



PINAL COUNTY
wide open opportunity

PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, July 19, 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 | () MORITZ, Member |
| () BROWN, Member | () ELLIS, 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:

- June 21, 2012

2. PLANNING DIRECTORS DISCUSSION ITEMS:

- APA Conference

3. DISCUSSION/APPROVAL/DISAPPROVAL: Re-scheduling the Regular Planning Commission Meeting to **September 13, 2012 at 9 a.m.** in the Emergency Operations Center (EOC) Pinal County Complex - Building F 31 N. Pinal St. Florence, Arizona.

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

- June 20, 2012

TENTATIVE PLATS:

PLANNING & DEVELOPMENT

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.

5. **S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). **(Continued from the January 19, 2012 Commission Meeting)**
6. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). **(Continued from the January 19, 2012 Commission Meeting)**
7. **S-013-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Amarillo & Papago Investments, LLP, landowner, Ryan Weed, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Amarillo Creek Units II & III**, 1,549 lots on a 452.48± acre parcel in the CR-3/PAD zone; situated in portion of Section 17, T5S, R3E, G&SRB&M, Tax Parcels 510-48-009D, 009F, 009J, & 009K (located approximately 1½ miles southwest of the City of Maricopa).
8. **S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL:** Wolfkin Farms, LLC, landowner, Jackie Guthrie, agent, requesting approval of a tentative plat extension for **Bella Vista Section 13**, 2,007 lots on a 659.09± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence).

NEW CASES:

9. **PZ-C-002-12 - PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of a text amendment to the County zoning ordinance, **Title 2 of the Pinal County Development Services Code**, amending **Chapter 2.145 Signs**, adding language to address new types of portable and temporary signs, monument signs and political signs, as well as adding the new zone categories created with the recent Zoning Ordinance update.
10. **PZ-C-004-12 - DISCUSSION/APPROVAL/DISAPPROVAL:** The Planning and Development Department requests that the Planning and Zoning Commission amend its earlier action initiating a subdivision regulation amendment to **Title 3 of the Pinal County Development Services Code** to amend **Chapter 3.20 Final Plat Additional Data** to consider adding language to address adequate water supply outside an Active Management Areas (AMAs) to also initiate a subdivision amendment to **Chapter 3.60 Appeals, Modifications and Waivers** to consider adding a process for requesting exemptions from water adequacy requirements for subdivisions outside of AMAs.
11. **PZ-C-003-12 - 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. § 11-813(D), of a zoning regulation amendment to **Chapter 2.185 Outside Storage and Parking** of Title 2 of the Pinal County Development Services Code to include an amendment to **Chapter 2.105 CI-1 Light Industry and Warehouse zone**, **Chapter 2.325 C-3 General Commercial zoning district**, **Chapter 2.330 I-1 Industrial Buffer zoning district**, **Chapter 2.335 I-2 Light Industrial and Warehouse zoning district** and **Chapter 2.340 I-3 Industrial zoning district** to list heavy truck parking as either an allowed use or a special use in each of these zones.

- 12. PZ-C-003-12 - PUBLIC HEARING/ACTION:** Pinal County Planning & Development Department requesting approval of text amendments to the County zoning ordinance **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). **(Staff will be requesting to have this agenda item Withdrawn. This item will be noticed for a future date.)**

WORK SESSION:

- 13. WORKSESSION - PZ-C-005-12 :** this is a work session to discuss zoning regulation amendments to Title 2 "Zoning" of the Pinal County Development Services Code, amending **Chapter 2.10.010 "Definitions," Chapter 2.135 "Park Model (PM) and Recreational Vehicle (RV) Park Zone" and Chapter 2.355 "PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District"** to consider adding definition(s); address a new state law, clarify language in these chapters concerning park, plan approval and street requirements, development standards and any other matters that will make these chapters more consistent with the rest of Title 2 of the Development Services Code.

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



MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Arline Studley, Drafting Specialist
Planning & Development

DATE: July 26, 2012

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

BOS HEARING OF JUNE 20, 2012 P&Z Cases

PZ/PZ-PD-003-12- Norton Karno, landowner/applicant, Lyle Richardson, agent requesting approval of a rezone request from (MHP) Manufactured Home Park Zone to (C-3) General Commercial and approval of a Planned Area Development (PAD).

P&Z voted seven (7) in favor and one (1) opposed

BOS Action: Approved

PZ-PD-004-12 - 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.

P&Z voted unanimously to recommend approval

BOS Action: Withdrawn

Meeting of the Pinal County Public Health District Board of Directors.

10:54 A.M. - Motion was made by Director Smithson and seconded by Director Rios to adjourn from the Pinal County Public Health District Board of Directors and reconvene as the Pinal County Board of Supervisors. Motion carried by unanimous vote.

Zoning Cases:

- A. PZ-003-12: 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). Planning Commission voted 7-1 to recommend approval of PZ-003-12 with 24 stipulations).**
- B. PZ-PD-003-12: 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 Montesa 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). Planning commission voted 7-1 to recommend approval of PZ-PD-003-12 with 24 stipulations.**
- C. PZ-PD-004-12 - Southeast 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). The Planning Commission voted unanimously to recommend approval of PZ-PD-004-12.**

Chairman Snider announced that the above listed cases would be heard without additional input from the applicant or public unless prior to the time the case was publically heard, the applicant, a staff member or the member of the public requested that a case be considered separately. He advised that in the event that no such request for a hearing was made the Board would vote to approve the recommendation of the Commission.

Chairman Snider asked if there were any requests from the public, staff or the Board to have a zoning case pulled from the consent agenda for a public hearing. Item C was withdrawn by the applicant.

PZ-PD-004-12 - Southeast Financial, LLC

Item C, PZ-PD-004-12 was removed from the zoning consent agenda per staff. The applicant requested that the case be withdrawn.

Motion was made by Supervisor Rios and seconded by Supervisor Smithson to accept the applicant's recommendation that PZ-PD-004-12 be withdrawn and not considered by the Board. Motion carried by unanimous vote.

PZ-003-12 - Norton Karno, landowner/applicant, Lyle Richardson, agent

Motion was made by Supervisor Rios and seconded by Supervisor Smithson to approve PZ-003-12 as presented with twenty-four (24) Stipulations:

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.

Motion carried by unanimous vote.

PZ-PD-003-12 - Norton Karno, landowner/applicant, Lyle Richardson agent

Motion was made by Supervisor Smithson and seconded by Supervisor Rios to approve PZ-PD-003-12 as presented with twenty-four (24) Stipulations:

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;

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;
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 - 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.

Motion carried by unanimous vote.

Public Hearing and discussion/approval/disapproval of Ordinance No. 062012-DF – An Ordinance amending Section 13 of Development Fee Ordinance No. 030310-DF to extend the mandatory time for review and update of development fees and allow the Board of Supervisors at its discretion to request an earlier review and update.

Assistant County Manager, Greg Stanley appeared before the Board. Staff recommended the frequency between development impact fee studies be increased from every two (2) years to every five (5) years. Language was added to give the Board

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;
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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;

S-026-05

S-026-05



PINAL COUNTY
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Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: July 19, 2012 *(continued from January's hearing)*

Case Number: S-026-05

Case Coordinator: Dedrick Denton

Subdivision Name: Santa Cruz Ranch

Landowner: C. Max Killian, Trustee
4445 E. Holmes Avenue, #102
Mesa, AZ 85206

Agent: Jordan Rose
Rose Law Group, pc
6613 North Scottsdale Road, #200
Scottsdale, AZ 85250

Comprehensive Plan: Moderate Low Density Residential & Open Space

Existing Zoning: CR-3/PAD

Existing Uses: Currently, agricultural

Surrounding Land Uses: North: GR; Ak-Chin Indian Community; Agricultural
East: GR; Ak-Chin Indian Community; Agricultural
South: CR-3/PAD & SR; Scattered residential dwelling
West: GR; Ak-Chin Indian Community; Agricultural

Flood Zone: A "an area inundated by 100 year flooding, for which no BFEs have been established."

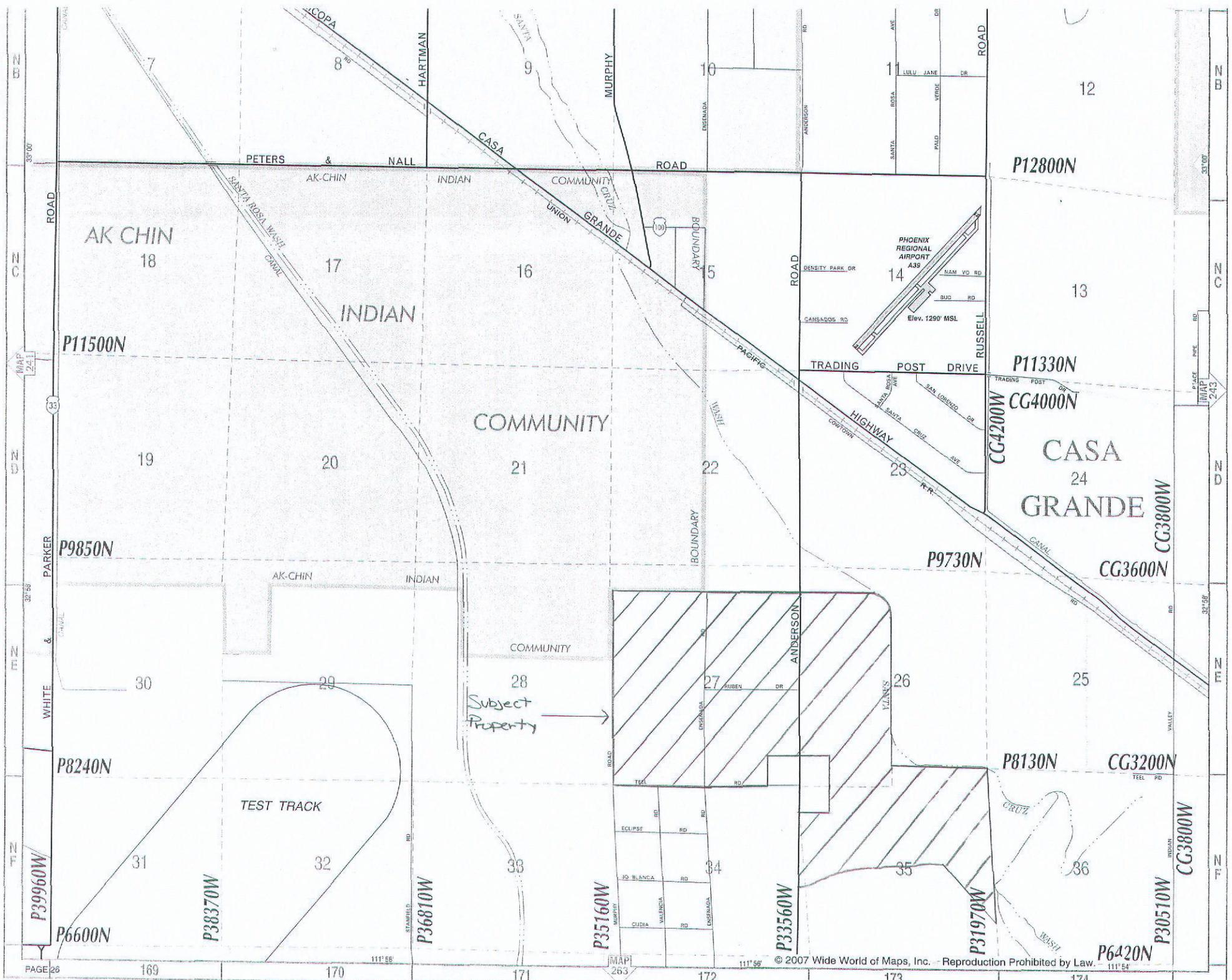
X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande.

Legal Description: A 1,237± acre parcel situated in a portion of Sections 26, 27, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

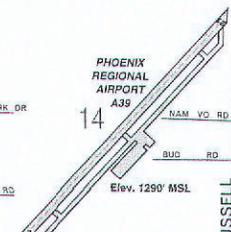
Number of Lots: 4,157

Tax Parcel Numbers: 502-14-002A et al.



28
Subject
Property →

TEST TRACK



TENTATIVE PLAT OF "SANTA CRUZ"

PORTIONS OF SECTIONS 26, 27, 34, 35 T6S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPMENT STANDARDS			
LOT DIMENSIONS	40x110	50x110	45x110
MINIMUM LOT AREA	7000	6250	4950
LOT WIDTH	45	35	45
MINIMUM LOT AREA PER EXISTING UNIT	7000	6250	4950
MINIMUM FRONT YARD SETBACK	10' TO 10' TO LINGULAR OR SIDE ENTRY DRIVE	10' TO 10' TO LINGULAR OR SIDE ENTRY DRIVE	10' TO 10' TO LINGULAR OR SIDE ENTRY DRIVE
MINIMUM SIDE YARD SETBACK	5'	5'	5'
MINIMUM REAR YARD SETBACK	10' TO THE REAR LOT LINE	10' TO THE REAR LOT LINE	10' TO THE REAR LOT LINE
BUILDABLE AREA	MAX 50% OF THE LOT, INCLUDING ALL ENCLOSURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL ENCLOSURES EXCEPT POOLS	MAX 50% OF THE LOT, INCLUDING ALL ENCLOSURES EXCEPT POOLS
BUILDING HEIGHT	35'	35'	35'

* FRONT SETBACK IS MEASURED AS 10' FROM THE BACK OF THE SIDEWALK

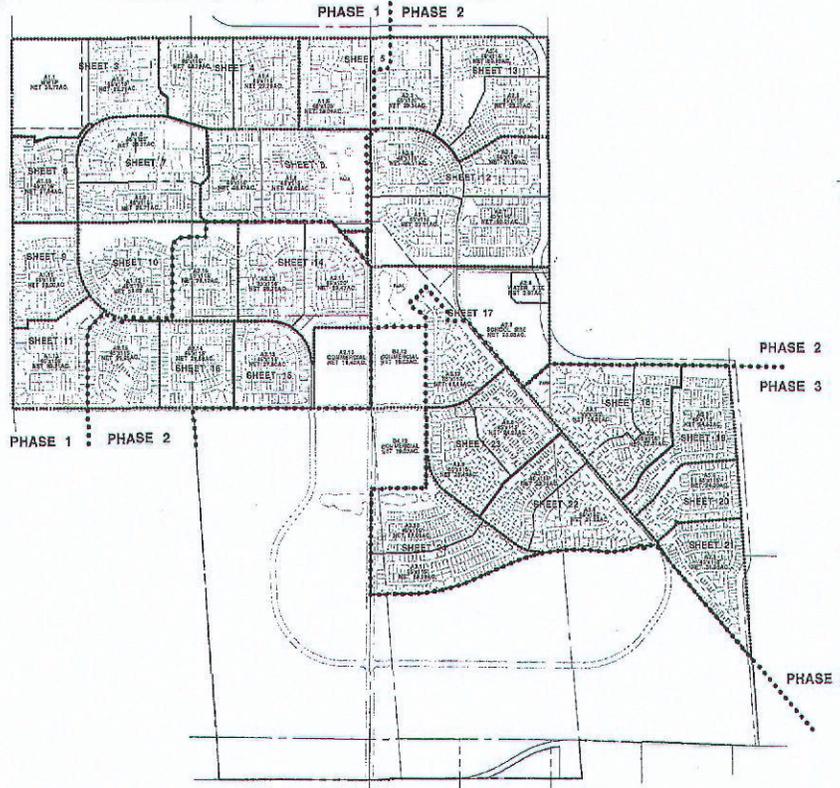
OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
8501 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85263
(480) 888-1999
(480) 888-1984 FAX
CONTACT: MARYANNE LUCAS

PREPARED BY:

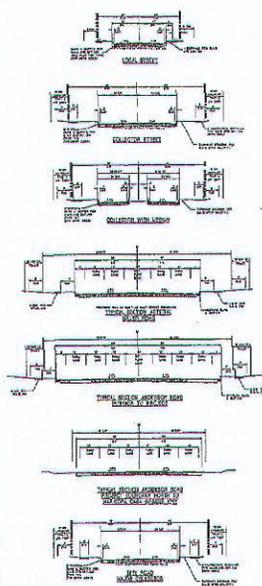
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8881
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

PARCEL DATA			
Parcel	Area	Lot Area	Lot
1.1	36.77	50719	8
1.2	27.54	552115	109
1.3	23.58	552115	110
1.4	28.82	552115	105
1.5	30.56	552115	83
1.6	41.89	452115	127
1.7	25.14	452115	124
1.8	27.25	452115	107
1.9	27.25	452115	141
1.10	26.85	452115	138
1.11	31.11	452115	85
1.12	24.84	452115	147
1.13	24.86	452115	104
2.1	37.77	552115	87
2.2	28.85	452115	123
2.3	31.21	452115	82
2.4	30.25	452115	103
2.5	23.68	452115	106
2.6	28.33	452115	84
2.7	20.21	452115	115
2.8	7.58	547223	0
2.9	31.25	502115	0
2.10	21.24	502115	0
2.11	30.00	452115	78
2.12	31.85	552115	106
2.13	28.58	452115	141
2.14	30.55	552115	109
2.15	28.80	452115	131
2.16	28.65	452115	154
2.17	34.22	452115	86
2.18	28.54	552115	105
2.19	28.48	452115	170
2.20	28.89	452115	182
2.21	28.19	452115	146
2.22	28.85	452115	89
2.23	23.51	452115	113
2.24	23.85	452115	118
2.25	28.80	452115	88
2.26	28.80	452115	100
2.27	28.71	552115	119
2.28	43.89	552115	104
TOTL	1236.82		4187



PARCEL MAP AND SHEET INDEX

- SHEET BREAK
- PARCEL LINE
- PHASE LINE



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that this instrument is filed in the official records of this County in Cabinet _____

Date: _____

Recorded by: _____

Recorder: _____

By: _____

LEGEND:

- EXISTING CONTOUR
- EXISTING WATER
- EXISTING SEWER
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED VALVE
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- FIRE HYDRANT
- WELL SITE

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1236.82 AC.
NET COMMERCIAL AREA	18.8 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	210.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFFS' 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. 50' AND FEWER YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1' VEGETARION NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL# 750003
DATE: 8/30/2005

SHEET 1 OF 24

TRACT TABLE PARCEL 1.2		
TRACT LABEL	AREA (AC)	USE
A	0.14	LANDSCAPE
B	0.41	LANDSCAPE
C	0.10	LANDSCAPE
D	0.01	LANDSCAPE
E	0.01	LANDSCAPE
F	0.01	LANDSCAPE
G	0.01	LANDSCAPE
H	0.01	LANDSCAPE
I	0.01	LANDSCAPE
J	0.01	LANDSCAPE
K	0.01	LANDSCAPE
L	0.01	LANDSCAPE
M	0.01	LANDSCAPE
N	0.01	LANDSCAPE
O	0.01	LANDSCAPE
P	0.01	LANDSCAPE
Q	0.01	LANDSCAPE
R	0.01	LANDSCAPE
S	0.01	LANDSCAPE
T	0.01	LANDSCAPE
U	0.01	LANDSCAPE
V	0.01	LANDSCAPE
W	0.01	LANDSCAPE
X	0.01	LANDSCAPE
Y	0.01	LANDSCAPE
Z	0.01	LANDSCAPE
TOTAL	0.84	

TRACT TABLE PARCEL 1.9		
TRACT LABEL	AREA (AC)	USE
A	0.14	LANDSCAPE
B	0.41	LANDSCAPE
C	0.10	LANDSCAPE
D	0.01	LANDSCAPE
E	0.01	LANDSCAPE
F	0.01	LANDSCAPE
G	0.01	LANDSCAPE
H	0.01	LANDSCAPE
I	0.01	LANDSCAPE
J	0.01	LANDSCAPE
K	0.01	LANDSCAPE
L	0.01	LANDSCAPE
M	0.01	LANDSCAPE
N	0.01	LANDSCAPE
O	0.01	LANDSCAPE
P	0.01	LANDSCAPE
Q	0.01	LANDSCAPE
R	0.01	LANDSCAPE
S	0.01	LANDSCAPE
T	0.01	LANDSCAPE
U	0.01	LANDSCAPE
V	0.01	LANDSCAPE
W	0.01	LANDSCAPE
X	0.01	LANDSCAPE
Y	0.01	LANDSCAPE
Z	0.01	LANDSCAPE
TOTAL	0.84	

TRACT TABLE PARCEL 2.4		
TRACT LABEL	AREA (AC)	USE
A	0.14	LANDSCAPE
B	0.41	LANDSCAPE
C	0.10	LANDSCAPE
D	0.01	LANDSCAPE
E	0.01	LANDSCAPE
F	0.01	LANDSCAPE
G	0.01	LANDSCAPE
H	0.01	LANDSCAPE
I	0.01	LANDSCAPE
J	0.01	LANDSCAPE
K	0.01	LANDSCAPE
L	0.01	LANDSCAPE
M	0.01	LANDSCAPE
N	0.01	LANDSCAPE
O	0.01	LANDSCAPE
P	0.01	LANDSCAPE
Q	0.01	LANDSCAPE
R	0.01	LANDSCAPE
S	0.01	LANDSCAPE
T	0.01	LANDSCAPE
U	0.01	LANDSCAPE
V	0.01	LANDSCAPE
W	0.01	LANDSCAPE
X	0.01	LANDSCAPE
Y	0.01	LANDSCAPE
Z	0.01	LANDSCAPE
TOTAL	0.84	

TRACT TABLE PARCEL 2.15		
TRACT LABEL	AREA (AC)	USE
A	0.14	LANDSCAPE
B	0.41	LANDSCAPE
C	0.10	LANDSCAPE
D	0.01	LANDSCAPE
E	0.01	LANDSCAPE
F	0.01	LANDSCAPE
G	0.01	LANDSCAPE
H	0.01	LANDSCAPE
I	0.01	LANDSCAPE
J	0.01	LANDSCAPE
K	0.01	LANDSCAPE
L	0.01	LANDSCAPE
M	0.01	LANDSCAPE
N	0.01	LANDSCAPE
O	0.01	LANDSCAPE
P	0.01	LANDSCAPE
Q	0.01	LANDSCAPE
R	0.01	LANDSCAPE
S	0.01	LANDSCAPE
T	0.01	LANDSCAPE
U	0.01	LANDSCAPE
V	0.01	LANDSCAPE
W	0.01	LANDSCAPE
X	0.01	LANDSCAPE
Y	0.01	LANDSCAPE
Z	0.01	LANDSCAPE
TOTAL	0.84	

TRACT TABLE PARCEL 3.6		
TRACT LABEL	AREA (AC)	USE
A	0.14	LANDSCAPE
B	0.41	LANDSCAPE
C	0.10	LANDSCAPE
D	0.01	LANDSCAPE
E	0.01	LANDSCAPE
F	0.01	LANDSCAPE
G	0.01	LANDSCAPE
H	0.01	LANDSCAPE
I	0.01	LANDSCAPE
J	0.01	LANDSCAPE
K	0.01	LANDSCAPE
L	0.01	LANDSCAPE
M	0.01	LANDSCAPE
N	0.01	LANDSCAPE
O	0.01	LANDSCAPE
P	0.01	LANDSCAPE
Q	0.01	LANDSCAPE
R	0.01	LANDSCAPE
S	0.01	LANDSCAPE
T	0.01	LANDSCAPE
U	0.01	LANDSCAPE
V	0.01	LANDSCAPE
W	0.01	LANDSCAPE
X	0.01	LANDSCAPE
Y	0.01	LANDSCAPE
Z	0.01	LANDSCAPE
TOTAL	0.84	



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Book _____, Page _____.

Witness my hand and official seal this _____ day of _____, 2015.

Recorder _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85263
(480) 889-1099
(480) 889-1964 FAX
CONTACT: PHILIP MULLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-9301
(602) 264-9303 (FAX)
CONTACT: STEVE KELLOGG

TRACT PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

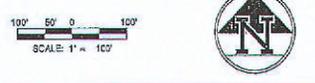
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1296.62 AC.
NET COMMERCIAL AREA	18.4 AC.
TOTAL LOT YIELD	1217.26 AC.
TOTAL OPEN SPACE PROVIDED	4157.207 AC.
NET RESIDENTIAL DENSITY	218.01 AC./17.7% 3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTH-WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTES:
1. ALL STREETS TO BE PLANNED & MAINTAINED BY THE FINAL SUBDIVISION.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. EASE AND REAR YARDS ACCIDENT TO ANY OPEN SPACE AREAS HAVE A 1 VEHICULAR NON ACCESS EASEMENT.
5. ALL EXISTING UTILITIES ON EASEMENTS TO BE ABANDONED UNLESS OTHERWISE NOTICED.

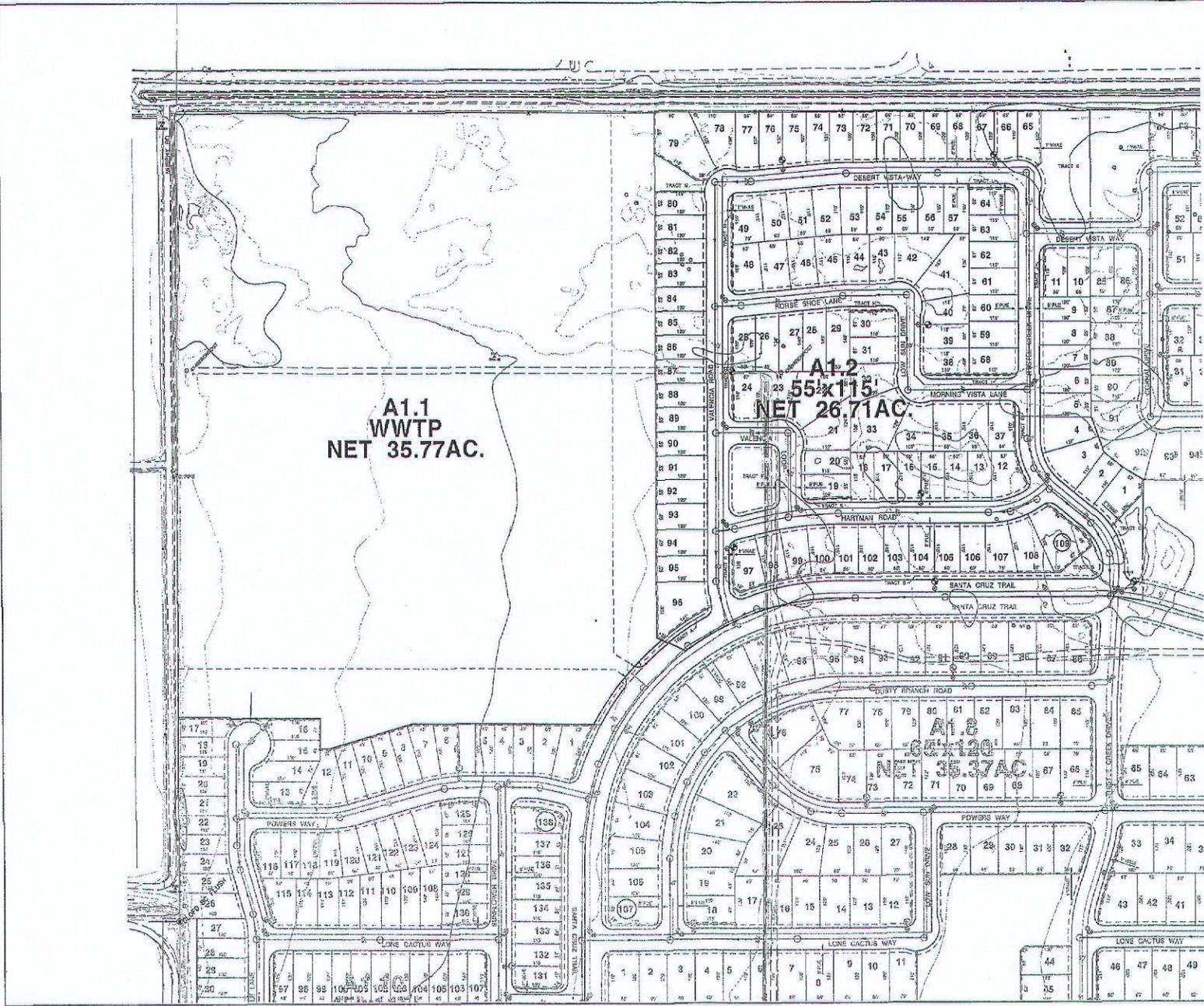




COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL #: 750008
DATE: 6/30/2005

SHEET 2 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Case No. 8100

Date: _____
 Recorder: _____ Pinal County
 Recorder: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 899-1999
 (480) 899-1994 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4850 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-8831
 (602) 294-4308 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1228.62 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	1077.22 AC.
TOTAL LOT FIELDS	4157 LOTS
TOTAL OPEN SPACE PROVIDED	216.51 AC/17.7%
NET RESIDENTIAL DENSITY	0.41 DU/AC.

UTILITIES

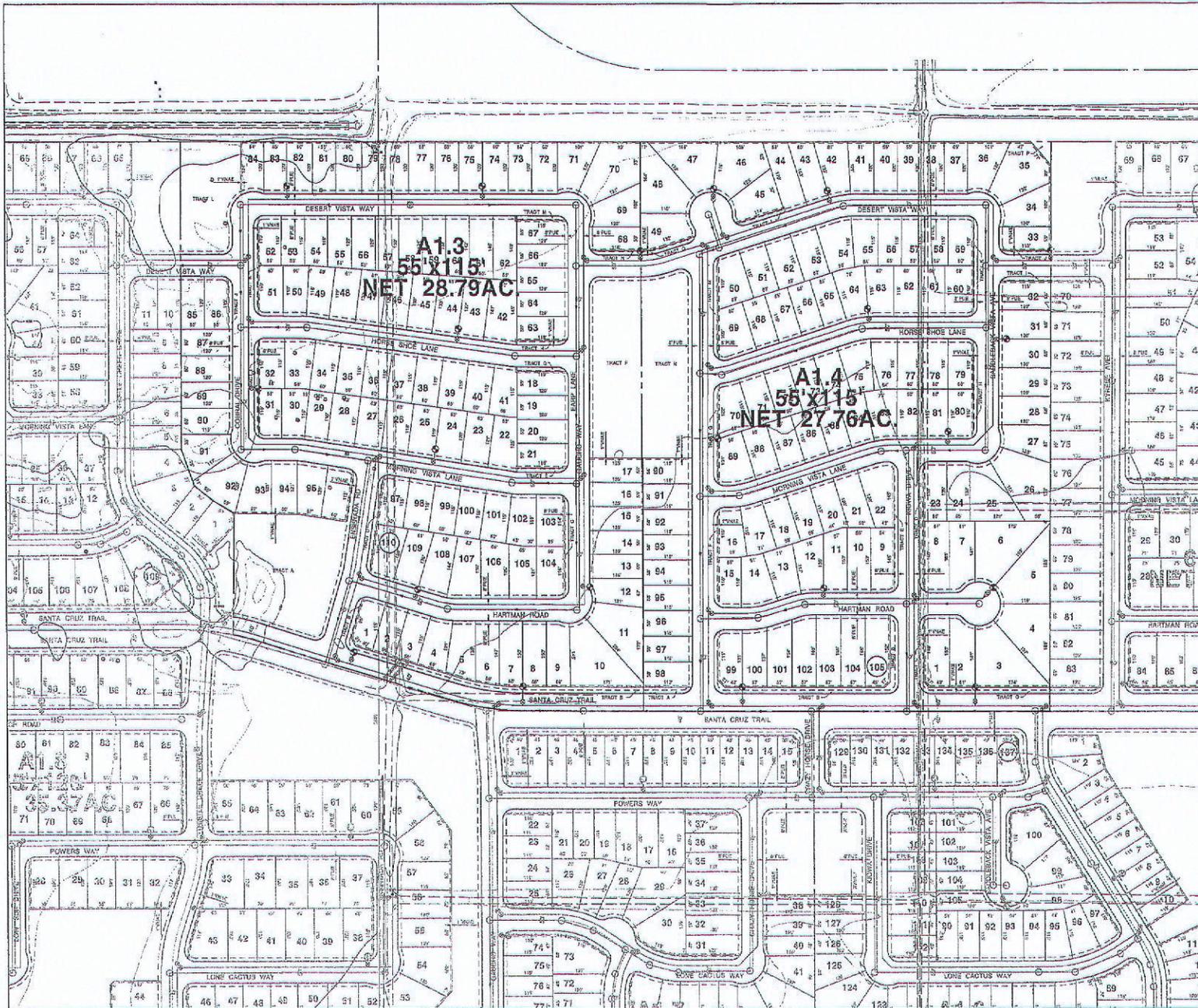
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTES:
 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 TRIPLEX PHASES.
 4. LOTS AND NEAR VARIOUS ADJACENT TO ANY OPENSPACE ARE HAVE A 1" VERTICAL NON ACCESS EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL# 750033
 DATE: 6/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet No. _____

Date: _____
Request of: _____
Witness my hand and official seal: _____
Liane Chan/Title: _____
Recorder: _____
By: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
6601 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85263
(480) 899-1069
(480) 899-1664 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4650 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6631
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-18-001B,C
; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1239.62 AC.
NET COMMERCIAL AREA	10.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	2187 LOTS
TOTAL OPEN SPACE PROVIDED	216.07 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

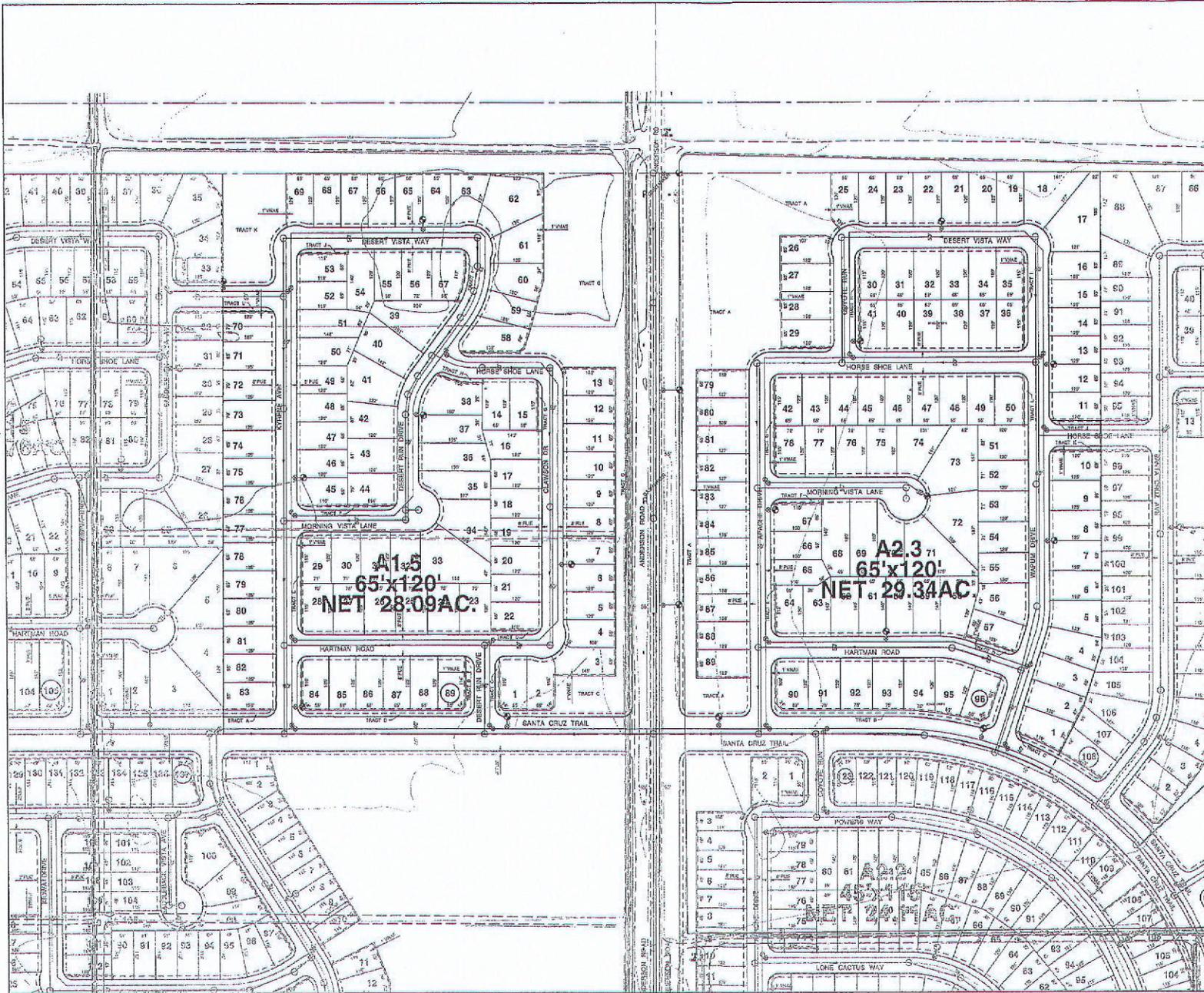
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

- NOTES**
1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVER AN ENTIRE 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 5' VERTICAL NON-ADJACENT EASEMENT
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL#: 750003
DATE: 6/30/2006



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that this plat is correct and true to the original records of this County in California.

