX PROJ: 7.5.3.02 | DATE: OCT 2005 | SCALE: AS SHOWN
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
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DWG. NO. PP1
SHT. 1 OF 16

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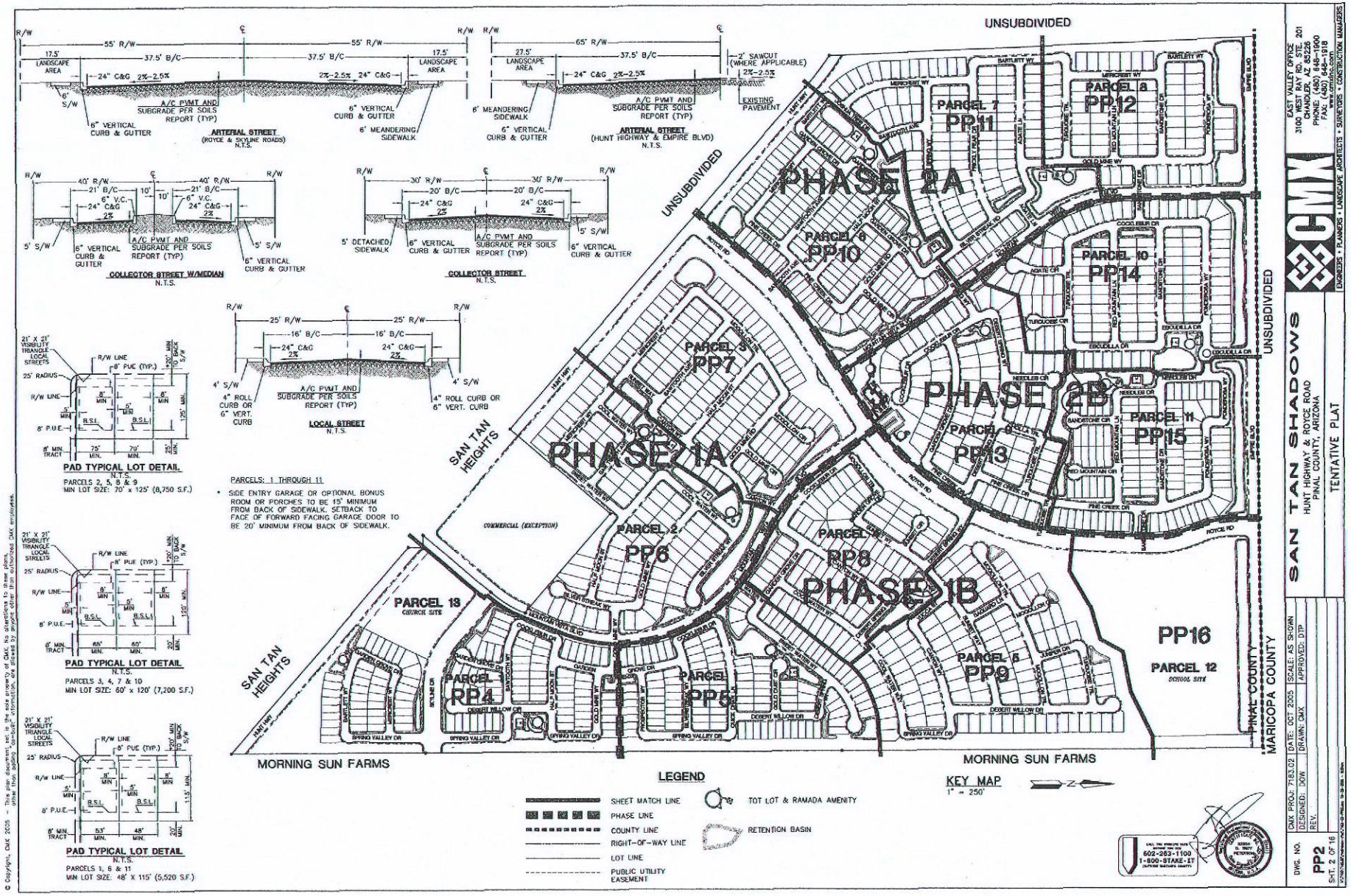
ARTERIAL STREET (ROYCE & SKYLINE ROADS) N.T.S.
ARTERIAL STREET (HUNT HIGHWAY & EMPIRE BLVD) N.T.S.
COLLECTOR STREET W/MEDIAN N.T.S.
COLLECTOR STREET N.T.S.
LOCAL STREET N.T.S.
PAD TYPICAL LOT DETAIL N.T.S.
PARCELS 2, 5, 8 & 9
MIN LOT SIZE: 70' x 125' (8,750 S.F.)
PAD TYPICAL LOT DETAIL N.T.S.
PARCELS 3, 4, 7 & 10
MIN LOT SIZE: 60' x 120' (7,200 S.F.)
PAD TYPICAL LOT DETAIL N.T.S.
PARCELS 1, 6 & 11
MIN LOT SIZE: 48' X 115' (5,520 S.F.)
PARCELS: 1 THROUGH 11
* SIDE ENTRY GARAGE OR OPTIONAL BONUS ROOM OR PORCHES TO BE 15' MINIMUM FROM BACK OF SIDEWALK. SETBACK TO FACE OF FORWARD FACING GARAGE DOOR TO BE 20' MINIMUM FROM BACK OF SIDEWALK.
UNSUBDIVIDED
PHASE 2A
PHASE 2B
PHASE 1A
PHASE 1B
PARCEL 1 PP7
PARCEL 2 PP6
PARCEL 3 PP5
PARCEL 4 PP4
PARCEL 5 PP9
PARCEL 6 PP10
PARCEL 7 PP11
PARCEL 8 PP12
PARCEL 9 PP13
PARCEL 10 PP14
PARCEL 11 PP15
PP16
PARCEL 12 SCHOOL SITE
PARCEL 13 CHURCH SITE
COMMERCIAL (EXCEPTION)
SAN TAN HEIGHTS
MORNING SUN FARMS
PINAL COUNTY
MARICOPA COUNTY
LEGEND
SHEET MATCH LINE
PHASE LINE
COUNTY LINE
RIGHT-OF-WAY LINE
LOT LINE
PUBLIC UTILITY EASEMENT
TOT LOT & RAMADA AMENITY
RETENTION BASIN
KEY MAP 1" = 250'
CALL THE ARIZONA BLUE STAKE, INC. 602-263-1100 1-800-STAKE-IT
EAST VALLEY OFFICE 3100 WEST RAY RD. STE. 201 CHANDLER, AZ 85226 PHONE: (480) 848-1900 FAX: (480) 848-1918
CMX ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS
SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA
TENTATIVE PLAT
DWG. NO. PP2
SHT. 2 OF 16
CMX PROJ: 7183.02 DATE: OCT 2005 SCALE: AS SHOWN
DESIGNED: DOW DRAWN: CMX APPROVED: DTP
REV.
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LEGAL DESCRIPTION

THAT PORTION OF THE WEST ONE-HALF OF SECTION 1, SECTION 2 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 2 FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 00 DEGREES 09 MINUTES 46 SECONDS WEST A DISTANCE OF 5302.18 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 2, SOUTH 89 DEGREES 45 MINUTES 43 SECONDS WEST A DISTANCE OF 78.73 FEET;

THENCE NORTH 40 DEGREES 37 MINUTES 15 SECONDS EAST A DISTANCE OF 567.26 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 800.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 00 MINUTES 41 SECONDS, AN ARC LENGTH OF 251.49 FEET;

THENCE NORTH 49 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 836.00 FEET;

THENCE SOUTH 40 DEGREES 37 MINUTES 15 SECONDS WEST A DISTANCE OF 833.00 FEET TO THE CENTERLINE OF HUNT HIGHWAY;

THENCE ALONG SAID CENTERLINE NORTH 49 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 2873.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1960.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07 DEGREES 29 MINUTES 58 SECONDS, AN ARC LENGTH OF 256.54 FEET;

THENCE LEAVING SAID CENTERLINE AND ALONG A LINE ESTABLISHED BY A GANNETT-FLEMING SURVEY PROJECT NO. 43762, DATED MARCH 2004 AND RECORDED IN BOOK 10 OF SURVEYS, PAGE 215, RECORDS OF PINAL COUNTY, NORTH 02 DEGREES 21 MINUTES 15 SECONDS WEST A DISTANCE OF 2687.52 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2;

THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 21 MINUTES 15 SECONDS EAST A DISTANCE OF 584.23 FEET TO A FOUND REBAR WITH NO MARKINGS ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 2;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, NORTH 89 DEGREES 21 MINUTES 15 SECONDS EAST A DISTANCE OF 2559.98 FEET TO A FOUND IRON ROD ACCEPTED AS THE COMMON SECTION CORNER OF SECTIONS 35 AND 36, TOWNSHIP 2 SOUTH, RANGE 7 EAST, BEING AN ANGLE POINT IN THE LAST SAID NORTH LINE;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 20 MINUTES 18 SECONDS EAST A DISTANCE OF 92.79 FEET TO A FOUND 3 INCH PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE ALONG THE NORTH LINE OF SAID SECTION 1 NORTH 89 DEGREES 20 MINUTES 18 SECONDS EAST A DISTANCE OF 1320.97 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 1;

THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 5308.73 FEET TO THE SOUTH LINE OF SAID SECTION 1;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 12 SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 1231.38 FEET TO THE CENTERLINE OF SAID HUNT HIGHWAY;

THENCE ALONG SAID CENTERLINE NORTH 49 DEGREES 22 MINUTES 45 SECONDS WEST A DISTANCE OF 1736.25 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12;

THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 09 MINUTES 36 SECONDS EAST A DISTANCE OF 92.28 FEET TO THE **POINT OF BEGINNING.**

PUBLIC WORKS NOTES:

LOCAL STREETS WILL BE DESIGNED TO ACCOMMODATE THE VEHICLES AT A SPEED OF 25 MPH.

HUNT HIGHWAY IS THE NEAREST PAVED ACCESS MAINTAINED BY THE COUNTY WHICH SERVES THIS SUBDIVISION. IT IS ADJACENT TO THIS SUBDIVISION.

ANY RELOCATING, MODIFICATION, ETC. OF THE EXISTING UTILITIES AND/OR IMPROVEMENTS REQUIRED BY THIS SUBDIVISION DEVELOPMENT, WILL BE AT NO EXPENSE TO THE PUBLIC.

THE BASIS OF ELEVATIONS FOR THIS SUBDIVISION IS 1457.25 FEET SHOWN ON THE COVER SHEET.

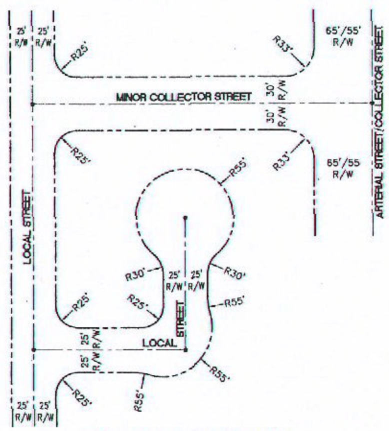
ALL WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS SUBDIVISION.