Requestor: _____
 Date: _____
 Address: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85263
 (480) 898-1999
 (480) 898-1964 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4903 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1230.62 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	1212.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	218.07 AC./17%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

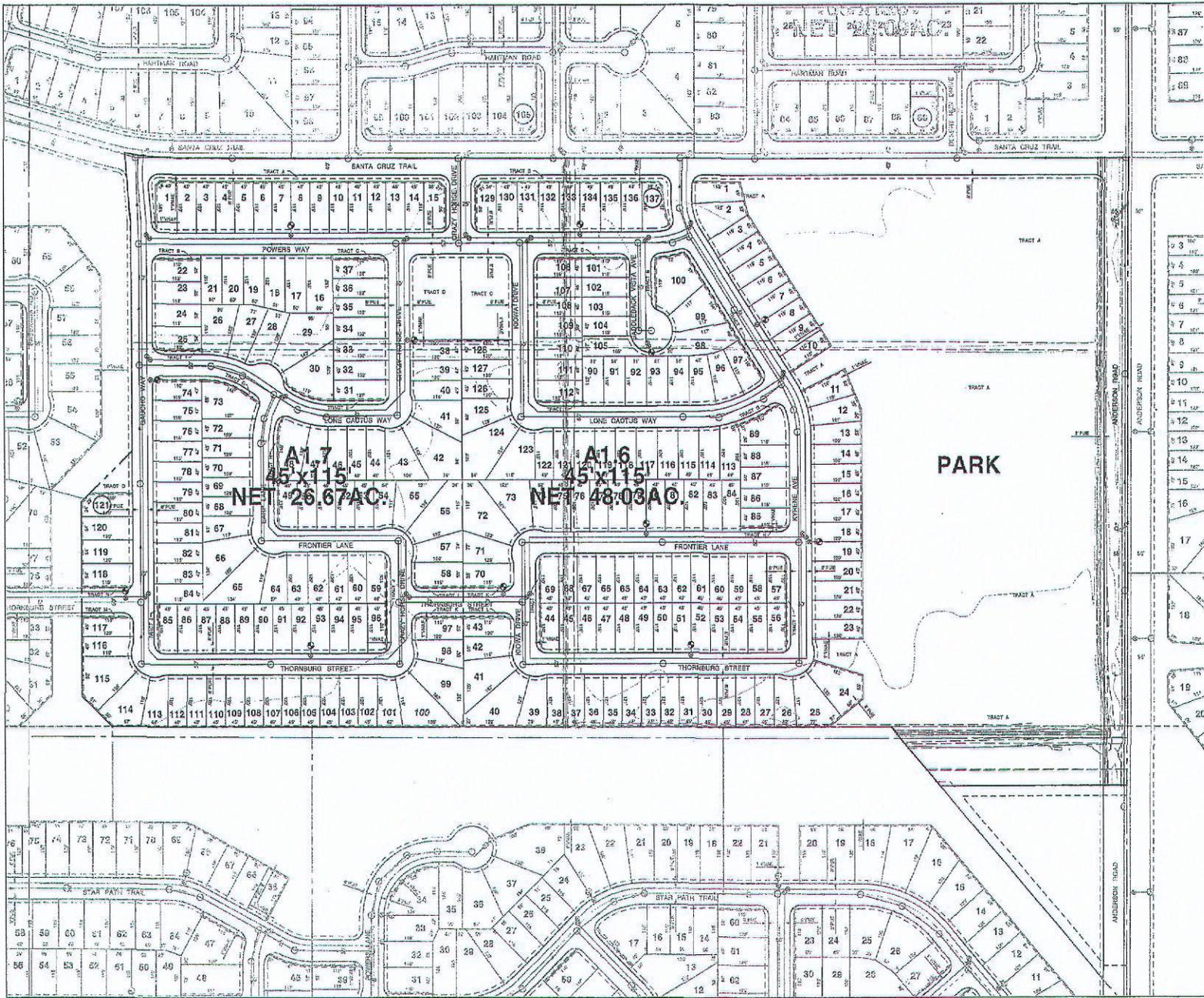
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

- NOTE:
1. ALL STREETS TO BE PAVED & 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 TO BE ABANDONED UNLESS OTHERWISE NOTED.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CYL#: 750005
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of this County in Book _____ Page _____

Recorded by _____ Pinal County Recorder
 Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 888-1999
 (480) 888-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6331
 (602) 284-4933 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001C,D

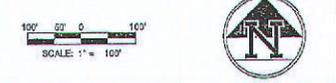
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1235.02 AC.
NET COMMERCIAL AREA	134.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	213.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DWG./AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 43
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
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. EDGE AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1" VEHICULAR NON-ACCESS EASEMENT
 6. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.

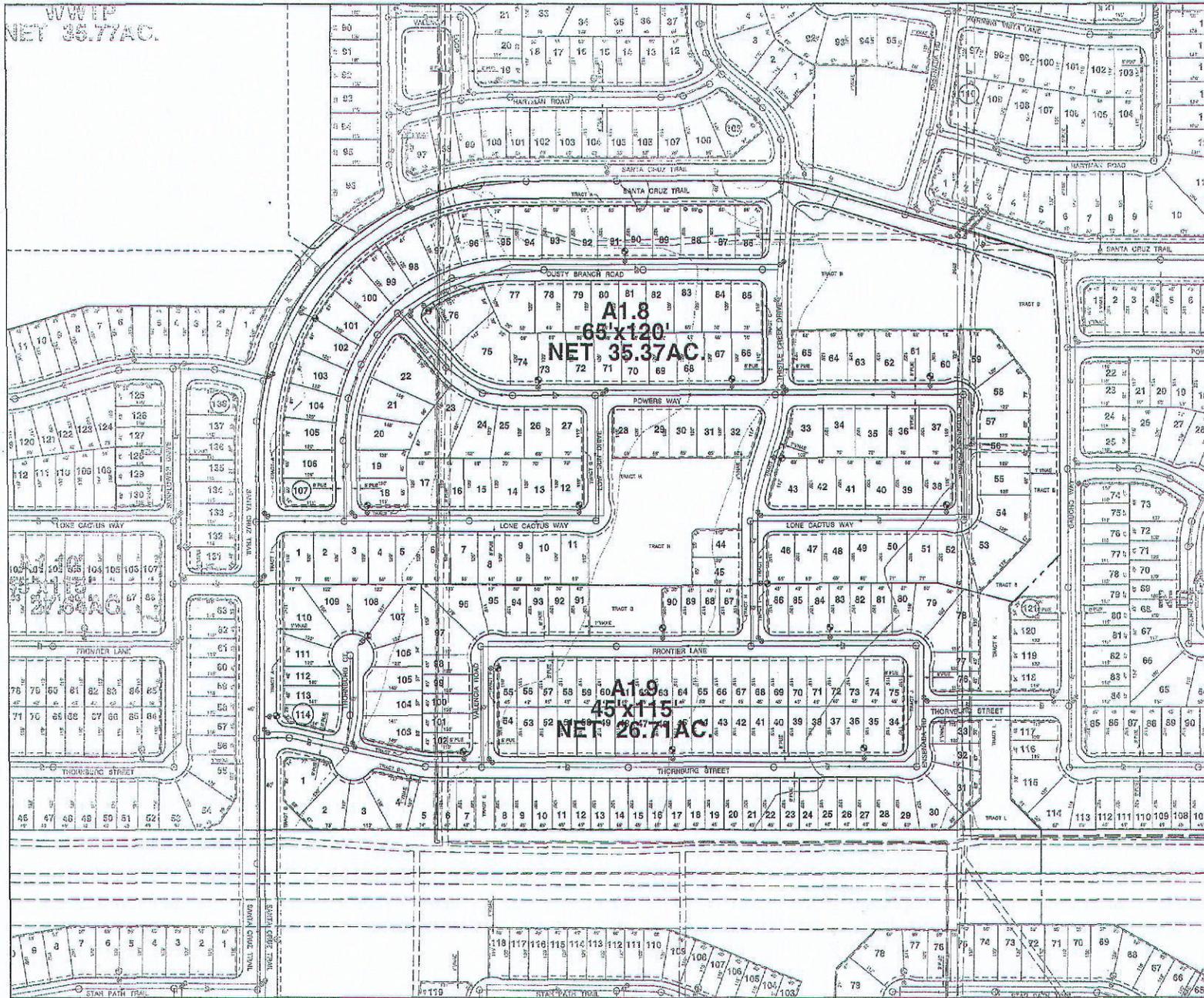


CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL#: 750003
 DATE: 6/30/2005

SHEET 8 OF 24

WWTP
NET 33.77AC.



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Book _____ Page _____

Date: _____

Prepared by: _____

Witness by Title and official seal: _____

Recorder: _____

Duply County _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
6501 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 254-5831
(602) 254-4908 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B; 502-16-001B,C;
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1288.62 AC.
NET COMMERCIAL AREA	15.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC./77.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

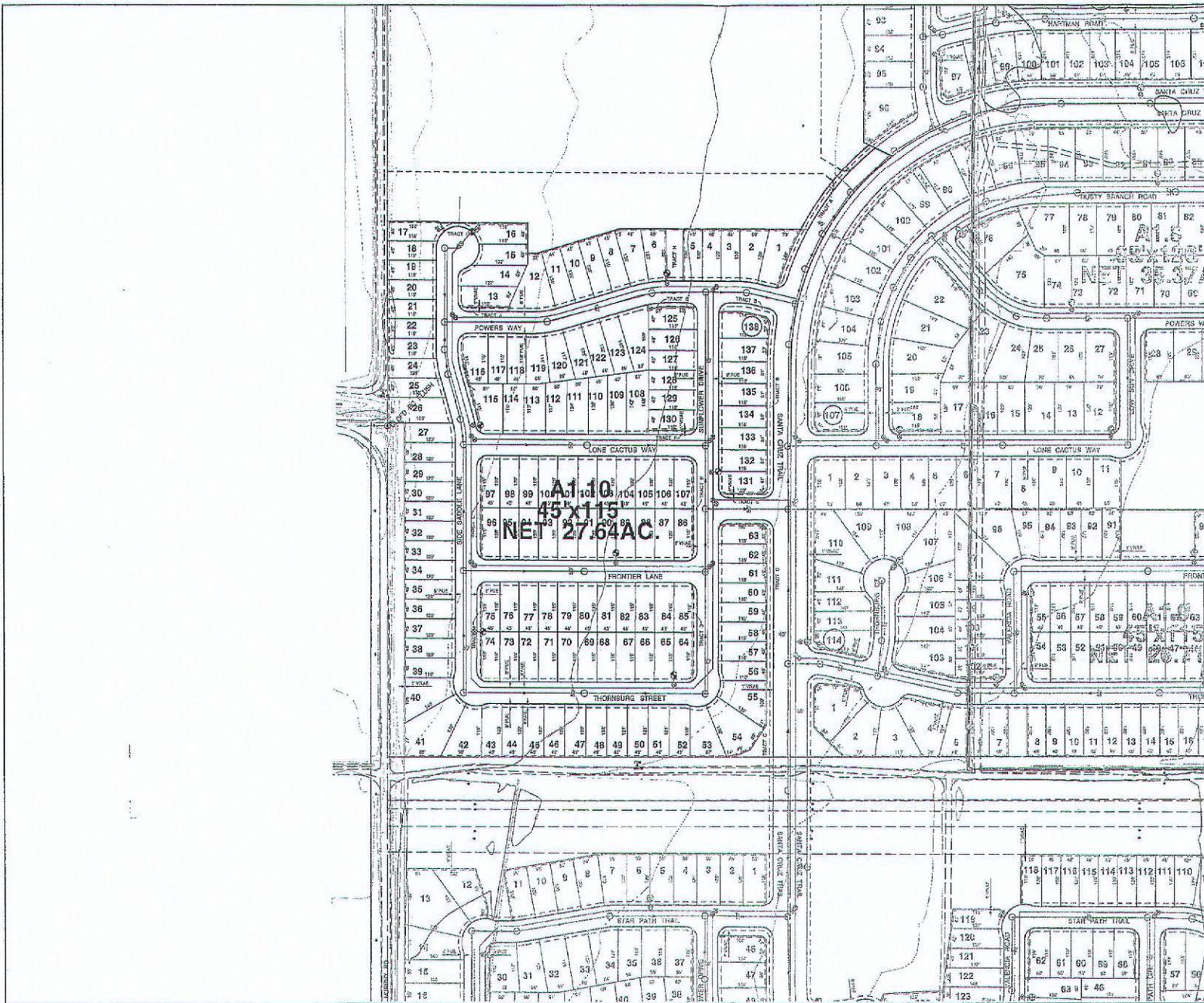
NOTE:
1. ALL STREETS TO BE PUBLIC MAIN TENUES BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES
4. SIDE AND REAR YARDS ADJACENT TO ANY C/PERSFACE AREAS HAVE A VEHICULAR I/CAN ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL#: 760003
DATE: 6/30/2005

SHEET 7 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Exhibit _____

Book _____
 Page _____

Witness my hand and official seal this _____ day of _____, 2003.

Recorder _____
 Deputy _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8041 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 889-1969
 (480) 889-1964 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4308 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-18-001B,C ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1285.62 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	216.04 AC./7.73%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

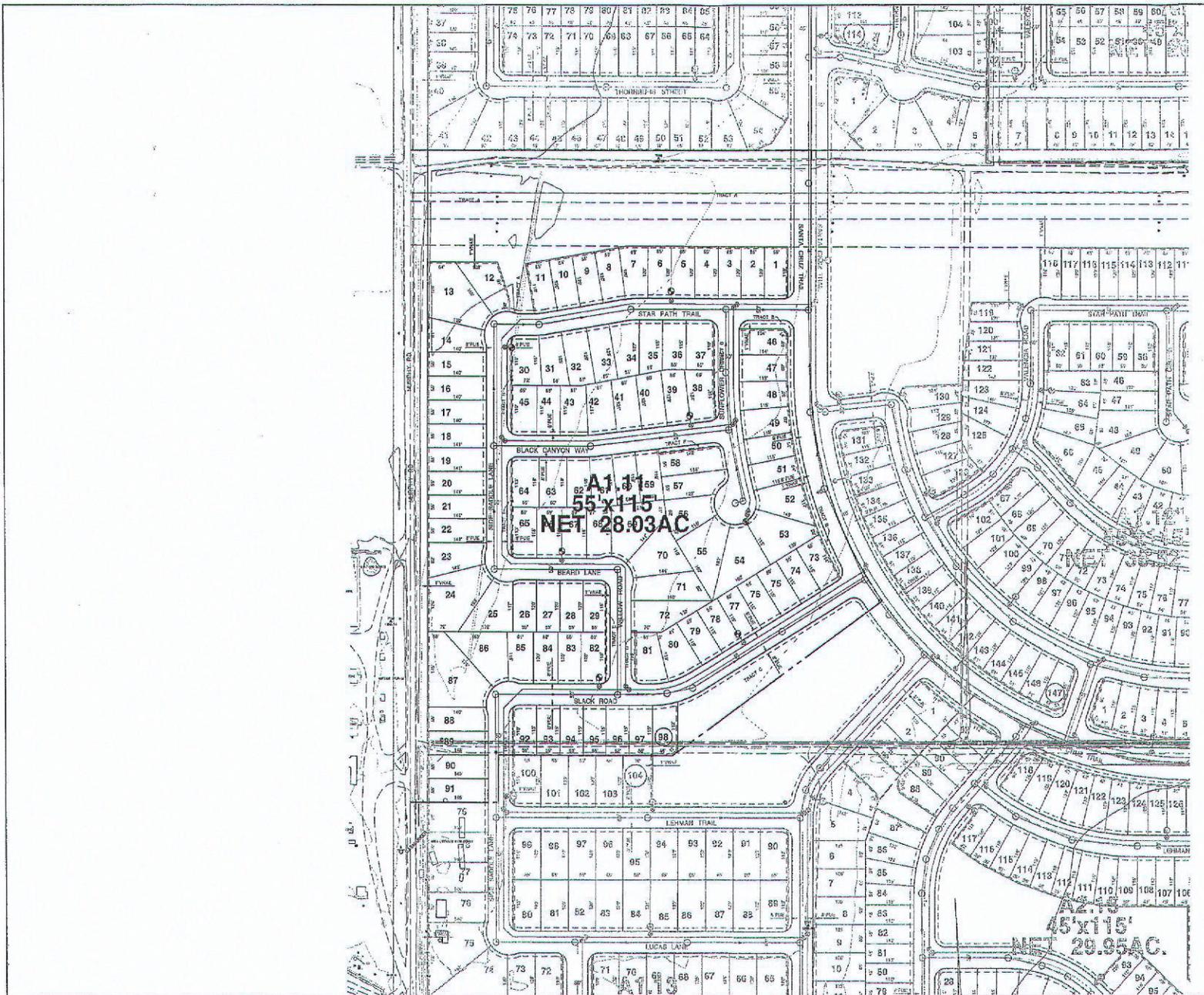
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL STREETS TO BE PERMANENTLY MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLYING 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' VERTICAL
 NON-ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2003



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Exhibit _____
 Date: _____
 Prepared at: _____
 Witness my hand and official seal: _____ Pinal County
 Clerk: _____
 Recorder: _____
 By: _____ Deputy

PARTS OF SECTIONS 28, 27, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-6881
 (602) 254-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1266.62 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC. AT 7%
NET RESIDENTIAL DENSITY	3.41 DW/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 49
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

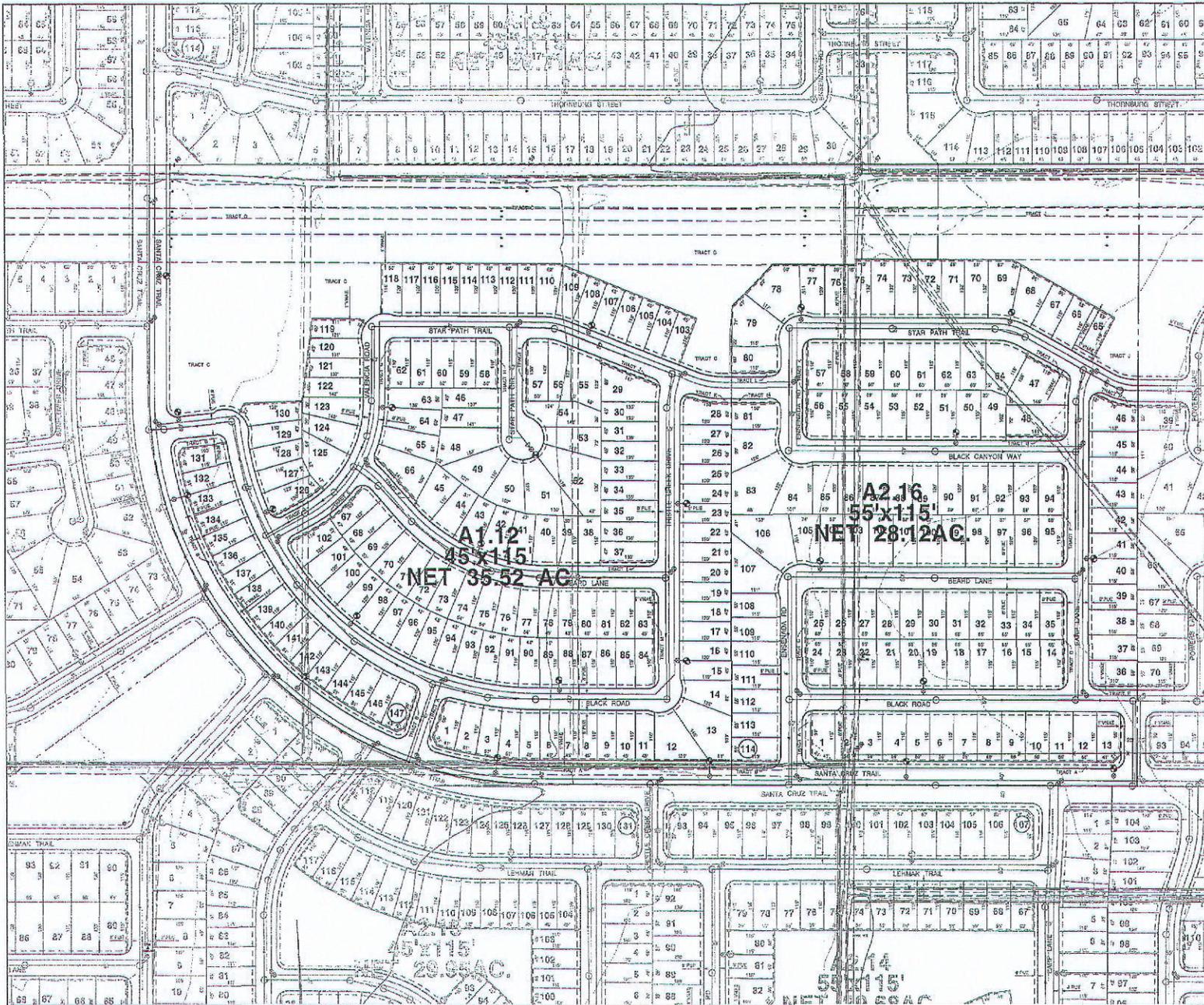
NOTE
 1. ALL EASEMENTS TO BE FURNISHED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SIDES AND REAR YARDS ADJACENT TO ANY OF THE SPACE AREAS HAVE A 1' VERTICAL NON-ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 8/30/2005

SHEET 9 OF 24



SEAL OF PINAL COUNTY ARIZONA

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 Date _____
 Requester of Public and Official Seal _____
 County Recorder _____
 Deputy _____

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85258
 (480) 889-1939
 (480) 889-1934 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4850 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-9931
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL#S: 502-14-002A,B ; 502-18-001B,C
 ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002G,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1293.62 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1271.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

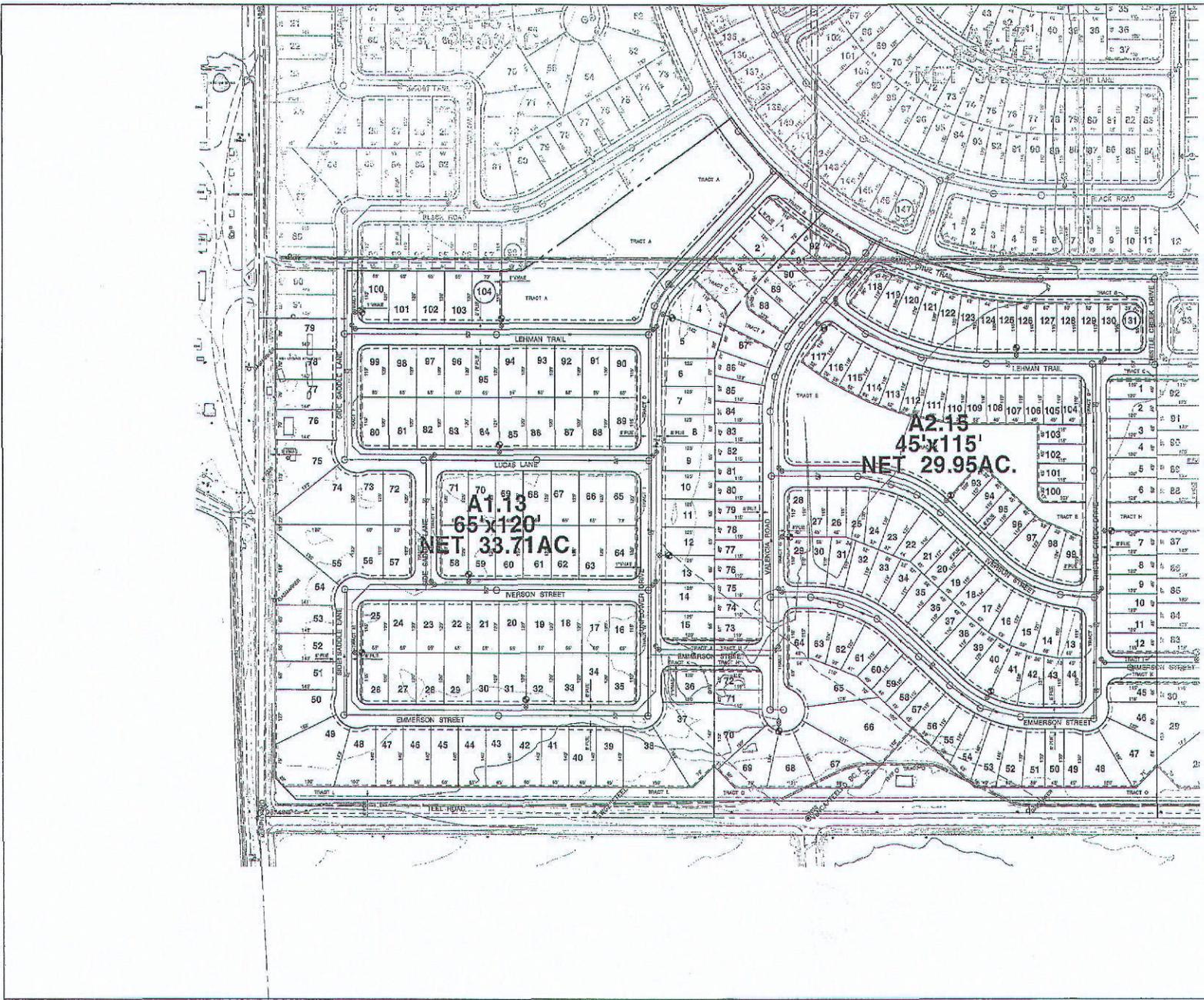
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTE:
 1. ALL STREETS TO BE PAVED & MANAGED 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. RESERVATION YARDS ADJACENT TO ANY OFFSPACES AREAS HAVE A VERTICAL NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750005
 DATE 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in District 2000

Date: _____
 Recorder: _____
 Recorder: _____
 Recorder: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85258
 (480) 980-1009
 (480) 980-1094 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-6831
 (602) 294-4333 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1230.62 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4197 LOTS
TOTAL OPEN SPACE (PROPOSED)	215.61 AC. (17.5%)
NET RESIDENTIAL DENSITY	8.41 DU/AC.

UTILITIES

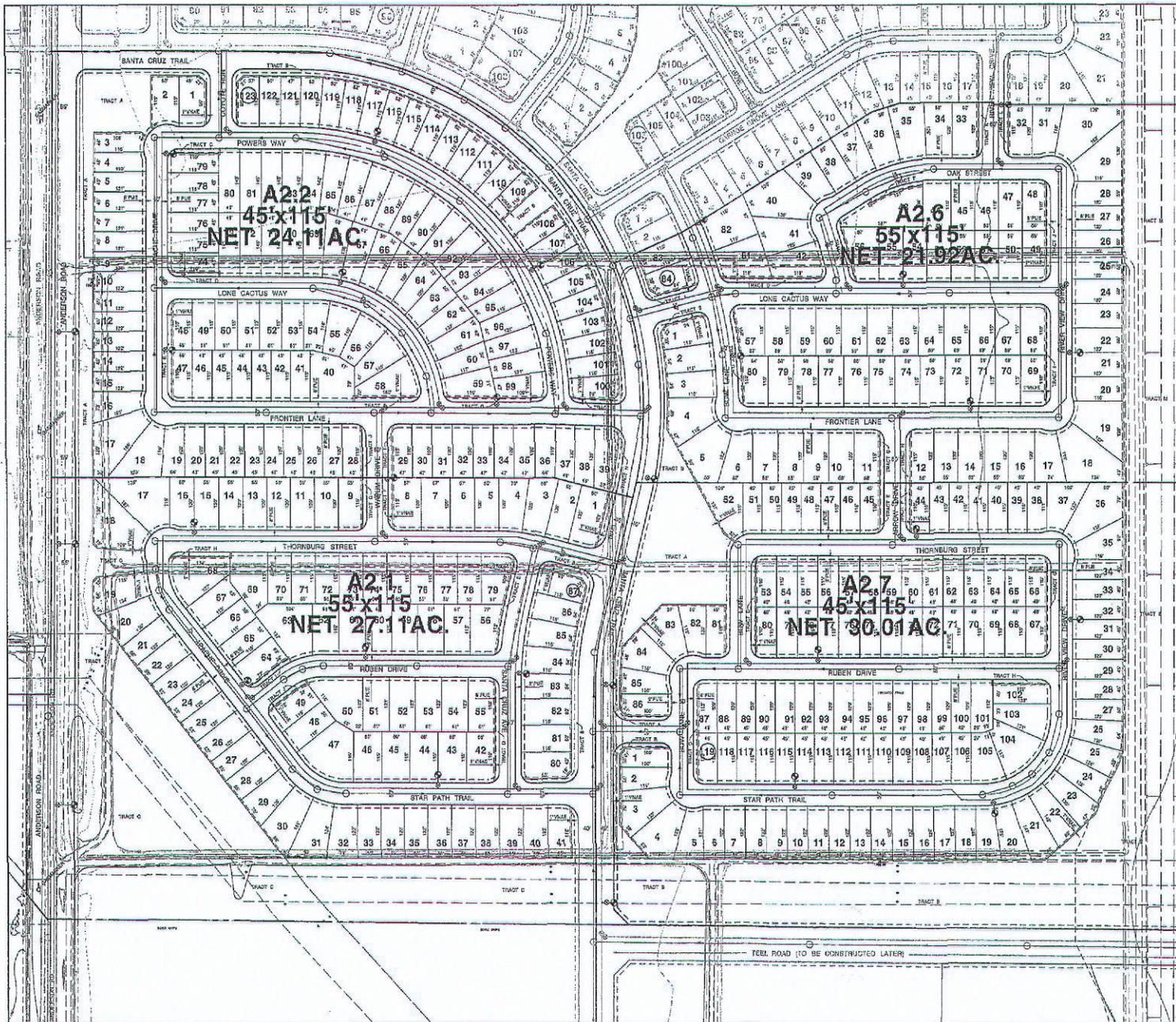
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

- NOTE:**
1. ALL BYELENS TO BE 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 REQUIREMENT.
 5. ALL EXISTING INFORMATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is in fact in the public records of this County in Cabinet _____
 Book _____
 Page _____

Date _____
 Witness my hand and official seal this _____ day of _____, 2005
 Recorder _____
 Deputy _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8001 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 888-1999
 (480) 888-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4680 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-1-4-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.82 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOTYIELD	415 LOTS
TOTAL OPEN SPACE PROVIDED	218.07 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

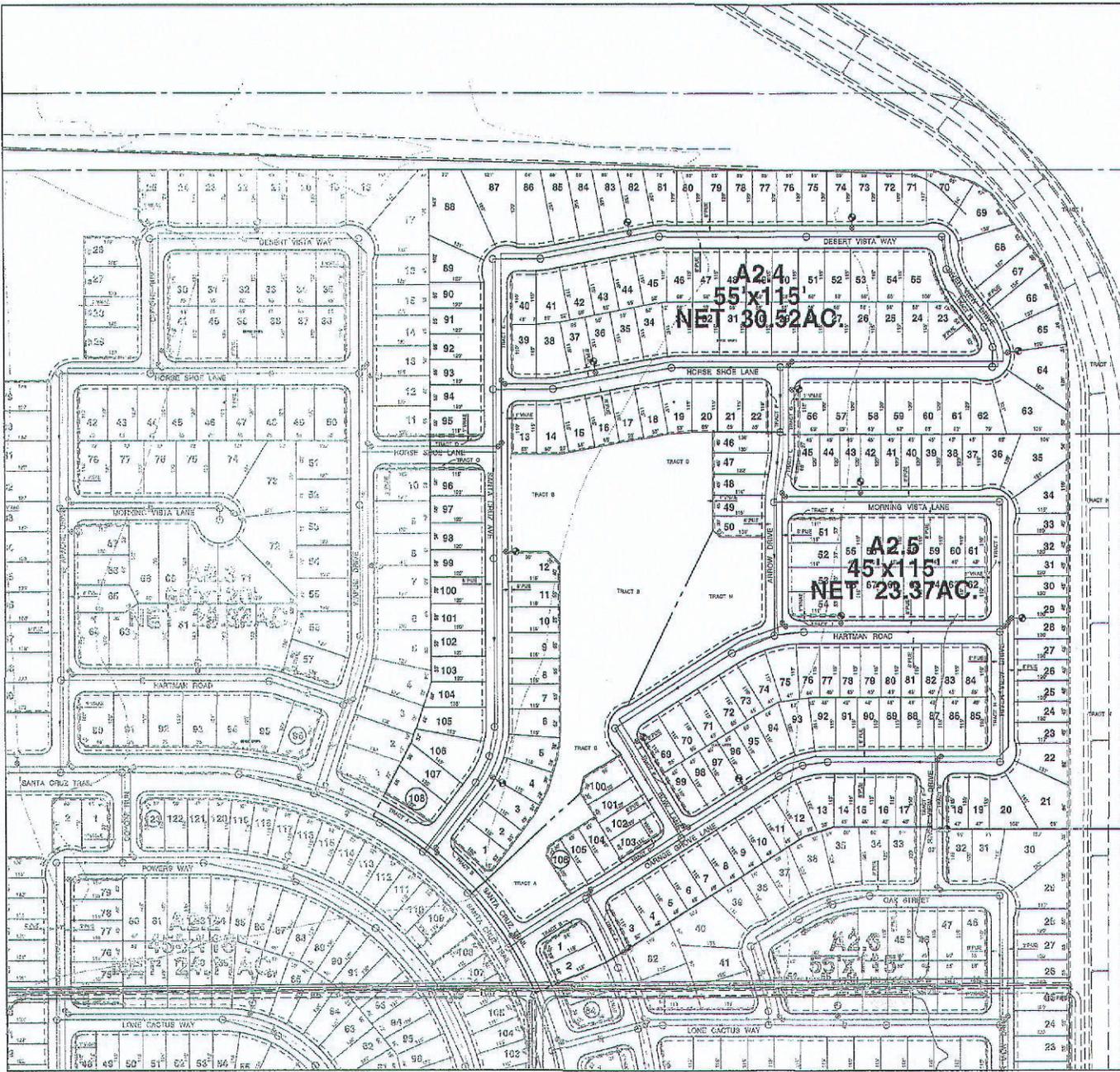
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT PHASE 2.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. 60' SIDE REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1' VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Calendar

File # _____
 Date _____
 Witness my hand and official seal this _____ day of _____, 2005
 Recorder _____
 Deputy _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 889-1900
 (480) 889-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 204-6831
 (602) 284-4308 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-18-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1233.62 AC.
NET COMMERCIAL AREA	194 AC.
NET RESIDENTIAL AREA	1317.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACES PROVIDED	216.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

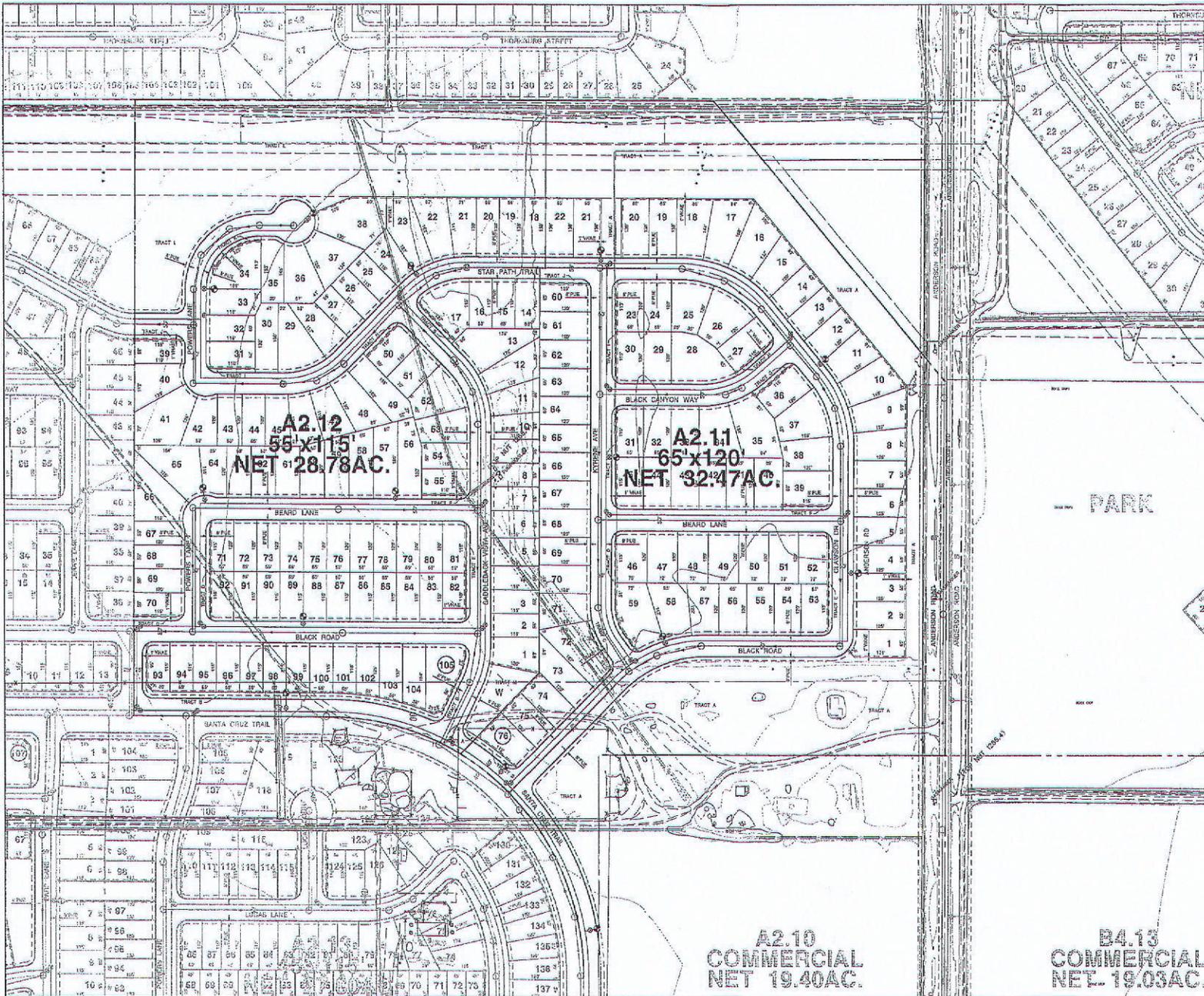
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL SHEETS TO BE PUBLICLY GUARANTEED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVER AN DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND QUALIFIED AS THREE
 PHASES.
 4. 30' DE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VERTICAL CLEAR
 NON ACCESS EASEMENT
 5. ALL EXISTING PRIVATE DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Canton No. _____ Date _____

Prepared by: _____ Pinal County
 Witness my hand and official seal: _____
 Recorder
 By: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 6601 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 888-1989
 (480) 888-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-0831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.62 AC.
NET COMMERCIAL AREA	194 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

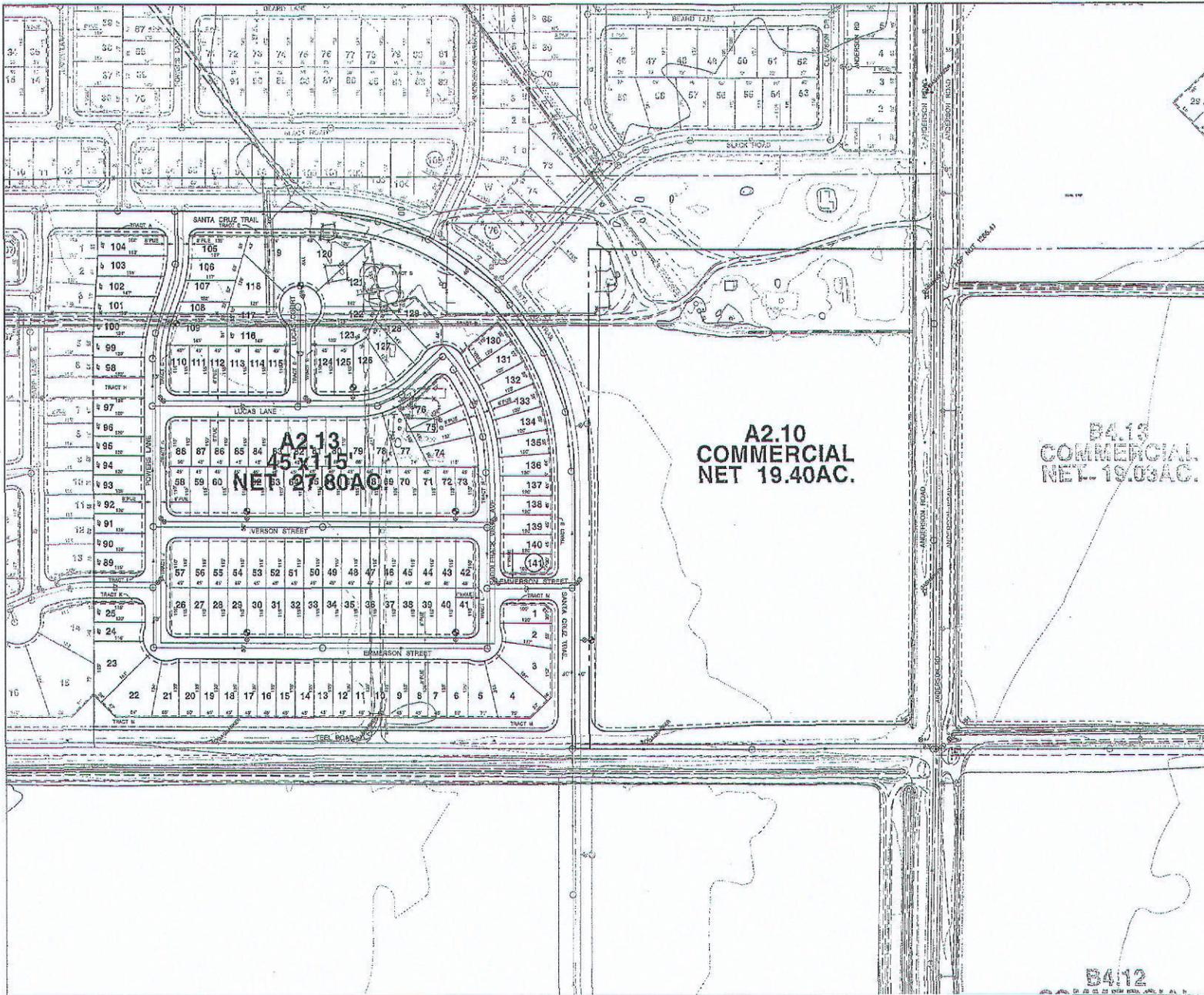
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE CPT.
POLICE	PINAL COUNTY SHERIFF'S CPT.

NOTE:
 1. ALL STREETS TO BE PUBLICLY 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 TO BE MAINTAINED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in District #10.

Date: _____
 Received of: _____ Pinal County
 Witness my hand and official seal: _____
 Recorder: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 9501 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 886-1899
 (480) 886-1994 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4590 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-9551
 (602) 264-4205 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1286.62 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	210.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. ALL STREETS TO BE FUND'S 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. EASE AND FEAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VERTICAL, NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.

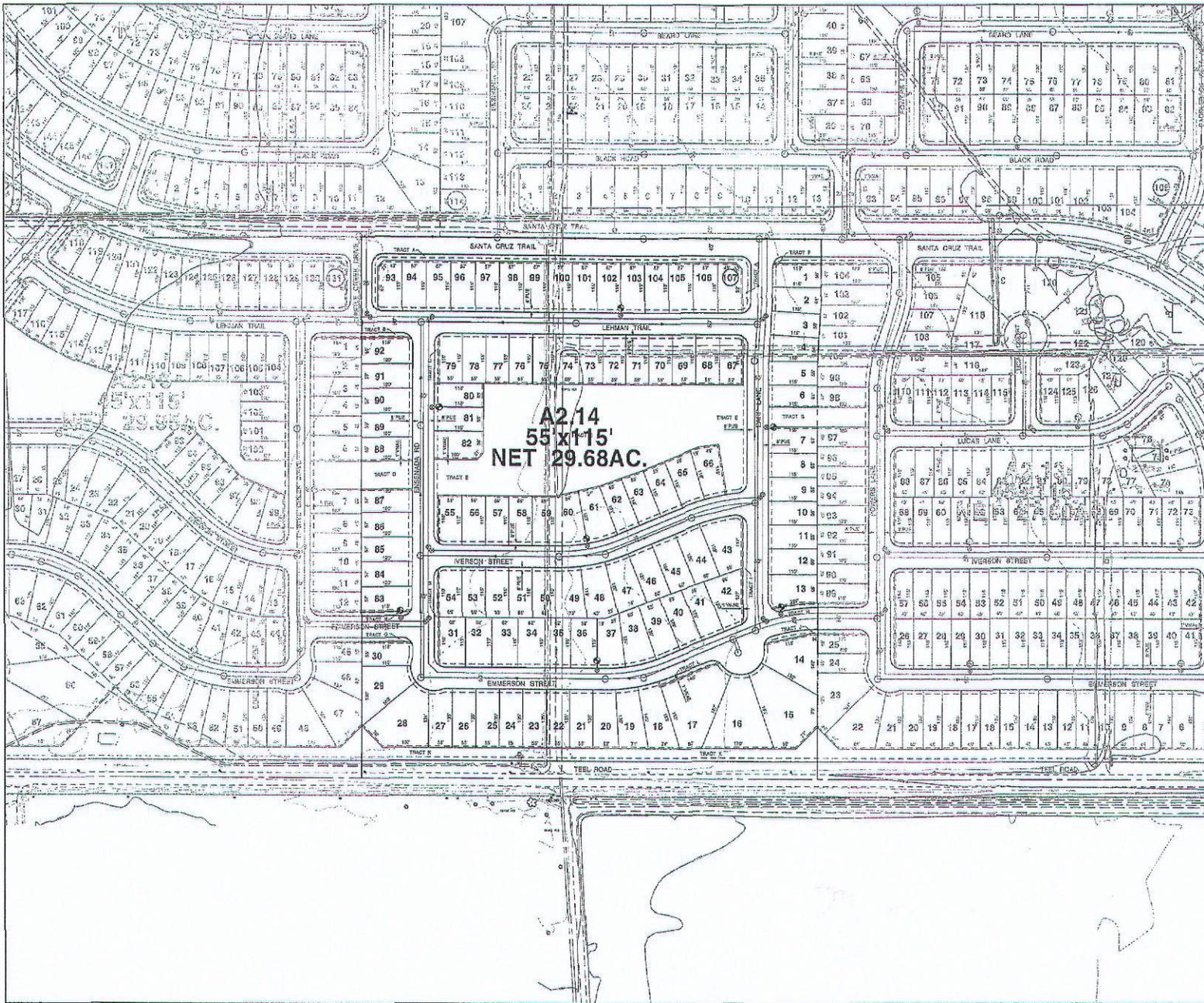


CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

B4.12

SHEET 15 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the public records of this County to Exhibit

Side _____

Requester: _____ Pinal County
 Witness by hand and official seal of _____
 Recorder: _____
 By: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T4S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (482) 889-1099
 (482) 889-1084 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6831
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-22-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1230.69 AC.
NET COMMERCIAL AREA	13.4 AC.
NET RESIDENTIAL AREA	1217.29 AC.
TOTAL LOT YIELD	4157.075
TOTAL OPEN SPACE PROVIDED	218.07 AC. (17.7%)
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 43
GAS	SOUTH WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	PINAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFFS P.D.

NOTE:

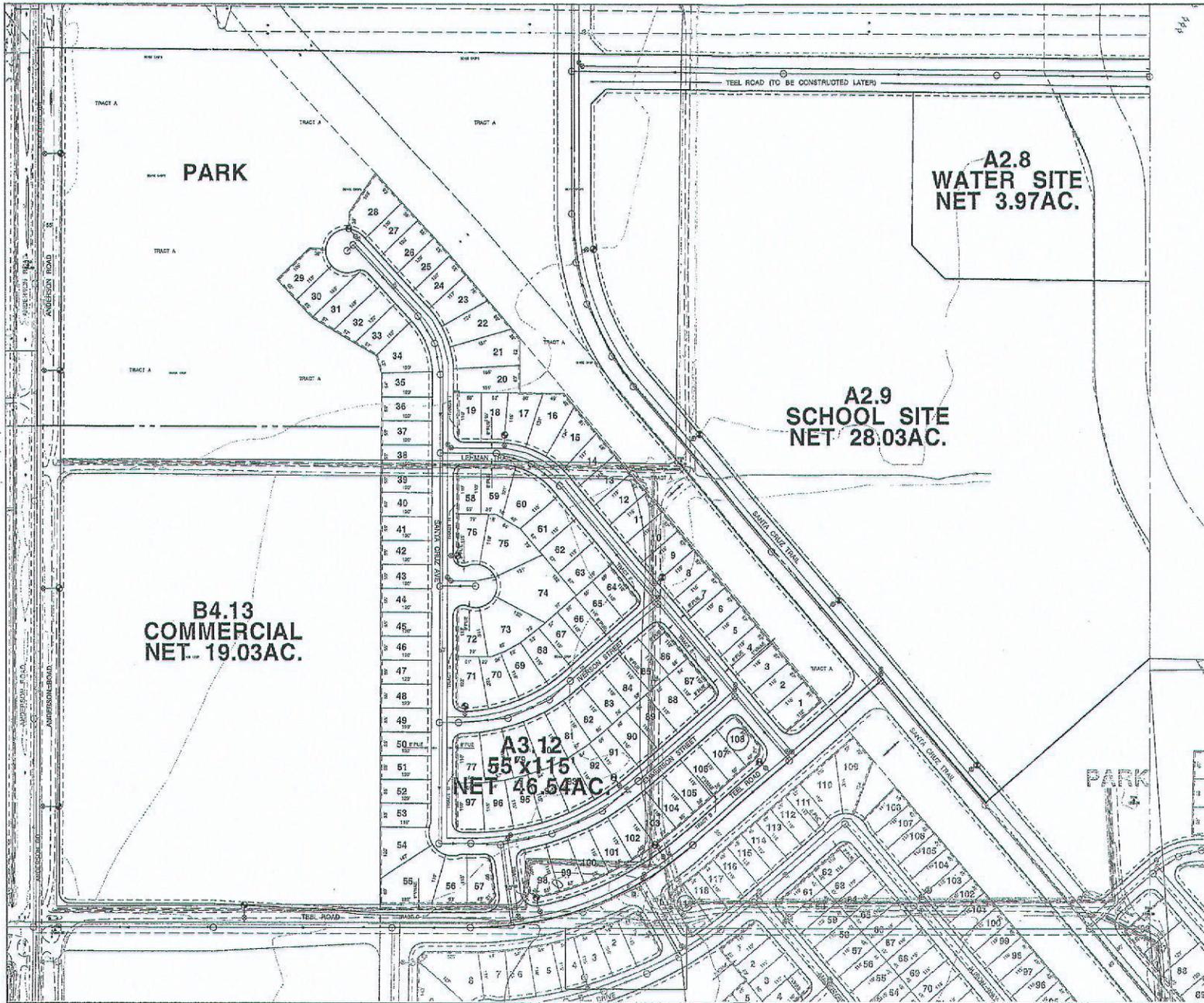
1. ALL STREETS TO BE FUNDED & MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. BEEHIVE AND BEAR MARKS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1' VEHICULAR ROAD ACCESS EASEMENT.
5. ALL EXISTING IRRIIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL# 750003
 DATE: 8/30/2005

SHEET 16 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of Pinal County in Calendar Year 2008

Date: _____
 Recorded by: _____
 Witness my hand and official seal this _____ day of _____, 2008.
 Recorder: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 885-1998
 (480) 888-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL#S: 502-14-002A,B ; 502-15-001B,C ; 502-25-001; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

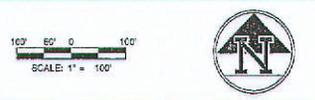
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.82 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

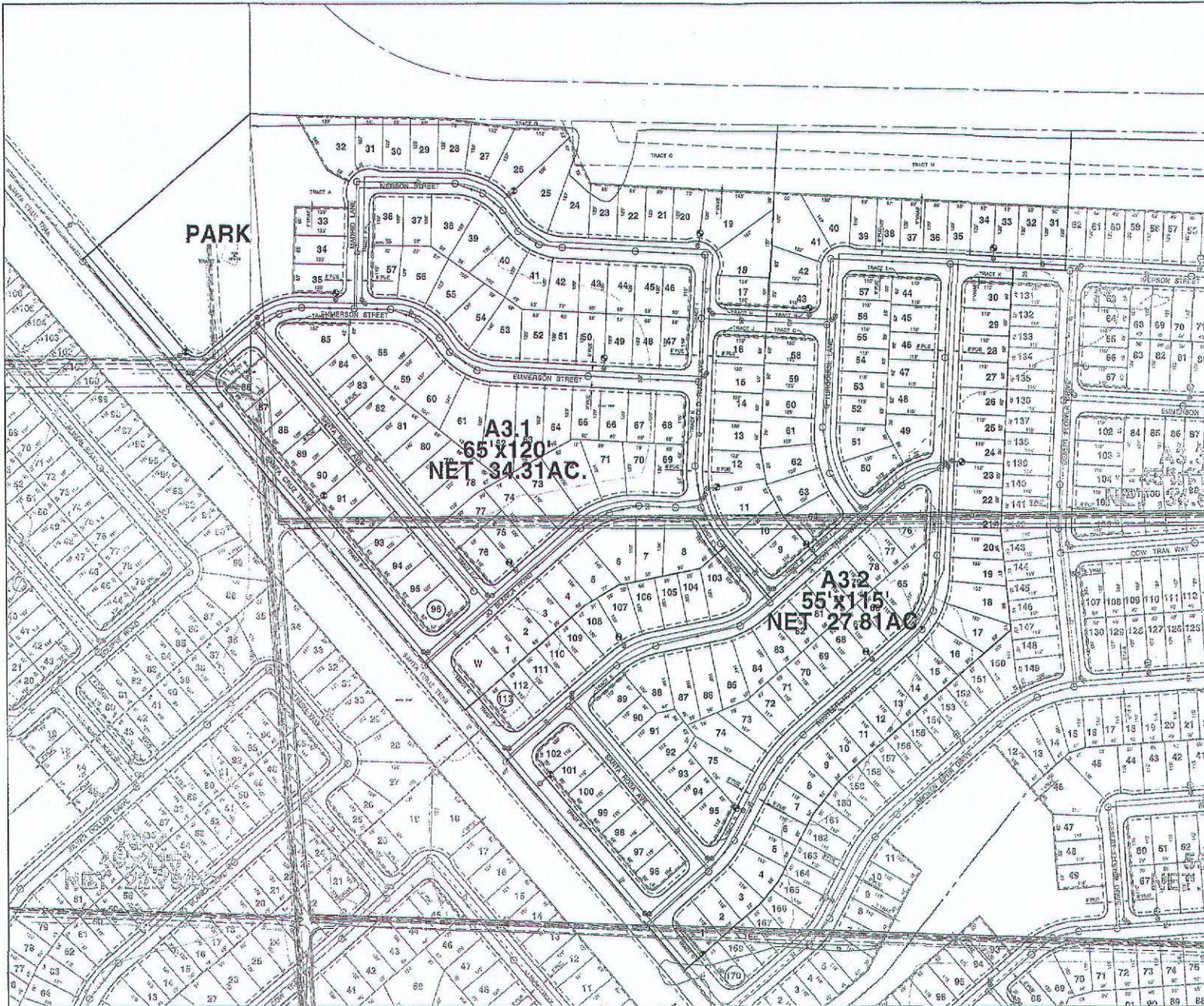
WATER	GLOM WATER RESOURCES
SEWER	GLOM WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

- NOTES:
 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 HIGH ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DIVIDES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL# 750003
 DATE: 0/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____

Date: _____
 Prepared by: _____
 Witness by hand and official seal: _____
 Recorder: _____
 Day: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85255
(480) 888-1999
(480) 888-1984 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6531
(602) 264-4908 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B; 502-16-001B,C;
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1236.82 AC.
NET COMMERCIAL AREA	134 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	216.61 AC/77.75%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

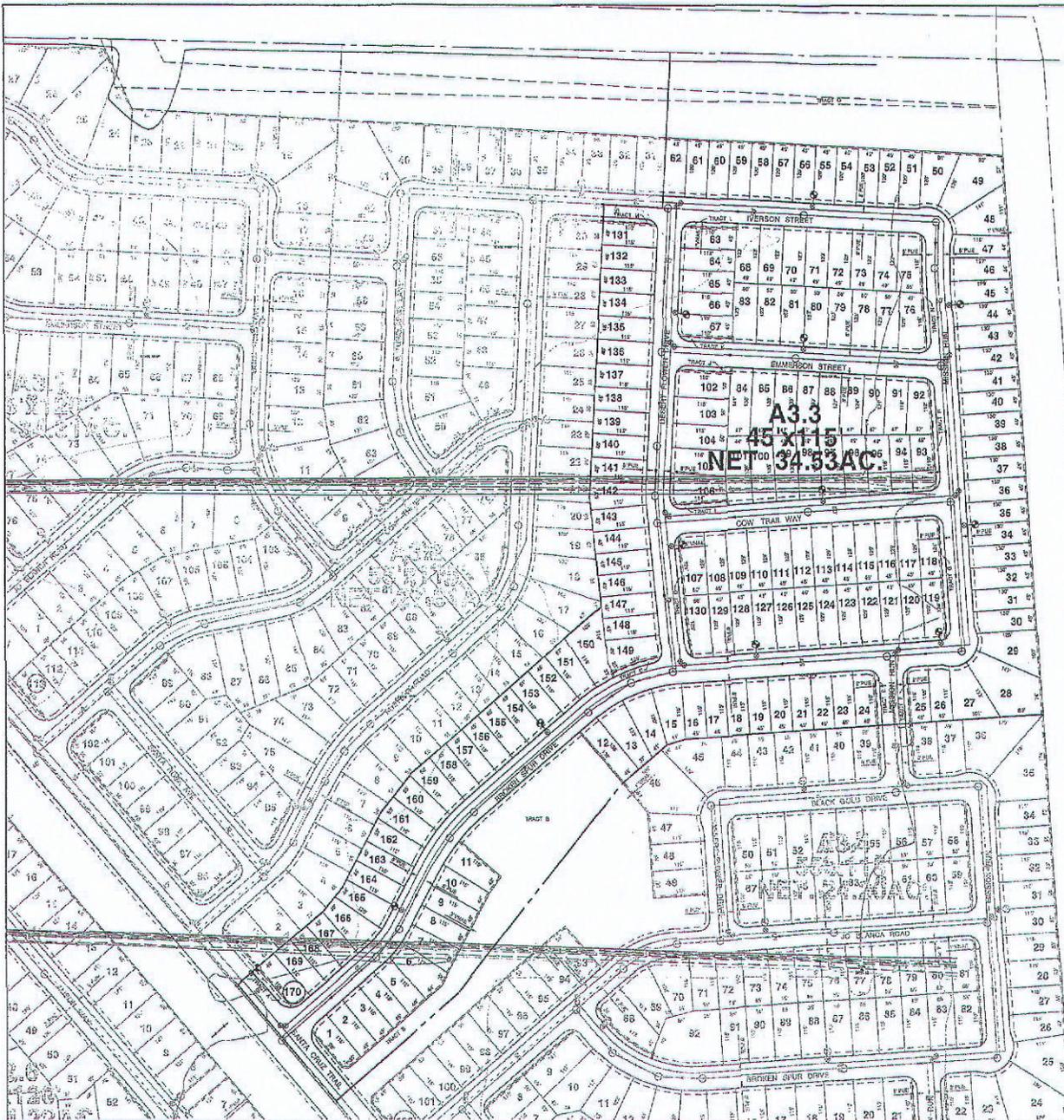
NOTE:
 1. ALL STREETS TO BE PUBLIC MAIN TENURE BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. 60' AND 80' REAR YARDS ADJACENT TO ANY GREENSPACE AREAS HAVE A 1" VEHICULAR NOW ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 750003
DATE: 6/30/2005

SHEET 18 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Book _____

Page _____

Request of: _____

Address my land and official seal _____ Pinal County

Recorded _____

By: _____ Deputy

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8501 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 889-1999
(480) 889-1984 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
CEE & VAN LOO CONSULTANTS, INC.
4850 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6881
(602) 284-4305 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1233.02 AC.
NET COMMERCIAL AREA	15.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC (17.7%)
NET RESIDENTIAL DENSITY	3.41 DWG/AC.