ENVIRONMENTAL NOTES:

ON-SITE SANITARY SEWERS WILL BE PUBLIC AND WILL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE PROVISIONS OF THE COUNTY BUILDING CODE AND CRITERIA OF ADEQ.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL CONNECTIONS TO PUBLIC SANITARY SEWER FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH PLANS APPROVED BY THE COUNTY BUILDING & SAFETY DEPARTMENT.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, ALL PUBLIC SANITARY SEWER FACILITIES SHALL HAVE RECIEVED AN APPROVAL OF CONSTRUCTION FROM THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR ADEQ.



TYPICAL RIGHT-OF-WAY RADIUS DETAIL
SCALE: 1"=60'

TRACT TABLE

	LAND USE	SQ. FT.	ACRES
GROSS AREA		19,892,716	456.6739
NET AREA		19,263,389	442.2266
TRACT A	RETENTION / PARK	122356	2.8089
TRACT A1	LANDSCAPE	2230	0.0512
TRACT A2	LANDSCAPE	16074	0.3690
TRACT AA	LANDSCAPE	12152	0.2790
TRACT AAA	LANDSCAPE	2305	0.0529
TRACT B	LANDSCAPE	2112	0.0485
TRACT B1	LANDSCAPE	8343	0.1915
TRACT B2	LANDSCAPE	2180	0.0500
TRACT BB	LANDSCAPE	2300	0.0528
TRACT BBB	LANDSCAPE	2264	0.0520
TRACT C	LANDSCAPE	2110	0.0484
TRACT C1	LANDSCAPE	2280	0.0523
TRACT C2	LANDSCAPE	2180	0.0500
TRACT CC	LANDSCAPE	2399	0.0551
TRACT CCC	LANDSCAPE	1337	0.0307
TRACT D	LANDSCAPE	2080	0.0478
TRACT D1	LANDSCAPE	2280	0.0523
TRACT D2	DRAINAGE / RETENTION	116609	2.6770
TRACT DD	DRAINAGE / RETENTION	115824	2.6589
TRACT DDD	LANDSCAPE	2310	0.0530
TRACT E	LANDSCAPE	2102	0.0483
TRACT E1	LANDSCAPE	2280	0.0523
TRACT E2	LANDSCAPE	1964	0.0451
TRACT EE	RETENTION / PARK	169422	3.8894
TRACT EEE	LANDSCAPE	2310	0.0530
TRACT F	LANDSCAPE	2207	0.0507
TRACT F1	LANDSCAPE	2280	0.0523
TRACT F2	LANDSCAPE	2130	0.0489
TRACT FF	LANDSCAPE	2280	0.0523
TRACT FFF	LANDSCAPE	2331	0.0535
TRACT G	DRAINAGE / RETENTION / PARK	787557	18.0798
TRACT G1	LANDSCAPE	2280	0.0523
TRACT G2	LANDSCAPE	1040	0.0239
TRACT GG	LANDSCAPE	2280	0.0523
TRACT GGG	DRAINAGE / RETENTION	439300	10.0849
TRACT H	LANDSCAPE	5035	0.1156
TRACT H1	LANDSCAPE	12232	0.2808
TRACT H2	LANDSCAPE	2221	0.0510
TRACT HH	LANDSCAPE	2280	0.0523
TRACT HHH	DRAINAGE / RETENTION	178847	4.1057
TRACT I	LANDSCAPE	2123	0.0487
TRACT I1	RETENTION / PARK	113749	2.6113
TRACT I2	DRAINAGE / RETENTION	142332	3.2675
TRACT II	LANDSCAPE	2195	0.0504
TRACT III	LANDSCAPE	3000	0.0689
TRACT J	RETENTION / PARK	20743	0.4762
TRACT J1	LANDSCAPE	2114	0.0485
TRACT J2	LANDSCAPE	13471	0.3093
TRACT JJ	LANDSCAPE	2185	0.0502
TRACT JJJ	LANDSCAPE	3000	0.0689
TRACT K	LANDSCAPE	2812	0.0646
TRACT K1	LANDSCAPE	193777	4.4485
TRACT K2	LANDSCAPE	2080	0.0477
TRACT KK	LANDSCAPE	2234	0.0513
TRACT KKK	LANDSCAPE	2080	0.0478
TRACT L	LANDSCAPE	2115	0.0486
TRACT L1	LANDSCAPE	10924	0.2508

TRACT TABLE CONT'D

	LAND USE	SQ. FT	ACRES
TRACT L2	LANDSCAPE	2580	0.0592
TRACT LL	LANDSCAPE	3366	0.0773
TRACT LLL	LANDSCAPE / PARK	13806	0.3169
TRACT M	DRAINAGE / RETENTION	218319	5.0119
TRACT M1	LANDSCAPE	2405	0.0552
TRACT M2	LANDSCAPE	16615	0.3814
TRACT MM	LANDSCAPE	2281	0.0524
TRACT MMM	LANDSCAPE	2080	0.0478
TRACT N1	PARK	28796	0.6611
TRACT N2	LANDSCAPE	2280	0.0523
TRACT NN	LANDSCAPE	6767	0.1553
TRACT NNN	LANDSCAPE	6823	0.1566
TRACT O	RETENTION	25596	0.5876
TRACT O1	RETENTION / PARK	257469	5.9107
TRACT OO	LANDSCAPE	2190	0.0503
TRACT OOO	RETENTION	91003	2.0891
TRACT P	RETENTION	70045	1.6080
TRACT P1	LANDSCAPE	4746	0.1090
TRACT PP	RETENTION	144629	3.3202
TRACT PPP	LANDSCAPE	1633	0.0375
TRACT Q	LANDSCAPE	1040	0.0239
TRACT Q1	LANDSCAPE	2536	0.0582
TRACT QQ	LANDSCAPE	2858	0.0656
TRACT QQQ	LANDSCAPE	1628	0.0374
TRACT R	LANDSCAPE	1089	0.0250
TRACT R1	LANDSCAPE	2274	0.0522
TRACT RR	RETENTION / PARK	72767	1.6705
TRACT RRR	LANDSCAPE	1608	0.0369
TRACT S	LANDSCAPE	1472	0.0338
TRACT S1	LANDSCAPE	1313	0.0301
TRACT SSS	LANDSCAPE	16275	0.3736
TRACT T	LANDSCAPE	2129	0.0489
TRACT T1	LANDSCAPE	48311	1.1091
TRACT TT	LANDSCAPE	1108	0.0254
TRACT TTT	LANDSCAPE	1203	0.0276
TRACT U	LANDSCAPE	4393	0.1008
TRACT U1	LANDSCAPE	1712	0.0393
TRACT UU	LANDSCAPE	2985	0.0685
TRACT UUU	LANDSCAPE	2355	0.0541
TRACT V	LANDSCAPE	2216	0.0509
TRACT V1	LANDSCAPE	2511	0.0576
TRACT VV	LANDSCAPE	2202	0.0506
TRACT VVV	LANDSCAPE	2220	0.0510
TRACT W	LANDSCAPE	5367	0.1232
TRACT W1	LANDSCAPE	2757	0.0633
TRACT WW	LANDSCAPE	4808	0.1104
TRACT WWW	LANDSCAPE	3049	0.0700
TRACT X	LANDSCAPE	11001	0.2525
TRACT X1	LANDSCAPE	2180	0.0500
TRACT XX	LANDSCAPE	4858	0.1115
TRACT XXX	LANDSCAPE	2206	0.0506
TRACT Y	LANDSCAPE	7869	0.1806
TRACT Y1	LANDSCAPE	10328	0.2371
TRACT YY	LANDSCAPE	2311	0.0531
TRACT YYY	LANDSCAPE	2200	0.0505
TRACT Z	RETENTION	495071	113652
TRACT Z1	LANDSCAPE	2180	0.0500
TRACT ZZ	LANDSCAPE	2290	0.0526
TRACT ZZZ	LANDSCAPE	17017	0.3907
TRACT TOTAL		4222163	96.9271

LAND USE TABLE

PARCEL	LAND USE	EXISTING ZONING	LOT SIZE	GROSS AREA (ACRES)	PROPOSED DENSITY	LOT COUNT
1	MD	CR-3	48' x 115'	68.25	3.33	227
2	MD	CR-3	70' x 125'	34.75	2.33	81
3	MD	CR-3	60' x 120'	41.78	2.66	111
4	MD	CR-3	60' x 120'	26.8	3.02	81
5	MD	CR-3	70' x 125'	45.05	2.44	110
PHASE 1 SUBTOTAL				216.63	2.82	610
6	MD	CR-3	48' x 115'	34.81	3.62	126
7	MD	CR-3	60' x 120'	34.45	3.28	113
8	MD	CR-3	70' x 125'	30.19	2.38	72
9	MD	CR-3	70' x 125'	34.26	2.39	82
10	MD	CR-3	60' x 120'	37.08	3.21	119
11	MD	CR-3	48' x 115'	32.19	3.29	106
PHASE 2 SUBTOTAL				202.98	3.04	618
SINGLE FAMILY TOTAL				419.61	2.93	1228
12	SCHOOL	CR-3		28.51		
13	CHURCH	CR-3		8.55		
TOTAL				456.67		

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SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ: 7183.02 | DATE: OCT 2005 | SCALE: AS SHOWN
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DWG. NO.
PP3
SHT. 3 OF 16