UTILITIES

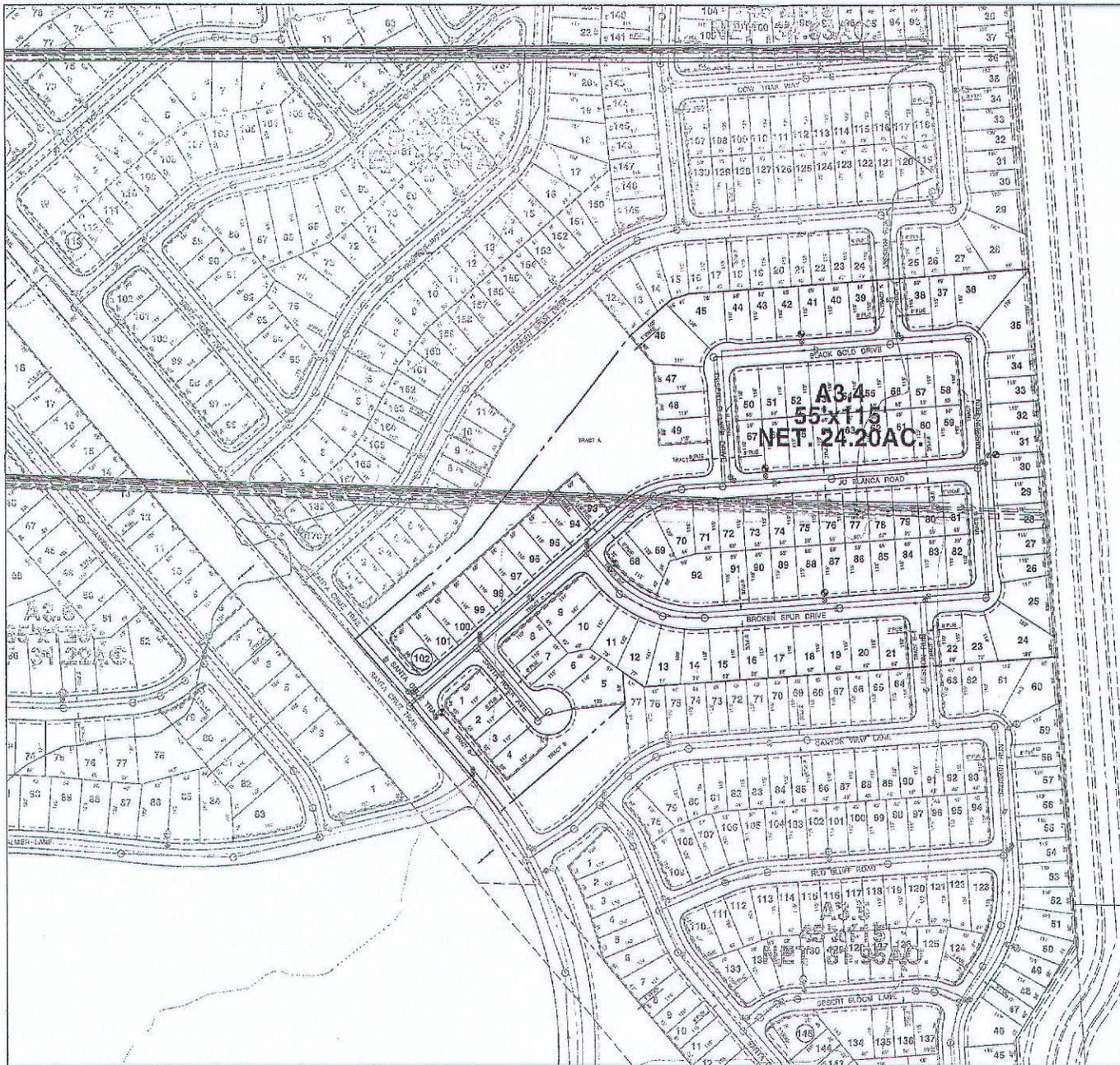
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
1. ALL STREETS TO BE PUBLIC UTILITIES 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. AREAS AND REAR YARDS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1" VEGICULAR NON ACCESS EASEMENT
5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
CEE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 750003
DATE: 8/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet _____
 File No. _____
 Record of _____
 Witness my hand and official seal _____
 Recorder _____
 By _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85233
 (480) 889-1888
 (480) 889-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4850 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6631
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1236.52 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4152 LOTS
TOTAL OPEN SPACE PROVIDED	216.61 AC. (17.5%)
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

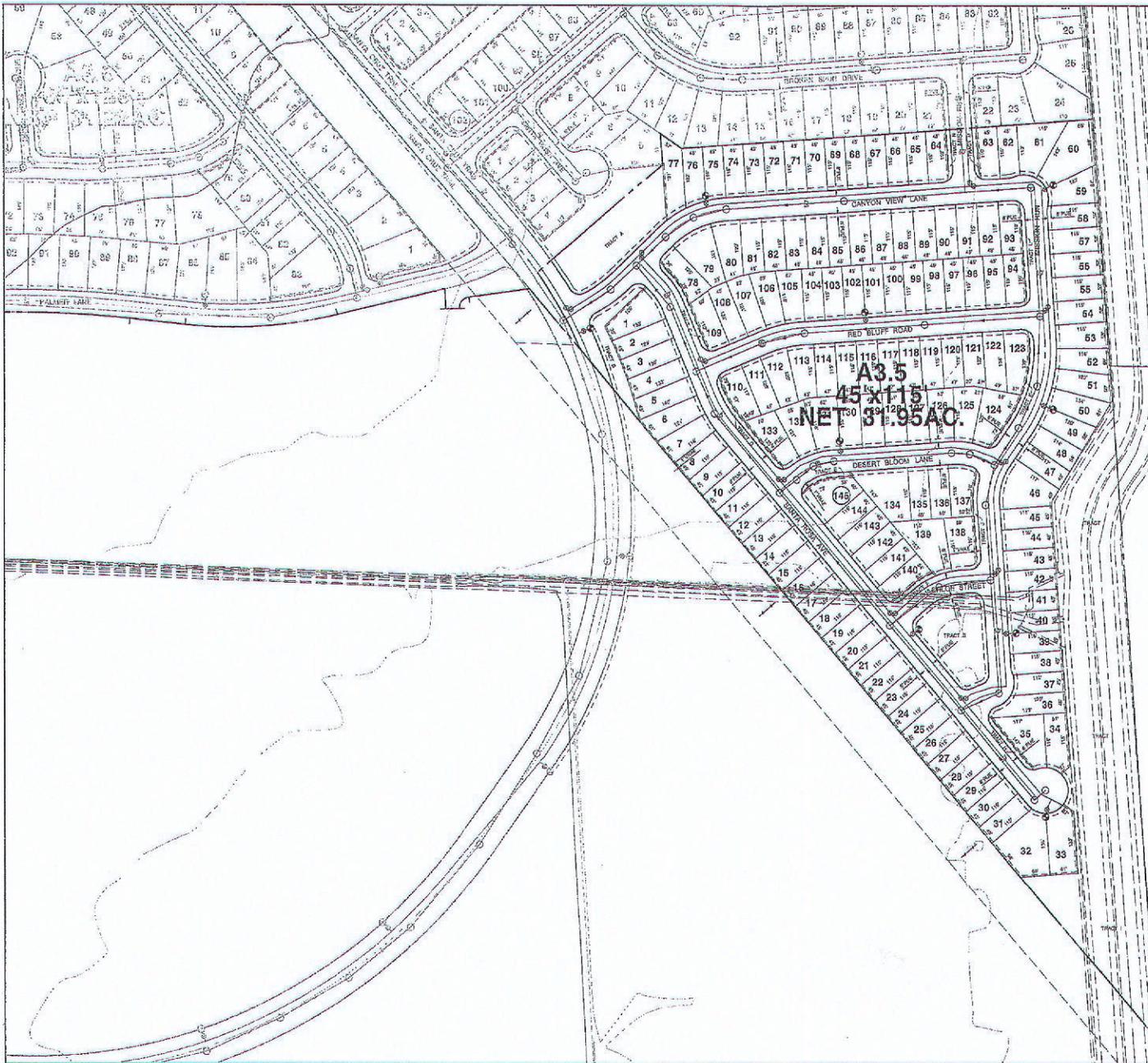
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRO	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE CPT.
POLICE	PINAL COUNTY SHERIFF'S CPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT.
 3. THIS SURVEY/SHOWN IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SEES AND BEAR WELLS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VERTICAL NON ACCESS FENCEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Calendar Year _____

Date: _____
 Requested by: _____
 Witness my hand and official seal _____
 LARRY STEVENS, Jr. Pinal County Recorder
 By: _____ Deputy

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (480) 389-1899
 (480) 389-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-6831
 (602) 294-4903 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.92 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1217.23 AC.
TOTAL LOT FIELD	1157 LOTS
TOTAL OPEN SPACE PROVIDED	216.51 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

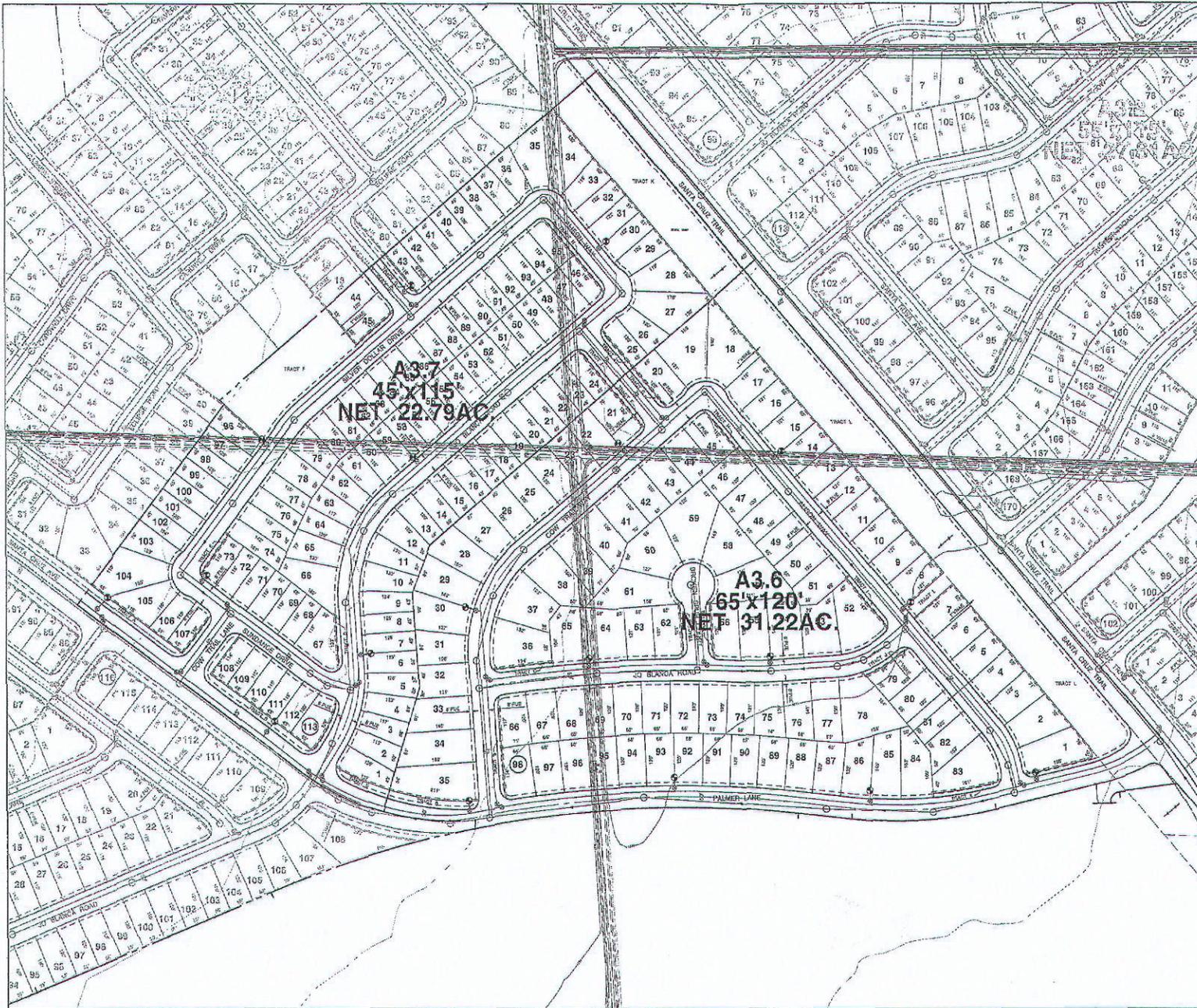
NOTE:
 1. ALL UTILITIES TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT & THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 3. 5' BE AND DEAR VADDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VERTICAL NOW ADDRESS EASEMENT
 4. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL#: 750003
 DATE: 6/30/2005

SHEET 21 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Book _____, Page _____.

Filed _____
Request of _____
Whereof by type and official _____
Linda _____ Clerk/Recorder
By _____ Deputy

**PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
6501 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85265
(480) 889-1688
(480) 889-1684 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4580 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-8631
(602) 284-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, B; 502-16-001B, C;
502-23-001; 502-24-001A, B; 502-24-001A, B;
502-24-002C, D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.82 AC.
NET COMMERCIAL AREA	75.4 AC.
NET RESIDENTIAL AREA	217.22 AC.
TOTAL LOT FLOOR AREA	1,167,170 SQ. FT.
TOTAL OPEN SPACE PROVIDED	218.01 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

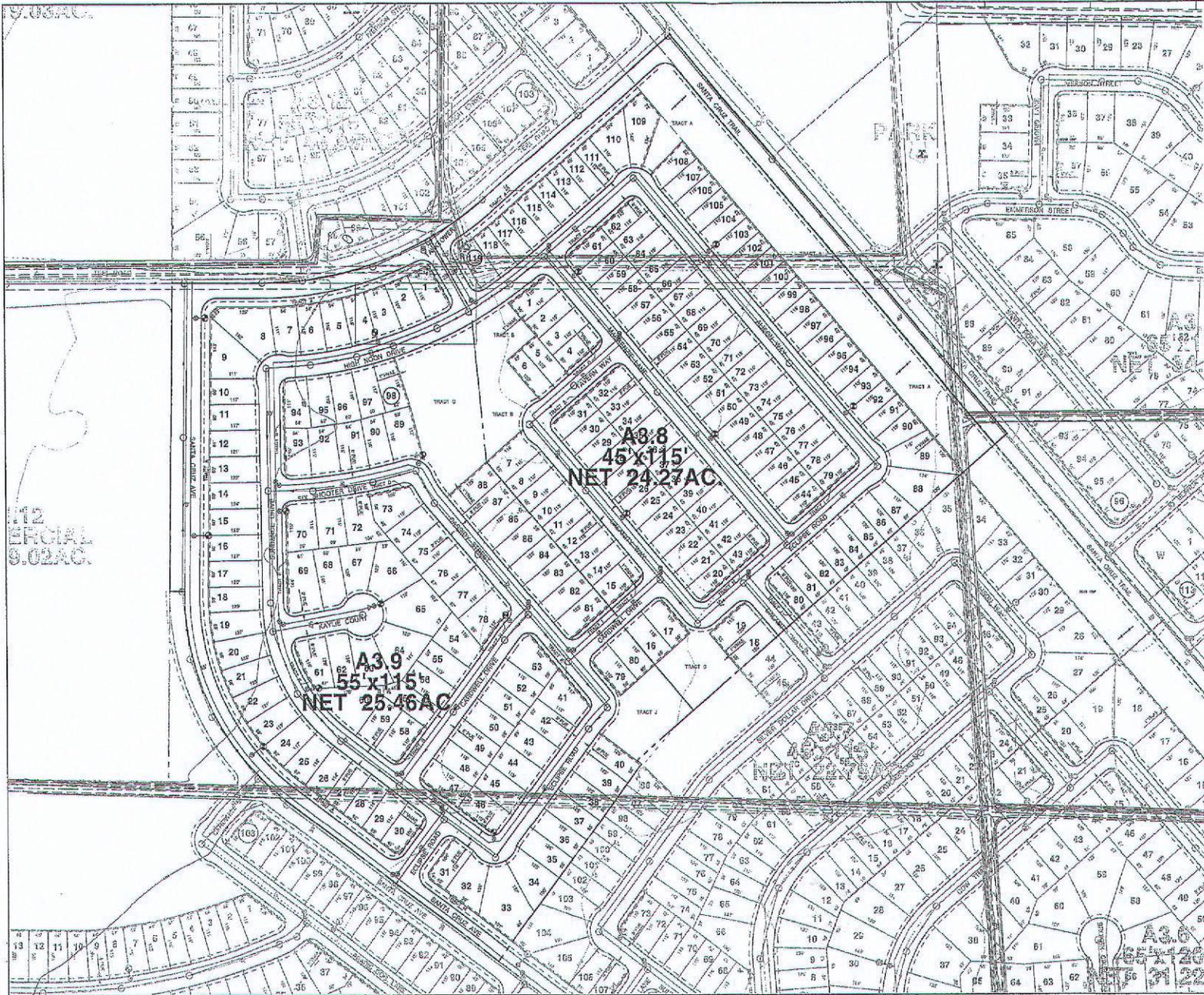
NOTE:
1. ALL STREETS TO BE PUBLIC & MARKED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUEMITED, PROCESSED AND DEVELOPED AS THREE PHASES.
4. SIDE AND REAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 5' VEHICULAR NON ACCESS BARRIEMT.
5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 750003
DATE: 8/30/2006

SHEET 22 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cash at _____

Date: _____
 Requested by: _____
 Witness by Agent and Official: _____ Pinal County
 Examined by: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 28, 27, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 250
 SCOTTSDALE, AZ 86263
 (480) 888-1969
 (480) 888-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6331
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.62 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	1217.22 AC
TOTAL LOT YIELD	4167 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC / 17.1%
NET RESIDENTIAL DENSITY	5.41 DU/AC

UTILITIES

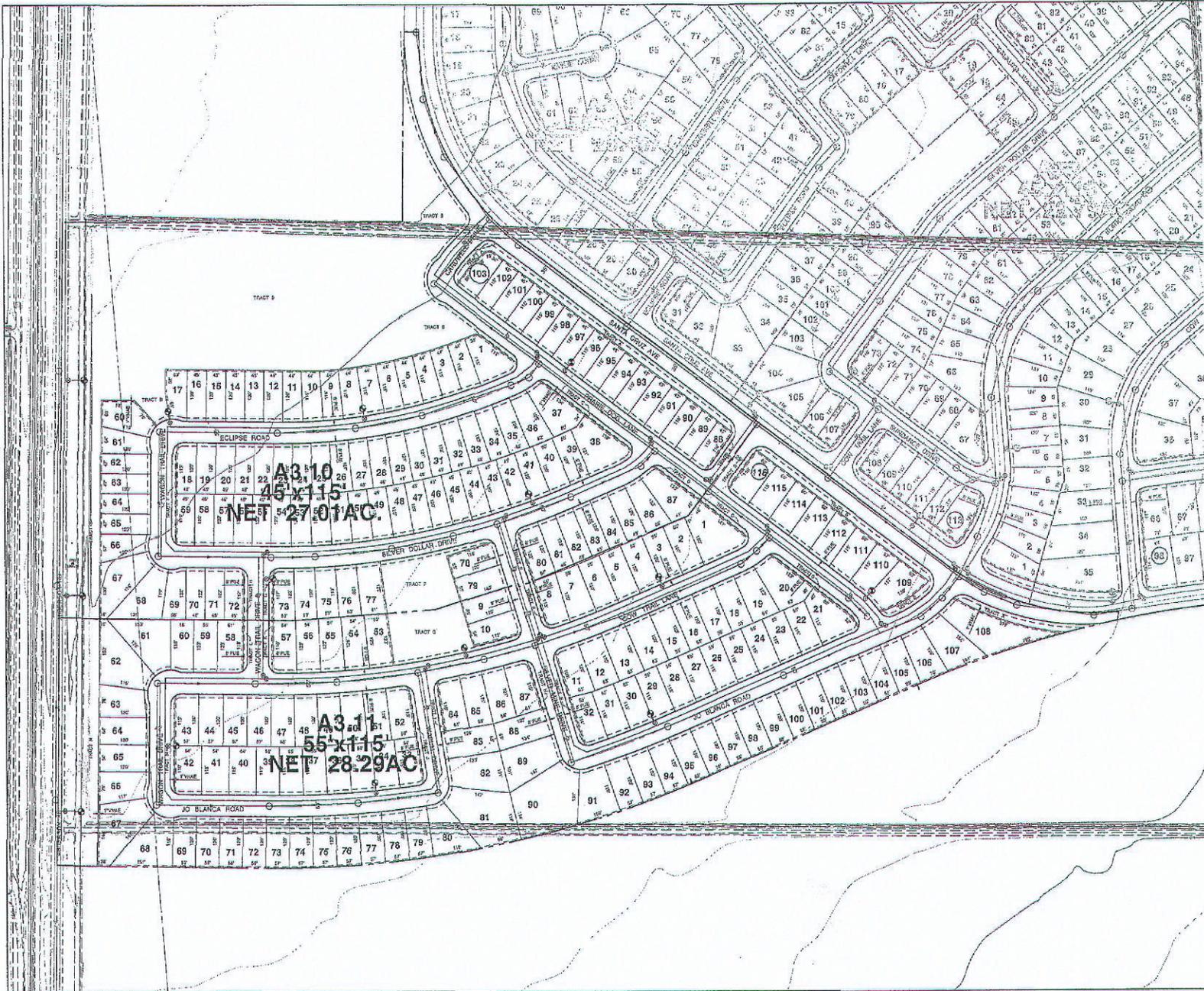
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTE:
 1. ALL STREETS TO BE PUBLIC & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS DIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THREE PHASES.
 4. SEWER AND FIRE VAPOR ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1" VEHICULAR NON ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Cabinet 889.

Date: _____
 Prepared by: _____
 Witness by hand and official seal: _____
 Recorder: _____ Pinel County
 Received: _____ Day

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLO
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85283
 (480) 886-1999
 (480) 886-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4865 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6881
 (602) 264-9008 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B; 502-16-001B,C
 502-23-001; 502-24-001A,B; 502-24-001A,B;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.92 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1317.22 AC.
TOTAL LOT FIELD	4167 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AD/17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

- NOTE:
1. ALL UTILITIES TO BE PROVIDED & 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. ONE AND DEAR YARDS ADJACENT TO ANY OPENSPACE AREAS HAVE A 1" VEHICLE/LAN VEH ACCESS EASEMENT.
 5. ALL EXISTING IRRIGATION DITCHES TO BE ABANDONED UNLESS OTHERWISE NOTED.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
 CYL# 750003
 DATE: 6/30/2005

SHEET 24 OF 24

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Santa Cruz Ranch Units 4&5.

ANALYSIS:

1. The zoning was approved by the Board of Supervisors in 2005 under Planning Case PZ-012-05 to plan and develop Santa Cruz Ranch Master Planned Community. A copy of the approved stipulations is attached to the staff report for the Planning & Zoning Commission review.
2. On November 17, 2005 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch with 53 stipulations. A copy of the approved tentative plat stipulations is attached.
3. On September 30, 2010 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.
4. On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
5. Public Works letter to Ms. Rose proposes the following steps. See attached memorandum.
6. On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
7. On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
8. On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
9. The applicant is requesting a 12 month continuance to the **July 17, 2013 hearing**. See attached letter from Rose Law Group and the City of Maricopa.
10. To date, a signed and recorded pre-annexation agreement has not been received from the applicant.
11. The applicant may appeal any decision to the Board of Supervisors.

RECOMMENDATION:

All written documentation, evidence presented, and public testimony are considered part of the record in this subdivision planning case. Based upon review of the request, staff recommends a twelve month continuance to allow additional time so the applicant and the City of Maricopa can continue discussions regarding annexation. If the Commission approves this continuance, it will be placed on the **July 17, 2013** Planning and Zoning Commission agenda.

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld

June 25, 2012

SENT BY ELECTRONIC MAIL

gregory.stanley@co.pinal.az.us

Greg Stanley
Pinal County
Post Office Box 727
Florence, Arizona 85232

Re: Santa Cruz Ranch Tentative Plat Continuance: Case No. S-026-05 and S-033-06

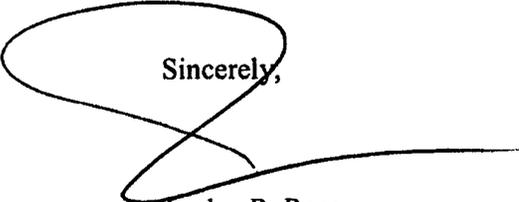
Dear Mr. Stanley:

Please accept this letter on behalf of the Applicants in Case No. S-026-05 and S-033-06 with regard to the Tentative Plat for the Santa Cruz Ranch master planned community ("SCR"). This letter will confirm that the Applicants are requesting that Pinal County ("County") approve a 12-month continuance of the above referenced cases at the hearing of the County Planning and Zoning Commission to be held in July, 2012. We are pleased to be joined in this request by the City of Maricopa that has also written to the County requesting a 12-month continuance of this item as well. A copy of the City's Letter is attached to this letter for your review.

The SCR developers have been engaged in lengthy and complicated negotiations with the City of Maricopa to facilitate the annexation of the SCR property into the City. The negotiations over the annexation have been made more difficult by not only the physical location of SCR with regard to the State rules regarding annexation, but also by the ongoing attempts of the Ak-Chin Indian Community to bring certain private lands into Federal Trust. The land that the Ak-Chin Community is proposing for a fee to trust application would impact the path, configuration, and timing of the annexation of SCR. As a result, the City and the SCR developers need additional time in order to process the annexation and resolve this issue. The City is currently working with the Ak-Chin Community to make sure that both parties benefit from this annexation.

We appreciate the County's consideration of this request and urge the County to consider the unique circumstances involved in this matter, to support the City of Maricopa, and to approve the requested 12-month continuance.

Sincerely,



Jordan R. Rose

Attachment

June 20, 2012

Fritz Behring
Pinal County Manager
P.O. Box 827
Florence, AZ 85132

RE: Santa Cruz Ranch Annexation

Dear Mr. Behring:

The purpose of this letter is to inform you that the City of Maricopa has met with the owners of Santa Cruz Ranch and are evaluating a proposed annexation of this community south of the City's existing boundary. While the City continues the process, which includes the negotiation of a new Pre-Annexation and Development Agreement with the property owner, the City requests that Pinal County consider continuing the tentative plat extension request for a 12-month period. This will enable the City to complete its evaluation and possible initiation of the annexation. Please contact me if you have any questions or would like additional information regarding this potential annexation.

Sincerely,



Brenda S. Fischer, ICMA-CM
City Manager

Cc: Greg Stanley, Assistant County Manager
A.J. Blaha, Public Works Director

ROSE
LAW GROUP
pc

JORDAN R. ROSE
6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
Phone 480.505.3939 Fax 480.505.3925
jrose@RoseLawGroup.com
www.RoseLawGroup.com

January 9, 2012

SENT VIA EMAIL

Pinal County Planning and Zoning Commission
Planning & Development
PO Box 2973
Florence, AZ 85132

Ken Buchanan
Pinal County
31 North Pinal St.
P.O. Box 2167
Florence, AZ 85232

Greg Stanley
Pinal County Engineer
PO Box 727
Florence, AZ 85232

Jerry Stabley
Pinal County
Planning & Development
PO Box 2973
Florence, AZ 85132

Dedrick Denton
Pinal County
Planning & Development
PO Box 2973
Florence, AZ 85132

AJ Blaha
Pinal County Department of Public Works
P.O. Box 727
Florence, Arizona 85232

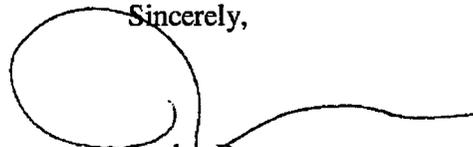
Re: Santa Cruz Ranch Plat Extension; Official Request for Continuance (Case No. S-033-06)

Dear Chairman Hartman and Members of the Planning Commission, Ken, Greg, Jerry, Dedrick and AJ:

I am writing to formally request a six month continuance for the Santa Cruz Ranch plat extension case in order for the owners to continue to work on the potential annexation into the City of Maricopa. We have been working diligently with the City for a little over six months on a possible annexation and our discussions have been quite productive. The City has in fact initiated the annexation and we are currently answering questions and working out terms for a pre-annexation development agreement. We did have a three month delay in activity because a bank that owned about 65% of the property was in the process of selling it and was, during that time, unable to make any firm legal commitments for the future landowner. The transaction has now closed and the new landowner is motivated to work with the City on possible annexation.

As the exploration of the annexation was a suggestion made by the County, we are hopeful that you will agree to continue the plat case in order for us to continue the necessary discussions with Maricopa. Thank you again for your cooperation. Please let me know if you have any questions.

Sincerely,



Jordan Rose

From: [Redacted]
To: [Redacted]
CC: [Redacted]
Date: 1/9/2012 3:59 PM
Subject: Email from City supporting ContinuanceFW: Santa Cruz Ranch Annexation

Fyi, please see below and thanks! Let me know if you need anything else in prep for next week. Jordan.

Jordan R. Rose

[cid:image002.jpg@01CCCEE7.3E5EF700]

6613 N Scottsdale Road, Suite 200
Scottsdale Arizona 85250



<http://www.roselawgroup.com><<http://www.roselawgroup.com>>
www.twitter.com/RoseLawGroup
www.Facebook.com/RoseLawGroup
www.Facebook.com/RenewableEnergyAZ
www.roselawgroup.com/blog/wordpress

RLG is Service

Winner "Best places to work in Arizona"

The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 480.505.3939 or by fax 480.505.3925 and delete or destroy any copy of this message. Thank you.

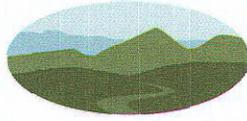
From: Denis Fitzgibbons [mailto:denis@fitzgibbonslaw.com]
Sent: Monday, January 09, 2012 3:56 PM
To: [Redacted]
Cc: [Redacted]
Subject: Santa Cruz Ranch Annexation

Greg,

Last summer the City of Maricopa recorded an Annexation Petition concerning the Santa Cruz Ranch property and several adjoining pieces. Since that time, the City has worked with several property owners to evaluate the annexation. Part of these meetings have been to discuss development agreements with the property owners of Santa Cruz Ranch and another smaller piece of property. These discussions have taken longer than we anticipated because, as you know, there are difficult land issues involved, and because a significant part of the Santa Cruz Ranch property was recently sold to a new landowner. Although the City does not know whether it will complete this annexation because it has numerous concerns that have yet to be resolved, the City would like to continue to meet in good faith with the landowners and see if these issues can be resolved mutually beneficially for the City and the landowners. Please let me know whether you need additional information from the City.

Denis M. Fitzgibbons
Fitzgibbons Law Offices, P.L.C.
1115 E. Cottonwood Lane, Suite 150
Casa Grande, AZ 85122
(520) 426-3824
(520) 426-9355 (fax)

[Redacted]
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P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: JANUARY 10, 2012
TO: PLANNING AND ZONING COMMISSION MEMBERS
FROM: GREG STANLEY, PUBLIC WORKS DIRECTOR
RE: SANTA CRUZ RANCH TENTATIVE PLAT, CASE S-033-06

Public Works staff supports the developer's request dated January 9, 2012, and recommends another 6 month continuation of the case to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch IV and V. This area is potentially being annexed by the City of Maricopa, and staff recently received emails from the City staff stating that they are continuing to negotiate with the land owners.

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MARICOPA PETERS & NALL CITY LIMITS ROAD

P. O. B.
N 1/4 COR.,
SEC. 15,
T.5S., R.4E.



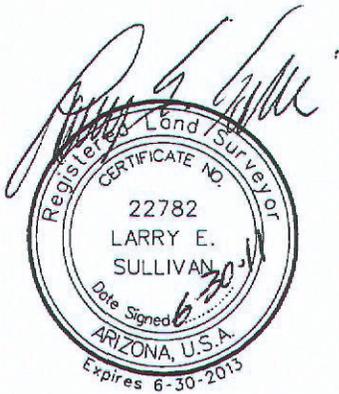
SCALE: 1" = 3000'

AK CHIN
INDIAN COMMUNITY

LOT 1, RESURVEY
BK. 2 SURVEYS, PG. 210

TRADING POST DRIVE

SADDLEBACK
FARMS
BK. 17 MAPS,
PG. 32



SECTION 22

SECTION 23

SECTION 27

ROAD

TRACT 40

TRACT 38

TRACT 37

SECTION 26

SECTION 28

TRACT 39

ANDERSON ROAD

RUSSELL

SECTION 33

TRACT 48

TRACT 39

TRACT 51

TRACT 52

TRACT 47
BK. 6
SURVEYS,
PG. 201

TRACT 49

MURPHY

TRACT 50

SECTION 35

MILLER

ROAD

SANTA ROSA RANCHOS
UNIT THREE
BK. 17 MAPS, PG. 37

EXHIBIT

SANTA CRUZ RANCH
ANNEXATION DESCRIPTION EXHIBIT

JOB NO

01 0182904

N:\750003\LAND\EHANNEX.DGN

4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

SHEET

1 OF 1



March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

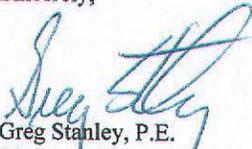
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,


Greg Stanley, P.E.
Director / County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT



September 30, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-026-05 Santa Cruz Ranch

The Santa Cruz Tentative Plat was approved on November 17, 2005 and we have been involved in the Civil Engineering, Final Platting and County Review process on this project ever since that time. There have been two previous Tentative Plat extensions granted by the County on this project until November 17, 2010.

Global Water – Santa Cruz Water Company and Global Water – Palo Verde Utilities Company (collectively “Global”) filed expansion applications in December 2005 to provide water, wastewater and recycled water service to this project (“CC&N”). However, in early 2006, Global’s expansion efforts were halted by a competing application filed for water service by Arizona Water Company. Global and Arizona Water Company have recently reached a settlement and have filed an application with the Arizona Corporation Commission for approval of the settlement agreement. The settlement agreement contemplates that Global would be providing water, wastewater and recycled to this project.

We are prepared to make the final submittal of the Civil Engineering Improvement Plans and Final Plats on Santa Cruz Ranch however without Global achieving an approved CC&N we are unable to obtain the necessary ADEQ approvals required to accompany our final plan submittal. At this time, Global is estimating it may take an additional nine to twelve months to obtain this CC&N approval.

Based on this information it is apparent that there is no way we will have the Santa Cruz final plats ready for Board approval by November 17, 2010. Therefore we are submitting this letter as our formal, written request for an extension of the above mentioned tentative plat until November 17, 2012. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Ranch Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.
Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, P.E.
Vice President

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

C. Max Killian, Trustee of the Dobson Revocable Trust Under Agreement Dated January 1, 1983

[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 **624.319 acres** acres located at **Anderson and Teel Roads**, and further identified as _____

[Insert Address of Property]
assessor parcel number _____ 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 **Seth Keeler - W Holdings**
[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: _____~~

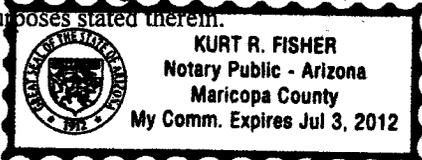
[CORPORATE property owner signature block and acknowledgment *The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.*]

[Insert Company or Trustee's Name]
By: (Signature)
[Signature of Authorized Officer or Trustee]
Its: TRUSTEE
[Insert Title]
Dated: JAN 10, 2012

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 10th day of JANUARY, 2012,
by C. MAX KILLIAN as TRUSTEE of
[Insert Signor's Name] [Insert Title]
THE DOBSON REVOCABLE TRUST DATED 1/1/83 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.



(Signature)
Notary Public

My commission expires: 7-3-2012

[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager 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 _____, as
[Title of Office Held] [Second Company]
_____ 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: _____

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

Georgetown Holdings, LLC holding 77.92% interest and C. Max Killian as Trustee for the Testamentary Trust under Will of H. Clifford Dobson fbo H.C. Dobson, Jr. holding 22.08% interest.

[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 **606.966 acres** acres located at **Anderson and Teel Roads**, and further identified as _____,

[Insert Address of Property]
assessor parcel number _____ 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 **Seth Keeler - W Holdings**
[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

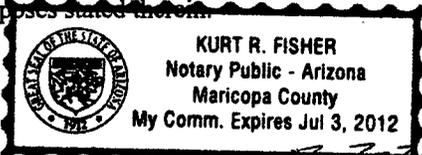
My commission expires: _____

[CORPORATE property owner signature block and acknowledgment *The appropriate Corporate officer or trustee signs this signature block NOT the block on the previous page.*]

[Insert Company or Trustee's Name]
By: *C Max Killian*
[Signature of Authorized Officer or Trustee]
Its: TRUSTEE
[Insert Title]
Dated: Jan 10, 2012

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me, this 10th day of JANUARY, 2012,
by C. MAX KILLIAN as TRUSTEE of
[Insert Signor's Name] [Insert Title] *HOLDING 22.08% INTEREST*
TESTAMENTARY TRUST UNDER WILL OF H. BILFORD PERSON FBO H. PERSON JR.
[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.



Kurt R. Fisher
Notary Public

My commission expires: 7-3-2012

[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager 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 _____, as
[Title of Office Held] [Second Company]
_____ 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: _____

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

Georgetown Holdings, LLC
[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: Authorized Agent
[Insert Title]

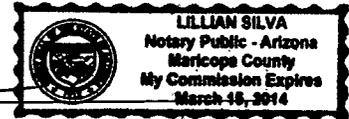
Dated: Jan 10, 2012

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 10 day of January, 2012,
by Seth J. Keeler as Authorized agent of
[Insert Signor's Name] [Insert Title]
Georgetown Holdings, an LLC
[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.

[Signature]
Notary Public



My commission expires: 3/15/14

[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager on behalf of the owner]

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared
[Insert Signor's Name] who acknowledged himself/herself to be
[Title of Office Held] of [Second Company], as
[i.e. member, manager, etc.] for [Owner's Name], and who being
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____



P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

“Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed.”

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be "contractual" and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll's communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



PLANNING & DEVELOPMENT SERVICES

PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DAVID KUHL, A.I.C.P.
Planning Director

November 25, 2005

Ms. Jordan Rose
Rose Law Group
7272 E. Indian School Road
Suite 360
Scottsdale, AZ. 85251

Dear Ms. Rose:

Planning Case: **S-026-05 (Santa Cruz)**

On November 17, 2005, the Pinal County Planning and Zoning Commission granted Tentative Plat approval to the above referenced Tentative PAD Plat, with the following changes, additions and document submittals to be provided to the Planning Director before final plat acceptance, for approval, by Pinal County:

- 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) all residential parcels will be removed from the special flood hazard areas as designated by FEMA, prior to the issuance of any residential Certificates of Occupancy, however, no building permits will be issued until the flood channel has been graded in accordance with the approved plan;
- 4) 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;
- 5) 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;

- 6) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards;
 - a. Provide curb, gutter, sidewalk (both sides), 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. 55' half street right-of-way dedication along all section lines and 40' 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 East/West Collector to be 48' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 80' of half street right-of-way through the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
- 7) 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;
- 8) 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;
- 9) 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;
- 10) 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;
- 11) at Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
- 12) 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;

- 13) 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;
- 14) 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';
- 15) intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street; the intersection of Santa Cruz Trail at Teel Road does not meet the spacing requirement;
- 16) 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;
- 17) 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;
- 18) 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;
- 19) 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, developer shall contribute toward the total cost of a traffic signal at the intersections of Anderson Road and Maricopa-Casa Grande Highway, Anderson Road and Santa Cruz Trail, Anderson Road and Teel Road, Teel Road and Santa Cruz Trail;
- 20) 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;
- 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) at the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to contribute \$237.00, plus an annual inflation rate of 3.5%, per lot for 2,740 lots of the total proposed residential lots based upon Exhibit 19- Prorated Fee Schedule in the Maricopa Subregional Transportation Study;
- 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 (CNN)**; and
 - 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 Casa Grande Elementary #4 and the Casa Grande High School District #82, that all applicable school concerns/issues have been resolved to the satisfaction of the respective Districts, 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 Santa Cruz, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors;
- 30) development of the 4157 lot subdivision (Santa Cruz) shall be in conformance with Planning Case PZ-PD-012-05, 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 (Santa Cruz) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional 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 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;
- 35) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Santa Cruz Ranch Master Planned Community remains in open space, with a 3.5 DU/acre density for single family dwellings;
- 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 lines, canals and utility corridor easements on the plats. Gas line, power lines, canals and utility corridor easements (minimum width twenty (20) feet) shall be designated as useable open space in the form of linear parks with trails. Trails shall be meandering, 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/curb;
- 40) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 41) the applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following:
 - a. Notice that the subject property is adjacent to Ak-Chin Indian Community and, which may be developed for any possible land use in the future;
- 42) the applicant/owner shall provide and record an agricultural spray easement for the subject property as it borders the Ak-Chin Community lands;
- 43) at the time of construction; the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the high probability to encounter significant cultural resources and possible human remains;
- 44) 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);**

- 45) 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;
- 46) applicant/owner shall build a minimum of the following sports fields: 3 softball fields, 2 soccer fields, and 1 youth baseball field. Of the above, the following fields must have lights that will allow nighttime play: 1 softball field and 1 youth baseball field. All fields must be constructed prior to the first building permits for the development phase in which they are located or are immediately adjacent to. Fields shall be located in areas that will allow for parking and for minimal impact to adjacent residents. Lights shall be full cutoff light fixtures;
- 47) 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 PLANS 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;
- 48) the final plat/map title (**REQUIRED BY A.R.S. § 11-481**) shall include:
- Type of map or plat;
 - Name of subdivision and description with township, range and section;
 - Name of the owner of record;
 - 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;
- 49) **WITH FINAL PLAT SUBMITTAL PROVIDE ONE (1) COPY OF A CURRENT TITLE REPORT, COMPILED WITHIN SIXTY (60) DAYS PRIOR TO SUBMITTAL;**
- 50) with final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable;
- 51) 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;**
- 52) 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; and
- 53) approval of the Tentative PAD Plat shall be effective for one year, but may be extended upon reapplication and review by the Commission.

PLEASE FOLLOW THE ATTACHED STANDARD WORDING FOR FINAL PLATS AND RETURN THE FINAL PLAT (FOUR (4) COPIES), TOGETHER WITH ASSOCIATED DOCUMENTATION AS SPECIFIED ABOVE, FOR REVIEW AND APPROVAL.

Upon receipt of the Final Plat, with review and approval of the specific documents requested by the appropriate agencies, the Planning Director shall secure Final Plat approval as set forth in Section 308 of the Pinal County Subdivision Regulations.

Thank you for your consideration and cooperation in this land use matter.

Sincerely,



D. R. Rittenback, Deputy Director

Attachment:

xc:

Lester Chow

Santa Cruz Land Company, LLC

Coe & Van Loo Consultants, Inc.

Casa Grande Elementary #4

Casa Grande High School #82

Ak-Chin Indian Community

File: S-026-05

CASE NO PZ-012-05

STIPULATIONS OF UNDERSTANDING

- 1) Approval of this zone change 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
- 2) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-012-05) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 3) the applicant/owner shall grant and record an agricultural spray easement to all adjacent farm owner/operators include in the CC&Rs references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 4) the applicant/owner/developer shall attend Site Plan Review meeting(s) with Planning and Development Services staff prior to applying for a development permit for the commercial portion of the overall Santa Cruz Ranch project Site Plan Review shall include landscaping plans
- 5) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval
- 6) provide two copies of a grading and drainage plan for the site The plan shall provide retention for the 100-year 1-hour storm waters in a common retention area to be maintained by the homeowner s association
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards and as recommended by the Traffic Impact Analysis
- 8) provide a minimum of 55 of public right-of-way for all section line roads and 40 for all mid-section line roads or as approved by the County Engineer
- 9) submit a certified A L T A –survey with the Tentative Plat application
- 10) at the time of final zone change/Planned Area Development (PAD) approval by the Board of Supervisors the applicant/owner agrees to contribute \$59 00 per lot for the proposed residential lots based upon Exhibit 19 in the Maricopa Subregional Transportation Study and
- 11) should the requested 1910 6± acre parcel to plan and develop the 6 288 lot (2 118 lots if the TR zone is developed with a non residential use) mixed use Santa Cruz Ranch Planned Area Development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

CASE NO PZ PD-012-05

STIPULATIONS

- 1) 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-012-05
- 2) 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
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-012-05) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance 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-012-05 and PZ-PD-012-05 the stipulations shall govern
- 5) on all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patio etc
- 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) prior to final plat approval the applicant/owner shall provide written verification from the Casa Grande School District that applicable school concerns/issues have been resolved to the satisfaction of the District
- 8) 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) and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
- 9) 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**),
- 10) 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
- 11) all construction activity must conform to the Earthmoving Activity

- requirements of the Pinal County Air Quality Control District
- 12) approval of this zone change/PAD request will allow the applicant/owner during construction to provide for construction trailer(s) and associated parking
 - 13) applicant shall build a minimum of the following sports fields 3 softball fields 2 soccer fields and 1 youth baseball field Of the above the following fields must have lights that will allow nighttime play 1 softball field and 1 youth baseball field All fields must be constructed prior to the first building permits for the development phase in which they are located or are immediately adjacent to Fields shall be located in areas that will allow for parking and for minimal impact to adjacent residents Lights shall be full cutoff light fixtures
 - 14) 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
 - 15) 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 prior to the recordation of the final plat
 - 16) all residential parcels will be removed from the special flood hazard areas ^{as} designated by FEMA prior to the issuance of any residential building permits *as owner*
 - 17) 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
 - 18) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards
 - a Provide curb gutter sidewalk on both sides 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 55 half street right-of-way dedication along all section lines and 40 half street right-of-way dedication along all mid-section lines or as approved by the County Engineer
 - 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

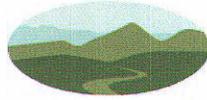
per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer

- e The minimum paving width for Miller Road Anderson Road and Teel Road West of Anderson shall be a minimum of 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 and full width improvements within the subdivision. 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 Teel Road East of Anderson Road to be 48 (back-of-curb to back-of-curb) with a structural section of 8 of Class 1 aggregate base and 3 of asphalt concrete within 80 of street right-of-way throughout the interior of the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
 - g A 28 paved access shall be provided to the site to meet current Pinal County Standards
- 19) 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
 - 20) 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
 - 21) 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
 - 22) 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
 - 23) at Final Plat submittal provide a copy of the computer closure for the subdivision boundary
 - 24) 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
 - 25) 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
 - 26) 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
 - 27) 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
- 28) 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.
 - 29) 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.
 - 30) at the time of the final plat approval by the Board of Supervisors the applicant/owner agrees to contribute \$ 178 plus an annual inflation rate of 3.5% per lot for the proposed residential lots (and \$ 891 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.
 - 31) 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.
 - 32) front setback on all lots will be 20' from the face of the garage to the back of the sidewalk, and
 - 33) should the requested development not commence within 18 months of the Pinal County Board of Supervisors approval of this Planned Area Development (PAD) Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

S-033-06

S-033-06



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: July 19, 2012 *(continued from January's hearing)*

Case Number: S-033-06

Case Coordinator: Dedrick Denton

Subdivision Name: Santa Cruz Ranch Units 4&5

Landowner/Developer: SCR, LLC
9319 North 94th Way, #800
Scottsdale, AZ 85258

Agent: Jordan Rose
Rose Law Group, pc
6613 North Scottsdale Road, #200
Scottsdale, AZ 85250

Comprehensive Plan: Moderate Low Density Residential & Open Space

Existing Zoning: CR-3/PAD & CB-1/PAD

Existing Uses: Currently, agricultural

Surrounding Land Uses: North: CR-3/PAD; Agricultural
East: CR-3/PAD; Agricultural
South: CR-3/PAD & SR; Scattered residential dwelling
West: SR; Scattered residential dwelling

Flood Zone: A "an area inundated by 100 year flooding, for which no BFEs have been established."

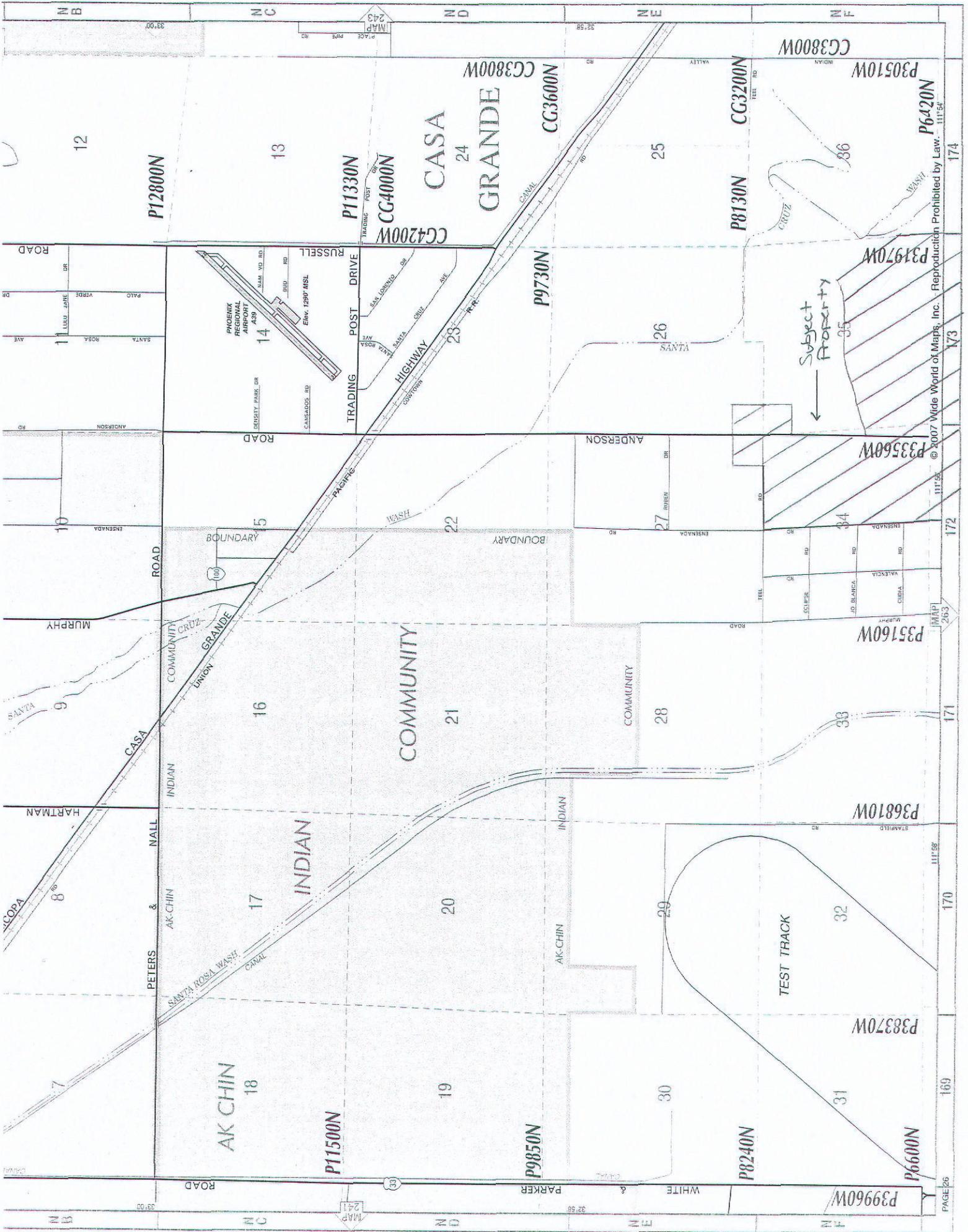
X "an area that is determined to be outside the 100 and 500 year floodplain."

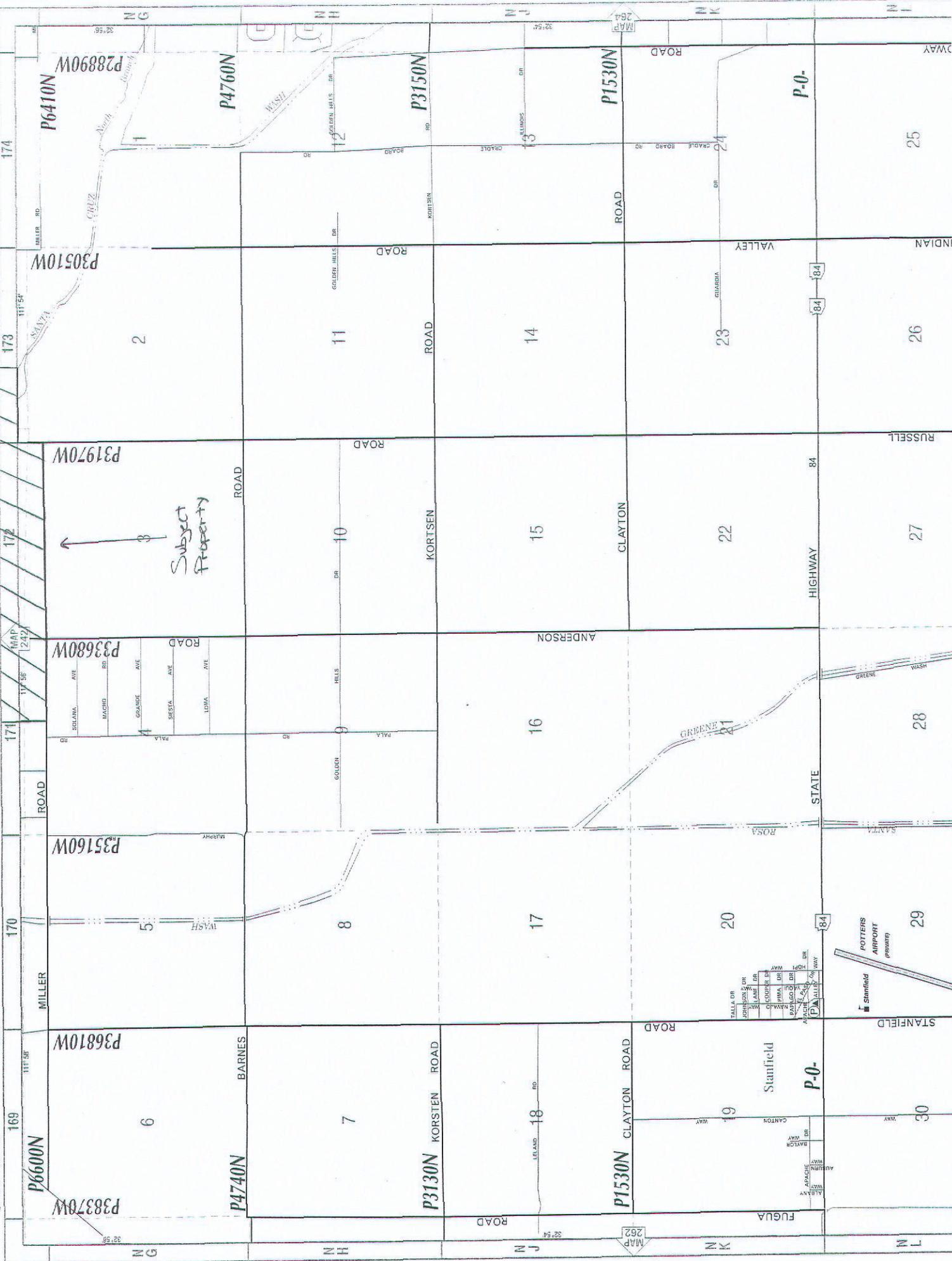
Location: The subject property is located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande.

Legal Description: A 674± acre parcel situated in a portion of Sections 26, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

Number of Lots: 2,030

Tax Parcel Numbers: 502-23-001 et al.





Subject Property

STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within and foregoing is a true and correct copy of the original as the same is on file in the office of the County Clerk, Pinal County, Arizona.
 My Commission Expires: _____
 County Clerk
 My Commission Expires: _____
 County Clerk



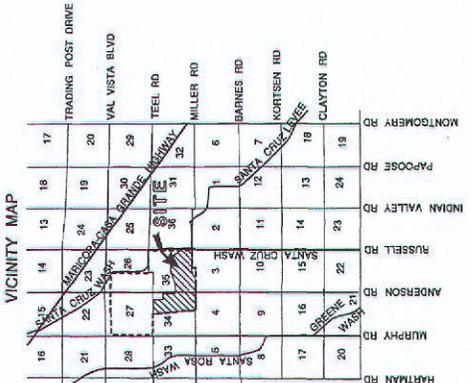
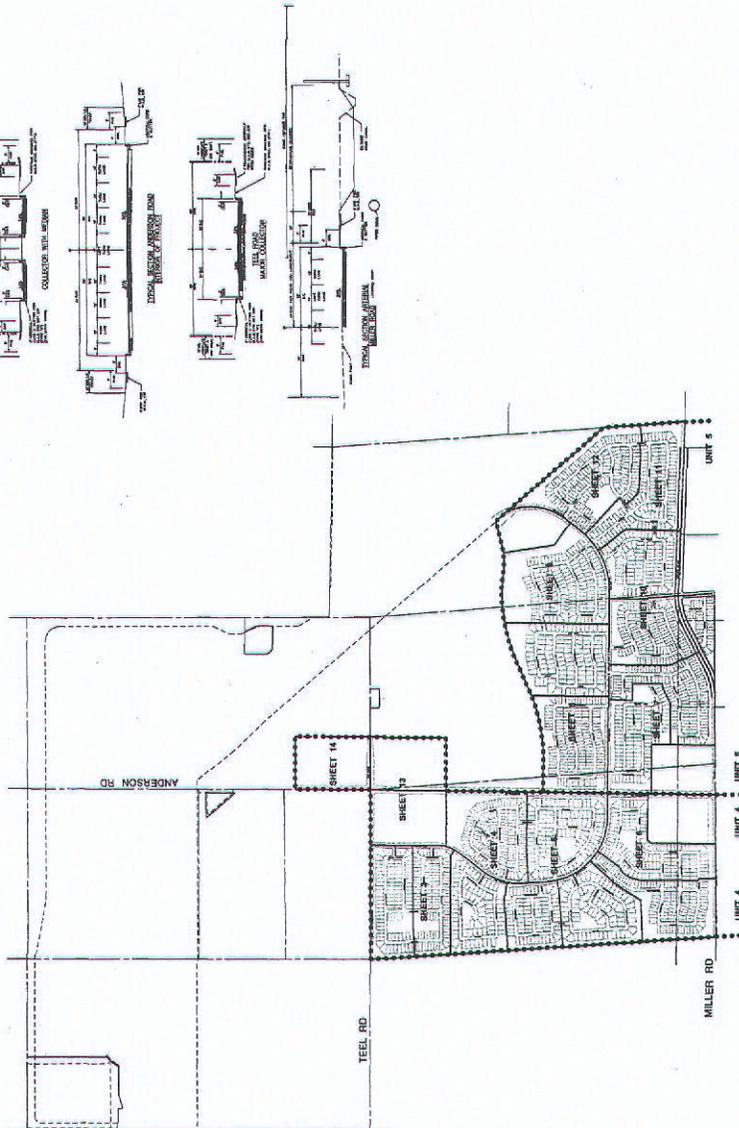
"SANTA CRUZ RANCH UNITS 4&5"

PORTIONS OF SECTIONS 26, 34, 35, T5S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCL LLC
 2665 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6881
 CONTACT: STEVE HELLOGS

LOT DIMENSIONS	MIN. LOT AREA	MIN. LOT WIDTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK
1/4 AC	7,500	35	10	5	5	10	5	5
1/2 AC	15,000	40	10	5	5	10	5	5
3/4 AC	22,500	45	10	5	5	10	5	5
1 AC	30,000	50	10	5	5	10	5	5
1.25 AC	37,500	55	10	5	5	10	5	5
1.5 AC	45,000	60	10	5	5	10	5	5
2 AC	60,000	70	10	5	5	10	5	5
3 AC	90,000	85	10	5	5	10	5	5
4 AC	120,000	100	10	5	5	10	5	5
5 AC	150,000	115	10	5	5	10	5	5
6 AC	180,000	130	10	5	5	10	5	5
8 AC	240,000	150	10	5	5	10	5	5
10 AC	300,000	175	10	5	5	10	5	5
12 AC	360,000	200	10	5	5	10	5	5
15 AC	450,000	225	10	5	5	10	5	5
20 AC	600,000	300	10	5	5	10	5	5
30 AC	900,000	450	10	5	5	10	5	5
40 AC	1,200,000	600	10	5	5	10	5	5
50 AC	1,500,000	750	10	5	5	10	5	5
60 AC	1,800,000	900	10	5	5	10	5	5
75 AC	2,250,000	1125	10	5	5	10	5	5
100 AC	3,000,000	1500	10	5	5	10	5	5



PARCEL NO.	OWNER	AREA (AC)	USE
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LEGEND:
 EXISTING CONTOUR
 EXISTING WATER
 EXISTING SEWER
 PROPOSED WATER
 PROPOSED SEWER
 PROPOSED VALVE
 PROPOSED MANHOLE
 PROPOSED CLEANOUT
 FIRE HYDRANT
 WELL SITE

TAX PARCELS: 502-14-002A, 502-23-001, 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA
 EXISTING ZONING: UNCLASSIFIED
 PLANNED AREA DEVELOPMENT: 2003 AC
 NET COMMERCIAL AREA: 84,000 AC
 NET RESIDENTIAL AREA: 548,818 AC
 TOTAL LOT YIELD: 2000 LOTS
 TOTAL OPEN SPACE PROVIDED: 118,10 AC @ 20% O/S
 NET RESIDENTIAL DENSITY: 3.46 DU/AC

UTILITIES
 WATER: GLOBAL WATER RESOURCES
 SEWER: SOUTHWEST GAS CORPORATION
 GAS: SOUTHWEST GAS CORPORATION
 TELEPHONE: DWEST
 CABLE: DWEST
 FIRE: REGIONAL FIRE AND RESCUE DEPT.
 POLICE: PINAL COUNTY OFFICE OF THE SPT.

NOTE:
 1. THIS PROJECT IS SUBJECT TO THE LOCAL COUNTY ORDINANCES.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS DEVELOPMENT IS TO BE SUBMITTED, REVIEWED AND DEVELOPED AS TWO LOTS AND NEAR VARIOUS ADJACENT TO ANY OTHER AREAS HAVE A 1" VERTICAL CLEARANCE OVER ANY EXISTING UTILITIES.
 4. ALL UTILITIES TO BE UNBARRICADED UNLESS OTHERWISE NOTED.
 5. ALL UTILITIES TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

CVL
 COE & VAN LOO CONSULTANTS, INC.
SANTA CRUZ RANCH TENTATIVE PLAT
 CVL# 750003
 DATE: 6/30/2005

PINAL COUNTY PROJECT #: 5-025-35
 SHEET 1 OF 14

BENCHMARK:
 A STAINLESS STEEL ROD IN SLEEVE STAMPED 8-42 (98), 0.1 MILES SOUTHEAST ALONG THE SOUTHERN PACIFIC RAILROAD FROM THE MARICOPA RAILROAD CROSSING, IN TOWNSHIP 5 SOUTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN PER ELEVATION 1173.77 (NAVD83 DATUM)

PARCEL MAP AND SHEET INDEX
 SHEET BOUNDARY
 - - - - - PARCEL BOUNDARY
 ***** PHASE LINE

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS IS NORTH 00°10'00" EAST ALONG THE WEST LINE OF TRACT 37, TOWNSHIP 5 SOUTH RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN PER GOVERNMENT LAND OFFICE PLANS.

DATE: JUN 05 2006
 TIME: 14:05
 FILE: C:\35025\35025.dwg



I hereby certify that this plat conforms to the laws of the State of Arizona and the County of Pinal. I am a duly qualified official of the County of Pinal.

Notary Public
Name: _____
Address: _____
City: _____
State: _____
Date: _____

**PARTS OF SECTIONS 28, 34 AND 36 T15S
R1E OF THE GULF AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
SCL, LLC
2305 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 381-2010
(602) 381-2038 FAX
CONTACT: TREN FULSTAN

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-8831
(602) 284-8303 (FAX)
CONTACT: STEVE RALLOG

**TAX PARCELS: 502-14-002A, 502-23-001,
502-24-001B, 502-24-02B, 502-24-02D**

SITE DATA

DESIGNED ZONING: PLANNED AREA DEVELOPMENT
TOTAL MAXIMUM AREA: 67.83 AC.
NET COMMERCIAL AREA: 66.00 AC.
NET RESIDENTIAL AREA: 68.83 AC.
TOTAL LOT YIELD: 2000 LOTS
NET OPEN SPACE PROVIDED: 116.16 AC/20.13%
NET RESIDENTIAL DENSITY: 3.48 D.U./AC.

UTILITIES

WATER: GLOBAL WATER SERVICES
SEWER: GLOBAL WATER SERVICES
ELECTRIC: ELECTRICAL DISTRICT #18
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: WEST
FIRE: REGIONAL FIRE AND RESCUE DISTRICT #1
POLICE: PINAL COUNTY SHERIFF'S OFFICE

NOTE: UTILITIES TO BE LOCATED/LANDINGS BY THE PINAL COUNTY.
1. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVER A DISTRICT.
2. THIS DEVELOPMENT IS TO BE SUBMITTED, PROCESSED AND DEVELOVED AS TWO
4.50 AC AND NEAR VARIES ADJACENT TO ANY OPEN SPACE AREAS HAVE A VEHICULAR
NON-ACCESS EASEMENT
3. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
TENTATIVE PLAT**
C/L# 750003
DATE: 6/30/2005

TRACT TABLE PARCEL B5.6		
TRACT LABEL	AREA (AC)	USE
A	0.00	LANDSCAPE
B	0.00	LANDSCAPE
C	0.00	LANDSCAPE
D	0.00	LANDSCAPE
E	0.00	LANDSCAPE
F	0.00	LANDSCAPE
G	0.00	LANDSCAPE
H	0.00	LANDSCAPE
I	0.00	LANDSCAPE
J	0.00	LANDSCAPE
K	0.00	LANDSCAPE
L	0.00	LANDSCAPE
M	0.00	LANDSCAPE
N	0.00	LANDSCAPE
O	0.00	LANDSCAPE
P	0.00	LANDSCAPE
Q	0.00	LANDSCAPE
R	0.00	LANDSCAPE
S	0.00	LANDSCAPE
T	0.00	LANDSCAPE
U	0.00	LANDSCAPE
V	0.00	LANDSCAPE
W	0.00	LANDSCAPE
X	0.00	LANDSCAPE
Y	0.00	LANDSCAPE
Z	0.00	LANDSCAPE
TOTAL	0.00	

TRACT TABLE PARCEL B4.9		
TRACT LABEL	AREA (AC)	USE
A	0.00	LANDSCAPE
B	0.00	LANDSCAPE
C	0.00	LANDSCAPE
D	0.00	LANDSCAPE
E	0.00	LANDSCAPE
F	0.00	LANDSCAPE
G	0.00	LANDSCAPE
H	0.00	LANDSCAPE
I	0.00	LANDSCAPE
J	0.00	LANDSCAPE
K	0.00	LANDSCAPE
L	0.00	LANDSCAPE
M	0.00	LANDSCAPE
N	0.00	LANDSCAPE
O	0.00	LANDSCAPE
P	0.00	LANDSCAPE
Q	0.00	LANDSCAPE
R	0.00	LANDSCAPE
S	0.00	LANDSCAPE
T	0.00	LANDSCAPE
U	0.00	LANDSCAPE
V	0.00	LANDSCAPE
W	0.00	LANDSCAPE
X	0.00	LANDSCAPE
Y	0.00	LANDSCAPE
Z	0.00	LANDSCAPE
TOTAL	0.00	

TRACT TABLE PARCEL B4.1		
TRACT LABEL	AREA (AC)	USE
A	0.00	LANDSCAPE
B	0.00	LANDSCAPE
C	0.00	LANDSCAPE
D	0.00	LANDSCAPE
E	0.00	LANDSCAPE
F	0.00	LANDSCAPE
G	0.00	LANDSCAPE
H	0.00	LANDSCAPE
I	0.00	LANDSCAPE
J	0.00	LANDSCAPE
K	0.00	LANDSCAPE
L	0.00	LANDSCAPE
M	0.00	LANDSCAPE
N	0.00	LANDSCAPE
O	0.00	LANDSCAPE
P	0.00	LANDSCAPE
Q	0.00	LANDSCAPE
R	0.00	LANDSCAPE
S	0.00	LANDSCAPE
T	0.00	LANDSCAPE
U	0.00	LANDSCAPE
V	0.00	LANDSCAPE
W	0.00	LANDSCAPE
X	0.00	LANDSCAPE
Y	0.00	LANDSCAPE
Z	0.00	LANDSCAPE
TOTAL	0.00	

STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office records of this County in Calendar Year 2006.