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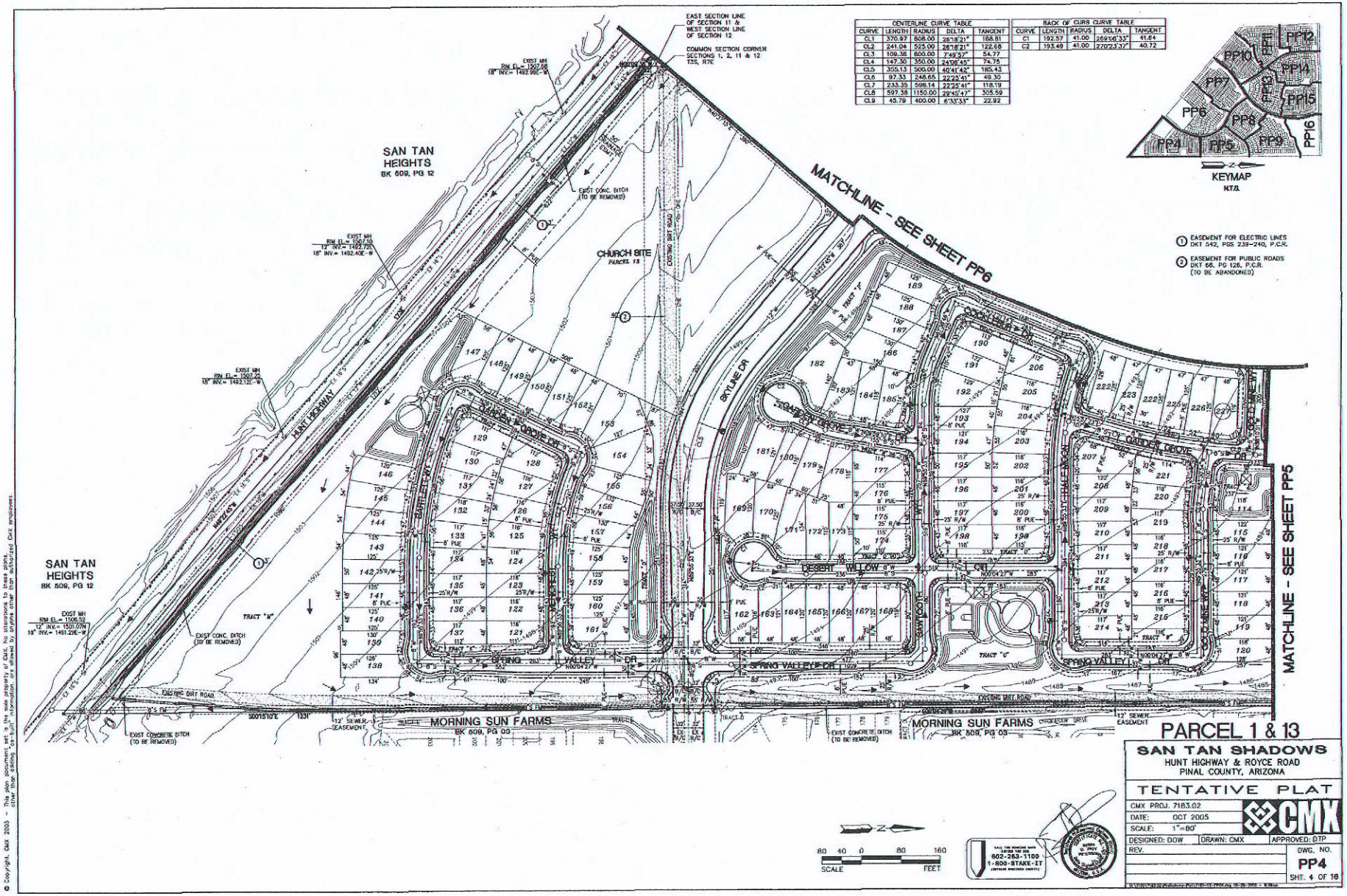
CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	370.97	808.00	26°18'21"	188.81
CL2	241.04	525.00	26°18'21"	122.68
CL3	109.36	800.00	7°49'53"	54.77
CL4	147.36	350.00	24°06'45"	74.75
CL5	355.13	500.00	40°41'42"	185.43
CL6	97.33	248.65	22°25'41"	49.30
CL7	233.35	596.14	22°25'41"	118.19
CL8	597.38	1150.00	29°45'47"	305.59
CL9	45.79	400.00	6°33'33"	22.92

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	192.57	41.00	269°08'33"	41.64
C2	193.49	41.00	270°23'37"	40.72



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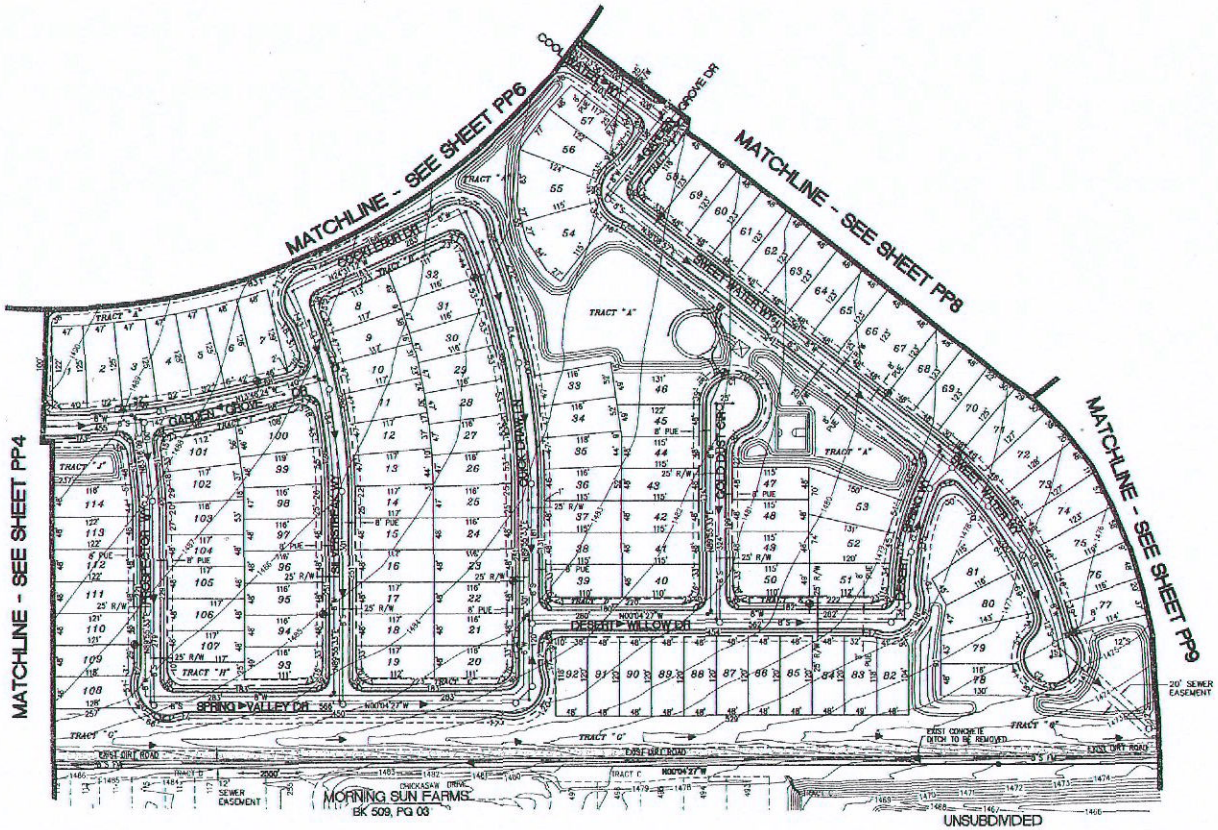

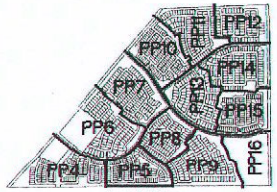

KEYMAP
N.T.S.

BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	177.45'	41.00'	247°58'32"	INFINITE
C2	191.24'	41.00'	267°13'20"	INFINITE

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	597.38'	1150.00'	29°45'47"	305.59'
CL2	46.47'	400.00'	6°39'24"	23.26'
CL3	327.25'	767.00'	24°26'46"	166.15'
CL4	448.00'	1050.00'	24°26'46"	227.46'
CL5	220.00'	491.12'	31°25'29"	112.84'
CL6	355.78'	475.00'	42°54'44"	186.69'

SCALE 80 40 0 80 160 FEET

CALL FOR SERVICE OVER NOTICE NO. 314
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUESTAKE, INC.)

REGISTERED LAND SURVEYOR
ROGER D. TROTT
CERTIFICATE NO. 13104
ARIZONA, U.S.A.

PARCEL 1

SAN TAN SHADOWS

HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX

CMX PROJ. 7183.02		
DATE: OCT 2005		
SCALE: 1"=80'		
DESIGNED: DGW	DRAWN: CMX	APPROVED: DTP
REV.		DWG. NO. PP5
		SHT. 5 OF 16

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MATCHLINE - SEE SHEET PP7

MATCHLINE - SEE SHEET PP8

SEE SHEET PP5

MATCHLINE - SEE SHEET PP4

MATCHLINE

UNSUBDIVIDED

HUNT HIGHWAY

FUTURE COMMERCIAL DEVELOPMENT (EXCEPTION)

COOL WATER WY

SWEET WATER WY

MERCHANT WY

DAWNCOUNTY AVE

SILVER STREET

GOLD MINE WY

MOUNTAIN VISTA BLVD

EXISTING DIRT ROAD

EXIST CONCRETE DITCH TO BE REMOVED

EXIST WELL TO BE REMOVED

EXIST MH RIM EL.= 1506.10 12" INV.= 1491.20W 18" INV.= 1494.70E-W

RIM EL.= 1505.37 12" INV.= 1494.00E 18" INV.= 1494.50E-W

TRACT "EE"

TRACT "DD"

TRACT "AA"

TRACT "BB"

TRACT "CC"

TRACT "Z"

TRACT "Y"

TRACT "X"

EXIST WELL TO BE REMOVED BY THE UNITED STATES FOR IRRIGATION AND DRAINAGE (TO BE ABANDONED)

N40°37'15"E 833.00'

N40°37'15"E 567.26'

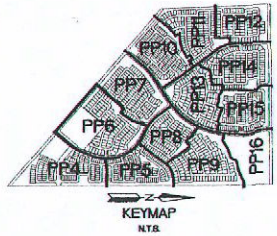
N22°31'14"E 299'

N40°37'15"E 557'

N62°24'26"W 2606.85'

N62°24'26"W 2610'

SCALE 80 40 0 80 160 FEET



① EASEMENT FOR ELECTRIC LINES DKT 542, PGS 239-240, P.C.R.

⑥ RESERVED RIGHT OF WAY BY THE UNITED STATES FOR IRRIGATION AND DRAINAGE (TO BE ABANDONED).

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	175.41'	41.00'	245°07'20"	64.21'
C2	195.39'	41.00'	273°13'00"	38.87'

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	476.24'	284.29'	96°23'06"	317.86'
CL2	114.43'	250.00'	26°13'34"	58.24'
CL3	114.43'	250.00'	26°13'34"	58.24'
CL4	400.94'	735.00'	31°15'16"	205.59'
CL5	1402.21'	945.00'	85°00'59"	866.18'
CL6	114.43'	250.00'	26°13'34"	58.24'
CL7	456.45'	1000.00'	26°39'10"	232.27'

PARCEL 2

SAN TAN SHADOWS

HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.

CMX

DWG. NO. PP6
SHT. 6 OF 16

CALL THE ARIZONA BLUE STAKE BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA ANALOGY ONLY)

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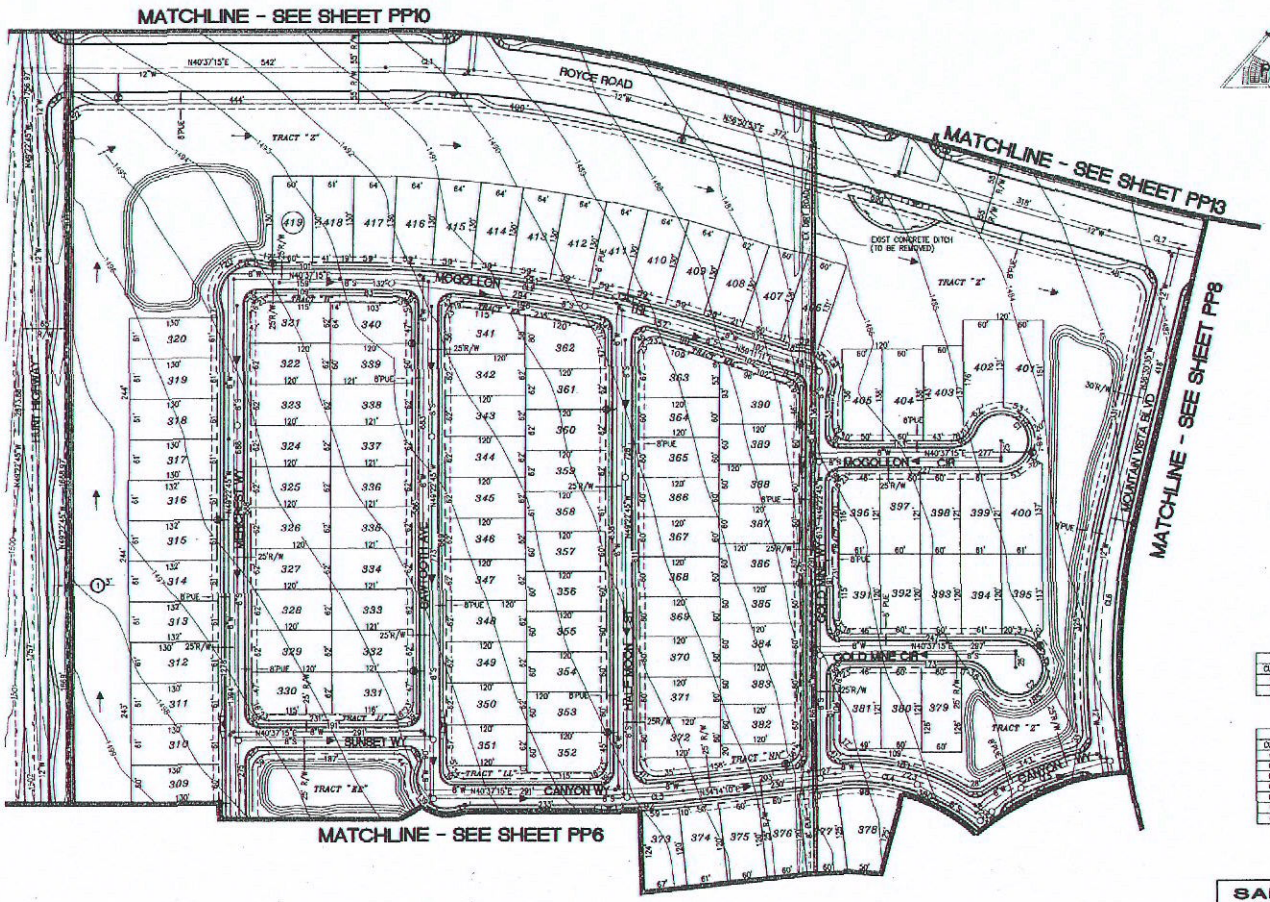

BACK OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	177.45'	41.00'	247°56'32"	60.81'
C2	177.45'	41.00'	247°56'32"	60.81'

CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	424.82'	1500.00'	16°13'37"	213.64'
CL2	583.18'	1500.00'	18°33'56"	294.30'
CL3	58.15'	669.00'	5°23'06"	44.62'
CL4	478.24'	284.29'	96°23'06"	317.88'
CL5	214.69'	411.89'	29°51'27"	109.84'
CL6	498.45'	1000.00'	28°18'10"	252.27'
CL7	1736.49'	1825.00'	54°31'01"	940.28'

PARCEL 3

SAN TAN SHADOWS

HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.

CMX

DWG. NO. PP7
SHT. 7 OF 16

SCALE: 80 40 0 80 160 FEET

CALL THE SERVICE NUTS BEFORE YOU DIG 602-263-1100 1-800-STAKE-IT (NATIVE NAVAJO SPOKEN)

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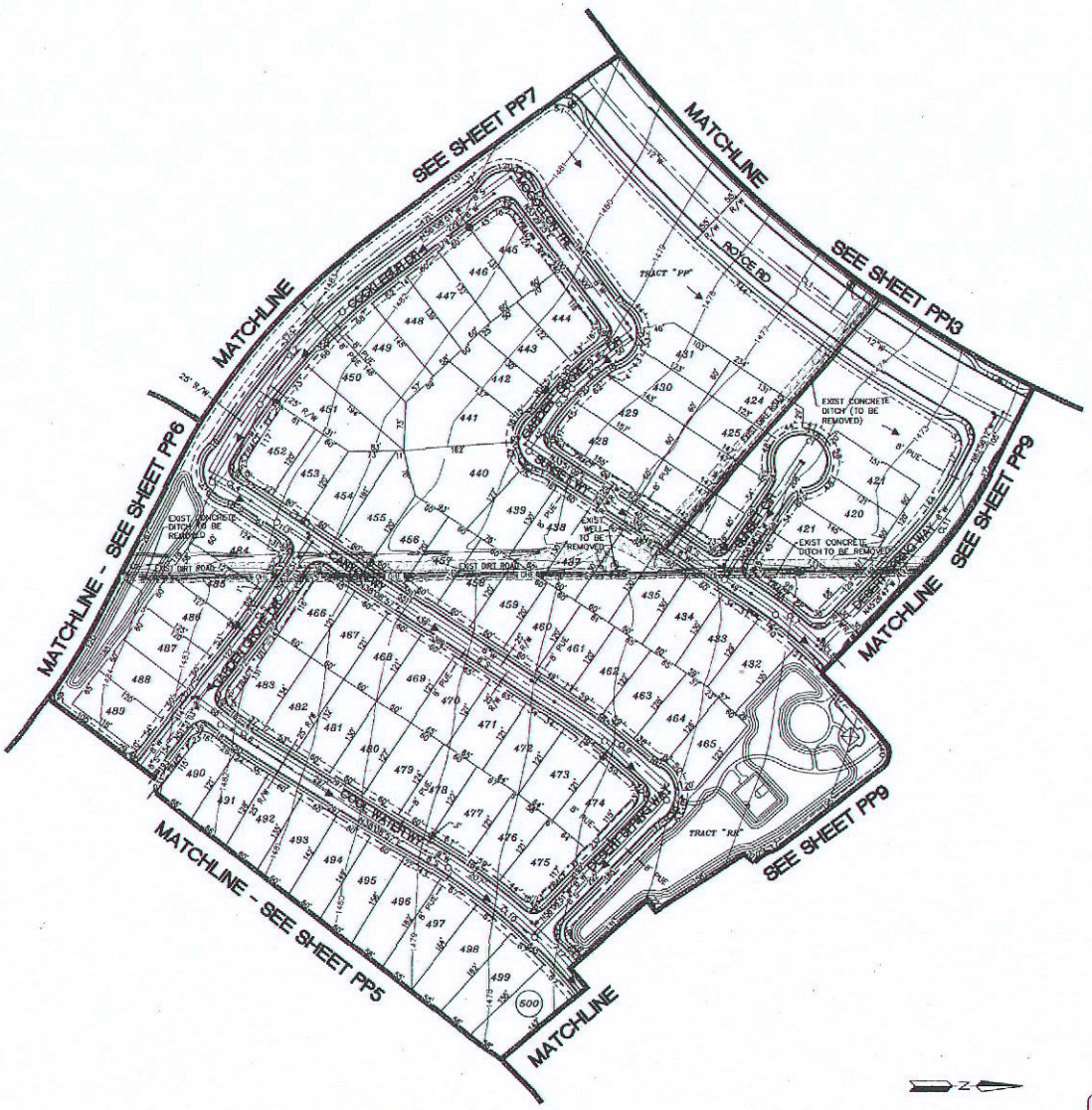

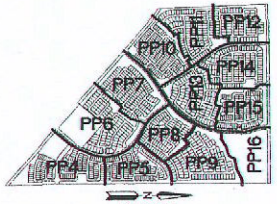

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	195.45'	41.00'	273°08'06"	INFINITE

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	1716.49'	1825.00'	54°31'01"	940.28'
CL2	418.37'	915.00'	26°11'52"	212.91'
CL3	137.10'	400.00'	19°38'16"	69.23'
CL4	68.70'	800.00'	6°13'36"	34.39'
CL5	74.89'	1000.00'	4°17'48"	37.51'
CL6	46.73'	400.00'	6°41'37"	23.39'
CL7	127.00'	700.00'	10°23'42"	63.67'
CL8	1040.75'	1553.00'	38°23'49"	540.78'
CL9	219.17'	1239.00'	10°08'07"	109.87'
CL10	924.57'	947.00'	55°56'19"	502.88'
CL11	152.92'	500.00'	17°31'25"	77.06'

80 40 0 80 160
SCALE FEET

PARCEL 4

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX

CMX PROJ. 7183.02		
DATE: OCT 2005		
SCALE: 1"=80'		
DESIGNED: DOW	DRAWN: CMX	APPROVED: DTP
REV.		DWG. NO. PP8
		SHT. 8 OF 16

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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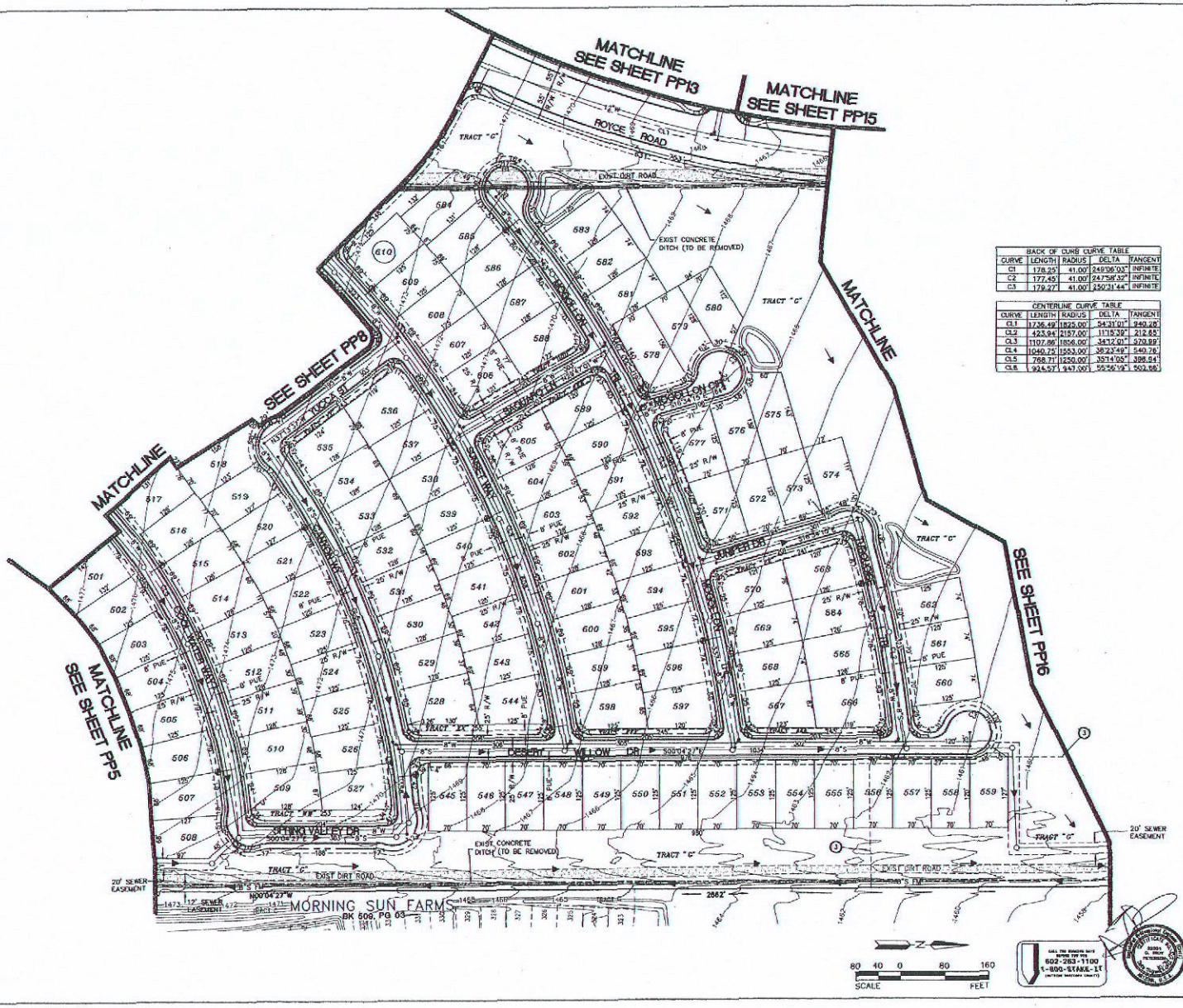