Recorded at _____
 Date of Recording _____
 Recorder's Name _____
 Recorder's Title _____
 Deputy



PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SQR LLC
 14815 LUGBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 981-2000 FAX
 (602) 981-2000

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 14815 LUGBACK ROAD SUITE 200
 PHOENIX, ARIZONA 85016
 (602) 984-6831
 (602) 984-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
 2000 U.S. AC.
 2000 U.S. AC.
 NET COMMERCIAL AREA
 NET RESIDENTIAL AREA
 2000 U.S. AC.
 TOTAL OPEN SPACE PROVIDED
 116.18 AC. (20.15%
 NET RESIDENTIAL DENSITY
 3.48 UNITS/AC.

**B4.11
 COMMERC
 NET 18.91**

UTILITIES

WATER: GLOBAL WATER RESOURCES
 SEWER: GLOBAL WATER RESOURCES
 ELECTRIC: ELECTRICAL DISTRICT #8
 GAS: SOUTHWEST GAS CORPORATION
 CABLE: COMCAST
 FIBER: COMCAST
 POLICE: RESIDENTIAL FIRE AND RESCUE DPT.
 FIRE: PINAL COUNTY SHERIFFS DPT.

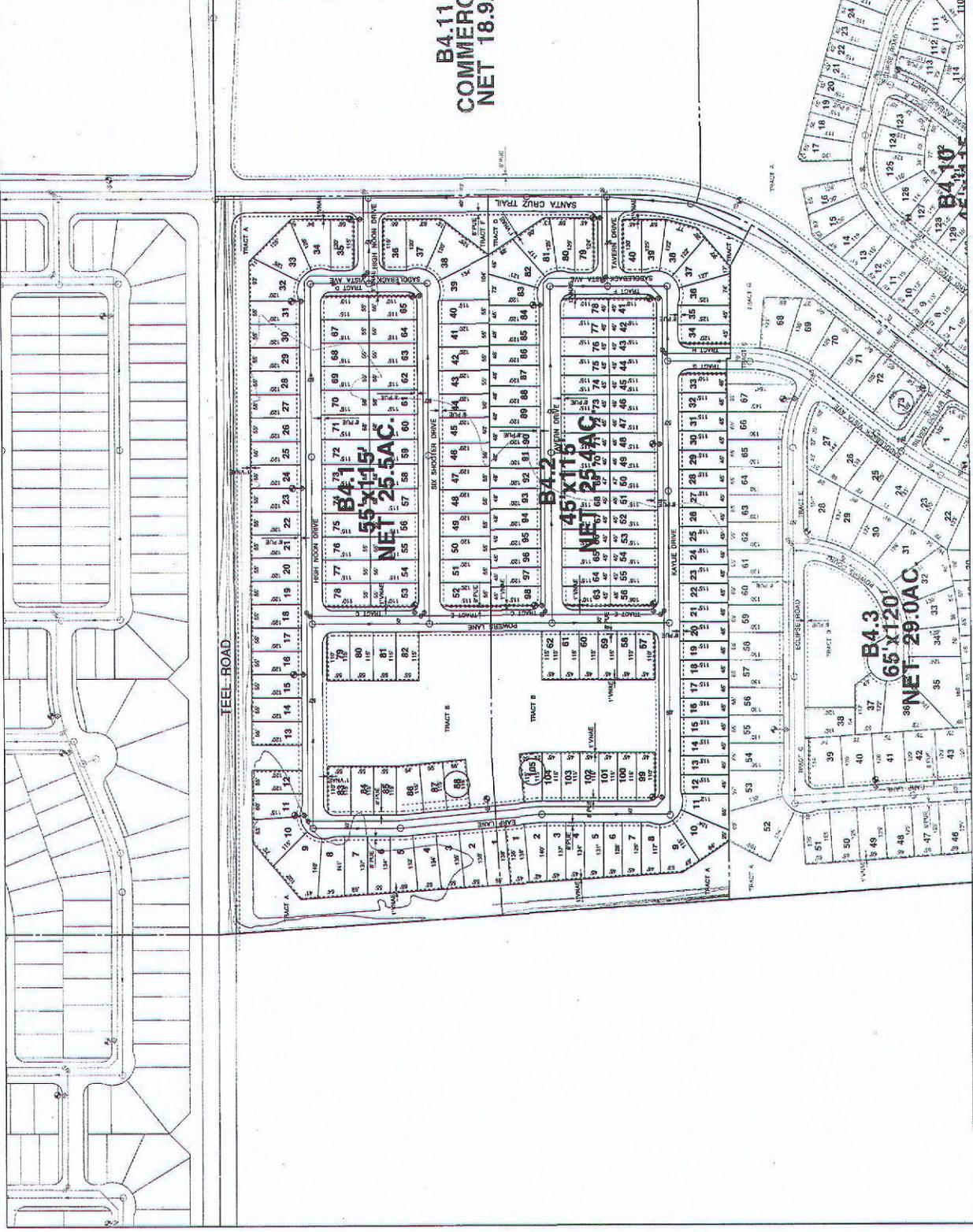
NOTE:
 1. ALL UTILITIES TO BE RELOCATED BY THE PROJECT CONTRACTOR.
 2. THE SANITATION IS TO BE COMPLETED, PROVIDED AND DEVELOPED AS TWO PHASES.
 3. ALL EXISTING UTILITIES OTHER THAN WATER TO BE REMOVED UNLESS OTHERWISE NOTED.
 4. ALL UTILITIES TO BE OWNED AND MAINTAINED BY THE PLANNED AREA DEVELOPER.



100' 50' 0
 SCALE: 1" = 100'

CVL
 COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 DATE: 05/02/06
 DATE: 05/02/06

PINAL COUNTY PROJECT #: 5-026-05
 SHEET 3 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above is a true and correct copy of the original as recorded in the County of Pinal, Arizona.

Recorded in: 500-24-002B
 Volume for filing and official use: _____
 Filed County: Pinal
 County: Pinal



PARTS OF SECTIONS 26, 34, AND 35 T15S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
 2555 E CAMEBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-5010
 (602) 381-5010 FAX

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4850 NORTH 19TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-6881
 (602) 294-4683 FAX
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

PLANNED AREA DEVELOPMENT
 87.83 AC.
 TOTAL MATURABLE AREA
 88.89 AC.
 NET COMMERCIAL AREA
 58.83 AC.
 NET RESIDENTIAL AREA
 2900 LOTS
 TOTAL LOT YIELD
 118.16 AC.
 NET RESIDENTIAL DENSITY
 3.16 DENSITY

UTILITIES

WATER
 GLOBAL WATER RESOURCES
 ELECTRICAL
 ELECTRICAL DISTRICT #1
 GAS
 SOUTHWEST GAS CORPORATION
 CABLE
 COWIEST
 PHONE
 REGIONAL FIBER OPTIC NETWORK
 POLICE
 PINAL COUNTY SHERIFFS DEPT.

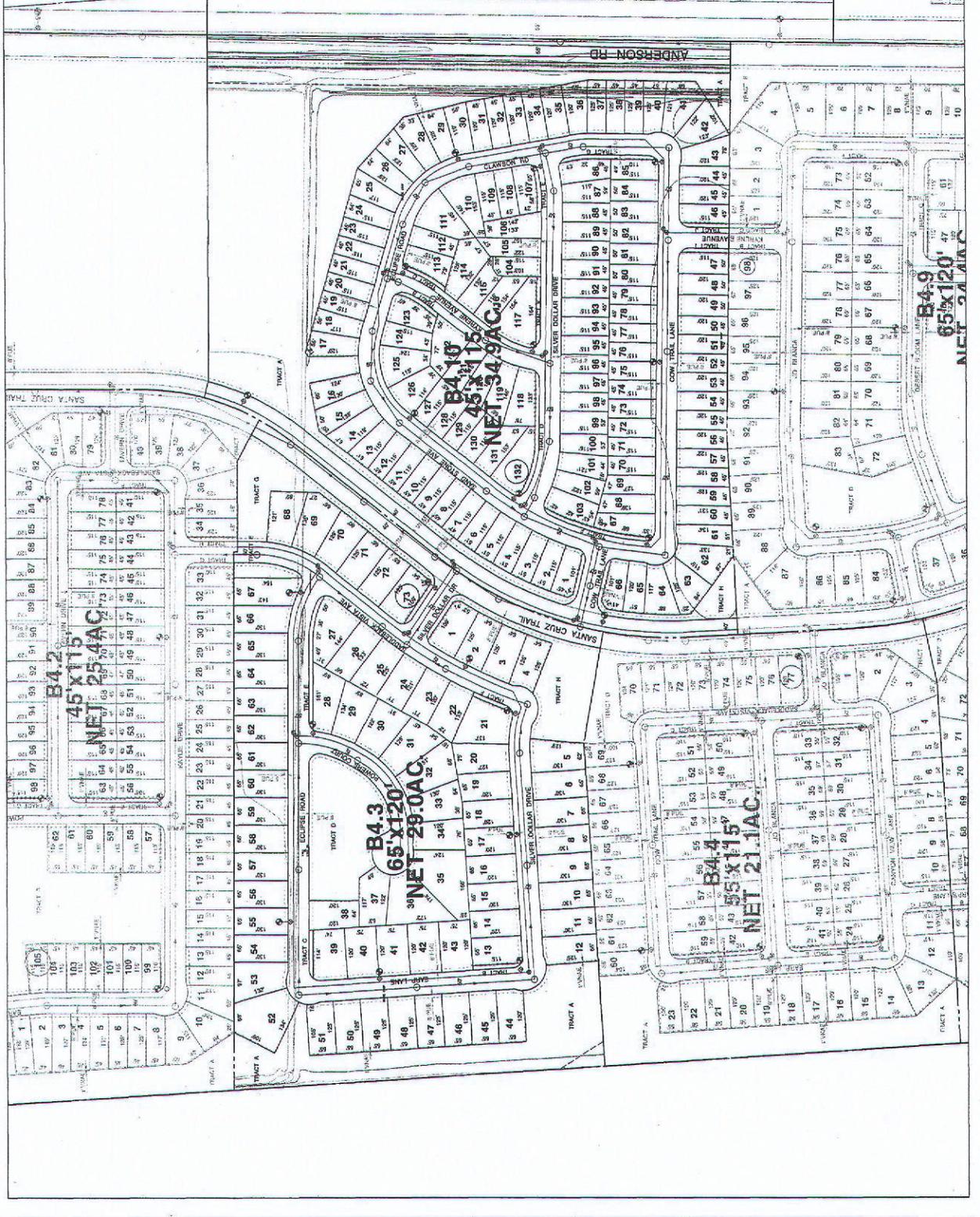
1. ALL UTILITIES TO BE MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVALS AS A PLANNED AREA DEVELOPMENT OBTAIN A PERMIT FROM THE PINAL COUNTY.
 3. PHASES TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO
 4. SIDE AND REAR YARDS ADJACENT TO ANY OFF-ROAD AREAS WITH A VEHICLE
 5. ALL UTILITIES TO BE MAINTAINED BY THE LOCAL OWNERS ASSOCIATION.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE LOCAL OWNERS ASSOCIATION.



100' 50' 0'
 SCALE: 1" = 100'

CYL
 COE & VAN LOO CONSULTANTS, INC.
 SANTA CRUZ RANCH
 TENTATIVE PLAT
 CVL# 750003
 DATE: 6/30/2005

PINAL COUNTY PROJECT #: 5-028-05
 SHEET 4 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within instrument is filed in the Public Records of this County at Tucson, Arizona, on this 15th day of June, 2005.
 Date: 6/15/05
 Wherein the grantor and grantee are:
 Grantor: Santa Cruz Ranch
 Grantee: Santa Cruz Ranch
 Recorder: [Signature]
 By: [Signature]

PLANNED AREA DEVELOPMENT
 598.00 AC.
 2000 LOTS
 118.19 AC/20.15%
 3.48 D.U./AC.

EXISTING ZONING: R-10
PLANNED AREA ZONING: R-10
NET RESIDENTIAL AREA: 598.00 AC.
TOTAL LOT YIELD: 2000 LOTS
TOTAL OPEN SPACE PROVIDED: 118.19 AC/20.15%
NET RESIDENTIAL DENSITY: 3.48 D.U./AC.

UTILITIES
 WATER: 4.33
 SEWER: 4.33
 GAS: 4.33
 TELEPHONE: 4.33
 CABLE: 4.33
 FIBRE: 4.33
 POLICE: 4.33

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 SOUTHWEST GAS CORPORATION
 COWEST
 COWEST
 REGIONAL FIRE AND RESCUE DEPT.
 PINAL COUNTY SHERIFFS DEPT.

NOTE: THESE UTILITIES ARE LOCATED WITHIN THE PLANNED AREA.
 2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 5. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 6. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.

OWNER/DEVELOPER:
 SCR, LLC
 2535 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 391-2010
 (602) 391-2000 FAX

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 7550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-4903
 (602) 254-4903 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 503-14-002A, 503-29-001, 502-24-0015, 502-24-0020, 502-24-0020

SITE DATA

UTILITIES

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 SOUTHWEST GAS CORPORATION
 COWEST
 COWEST
 REGIONAL FIRE AND RESCUE DEPT.
 PINAL COUNTY SHERIFFS DEPT.

NOTE: THESE UTILITIES ARE LOCATED WITHIN THE PLANNED AREA.
 2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 5. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 6. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.

PLANNED AREA DEVELOPMENT
 598.00 AC.
 2000 LOTS
 118.19 AC/20.15%
 3.48 D.U./AC.

EXISTING ZONING: R-10
PLANNED AREA ZONING: R-10
NET RESIDENTIAL AREA: 598.00 AC.
TOTAL LOT YIELD: 2000 LOTS
TOTAL OPEN SPACE PROVIDED: 118.19 AC/20.15%
NET RESIDENTIAL DENSITY: 3.48 D.U./AC.

UTILITIES
 WATER: 4.33
 SEWER: 4.33
 GAS: 4.33
 TELEPHONE: 4.33
 CABLE: 4.33
 FIBRE: 4.33
 POLICE: 4.33

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 SOUTHWEST GAS CORPORATION
 COWEST
 COWEST
 REGIONAL FIRE AND RESCUE DEPT.
 PINAL COUNTY SHERIFFS DEPT.

NOTE: THESE UTILITIES ARE LOCATED WITHIN THE PLANNED AREA.
 2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 5. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 6. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.

OWNER/DEVELOPER:
 SCR, LLC
 2535 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 391-2010
 (602) 391-2000 FAX

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 7550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-4903
 (602) 254-4903 (FAX)
 CONTACT: STEVE KELLOGG

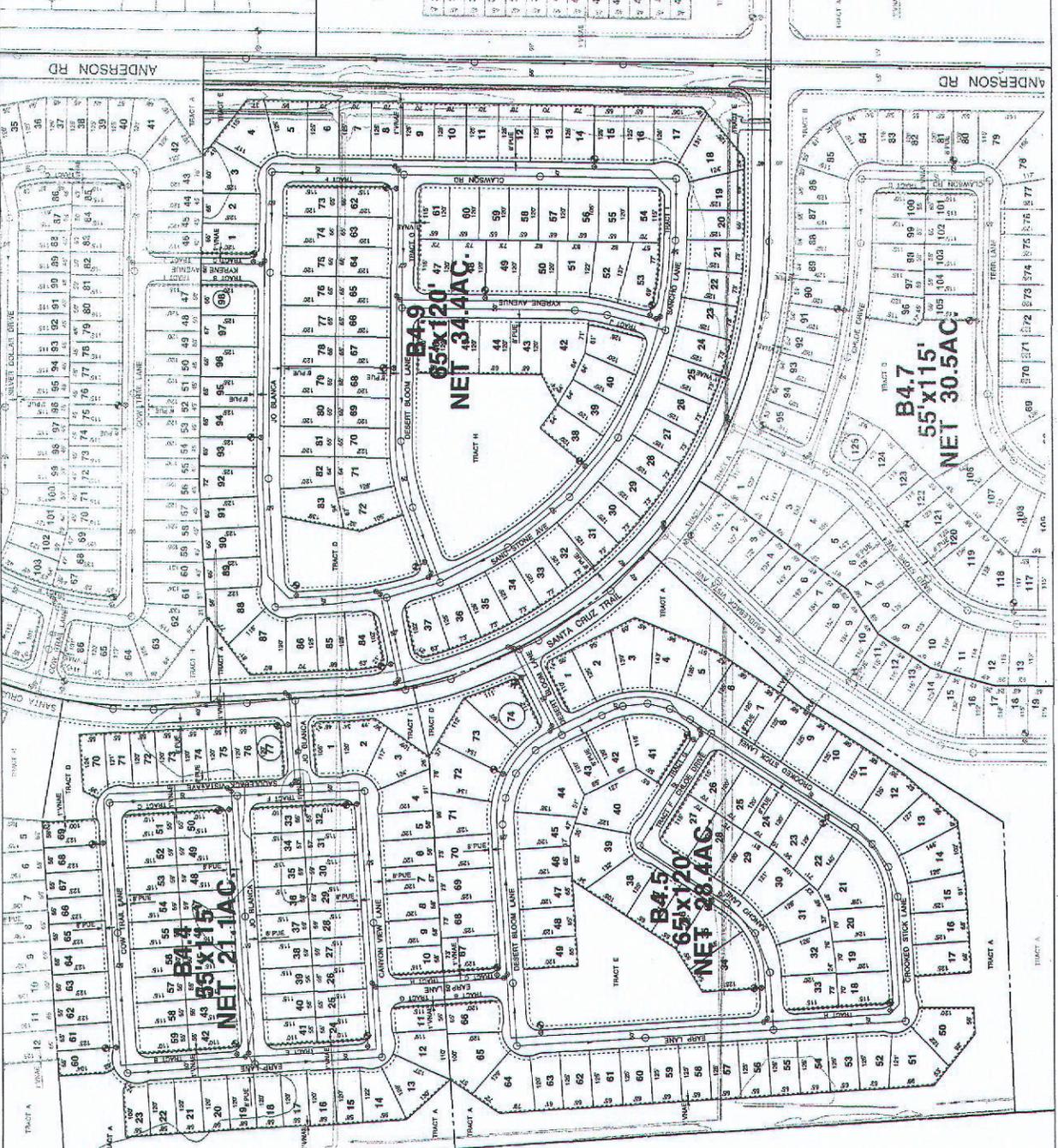
TAX PARCEL #S: 503-14-002A, 503-29-001, 502-24-0015, 502-24-0020, 502-24-0020

SITE DATA

UTILITIES

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 SOUTHWEST GAS CORPORATION
 COWEST
 COWEST
 REGIONAL FIRE AND RESCUE DEPT.
 PINAL COUNTY SHERIFFS DEPT.

NOTE: THESE UTILITIES ARE LOCATED WITHIN THE PLANNED AREA.
 2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 5. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 6. THE PHASES ARE TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.



SCALE: 1" = 100'

CVL
 COE & VAN LOO CONSULTANTS, INC.
SANTA CRUZ RANCH
TENTATIVE PLAT
 CIVIL ENGINEER
 DATE: 03/02/2005

PINAL COUNTY PROJECT # 5-0229-05
 SHEET 5 OF 14

STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County as follows:

Date: _____
 Requester: _____
 Name: _____
 Title: _____
 Signature: _____
 Printed Name: _____
 Title: _____
 Date: _____

OWNER/DEVELOPER:
 CCS LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2030 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 6200 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-4331
 (602) 254-4333 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING: _____
 TOTAL MASTER PLAN AREA: 672.81 AC
 TOTAL COMMERCIAL AREA: 186.59 AC
 TOTAL LOT AREA: 2000 LOTS
 TOTAL OPEN SPACE PROVIDED: 116.16 AC (20.1%)
 NET RESIDENTIAL DENSITY: 3.48 DU/AC

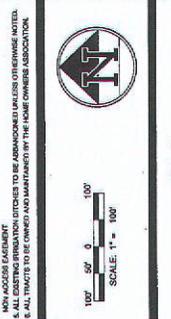
PLANNED AREA DEVELOPMENT: 672.81 AC
 TOTAL MASTER PLAN AREA: 672.81 AC
 TOTAL COMMERCIAL AREA: 186.59 AC
 TOTAL LOT AREA: 2000 LOTS
 TOTAL OPEN SPACE PROVIDED: 116.16 AC (20.1%)
 NET RESIDENTIAL DENSITY: 3.48 DU/AC

UTILITIES

WATER: GLOBAL WATER RESOURCES
 SEWER: GLOBAL WATER RESOURCES
 ELECTRICAL: ELECTRICAL DISTRICT #1
 GAS: SOUTHWEST GAS COMPANY
 TELEPHONE: VALLENORE
 CABLE: QWEST
 FIRE: REGIONAL FIRE AND RESCUE DPT.
 POLICE: PINAL COUNTY SHERIFF'S DPT.

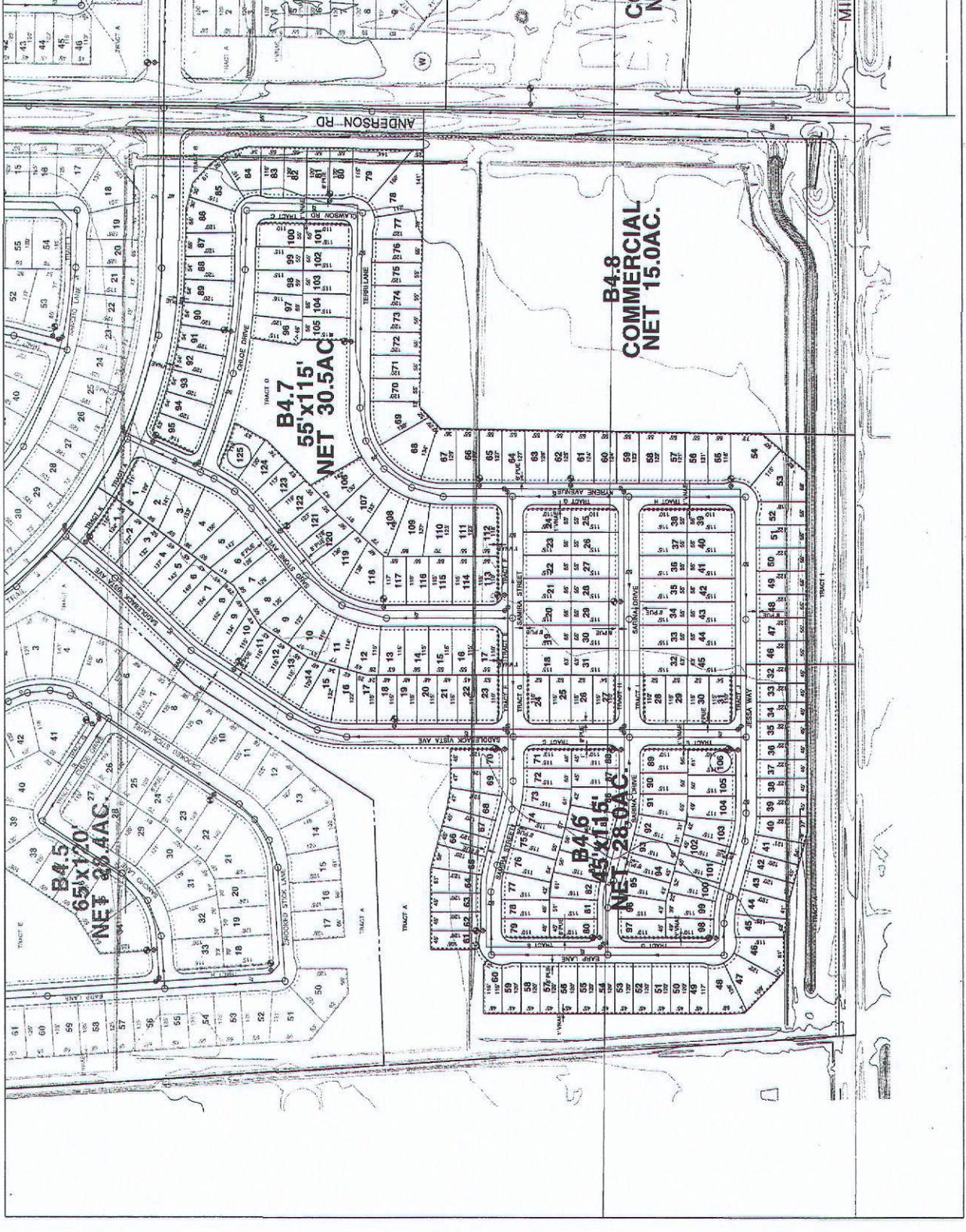
NOTES

1. ALL UTILITIES TO BE LOCATED AS SHOWN BY THE UTILITY DISTRICTS.
 2. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 3. PHASE 1 SHALL BE THE DEVELOPMENT OF THE COMMERCIAL DISTRICT.
 4. PHASE 2 SHALL BE THE DEVELOPMENT OF THE RESIDENTIAL DISTRICT.
 5. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 6. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 7. THE SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 8. ALL DISTRICTS SHOWN ON THIS PLAN ARE TO BE APPROVED BY THE APPLICABLE DISTRICT.
 9. ALL DISTRICTS SHOWN ON THIS PLAN ARE TO BE APPROVED BY THE APPLICABLE DISTRICT.
 10. ALL DISTRICTS SHOWN ON THIS PLAN ARE TO BE APPROVED BY THE APPLICABLE DISTRICT.



CYL
 COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVM #: 750003
 DATE: 6/20/2005

PINAL COUNTY PROJECT #: 5-022-05
 SHEET 6 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Conformity with the laws of the State of Arizona.

Date: _____
 Recorder: _____
 Pinal County
 Phoenix, Arizona



PARTS OF SECTIONS 28, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SFR LLC
 2555 E CAMELBACK SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2000 FAX
 (602) 381-2000 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4520 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8881
 (602) 264-4388 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-022B, 502-24-022D

SITE DATA

PLANNED AREA DEVELOPMENT 628.83 AC
 EXISTING ZONING R-10
 TOTAL MASTER PLAN AREA 268.84 AC
 TOTAL LOT AREA 268.84 AC
 TOTAL LOT YIELD 2000 LOTS
 TOTAL OPEN SPACE PROVIDED 118.16 AC @ 23.19%
 NET RESIDENTIAL DENSITY 3.46 DU/AC

UTILITIES

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 ELECTRICAL DISTRICT #8
 SOUTHWEST GAS COMPANY
 COWEST
 PINAL COUNTY SHERIFFS DEPT.
 PINAL COUNTY FIRE AND RESCUE DEPT.

NOTE:
 1. ALL UTILITIES TO BE LOCATED IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S UTILITIES MAPS AND RECORDS.
 2. THE EXISTING UTILITIES TO BE EXISTING AND TO BE DEVELOPED AS TWO
 3. THE EXISTING UTILITIES TO BE EXISTING AND TO BE DEVELOPED AS TWO
 4. THE EXISTING UTILITIES TO BE EXISTING AND TO BE DEVELOPED AS TWO
 5. THE EXISTING UTILITIES TO BE EXISTING AND TO BE DEVELOPED AS TWO



100' 50' 0'
 SCALE: 1" = 100'

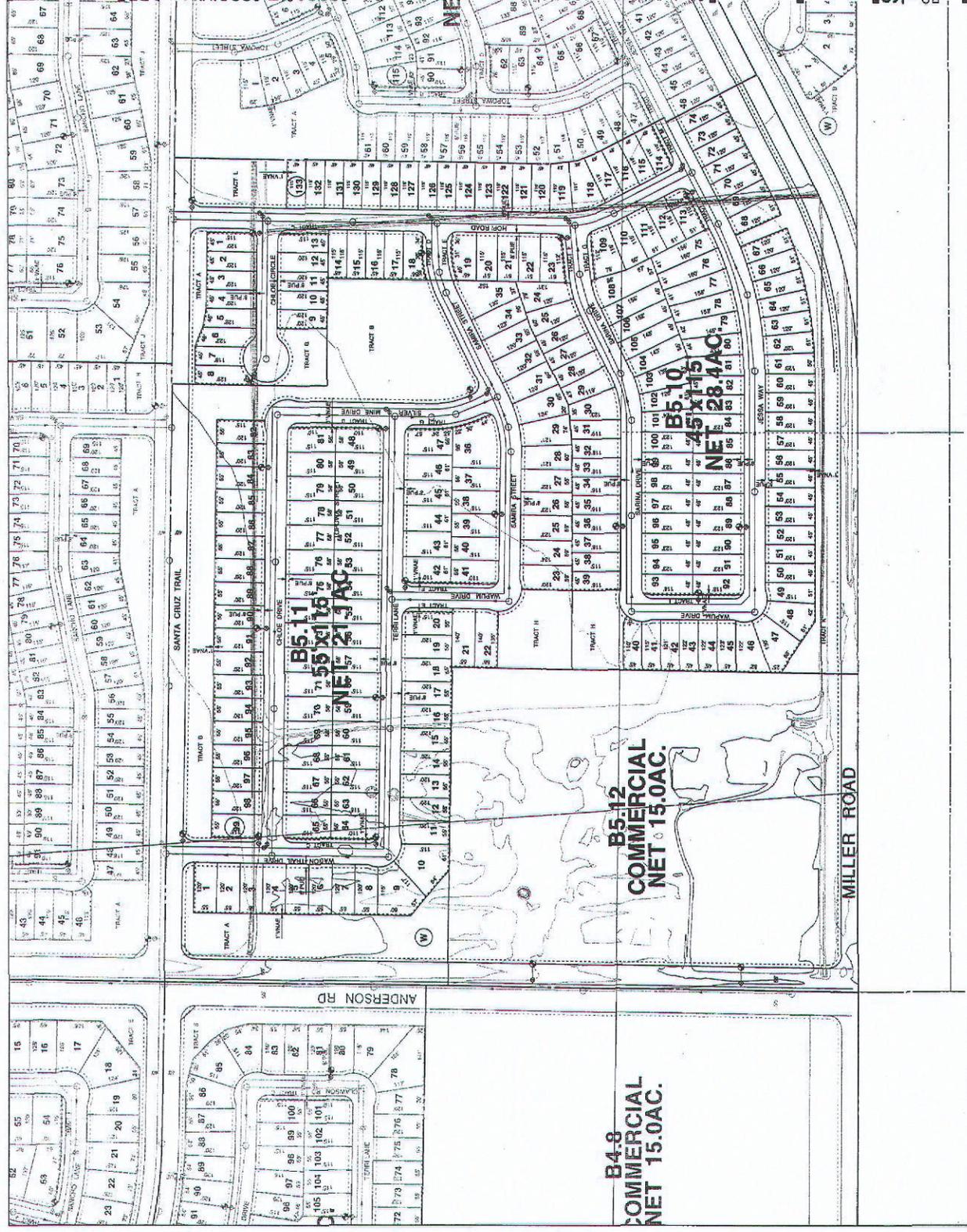


COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CYL # 250003
 DATE: 6/20/2005

PINAL COUNTY PROJECT # 5-026-05
 SHEET 7 OF 14



STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within instrument is the true and correct copy as the same appears in the County of Pinal, Arizona.

Notary Public
Pinal County, Arizona

PARTS OF SECTIONS 26, 34, AND 35 T8S
R1E OF THE GILA AND SALT RIVER BASINS
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR LLC
2555 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 381-2010
(602) 381-2000 FAX

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 19TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8831
(602) 264-4803 (FAX)
CONTACT: STEVE RELOGG

TAX PARCEL NOS. 502-14-0029A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA: 848.3 AC.
TOTAL LOT AREA: 200.0 AC.
TOTAL LOT YIELD: 200 LOTS
TOTAL OPEN SPACE PROVIDED: 118.16 AC (28.21%)
NET RESIDENTIAL DENSITY: 3.48 DU/AC

UTILITIES

WATER: GLOBAL WATER RESOURCES
SEWER: GLOBAL WATER RESOURCES
ELECTRIC: SOUTHWEST GAS CORPORATION
TELEPHONE: SOUTHWEST GAS CORPORATION
CABLE: OWEST
FIRE: REGIONAL FIRE AND RESCUE DEPT.
POLICE: PINAL COUNTY SHERIFF'S DEPT.