KEYMAP
N.T.S.

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	178.25'	41.00'	249°06'03"	INFINITE
C2	177.45'	41.00'	247°58'32"	INFINITE
C3	179.27'	41.00'	250°31'44"	INFINITE

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	1736.49'	1825.00'	54°31'01"	940.28'
CL2	423.94'	2197.00'	11°15'39"	212.65'
CL3	1107.86'	1856.00'	34°12'01"	570.99'
CL4	1040.25'	1553.00'	38°23'49"	540.76'
CL5	768.71'	1250.00'	35°14'05"	396.94'
CL6	924.57'	947.00'	55°56'19"	503.96'

③ SPECIAL USE PERMIT BY THE BOARD OF SUPERVISORS DOC #2001-022231 (TO BE ABANDONED)

PARCEL 5

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.

CMX

DWG. NO.
PP9
SHT. 9 OF 16

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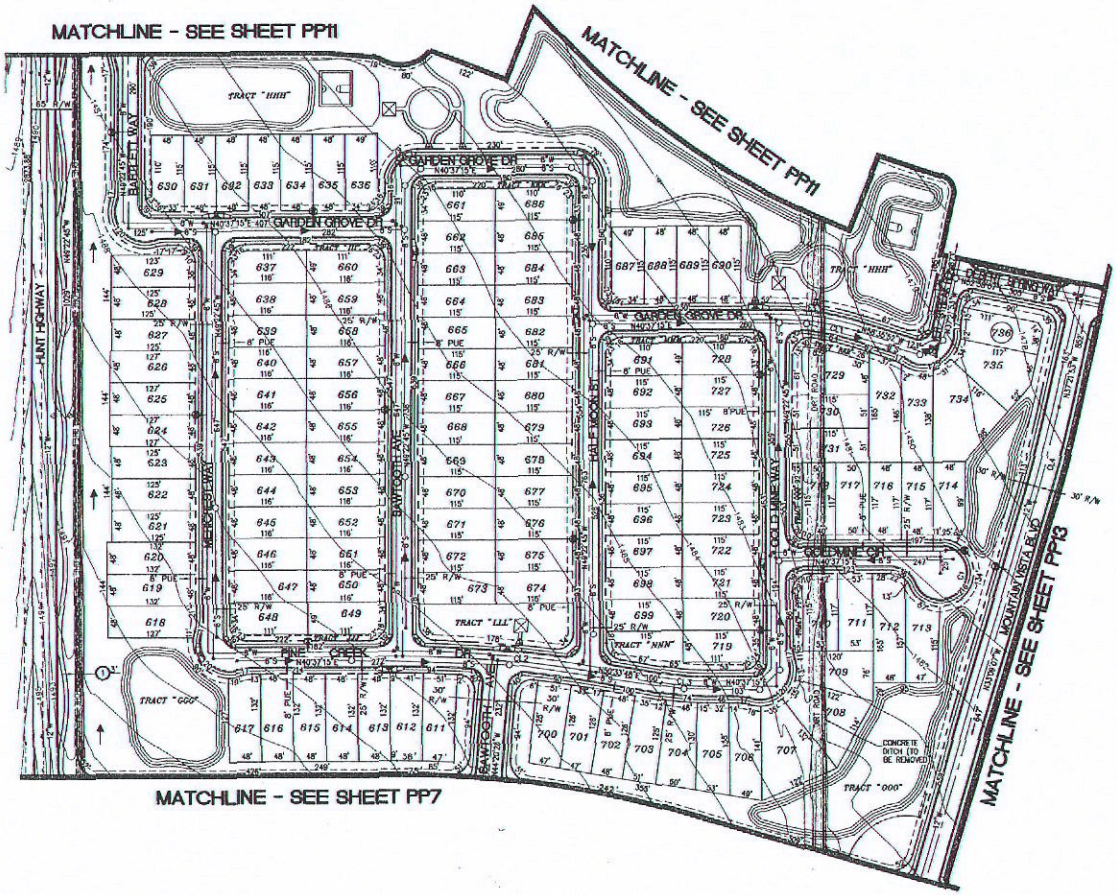

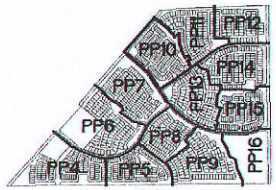

KEYMAP
NTS

① EASEMENT FOR ELECTRIC LINES DKT 542, PGS 239-240, P.C.R.

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	177.45'	41.00'	247°56'32"	60.81'

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	125.50'	400.00'	17°58'37"	63.27'
CL2	300.55'	1732.00'	9°56'32"	150.65'
CL3	69.41'	400.00'	9°56'32"	34.78'
CL4	147.05'	2000.00'	4°12'48"	73.58'

80 40 0 80 160
SCALE FEET

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1108
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PARCEL 6

SAN TAN SHADOWS

HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX

CMX PROJ. 7183.02		
DATE: OCT 2005		
SCALE: 1"=80'		
DESIGNED: DOW	DRAWN: CMX	APPROVED: DTP
REV.		DWG. NO. PP10
		SHT. 10 OF 16

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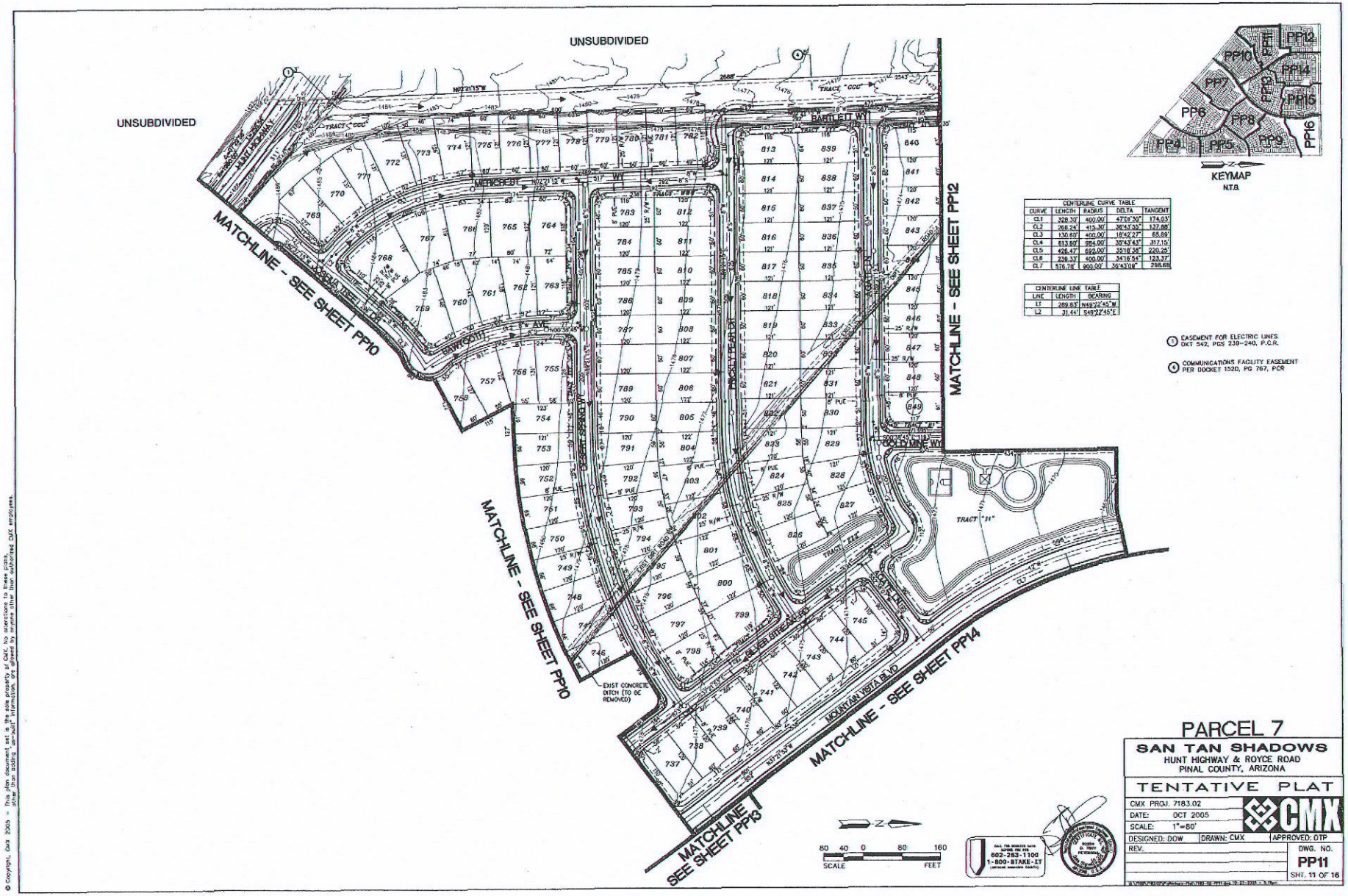