NOTE:
1. THE SUBMISSION IS TO BE SUBMITTED, PROCESSED AND REVIEWED AS TWO SEPARATE PROJECTS.
2. THE SUBMISSION IS TO BE SUBMITTED, PROCESSED AND REVIEWED AS TWO SEPARATE PROJECTS.
3. THE SUBMISSION IS TO BE SUBMITTED, PROCESSED AND REVIEWED AS TWO SEPARATE PROJECTS.
4. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



SCALE: 1" = 100'

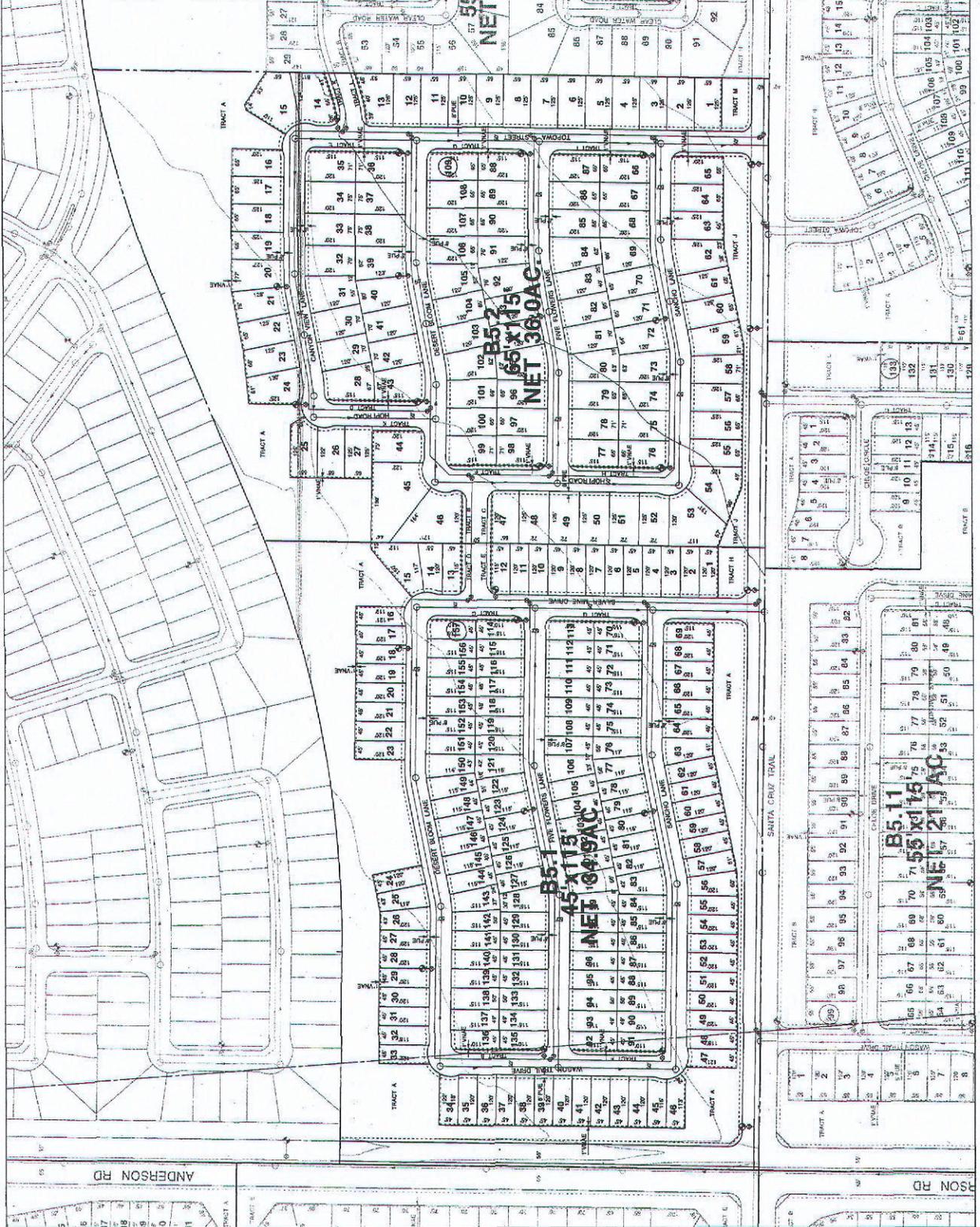


COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**

CWL# 750003
DATE: 6/20/2005

PINAL COUNTY PROJECT #: 4-0265-05
SHEET 8 OF 14



STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within mentioned is filed in the records of the County in Conformity with the laws of the State of Arizona.
Date: _____
Notary Public
My Commission Expires: _____
Notary Public
My Commission Expires: _____

PARTS OF SECTIONS 28, 34, AND 35 T6S
R1E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SER, LLC
2555 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 381-2010
(602) 381-2030 FAX

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6881
(602) 284-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

PLANNED AREA DEVELOPMENT
670.86 AC.
TOTAL WATER PLAN AREA
588.83 AC.
TOTAL RESIDENTIAL AREA
2000 LOTS
TOTAL OPEN SPACE PROVIDED
118.19 AC. (20.13%)
NET RESIDENTIAL DENSITY
3.46 DU/AC.

UTILITIES

WATER
SEWER
ELECTRIC
TELEPHONE
CABLE
FIRE
POLICE
NOTE:
1. ALL UTILITIES TO BE PROVIDED BY THE PUBLIC UTILITY COMPANY.
2. THE ABANDONED UTILITIES TO BE REMOVED AND RELOCATED AS TWO PHASES AS SHOWN ON THE ATTACHED UTILITY OVERLAY DISTRICT MAP.
3. ALL EXISTING UTILITIES TO BE REMOVED AND RELOCATED AS TWO PHASES AS SHOWN ON THE ATTACHED UTILITY OVERLAY DISTRICT MAP.
4. ALL UTILITIES TO BE PROVIDED AS SHOWN ON THE ATTACHED UTILITY OVERLAY DISTRICT MAP.



SCALE: 1" = 100'



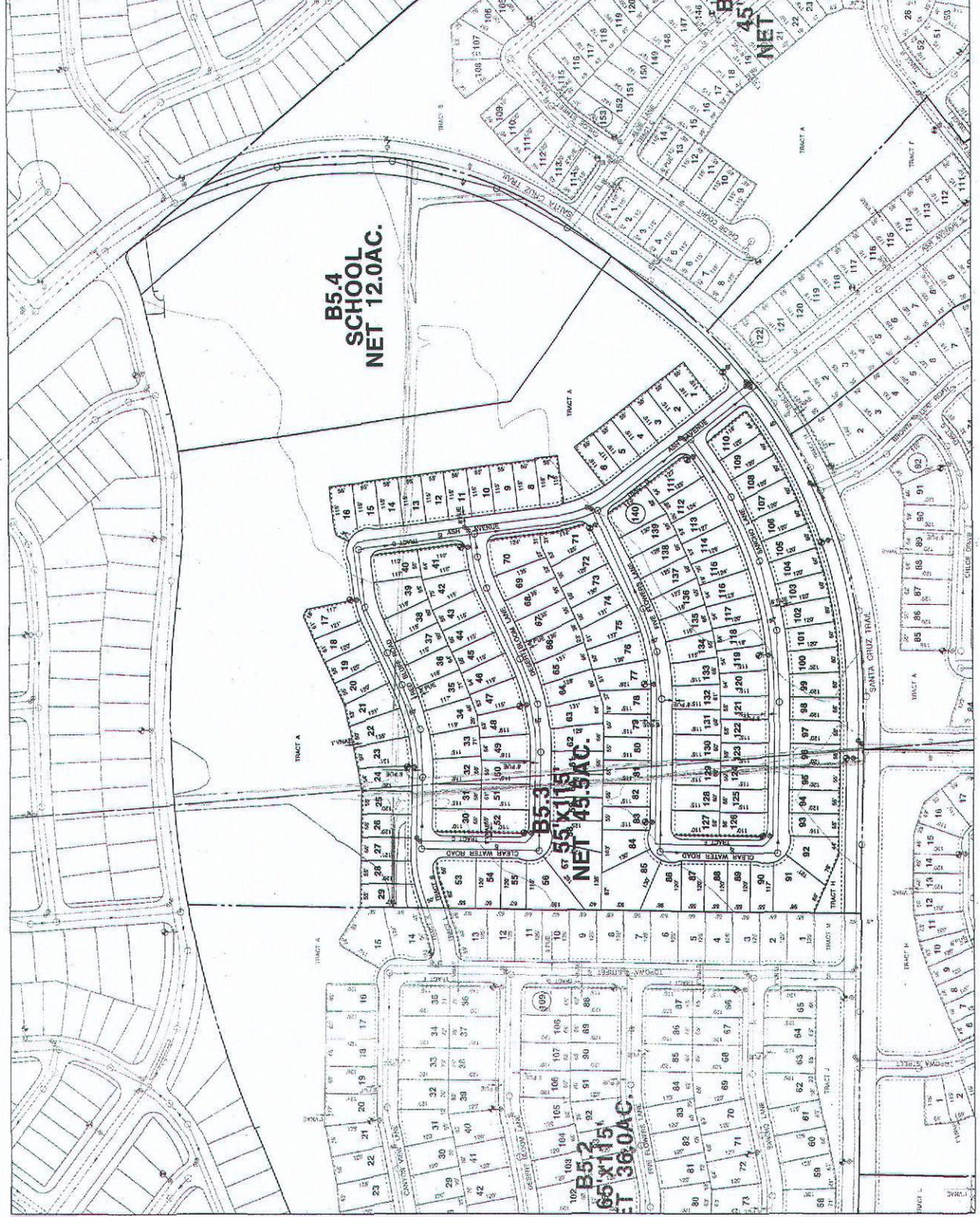
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**

FILE # 690003
DATE: 6/30/2005

SHEET 9 OF 14

PINAL COUNTY PROJECT # 5-028-05



STATE OF ARIZONA
 COUNTY OF PINAL



PARTS OF SECTIONS 34 AND 35, T8S
 R4E OF THE GOLD AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR LLC
 2855 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2000 FAX
 CONTACT: TIENTI FRUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8811
 (602) 264-4933 (FAX)
 CONTACT: STEVE RELOGG

TNY PARCELS: 603-14-022A, 502-23-001,
 502-24-001B, 502-24-022B, 502-24-022D

SITE DATA

PLANNED AREA DEVELOPMENT
 ZONING MAPS IN AN AREA
 88.83 AC
 10 NET COMMERCIAL AREA
 88.83 AC
 2000 LOTS
 118.16 AC (28.18%)
 2.40 DUA/C

UTILITIES

WATER
 GAS
 ELECTRIC
 SOUTHWEST GAS CORPORATION
 CABLE
 PHONE
 POLICE
 FIRE

GLOBAL WATER RESOURCES
 ELECTRICAL DISTRIBUTION
 SOUTHWEST GAS CORPORATION
 CABLE
 PHONE
 POLICE
 FIRE

- 1. THIS DEVELOPMENT IS TO BE SITED WITHIN THE PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
- 2. THIS DEVELOPMENT IS TO BE SITED WITHIN A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
- 3. THE DEVELOPMENT IS TO BE SITED WITHIN A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
- 4. THE DEVELOPMENT IS TO BE SITED WITHIN A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
- 5. THE DEVELOPMENT IS TO BE SITED WITHIN A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
- 6. THE DEVELOPMENT IS TO BE SITED WITHIN A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT

NOT A SURVEY
 THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING OR ARCHITECTURAL DESIGN.

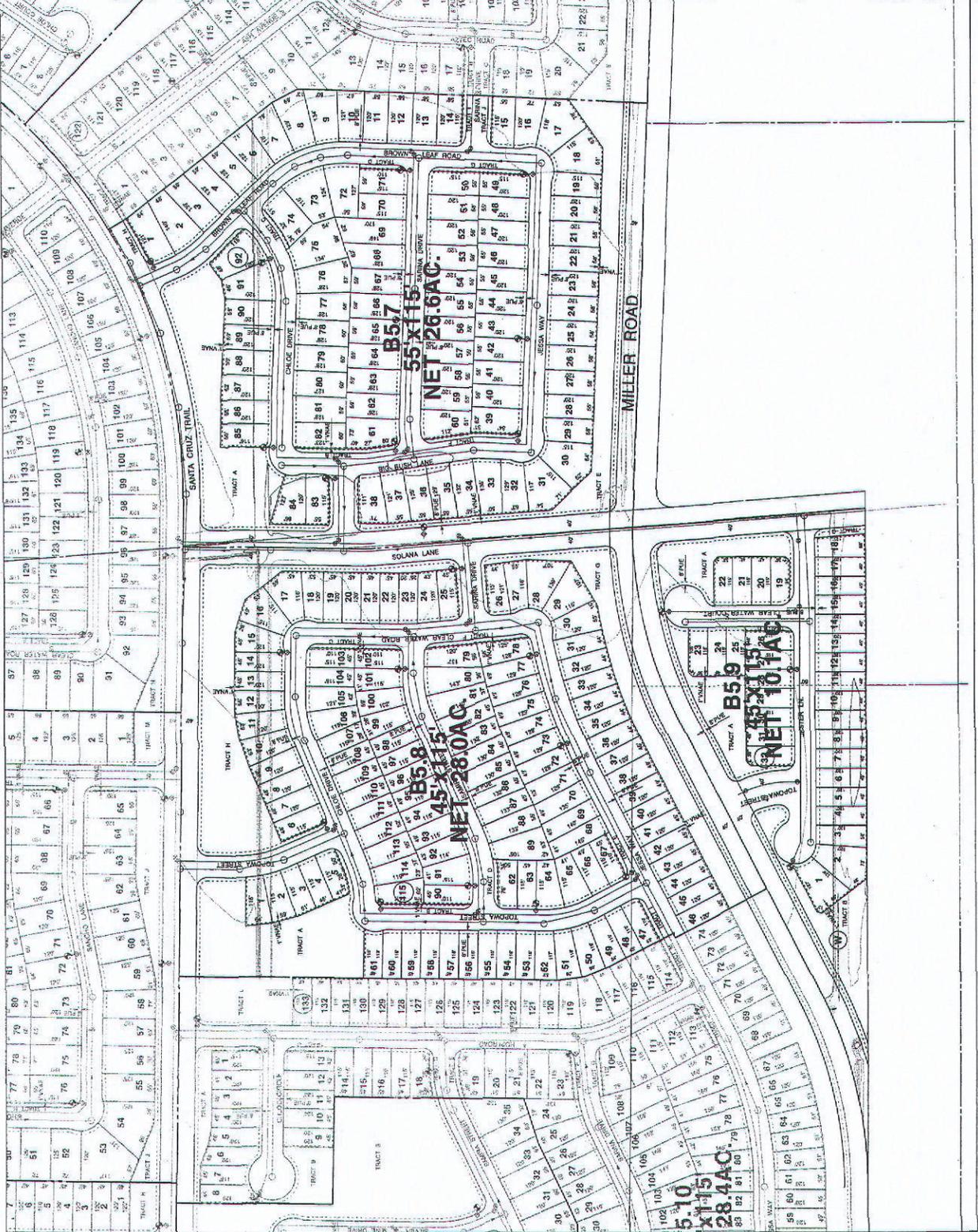


100' 50' 0' 100'
 SCALE: 1" = 100'



COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CML# 750003
 DATE: 6/30/2005

FINAL COUNTY PROJECT #: 5-028-05
 SHEET 100F-14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that this plat is correct, in accordance with the laws of the State of Arizona, and that the same is a true and correct copy of the original as the same appears in the office of the County Recorder.

Recorded at _____
 Pinal County
 Deputy

Whereof _____
 Acres are reserved and retained
 by the Recordor



**PARTS OF SECTIONS 26, 34, AND 35 T8S
 R1E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
 SCR, LLC
 2855 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2010
 (602) 381-2010 FAX
 CONTRACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-8831
 (602) 254-4303 (FAX)
 CONTACT: STEVE BELLOGG

**TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D**

SITE DATA

EXISTING ZONING: PLANNED AREA DEVELOPMENT
 TOTAL MASTER PLAN AREA: 670.93 AC.
 NET COMMERCIAL AREA: 88.83 AC.
 NET RESIDENTIAL AREA: 588.83 AC.
 TOTAL LOT YIELD: 2000 LOTS
 TOTAL OPEN SPACE PROVIDED: 118.84 AC (22.31%)
 NET RESIDENTIAL DENSITY: 3.46 UNITS/AC.

UTILITIES

WATER: GLOBAL WATER RESOURCES
 SEWER: GLOBAL WATER RESOURCES
 ELECTRIC: ELECTRICAL DISTRICT D1
 GAS: SOUTHWEST GAS CORPORATION
 TELEPHONE: CHEST
 CABLE: CHEST
 REGIONAL FIRE AND RESCUE DIST. #1
 POLICE: PINAL COUNTY SHERIFF'S DEPT.

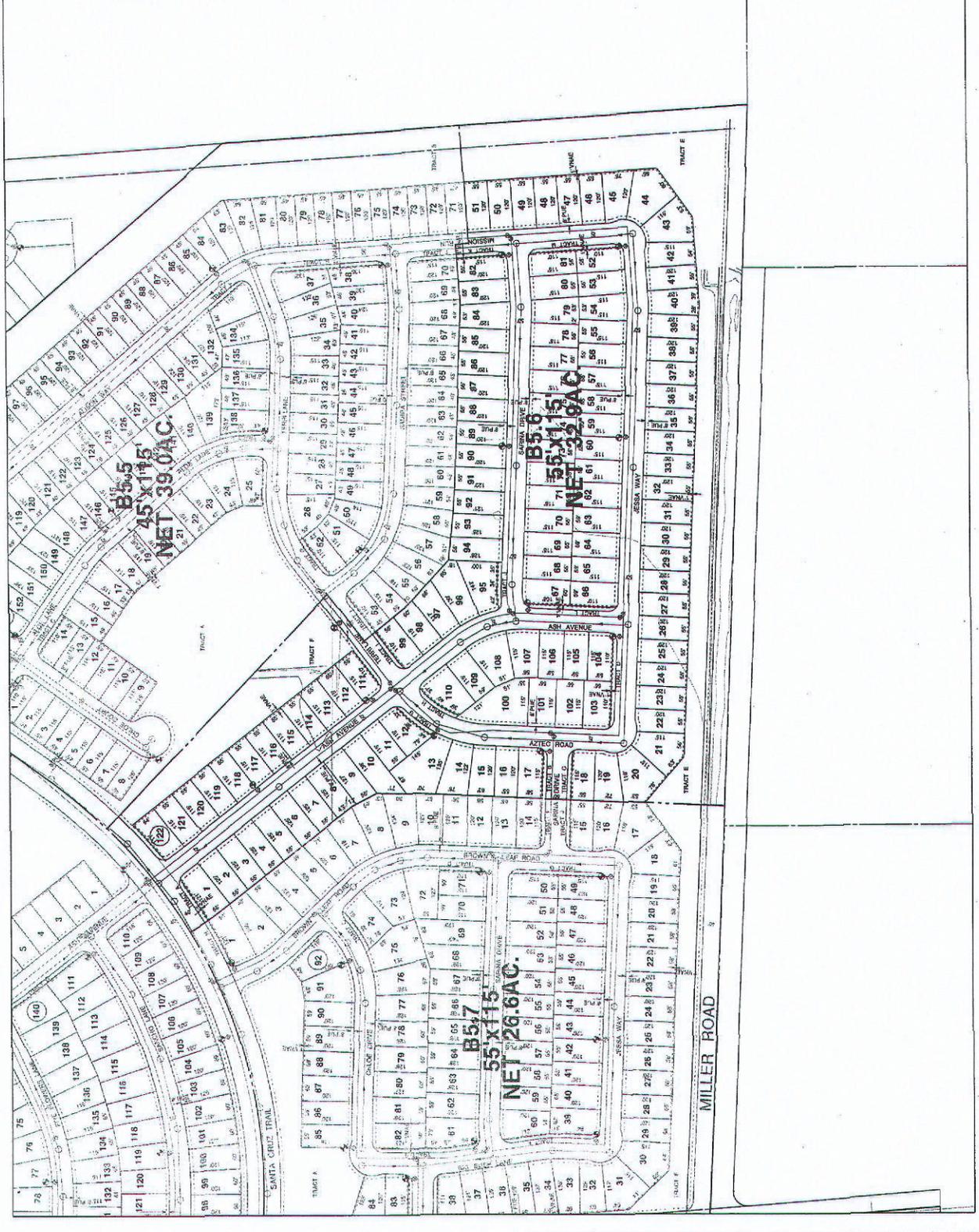
NOTE: THESE LOTS TO BE PHASE MAINTAINED BY THE LOCAL GOVT.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS DEVELOPMENT IS FOR UNIMPROVED, UNDEVELOPED AND UNIMPROVED AS TWO
 4. SEAF AND 10 YEAR YIELD ADJUSTED TO ANY OPEN SPACE AREAS HAVE A * YIELD PER AN
 NON ADJUSTED BASIS. ADJUSTED YIELDS TO BE ADJUSTED VALUES OTHER THAN NOTED.
 5. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



100' 0" 0'
 100'
 SCALE: 1" = 100'

CVL
 COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 03/02/2005

PINAL COUNTY PROJECT #: 5-026-05
 SHEET 11 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that this is a true and correct copy of the original as shown to me by the County Clerk.

Recorded by _____
 Date _____
 County _____
 Recorder _____



PARTS OF SECTIONS 34, 34 AND 36 T16S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
 2552 E CAMELBACK ROAD SUITE 300
 PHOENIX, AZ 85016
 (602) 381-0010
 (602) 381-0000 FAX
 CONTACT: TERRY MUSTIAN

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 PARCELS: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

PLANNED AREA DEVELOPMENT
 SUBDIVISION
 103.8 AC
 NET COMMERCIAL AREA
 38.47 AC
 NET RESIDENTIAL AREA
 65.33 AC
 TOTAL LOT YIELD
 2003 LOTS
 NET RESIDENTIAL DENSITY
 118.18 AC/2003 LOTS
 2.46 DU/AC

UTILITIES

WATER
 SEWER
 ELECTRIC
 GAS
 TELEPHONE
 CABLE
 FIRE
 POLICE

GLOBAL WATER RESOURCES
 GILBERT SEWER SERVICES
 ELECTRICAL DISTRIBUTION
 SOUTHWEST GAS CORPORATION
 QWEST
 CABLE
 REGIONAL FIRE AND RESCUE DISTRICT
 PINAL COUNTY SHERIFFS OFFICE

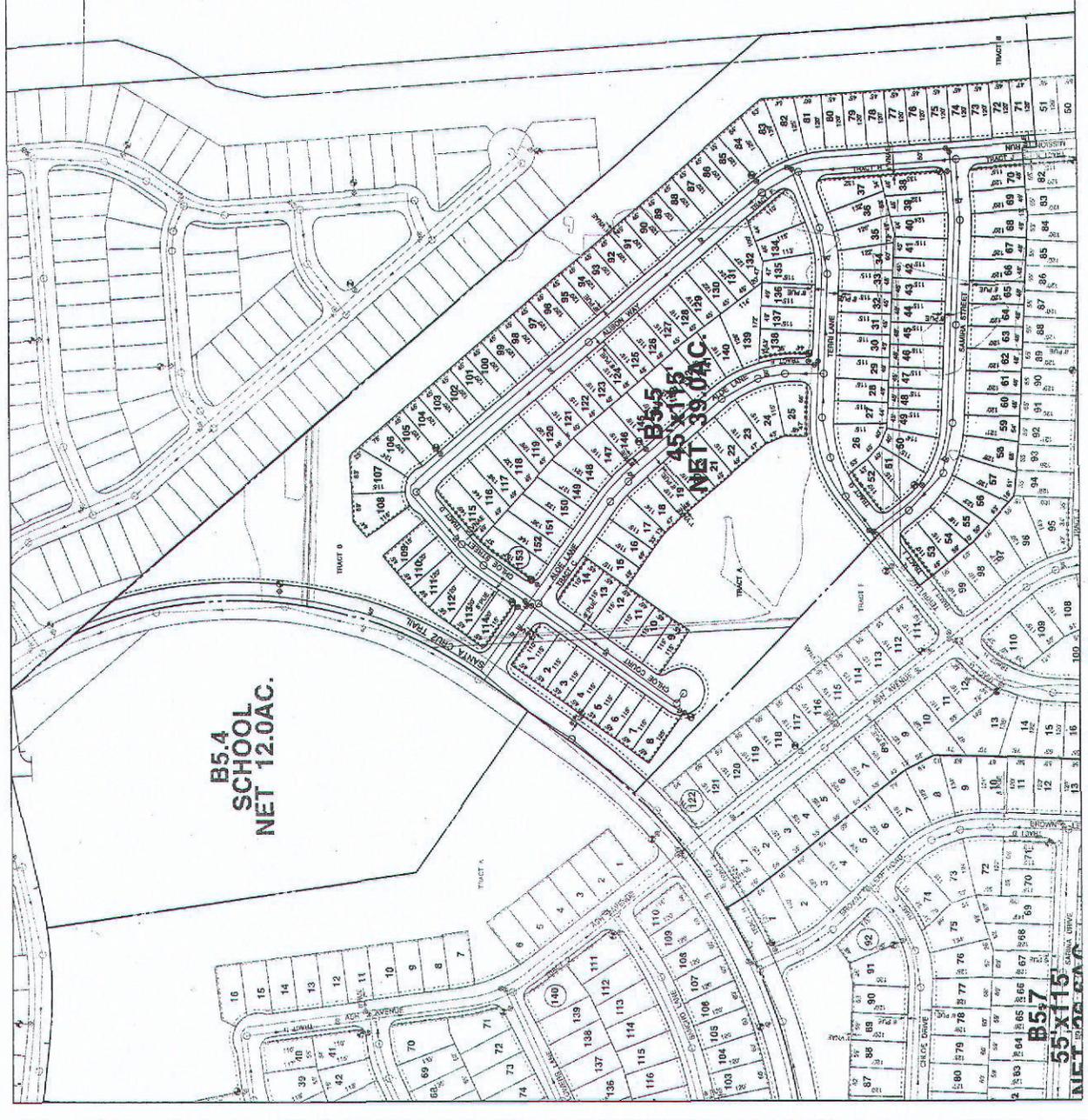
NOTE: REFER TO THE UTILITIES MAPS BY THE PINAL COUNTY
 PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVER AN DISTRICT
 3. THIS DEVELOPMENT IS TO BE SUBMITTED, INCORPORATED AND DEVELOPED AS TWO
 4. SIZE AND BEAR VARIATIONS ADJACENT TO ANY OPEN SPACE AREAS HAVE A 1" VERTICAL
 NEW ACCESS UNDERWAY
 5. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION



100' OF 0 100'
 SCALE: 1" = 100'

CVL
 COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005

FINAL COUNTY PROJECT #: 5-028-05
 SHEET 12 OF 14



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in Substantive Form on this _____ day of _____, 2005.

Recorded at _____
 Library Building _____
 Phoenix, Arizona

By _____
 County Recorder

SEAL OF PINAL COUNTY ARIZONA

PARTS OF SECTIONS 26, 34, AND 35 T15S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2625 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-3010
 CONTACT: TRANT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 2550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 384-6881
 CONTACT: STEVE RELOSOG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D.

SITE DATA

COURTSHIP ZONING
 TOTAL MATTER PLAN AREA 87.03 AC.
 NET COMMERCIAL AREA 58.00 AC.
 NET RESIDENTIAL AREA 5.81 AC.
 TOTAL LOT YIELD 2009 LOTS
 TOTAL OPEN SPACE PROVIDED 118.18 AC. @ 20% DENSITY
 NET RESIDENTIAL DENSITY 3.62 DW./AC.

UTILITIES

WATER
 ELECTRIC
 GAS
 TELEPHONE
 CABLE
 FIRE
 POLICE

GLOBAL WATER RESOURCES
 GLOBAL WATER RESOURCES
 ELECTRICAL DISTRICT #8
 SOUTHWEST GAS CORPORATION
 ONWEST
 REGIONAL FIRE AND RESCUE DISTRICT #1
 PINAL COUNTY SHERIFFS DEPT.

NOTES: SUBJECTS TO BE SUBJECT TO THE PINAL COUNTY:
 1. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 2. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND ACCEPTED AS TWO
 3. ALL LOTS ADJACENT TO ANY OPEN SPACE ARE TO HAVE A 1' PERCOLAR
 4. ALL LOTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 5. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

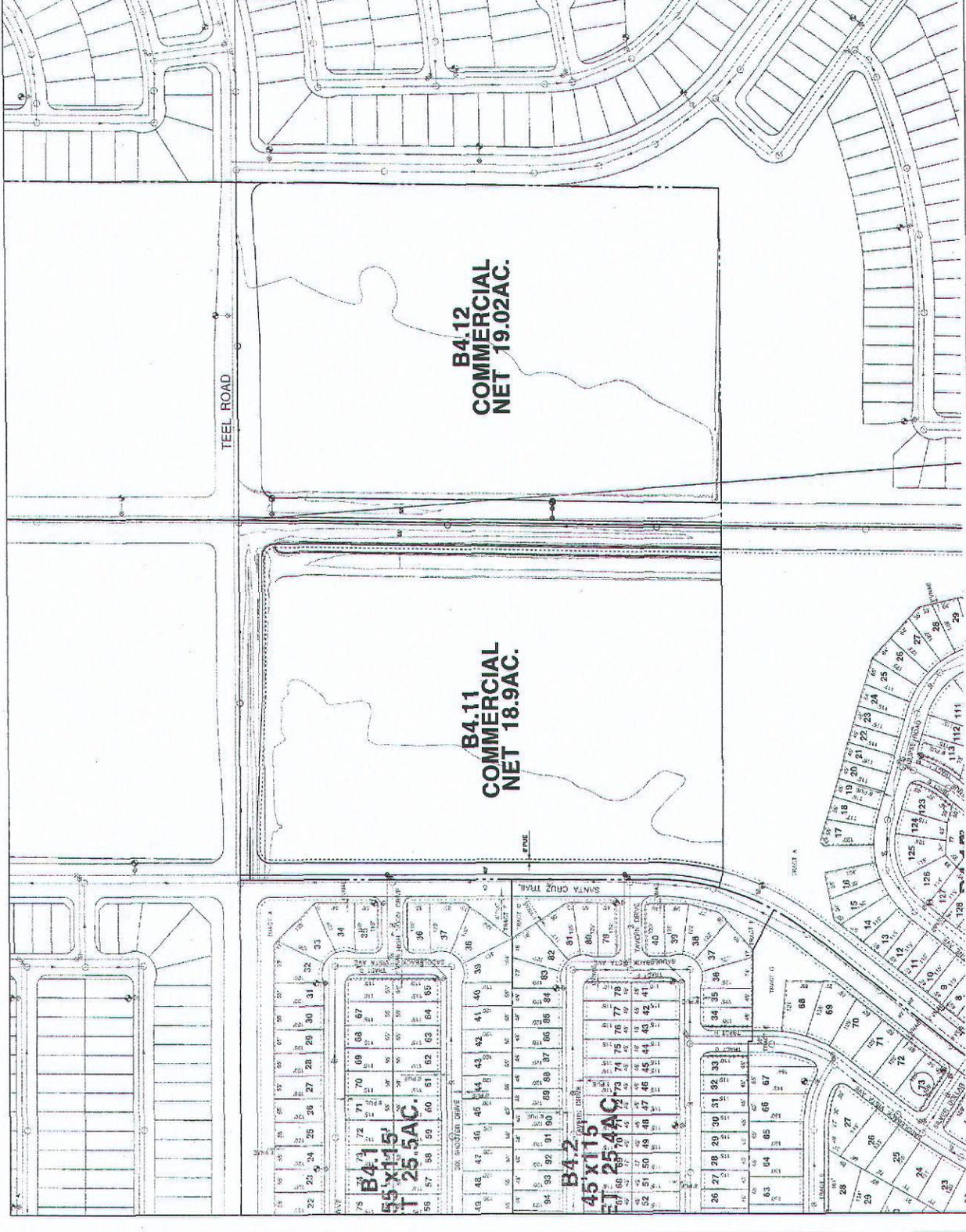
CVL
 COE & VAN LOO CONSULTANTS, INC.
SANTA CRUZ RANCH
TENTATIVE PLAT
 CVL# 750003
 DATE: 6/30/2005

SCALE: 1" = 100'

100' 50' 0' 50' 100'

SEAL OF PINAL COUNTY ARIZONA

SHEET 13 OF 14
 PINAL COUNTY PROJECT # 5-02E-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that this plat is in conformity with the provisions of the laws of the State of Arizona, and that the same has been duly recorded in the office of the County Recorder.