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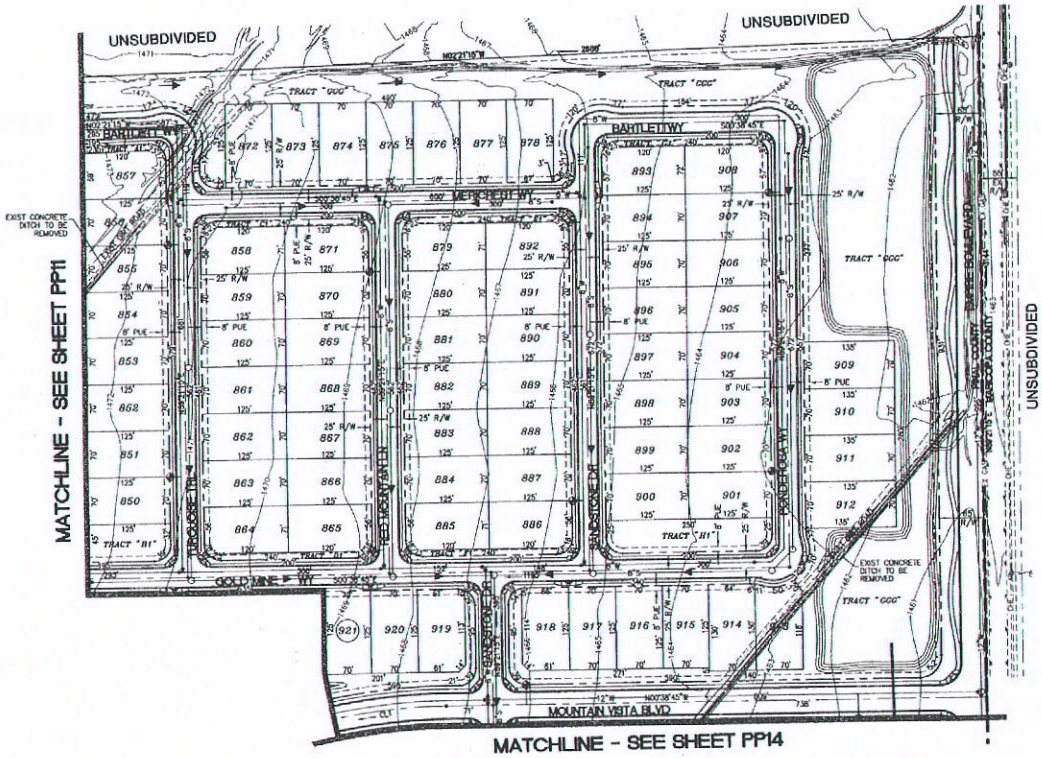

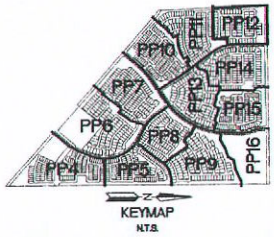

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	576.78'	500.00'	36°43'09"	298.68'

80 40 0 80 160
SCALE FEET

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT

PARCEL 8

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.

CMX

DWG. NO. PP12
SHT. 12 OF 16

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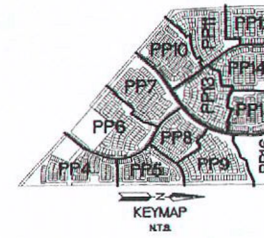

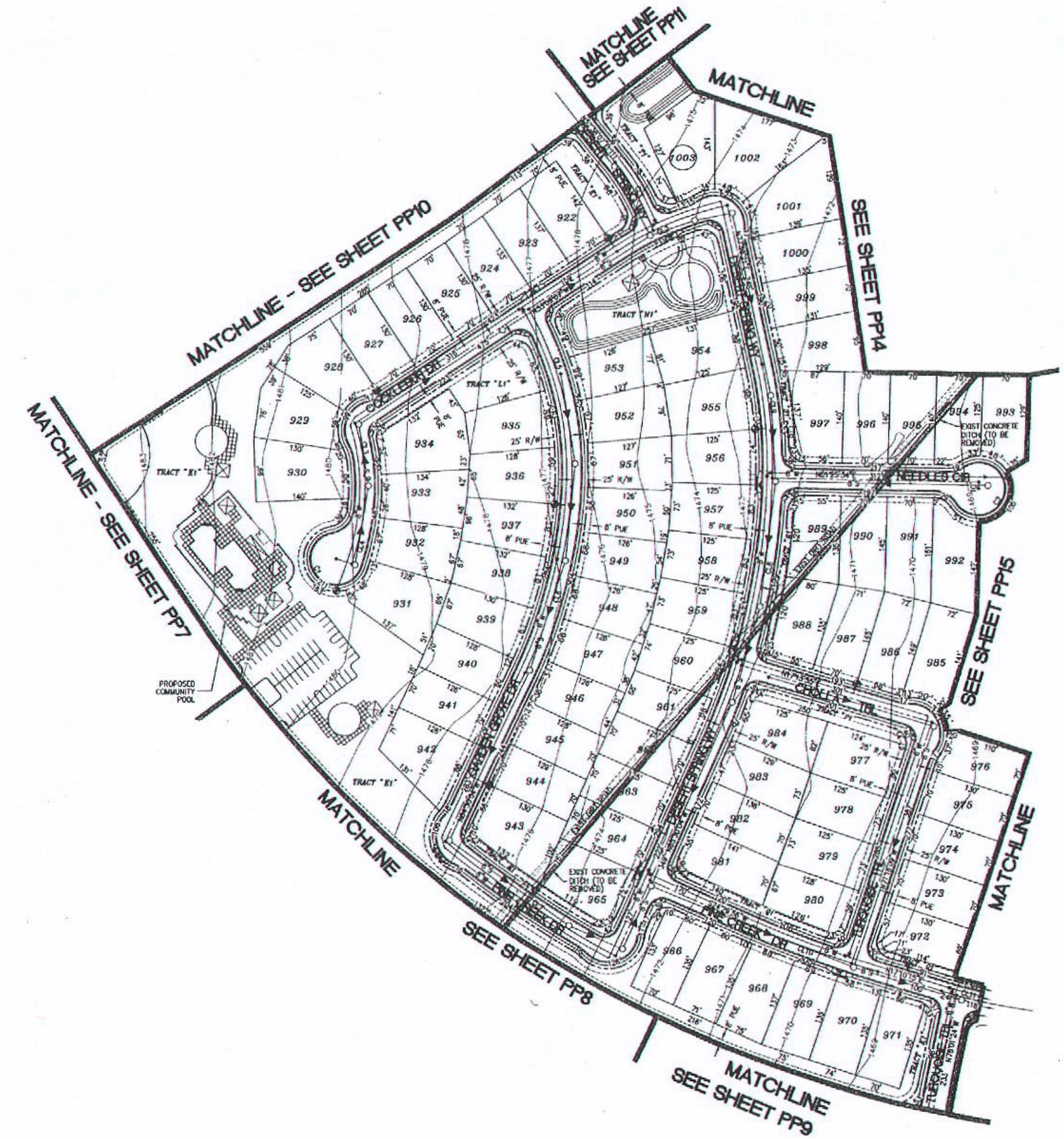

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	173.30'	41.00'	242°10'55"	87.99'
C2	194.23'	41.00'	271°25'49"	39.99'

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	121.73'	400.00'	17°26'10"	61.34'
CL2	181.46'	500.00'	20°47'36"	91.74'
CL3	118.54'	300.00'	22°38'24"	60.05'
CL4	100.00'	400.00'	14°19'26"	50.26'
CL5	283.38'	500.00'	32°28'22"	145.61'
CL6	293.72'	740.00'	22°44'30"	148.82'
CL7	312.26'	1745.00'	10°15'10"	156.55'
CL8	422.83'	1050.00'	23°04'22"	214.32'
CL9	175.89'	750.00'	13°26'13"	88.35'
CL10	201.44'	1575.00'	7°19'41"	100.86'
CL11	142.25'	900.00'	9°03'22"	71.28'

80 40 0 80 160
SCALE FEET

602-263-1100
1-800-STAKE-IT

PARCEL 9

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'

CMX

DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP

REV.

DWG. NO. **PP13**
SHT. 13 OF 16

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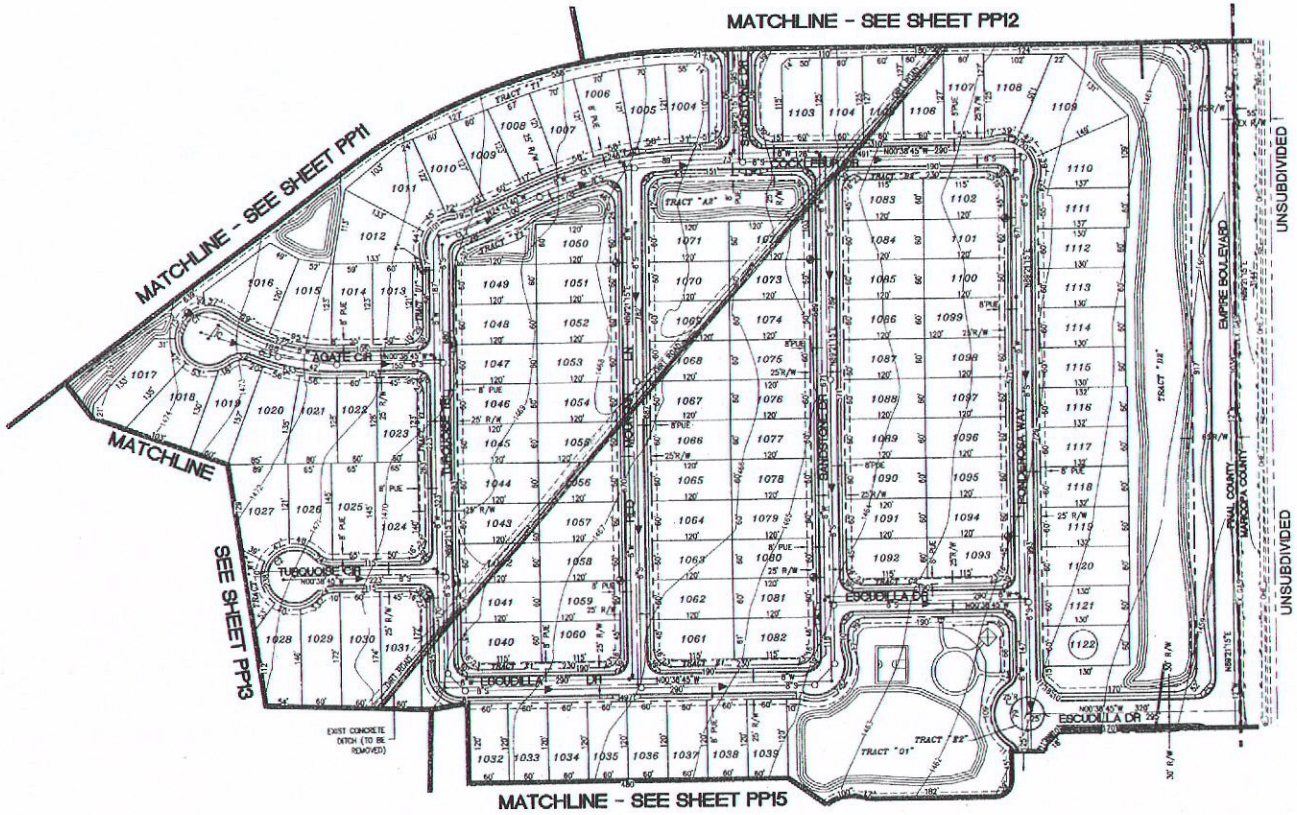

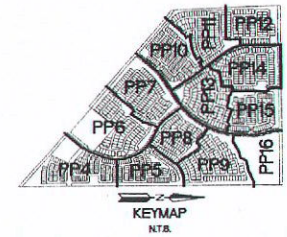

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	182.08	41.00	254°26'36"	53.97
C2	195.45	41.00	273°06'06"	38.82

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	242.55'	588.00'	23°42'55"	123.04
CL2	61.39'	400.00'	8°47'38"	30.76'
CL3	188.18'	296.56'	36°21'20"	97.38'

80 40 0 80 160
SCALE FEET

602-263-1100
1-800-STAKE-IT

PARCEL 10

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.
DWG. NO. PP14
SHT. 14 OF 16

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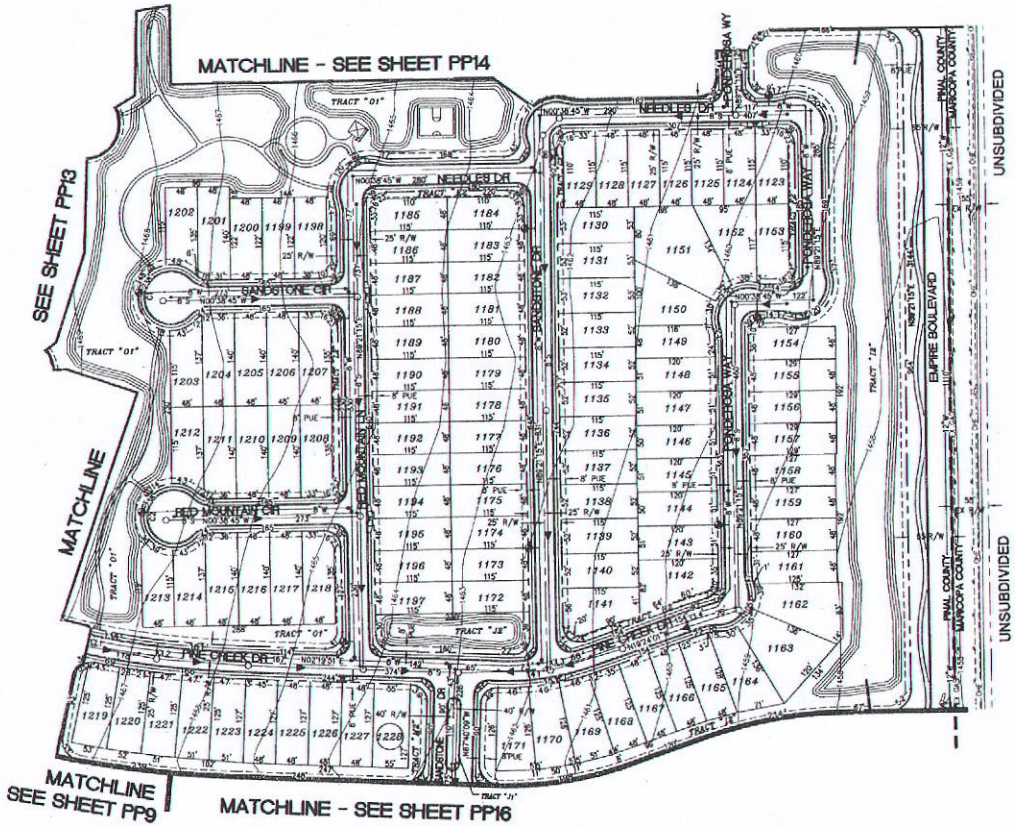

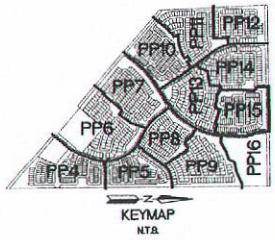

BACK OF CURB CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	195.45'	41.00'	273°08'06"	38.82'
C2	195.45'	41.00'	273°08'06"	38.82'

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	142.25'	900.00'	9°03'22"	71.28'
CL2	163.73'	1622.00'	5°47'02"	81.94'
CL3	141.09'	372.00'	21°43'52"	71.40'
CL4	141.09'	725.00'	6°02'26"	38.25'

PARCEL 11

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.
DWG. NO. PP15
SHT. 15 OF 16

80 40 0 80 160
SCALE FEET

602-263-1100
1-800-STAKE-IT

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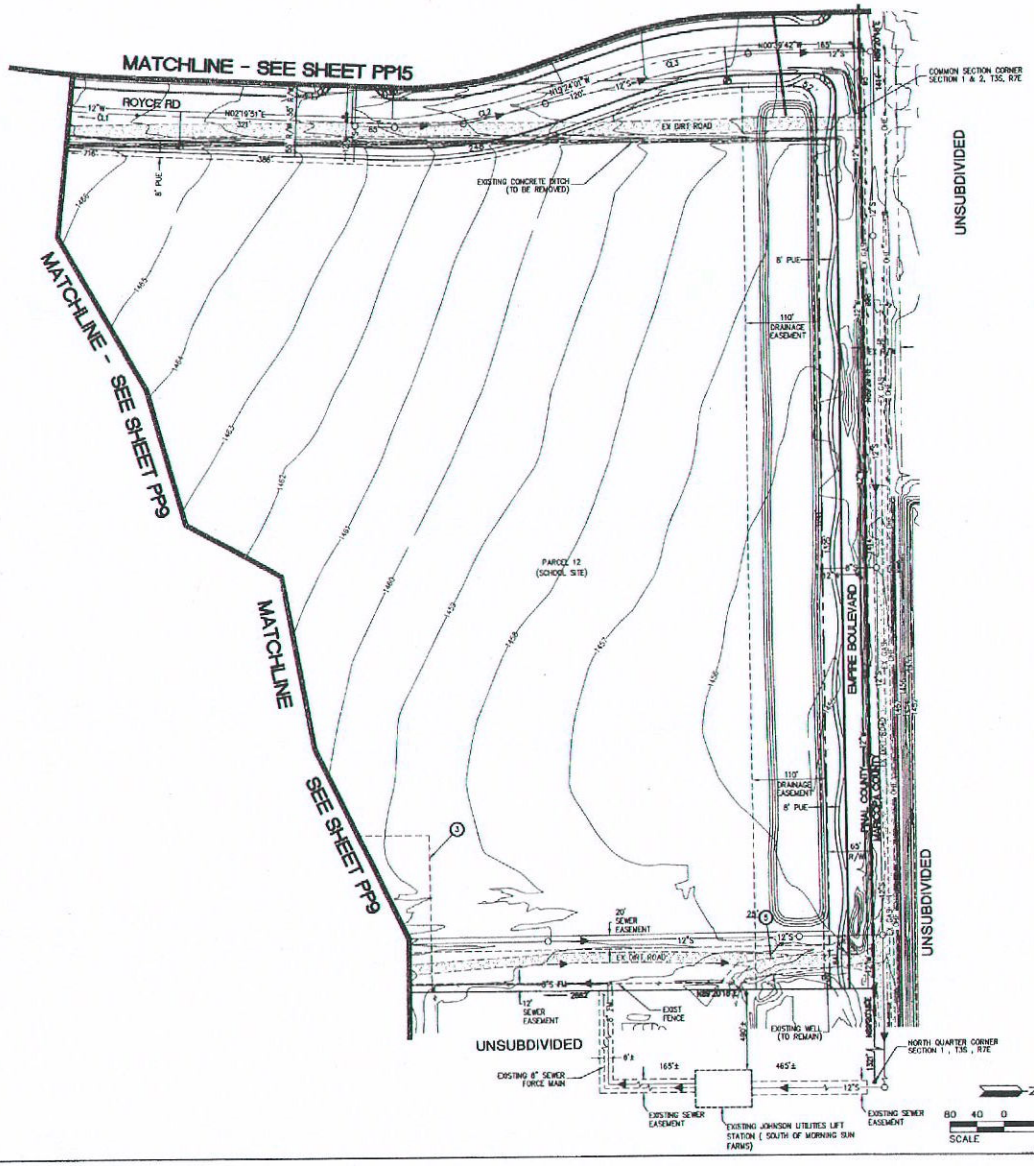

KEYMAP
N.T.S.

(3) SPECIAL USE PERMIT BY THE BOARD OF SUPERVISORS DOC #2001-022231 (TO BE ABANDONED)

(5) CITY OF MESA GAS EASEMENT DKT 2019, PG 612, P.C.R. (TO BE ABANDONED)

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
CL1	1736.49	1825.00	54°31'01"	940.28
CL2	227.57	600.00	21°43'52"	115.17
CL3	196.23	600.00	18°44'19"	99.00

PARCEL 12

SAN TAN SHADOWS
HUNT HIGHWAY & ROYCE ROAD
PINAL COUNTY, ARIZONA

TENTATIVE PLAT

CMX PROJ. 7183.02
DATE: OCT 2005
SCALE: 1"=80'
DESIGNED: DOW | DRAWN: CMX | APPROVED: DTP
REV.
DWG. NO. PP16
SHT. 16 OF 18

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ANALYSIS:

1. The amended Planned Area Development Overlay District (PAD) was approved by the Board of Supervisors on December 14, 2005 under Planning Case PZ-006-00A and PZ-PD-006-00A to plan and develop San Tan Shadows Master Planned Community.

2. On February 16, 2006, the Planning & Zoning Commission granted tentative plat approval with 50 stipulations. A copy of the approved tentative plat stipulations is attached to the staff report.

3. On June 17, 2010, the Planning & Zoning Commission approved an update to the stipulations and granted a two year extension.

4. On March 26, 2012 the applicant filed a request for an extension of the tentative plat. If approved this would allow the applicant to continue the final plat process.

5. The applicant has submitted a final plat to the County for review.

6. The Planning & Development Department has no additional recommended stipulations.

7. Public Works Department has no additional recommended stipulations.

8. Due to current housing market conditions and varying stages of final plat reviews staff recommends that the applicant be granted two additional years to record a final plat or request another extension for additional time. Stipulation number forty-three has been modified to reflect staff's recommendation.

9. The applicant may appeal any decision to the Board of Supervisors.

STAFF SUMMARY AND RECOMMENDATION:

All written documentation, evidence presented, public testimony, and stipulations are considered part of the record in this subdivision planning case. Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and grant approval to the tentative plat extension request with the following recommended motion.

I move to approve the following stipulations for the tentative plat of San Tan Shadows: Stipulations 1 – 56, modifying stipulation 50 to extend the tentative plat to June 17, 2014 as set forth in the staff report.

1. All peripheral road and infrastructure improvements shall be per the approved traffic study to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer.

2. The approved Drainage Plan shall provide retention for the 100-year, 1-hour storm waters in a common retention area or on-lot retention for lots 1 acre and greater. Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval prior to the recordation of the final plat.

3. After final grading has been completed, percolation tests for each retention basin must be performed by a licensed geotechnical engineer to determine that the basin can drain any storm event within 36 hrs. Results of these tests shall be submitted to Pinal County Public Works. Should any basin fail to meet this requirement, the owner/developer is responsible for bringing the basin into compliance with the Pinal County Drainage Ordinance.

4. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.

5. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.

    a. Provide curb, gutter, sidewalk (both sides), paving and incidentals on all interior local, collector and arterial streets.

    b. Provide a 33′ x 33′ right-of-way sight visibility triangle easement at all collector and arterial street intersections. Provide 21′ x 21′ right-of-way sight visibility triangle easement at all local streets that intersect with local streets.

c. 55′ minimum half street right-of-way dedication along all section lines and 40′ minimum half street right-of-way dedication along all mid-section lines.

d. The minimum paving widths for all local streets, public or private, within this development to be 32′ (back of curb to back-of-curb, b/c to b/c) constructed within 50′ of right-of-way. All minor collector streets to be constructed 40′ (b/c to b/c) within 60′ of right-of-way. All major collector streets (mid-section lines) to be 48′ (b/c to b/c) within 80′ of right-of-way. All arterial streets (section lines) to be 75′ (b/c to b/c) within 110′ of right-of-way as approved by the County Engineer. Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer.

e. The minimum paving width for Hunt Highway and Empire Blvd. shall be 37.5′ (centerline to back-of-curb) with a structural section of 10″ of Class 1 aggregate base and 4″ of asphalt concrete within 65′ of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

f. The minimum paving width for Skyline Drive and Royce Road, shall be 37.5′ (centerline to back-of-curb) with a structural section of 10″ of Class 1 aggregate base and 4″ of asphalt concrete within 55′ of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

g. The minimum paving width for Mountain Vista Blvd. to be 24′ (center line to back-of-curb) with a structural section of 8″ of Class 1 aggregate base and 3″ of asphalt concrete within 40′ of half street right-of-way along the entire subdivision boundary. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.

h. All right-of-way dedication shall be free and unencumbered.

6. The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval.

7. Prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works, a Civil Engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record.

8. Existing private irrigation supply ditches or irrigation tailwater ditches on this site, or in the right-of-way adjacent to this site must be removed or replaced with an underground pipeline outside of County right-of-way.

9. Provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study. Funds in escrow shall be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval, to guarantee the installation of the required traffic signals.

10. At final plat submittal, provide a copy of the computer closure for the subdivision boundary.

11. Lift stations, if required, shall be located in a tract and shall not be located adjacent to a residential lot. Access to the lift station shall be provided off a local street. Final location of the lift station to be approved by the County Engineer.

12. Water mains with fire hydrants and sanitary sewer mains shall be constructed in streets or other locations as approved by the County, the utility company and A.D.E.Q. Utility and A.D.E.Q. approval required prior to County approval.

13. Property line returns at street corners shall be provided with a radius of 25′ except for arterial intersections which shall have a radius of 33′.

14. Intersections with an arterial street shall have a minimum spacing of 1320′ (1/4 mile) or as approved by the County Engineer. Only collector streets or other arterial streets shall intersect with an arterial street. The spacing between the three access roads on Empire Blvd. do not meet this criteria.

15. Signing and striping plans are to be submitted as part of the improvement plans at time of submittal. Developer is responsible for all signage and striping within the subdivision which includes school signage and striping.

16. A 1′ vehicular non-access easement (V.N.A.E.) shall be dedicated on all lots adjacent to or backing up to any tract, drainage feature, and collector street or arterial street as required by the County Engineer.

17. Abandonment of existing easements and right-of-ways must be completed by the developer prior to the Final Plat through a separate process. Recording a new plat does not extinguish existing ones.

18. The developer agrees to contribute a portion of the cost to provide signals at intersections significantly impacted by the development as required by the approved traffic study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute a minimum 25% toward the total cost of traffic signals at each intersection required by the approved traffic study or as approved by the County Engineer. Funds in escrow shall be posted with Pinal County to guarantee the installation of the required traffic signals.

19. Prior to final plat approval, the developer is required to contact the local electric service provider to determine if a substation will be required within or directly adjacent to the proposed subdivision. The developer will provide a written verification from the electrical provider of their substation plans in the immediate area. If there are any existing substations requiring modification or new substations are required, the developer will pay all costs for block screening walls and landscaping around the substation site.

20. The developer shall provide a geological report, acceptable to the Department of Public Works, addressing the issue of ground subsidence and the potential for earth fissuring. This report to be submitted for approval prior to the submission of improvement plans.

21. At least two corners of the subdivision shall be tied by course and distance to a section corner, a quarter section corner, or established city or county survey monument as designated by the Pinal County Engineer.

22. Cul-de-sac lengths shall not exceed 500 feet as per Pinal County ordinance. Variances will need Board of Supervisor's approval and must be submitted separately prior to final plat approval.

23. Provide minimum 5' (foot) spacing between sidewalk ramps and driveways.

24. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.

25. Prior to final subdivision approval (final mylar plat), the applicant/developer /owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation, that:

    a. The wastewater/sewage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the subdivision(s).

    b. The subdivision(s) boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**

    c. The wastewater plan for the proposed subdivision/development is in conformance with **The Certified Area Wide Water Quality Management (208) Plan.**

26. The applicant/owner/developer shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department.

27. Prior to final subdivision approval (final mylar plat) the applicant/owner shall provide written verification from the Coolidge Unified #21, that all applicable school concerns/issues have been resolved to the satisfaction of the District, including providing school bus stops with shelters, as may be required.

28. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide the Planning Department with a digital drawing (disk) of the Final Plat in the AutoCAD DWG file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines and Subdivision Boundary Perimeter.

29. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for San Tan Shadows, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.

30. Development of the 1,228 lot subdivision (San Tan Shadows) shall be in conformance with Planning Case PZ-PD-006-00A, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.

31. Development of the proposed subdivision (San Tan Shadows) shall be in conformance with the applicable goals, policies and residential densities, for the Urban designation of the adopted Pinal County Comprehensive Plan.

32. With final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names.

33. The addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat.

34. Place the following items on the face of the Final Plat:

    a. Typical Public Utility Easements and Building Setback Lines.

    b. Vicinity and Location Map.

    c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.

    d. Pertinent notes from the "Notes" section as required for final plat approval in the Pinal County Subdivision Regulations **including a note regarding a model complex and accessory uses, as applicable.**

    e. Basis of bearings, land use table, tract summary table, services provider table and roadways.

35. The applicant/owner shall ensure minimum of fifteen percent (15%) of the approved San Tan Shadows Master Planned Community remains in open space, with a maximum overall density of 3.5 dwelling units per gross residential zoned acre.

36. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this PAD and adjacent PAD's both current and proposed.

37. Applicant/developer/owner must show all existing gas line, power line, canal and utility corridor easements on the final plat. Gas line, power line, canal and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails, with the written consent of the easement holders. Trails shall be meandering and contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity with adjacent parcels to the property.

38. On all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces, porches, covered patios, etc., as approved under the zone change/PAD.

39. Provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk.

40. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.

41. Applicant/landowner shall grant and record an agricultural spray easement to all adjacent farm owners/operators.

42. No schools, day care centers or limited care facilities to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying (place in notes section on face of final plat).

43. Prior to final subdivision approval (final mylar plat), the applicant/owner shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the Assured Water Supply Regulations, as applicable.

44. With final plat submittal **(Required by A.R.S. § 11-806.01G)** provide (2) sets of final engineering plans (street, sewer, water utilities, drainage, flood control, grading, signing and striping and landscaping plans) together with the estimated construction costs to complete the required infrastructure on the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.

45. The final plat/map title **(Required by A.R.S. § 11-481)** shall include:

    a. Type of map or plat.

    b. Name of subdivision and description with township, range and section.

    c. Name of the owner of record.

d. Recorder's information and seal block.

This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat.

46. With final plat submittal provide one (1) copy of a current title commitment together with copies of support documents regarding easements, roads and right-of-way, compiled within sixty (60) days prior to submittal.

47. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.

48. Note the 100 year certificate of assured water supply on the face of the final plat and provide a copy of that 100 year certificate to the Planning Department prior to final plat approval.

49. Place the following statement on the face of the final plat: "Assurances" Assurance in the form of (Bond/Letter of Credit/Cash Deposit) has been submitted to guarantee installation of the required infrastructure.

50. The tentative plat shall be effective until June 17, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.

51. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures. The TIA shall be submitted to the County Engineer for review and approval.

52. Access to County right-of-ways to/from any commercial parcel shall be designed per the Regionally Significant Routes for Safety and Mobility: Access Management Manual, October 2008.

53. All right-of-way dedications shall be at no cost to the public and unencumbered or as approved by the County Engineer.

54. Sidewalks shall be designed per Section 6.10 of the current Pinal County Subdivision & Infrastructure Design Manual or as approved by the County Engineer.

55. Public Utility Easements (PUE) shall be designed per Section 6.6.1 of the current Pinal County Subdivision & Infrastructure Design Manual.

56. Street lights shall be provided at all arterial/collector, collector/collector, and collector/local street intersections. Street lights shall be maintained by the Homeowners' Association.

Date Prepared: 05/08/12 - dld
Revised:

THE WOLFF COMPANY
Since 1949

March 26, 2012

Dedrick Denton
Planner II
Pinal County Planning and Development Services
31 North Pinal Street, Building F
Florence, Arizona 85232

RE: San Tan Shadows
Pinal County Planning Case Number: S-045-05 (PZ-006-00A & PZ-PD-006-00A)

Dear Mr.Denton:

On June 17, 2010, the Pinal County Planning and Zoning Commission approved the request for an extension to the above referenced tentative plat which was extended to June 17, 2012. Attached is the extension letter from Pinal County dated June 28, 2010 for your reference.

Although the new housing market has been relatively slow these past few years, there has been increasingly interest in the San Tan Shadows development by local homebuilders which we feel is an encouraging sign and we are hopeful to continue the final engineering and final plat process yet this year.

The original developer of San Tan Shadows, Fulton Homes, conveyed ownership of this development to the Wolff Langley Opportunity I, LLC in December 2007. As such, the Wolff Langley Opportunity I, LLC is requesting an extension of the Tentative Plat approval. Should there be additional information that you require to complete this extension request, please feel free to contact me at 480-248-2513 or rpryor@awolff.com.

We thank you in advance for your consideration and look forward to hearing from you in the near future on the time extension.

Respectfully,

Wolff Langley Opportunity I, LLC

Roger Pryor
6710 East Camelback Road
Suite 200
Scottsdale, AZ 85251

Attachment: June 28, 2010 Pinal County Extension Letter

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PZ-PA-002-12

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WORK SESSION