Recorded in Book _____ Page _____

Filed for Record _____

By _____



**PARTS OF SECTIONS 28, 34 AND 35 T8S
 R1E OF THE GRAND AND SALT RIVER BASIN
 AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
 SCR, LLC
 2855 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2510
 (602) 381-2000 FAX

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6881
 (602) 264-6883 (FAX)
 CONTACT: STEVE REILLOUGH

TRX PARCELS: 502-24-002A, 502-24-001, 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

PLANNED AREA DEVELOPMENT
 DISTRICT ZONING: R19.03 AC
 NET COMMERCIAL AREA: 19.03 AC
 NET RESIDENTIAL AREA: 596.93 AC
 TOTAL LOT YIELD: 2000 LOTS
 NET RESIDENTIAL DENSITY: 116.16 AC/200 LOTS
 3.46 DU/AC

UTILITIES

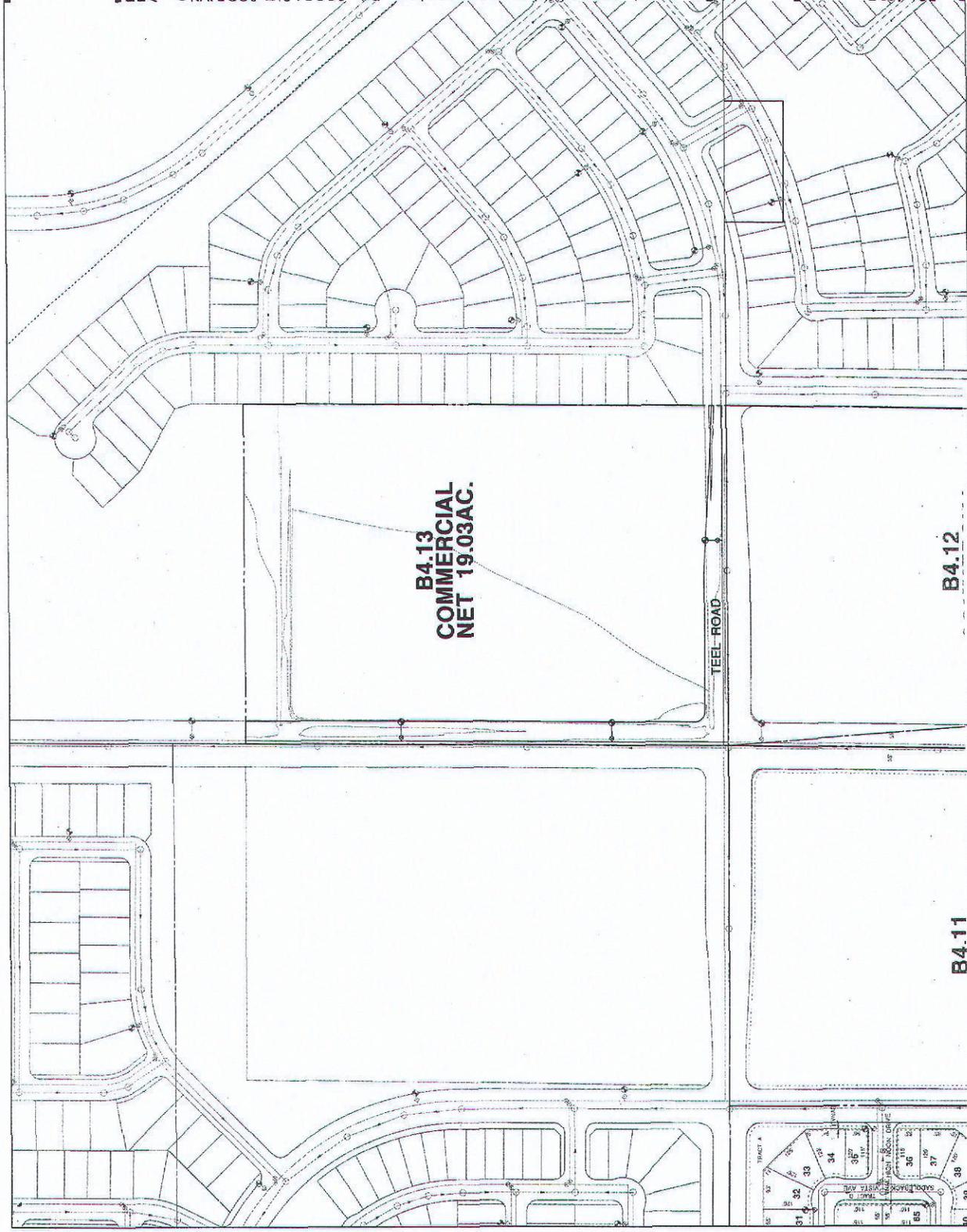
WATER: GLOBAL WATER RESOURCES
 SEWER: SOUTHWEST GAS CORPORATION
 ELECTRICAL: DISTRICT #3
 SOUTHWEST GAS CORPORATION
 CABLE: QWEST
 FIRE: REGIONAL FIRE AND RESCUE DEPT.
 POLICE: PINAL COUNTY SHERIFF'S DEPT.

NOTE: UTILITIES TO BE PUBLIC UTILITIES BY THE PINAL COUNTY.
 1. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVER A PERIOD OF TWO YEARS. THIS SUBMISSION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES AND NEAR VARIOUS ADJACENT TO ANY OPERATING AREAS UNDER A VERTICAL ACCESS AGREEMENT. 100% OF THE ADJACENT AREAS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION & ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.
**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CYL#: 750003
 DATE: 6/30/2005

SHEET 14 OF 14
 PINAL COUNTY PROJECT #: 4-028-05



Request & Purpose: The applicant is requesting approval of a tentative plat extension for Santa Cruz Ranch Units 4&5.

ANALYSIS:

1. The zoning was approved by the Board of Supervisors in 2005 under Planning Case PZ-012-05 to plan and develop Santa Cruz Ranch Master Planned Community. A copy of the approved stipulations is attached to the staff report for the Planning & Zoning Commission review.
2. On January 18, 2007 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch Units 4&5 with 50 stipulations. A copy of the approved tentative plat stipulations is attached.
3. On November 12, 2010 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.
4. On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
5. Public Works letter to Ms. Rose proposes the following steps. See attached memorandum.
6. On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
7. On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
8. On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
9. The applicant is requesting a 12 month continuance to the **July 17, 2013 hearing**. See attached letter from Rose Law Group and the City of Maricopa.
10. To date, a signed and recorded pre-annexation agreement has not been received from the applicant.
11. The applicant may appeal any decision to the Board of Supervisors.

RECOMMENDATION:

All written documentation, evidence presented, and public testimony are considered part of the record in this subdivision planning case. Based upon review of the request, staff recommends a twelve month continuance to allow additional time so the applicant and the City of Maricopa can continue discussions regarding annexation. If the Commission approves this continuance, it will be placed on the **July 17, 2013** Planning and Zoning Commission agenda.

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld

June 25, 2012

SENT BY ELECTRONIC MAIL

gregory.stanley@co.pinal.az.us

Greg Stanley
Pinal County
Post Office Box 727
Florence, Arizona 85232

Re: Santa Cruz Ranch Tentative Plat Continuance: Case No. S-026-05 and S-033-06

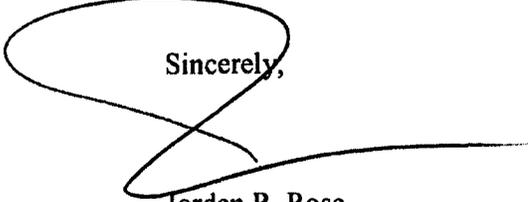
Dear Mr. Stanley:

Please accept this letter on behalf of the Applicants in Case No. S-026-05 and S-033-06 with regard to the Tentative Plat for the Santa Cruz Ranch master planned community ("SCR"). This letter will confirm that the Applicants are requesting that Pinal County ("County") approve a 12-month continuance of the above referenced cases at the hearing of the County Planning and Zoning Commission to be held in July, 2012. We are pleased to be joined in this request by the City of Maricopa that has also written to the County requesting a 12-month continuance of this item as well. A copy of the City's Letter is attached to this letter for your review.

The SCR developers have been engaged in lengthy and complicated negotiations with the City of Maricopa to facilitate the annexation of the SCR property into the City. The negotiations over the annexation have been made more difficult by not only the physical location of SCR with regard to the State rules regarding annexation, but also by the ongoing attempts of the Ak-Chin Indian Community to bring certain private lands into Federal Trust. The land that the Ak-Chin Community is proposing for a fee to trust application would impact the path, configuration, and timing of the annexation of SCR. As a result, the City and the SCR developers need additional time in order to process the annexation and resolve this issue. The City is currently working with the Ak-Chin Community to make sure that both parties benefit from this annexation.

We appreciate the County's consideration of this request and urge the County to consider the unique circumstances involved in this matter, to support the City of Maricopa, and to approve the requested 12-month continuance.

Sincerely,



Jordan R. Rose

Attachment

June 20, 2012

Fritz Behring
Pinal County Manager
P.O. Box 827
Florence, AZ 85132

RE: Santa Cruz Ranch Annexation

Dear Mr. Behring:

The purpose of this letter is to inform you that the City of Maricopa has met with the owners of Santa Cruz Ranch and are evaluating a proposed annexation of this community south of the City's existing boundary. While the City continues the process, which includes the negotiation of a new Pre-Annexation and Development Agreement with the property owner, the City requests that Pinal County consider continuing the tentative plat extension request for a 12-month period. This will enable the City to complete its evaluation and possible initiation of the annexation. Please contact me if you have any questions or would like additional information regarding this potential annexation.

Sincerely,



Brenda S. Fischer, ICMA-CM
City Manager

Cc: Greg Stanley, Assistant County Manager
A.J. Blaha, Public Works Director

ROSE LAW GROUP pc

JORDAN R. ROSE
6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
Phone 480.505.3939 Fax 480.505.3925
jrose@RoseLawGroup.com
www.RoseLawGroup.com

January 9, 2012

SENT VIA EMAIL

Pinal County Planning and Zoning Commission
Planning & Development
PO Box 2973
Florence, AZ 85132

Ken Buchanan
Pinal County
31 North Pinal St.
P.O. Box 2167
Florence, AZ 85232

Greg Stanley
Pinal County Engineer
PO Box 727
Florence, AZ 85232

Jerry Stabley
Pinal County
Planning & Development
PO Box 2973
Florence, AZ 85132

Dedrick Denton
Pinal County
Planning & Development
PO Box 2973
Florence, AZ 85132

AJ Blaha
Pinal County Department of Public Works
P.O. Box 727
Florence, Arizona 85232

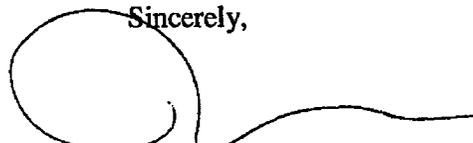
Re: Santa Cruz Ranch Plat Extension; Official Request for Continuance (Case No. S-033-06)

Dear Chairman Hartman and Members of the Planning Commission, Ken, Greg, Jerry, Dedrick and AJ:

I am writing to formally request a six month continuance for the Santa Cruz Ranch plat extension case in order for the owners to continue to work on the potential annexation into the City of Maricopa. We have been working diligently with the City for a little over six months on a possible annexation and our discussions have been quite productive. The City has in fact initiated the annexation and we are currently answering questions and working out terms for a pre-annexation development agreement. We did have a three month delay in activity because a bank that owned about 65% of the property was in the process of selling it and was, during that time, unable to make any firm legal commitments for the future landowner. The transaction has now closed and the new landowner is motivated to work with the City on possible annexation.

As the exploration of the annexation was a suggestion made by the County, we are hopeful that you will agree to continue the plat case in order for us to continue the necessary discussions with Maricopa. Thank you again for your cooperation. Please let me know if you have any questions.

Sincerely,



Jordan Rose

From: Jordan Rose <JRose@roselawgroup.com>
To: [REDACTED]
CC: [REDACTED]
Date: 1/9/2012 3:59 PM
Subject: Email from City supporting ContinuanceFW: Santa Cruz Ranch Annexation

Fyi, please see below and thanks! Let me know if you need anything else in prep for next week. Jordan.

Jordan R. Rose

[cid:image002.jpg@01CCCEE7.3E5EF700]

6613 N Scottsdale Road, Suite 200
 Scottsdale Arizona 85250
 Direct: 480.505.3939
 Fax: 480.505.3925
 Mobile: 602.369.4692

<http://www.roselawgroup.com><<http://www.roselawgroup.com>>
www.twitter.com/RoseLawGroup
www.Facebook.com/RoseLawGroup
www.Facebook.com/RenewableEnergyAZ
www.roselawgroup.com/blog/wordpress

RLG is Service

Winner "Best places to work in Arizona"

The information contained in this message is privileged and confidential. It is intended only to be read by the individual or entity named above or their designee. If the reader of this message is not the intended recipient, you are on notice that any distribution of this message, in any form is strictly prohibited. If you have received this message in error, please immediately notify the sender by telephone at 480.505.3939 or by fax 480.505.3925 and delete or destroy any copy of this message. Thank you.

From: Denis Fitzgibbons [mailto:denis@fitzgibbonslaw.com]
Sent: Monday, January 09, 2012 3:56 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Santa Cruz Ranch Annexation

Greg,

Last summer the City of Maricopa recorded an Annexation Petition concerning the Santa Cruz Ranch property and several adjoining pieces. Since that time, the City has worked with several property owners to evaluate the annexation. Part of these meetings have been to discuss development agreements with the property owners of Santa Cruz Ranch and another smaller piece of property. These discussions have taken longer than we anticipated because, as you know, there are difficult land issues involved, and because a significant part of the Santa Cruz Ranch property was recently sold to a new landowner. Although the City does not know whether it will complete this annexation because it has numerous concerns that have yet to be resolved, the City would like to continue to meet in good faith with the landowners and see if these issues can be resolved mutually beneficially for the City and the landowners. Please let me know whether you need additional information from the City.

Denis M. Fitzgibbons
 Fitzgibbons Law Offices, P.L.C.
 1115 E. Cottonwood Lane, Suite 150
 Casa Grande, AZ 85122

[REDACTED]

[cid:image001.jpg@01CCCEE6.4DC9EA20]

MARICOPA PETERS & NALL CITY LIMITS ROAD

P. O. B.
N 1/4 COR.,
SEC. 15,
T.5S., R.4E.



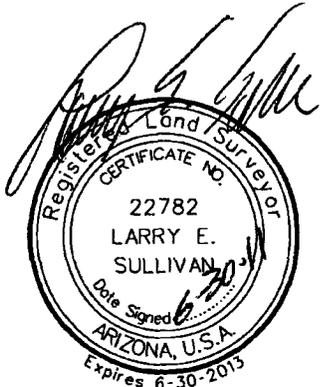
SCALE: 1" = 3000'

AK CHIN
INDIAN COMMUNITY

LOT 1, RESURVEY
BK. 2 SURVEYS, PG. 210

TRADING POST DRIVE

SADDLEBACK
FARMS
BK. 17 MAPS,
PG. 32



SECTION 22

SECTION 23

SECTION 27

SECTION 26

SECTION 28

SECTION 33

TRACT 47
BK. 6
SURVEYS,
PG. 201

TRACT 49

TRACT 50

TRACT 51

TRACT 52

SECTION 35

ROAD

MURPHY

MILLER

TEEL

ROAD

ROAD

SANTA ROSA RANCHOS
UNIT THREE
BK. 17 MAPS, PG. 37

TRACT 38

TRACT 37

TRACT 39

ANDERSON

TRACT 40

R.R.

ROAD

ROAD

ROAD

RUSSELL

SANTA CRUZ RANCH
ANNEXATION DESCRIPTION EXHIBIT

EXHIBIT

N:\1750003\LAND\EHANEX.DGN

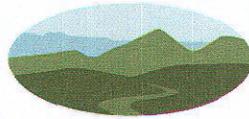
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831

COE & VAN LOO
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

JOB NO
01 0182904

SHEET

1 OF 1



P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: JANUARY 10, 2012
TO: PLANNING AND ZONING COMMISSION MEMBERS
FROM: GREG STANLEY, PUBLIC WORKS DIRECTOR
RE: SANTA CRUZ RANCH TENTATIVE PLAT, CASE S-033-06

Public Works staff supports the developer's request dated January 9, 2012, and recommends another 6 month continuation of the case to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch IV and V. This area is potentially being annexed by the City of Maricopa, and staff recently received emails from the City staff stating that they are continuing to negotiate with the land owners.

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

Ken Buchanan
Assistant County
Manager

Development
Services



PINAL COUNTY
wide open opportunity

Fritz Behring
County Manager

March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

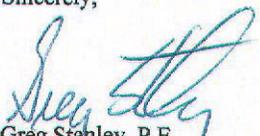
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,


Greg Stanley, P.E.
Director / County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 FREE 888-431-1311 F 520-866-6511 www.pinalcountyaz.gov

November 12, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-033-06 – Santa Ranch Units 4 & 5

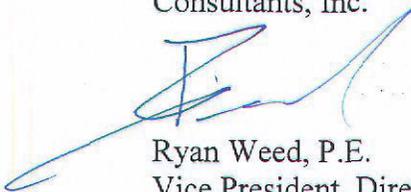
The Santa Cruz Tentative Plat for Units 4 and 5 was approved on January 18, 2007 and we have been in the civil engineering and final plat process on both Units since that time. A previous Tentative Plat extension was granted until January 18, 2011. Global Water Resources is the sewer provider for this project. Global had unforeseen delays with Arizona Department of Environmental Quality in extending sewer service designation to the area that include this project. We are submitting this letter as our formal, written request for an extension for the above mentioned tentative plat, since we see no way that our final plats will be ready for Board approval on or before January 18, 2011. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Units 4 & 5 Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Ryan Weed, P.E.
Vice President, Director

RW:hf

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

SCR, LLC - AN ARIZONA LIMITED LIABILITY CORPORATION

[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 673.8 acres located at
CORNER OF MILLER ROAD AND ANDERSON ROAD, and further
 identified as 33510 W. MILLER ROAD

[Insert Address of Property]
 assessor parcel number 502-23-001, 502-14-002A, and legally described as follows:
[Insert Parcel Number] 502-24-002B, 50224002D, 502-24-001B

Legal Description is attached hereto as Exhibit A

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

Owner hereby appoints **SCOTT COLE - Cole Investment Group**
AND RYAN WEED - COE & VAN LOO CONSULTANTS INC.
[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)]

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.*]

SCR LLC

[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: Scott/Kate members
[Insert Title]

Dated: 2/6/11



STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

The foregoing instrument was acknowledged before me, this 6 day of FEBRUARY, 2011,
by SCOTT H. COLE as MEMBER of
[Insert Signor's Name] *[Insert Title]*
SCR 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.

Martie Keller

Notary Public

My commission expires: Jan. 13, 2014

[ALTERNATE: Use the following acknowledgment only when a second company is signing as a member or general manager on behalf of the owner]

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me, the undersigned, personally appeared
[Insert Signor's Name] who acknowledged himself/herself to be

_____ of _____, as
[Title of Office Held] *[Second Company]*

_____ 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: _____



P I N A L • C O U N T Y

Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be “contractual” and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll’s communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



PLANNING & DEVELOPMENT SERVICES

PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DAVID KUHL, A.I.C.P.
Planning Director

March 22, 2007

Trent Rustan/Scott H. Cole
SCR, LLC
2555 E. Camelback Road, Ste. #200
Phoenix, AZ 85016

Dear Mr. Rustan & Cole:

Planning Case: **S-033-06 (SANTA CRUZ RANCH UNITS 4&5)**

On January 18, 2007, the Pinal County Planning and Zoning Commission granted Tentative Plat approval to the above referenced Tentative PAD Plat, with the following changes, additions and document submittals to be provided to the Planning Director before final plat acceptance, for approval, by Pinal County:

- 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 drainage plan shall be in accordance with the current Pinal County Drainage Manual. The Drainage Plan shall provide retention 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) all residential parcels will be removed from the special flood hazard area as designated by FEMA, prior to the issuance of any residential building permits;
- 4) 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;
- 5) 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;

- 6) 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 on 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' half street right-of-way dedication along all section lines and 40' 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 51' (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. All right-of-way dedication shall be free and unencumbered. 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;
 - f. Provide 6.5' bike lanes (measured from back of curb to centerline of striping) on both sides of all arterial and major collector roadways;
 - g. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
- 7) 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;
- 8) 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;
- 9) 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;
- 10) 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;

- 11) at Final Plat submittal, provide a copy of the computer closure for the subdivision boundary;
- 12) 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;
- 13) 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;
- 14) 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';
- 15) intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street;
- 16) 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;
- 17) 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;
- 18) Public Utility Easements (PUE) are to be 8' and are to be located outside the rear and side of lots;
- 19) 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, developer shall contribute toward the total cost of a traffic signal;
- 20) 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;
- 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) provide minimum 5' (foot) spacing between sidewalk ramps and driveways;
- 23) if any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;
- 24) 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)**; and
 - c. the waste water plan for the proposed subdivision/development is in conformance with the **CERTIFIED AREA WIDE WATER QUALITY MANAGEMENT (208) PLAN**.
- 25) 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;
 - 26) 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;
 - 27) the applicant/owner shall develop the subject property in accordance with the submittal documents for Santa Cruz Ranch Units 4 & 5, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors;
 - 28) development of the 2,030 lot subdivision (Santa Cruz Ranch Units 4 & 5) shall be in conformance with Planning Case PZ-PD-012-05, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations;
 - 29) development of the proposed subdivision (Santa Cruz Ranch Units 4 & 5) shall be in conformance with the applicable goals and policies for the Transitional designation of the adopted Pinal County Comprehensive Plan;
 - 30) with final plat submittal provide street and road names to the Addressing Section of the Planning Department for approval, as acceptable names;
 - 31) the addresses for each lot will be provided by the Addressing Section of the Planning Department after recordation of the final plat;
 - 32) 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; and

- e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
- 33) prior to closing, the applicant/owner agrees to provide purchaser with a written statement of notification containing the following notices:
- Notice that the subject property is adjacent to Arizona State Land, which may be developed for any possible land use in the future;
- 34) place the following in **NOTES SECTION ON FACE OF FINAL PLAT**:
- the applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owner/operators; and
 - no schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying.
- 35) at the time of construction, the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the high probability to encounter significant cultural resources and possible human remains;
- 36) applicant/owner shall build a minimum of the following sports fields in accordance to PZ-PD-012-05: 3 softball fields, 2 soccer fields, and 1 youth baseball field. Of the above, the following fields must have lights that will allow nighttime play: 1 softball field and 1 youth baseball field. All fields must be constructed prior to the first building permits for the development phase in which they are located or are immediately adjacent to. Fields shall be located in areas that will allow for parking and for minimal impact to adjacent residents. Lights shall be full cutoff light fixtures;
- 37) provide minimum 20' driveway for front entry garage measured from face of garage to back of sidewalk per the approved PAD;
- 38) the applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this development and adjacent developments both current and proposed;
- 39) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 40) 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;
- 41) with final plat submittal provide (2) sets of Final Engineering Plans (**PAVING & DRAINAGE, GRADING, SEWER, WATER, SIGNING & PAVEMENT MARKING, & STORMWATER POLLUTION PREVENTION PLAN (SWPPP)**) 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;

- 42) with final plat submittal provide (3) sets of Final Engineering Plans for **LANDSCAPING/IRRIGATION**. These plans shall include landscaping/ irrigation within road right-of-way, all parks and park amenities, and trail and/or trailhead locations;
- 43) applicant/developer/owner must show all existing, gas line, power lines and utility corridor easements on all plats/plans. Gas line, power line, canal and utility corridor easements (minimum width twenty (20) feet) shall be designated as trails, subject to approval of the property owner. Trails shall be meandering, contiguous through the subject property, a minimum of six (6) feet in width and allow for connectivity to adjacent parcels to the property;
- 44) the applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Santa Cruz Ranch Master Planned Community remains in open space, with a 3.5 DU/acre density for single family dwellings;
- 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; and
- 50) approval of the Tentative Plat shall be effective for one year, but may be extended upon reapplication and review by the Commission.

PLEASE FOLLOW THE ATTACHED STANDARD WORDING FOR FINAL PLATS, THE PUBLIC WORKS PLAN SUBMITTAL FORM, THE ADDRESSING SUBMITTAL FORM AND RETURN WITH FOUR (4) COPIES OF THE FINAL PLAT, TOGETHER WITH ASSOCIATED DOCUMENTATION, AS SPECIFIED ABOVE, FOR REVIEW AND APPROVAL.

Upon receipt of the Final Plat, with review and approval of the specific documents requested, the Planning Director shall secure Final Plat approval as set forth in Section 308 of the Pinal County Subdivision Regulations.

Thank you for your consideration and cooperation in this land use matter.

Sincerely,



Dedrick Denton, Planner II

Attachment:

xc: Coe & Van Loo
L. Chow

File: S-033-06

CASE NO PZ-012-05

STIPULATIONS OF UNDERSTANDING

- 1) Approval of this zone change 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
- 2) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-012-05) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 3) the applicant/owner shall grant and record an agricultural spray easement to all adjacent farm owner/operators include in the CC&Rs references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 4) the applicant/owner/developer shall attend Site Plan Review meeting(s) with Planning and Development Services staff prior to applying for a development permit for the commercial portion of the overall Santa Cruz Ranch project Site Plan Review shall include landscaping plans
- 5) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval
- 6) provide two copies of a grading and drainage plan for the site The plan shall provide retention for the 100-year 1-hour storm waters in a common retention area to be maintained by the homeowner s association
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County standards and as recommended by the Traffic Impact Analysis
- 8) provide a minimum of 55 of public right-of-way for all section line roads and 40 for all mid-section line roads or as approved by the County Engineer
- 9) submit a certified A L T A –survey with the Tentative Plat application
- 10) at the time of final zone change/Planned Area Development (PAD) approval by the Board of Supervisors the applicant/owner agrees to contribute \$59 00 per lot for the proposed residential lots based upon Exhibit 19 in the Mancopa Subregional Transportation Study and
- 11) should the requested 1910 6± acre parcel to plan and develop the 6 288 lot (2 118 lots if the TR zone is developed with a non residential use) mixed use Santa Cruz Ranch Planned Area Development not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

CASE NO PZ PD-012-05

STIPULATIONS

- 1) 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-012-05
- 2) 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
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-012-05) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance 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-012-05 and PZ-PD-012-05 the stipulations shall govern
- 5) on all of the lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patio etc
- 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) prior to final plat approval the applicant/owner shall provide written verification from the Casa Grande School District that applicable school concerns/issues have been resolved to the satisfaction of the District
- 8) 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) and the wastewater plan for the proposed development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
- 9) no schools or day care centers to be located within ($\frac{1}{4}$) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**),
- 10) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PADs both current and proposed
- 11) all construction activity must conform to the Earthmoving Activity

- requirements of the Pinal County Air Quality Control District
- 12) approval of this zone change/PAD request will allow the applicant/owner during construction to provide for construction trailer(s) and associated parking
 - 13) applicant shall build a minimum of the following sports fields 3 softball fields 2 soccer fields and 1 youth baseball field Of the above the following fields must have lights that will allow nighttime play 1 softball field and 1 youth baseball field All fields must be constructed prior to the first building permits for the development phase in which they are located or are immediately adjacent to Fields shall be located in areas that will allow for parking and for minimal impact to adjacent residents Lights shall be full cutoff light fixtures
 - 14) 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
 - 15) 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 prior to the recordation of the final plat
 - 16) all residential parcels will be removed from the special flood hazard areas ^{as} designated by FEMA prior to the issuance of any residential building permits *common areas*
 - 17) 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
 - 18) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards
 - a Provide curb gutter sidewalk on both sides 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 55 half street right-of-way dedication along all section lines and 40 half street right-of-way dedication along all mid-section lines or as approved by the County Engineer
 - 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 Miller Road Anderson Road and Teel Road West of Anderson shall be a minimum of 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 and full width improvements within the subdivision. 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 Teel Road East of Anderson Road to be 48 (back-of-curb to back-of-curb) with a structural section of 8 of Class 1 aggregate base and 3 of asphalt concrete within 80 of street right-of-way throughout the interior of the entire subdivision. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
 - g A 28 paved access shall be provided to the site to meet current Pinal County Standards
- 19) 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
 - 20) 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
 - 21) 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
 - 22) 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
 - 23) at Final Plat submittal provide a copy of the computer closure for the subdivision boundary
 - 24) 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
 - 25) 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
 - 26) 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
 - 27) 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
- 28) 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
 - 29) 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
 - 30) at the time of the final plat approval by the Board of Supervisors the applicant/owner agrees to contribute \$ 178 plus an annual inflation rate of 3.5% per lot for the proposed residential lots (and \$ 891 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
 - 31) 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
 - 32) front setback on all lots will be 20' from the face of the garage to the back of the sidewalk, and
 - 33) should the requested development not commence within 18 months of the Pinal County Board of Supervisors approval of this Planned Area Development (PAD) Overlay District, the Board may schedule a public hearing to grant an extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.

S-013-05

S-013-05



PINAL COUNTY
wide open opportunity

Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: July 19, 2012

Case Number: S-013-05

Case Coordinator: Dedrick Denton

Subdivision Name: Amarillo Creek Units II & III

Landowner/Developer: Brad Clough
Amarillo & Papago Investments, LLP
11219 100 Avenue NW
Edmonton, AB T5K 0J1

Applicant: Ryan Weed
Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, AZ 85014

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: Ak-Chin Indian Community
East: GR; Agriculture
South: GR & CR-3/PAD; Residential & Agriculture
West: CR-3/PAD & CR-5/PAD; Residential

Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

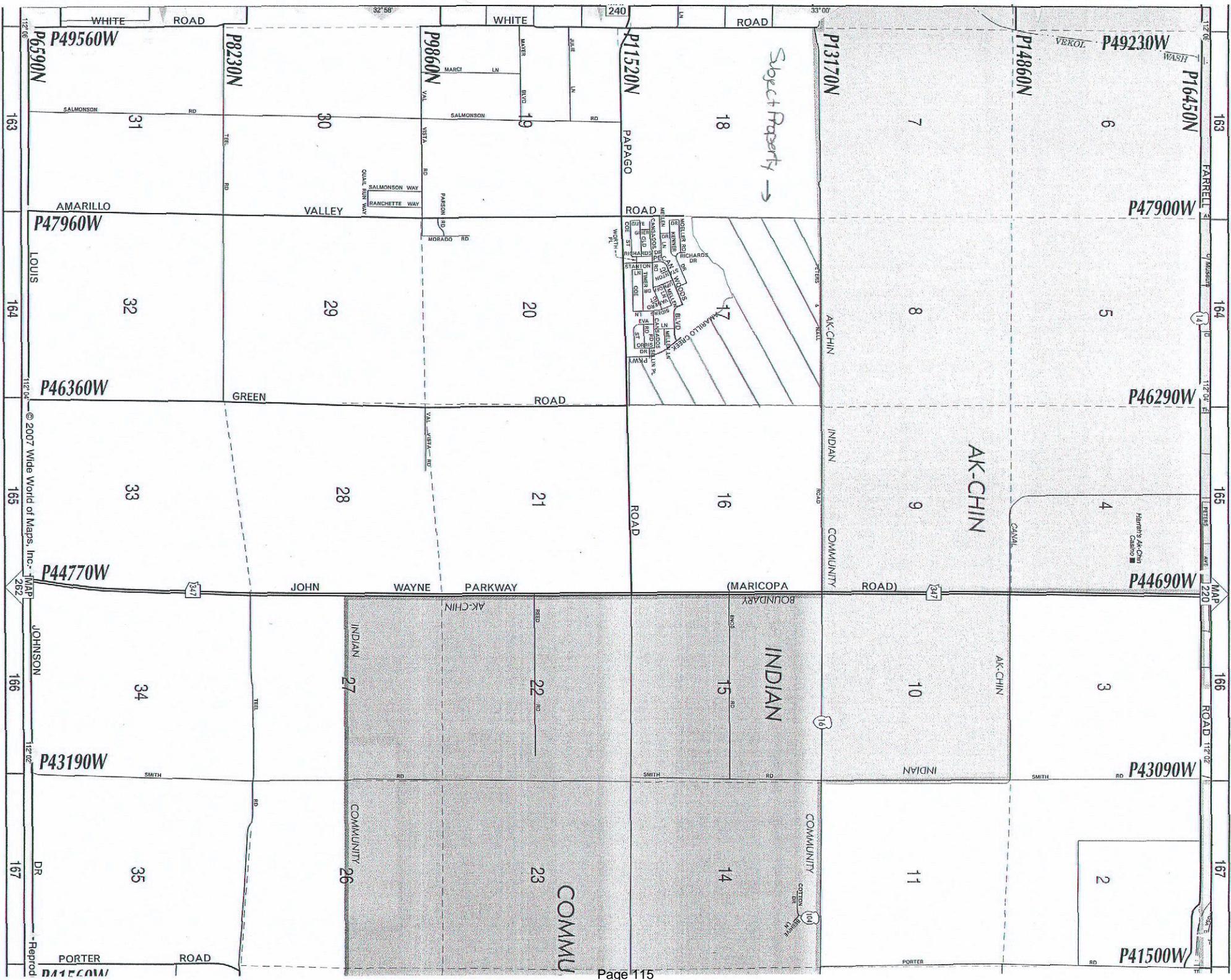
Location: The subject property is located between Green Road & Amarillo Valley Road and between Peters and Nall Road & Papago Road approximately 1½ miles southwest of the City of Maricopa.

Legal Description: A 452.48 ± acre parcel situated in a portion of Section 17, T5S, R3E, G&SRB&M (legal on file).

Number of Lots: 1,549

SCALE: 0 .5 1
MILE

T55 R3E



TENTATIVE PLAT OF AMARILLO CREEK PHASE 2 & 3

LOCATED IN SECTION 17, T.5S., R.3E., G. & S.R.B. & M.
PINAL COUNTY, ARIZONA

STATE OF ARIZONA
COUNTY OF PINAL
I hereby certify that the within instrument is filed
in the official records of this County in Book
No. _____
Page _____
Witness my hand and official seal.
LARRY DEAN LITTLE, Pinal County Recorder
By: _____ Deputy

BENCHMARK:

A STAINLESS STEEL ROD IN SLEEVE
STAMPED B-422 1960, 0.1 MILES
SOUTHEAST ALONG THE SOUTHERN
PACIFIC RAILROAD FROM THE MARICOPA
RAILROAD CROSSING, IN LINE WITH
A ROW OF TELEGRAPH POLES.
ELEVATION 1173.77

LAND USE

TOTAL SITE AREA	452.48 AC.
NUMBER OF LOTS	1,549 LOTS
RESIDENTIAL DENSITY	3.4 DU/AC.
OPEN SPACE	60.74 AC.
REQUIRED % OF OPEN SPACE	15%
PROVIDED % OF OPEN SPACE	17.2%

LOT DATA

LOT DIMENSION	MINIMUM LOT SIZE	YIELD	%
45' X 110'	4,950 SF	746 LOTS	48.0%
55' X 115'	6,325 SF	431 LOTS	28.0%
70' X 120'	8,400 SF	372 LOTS	24.0%
TOTAL		1,549 LOTS	100%

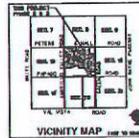
TAX PARCEL #'S: PORTIONS THEREOF 510-48-008A,
510-48-008B, 510-48-008C, 510-48-008D, 510-48-008E, 510-48-008F

OWNER / DEVELOPER:

WESTPAC DEVELOPMENT CORP.
8001 N. SCOTTSMILE ROAD
SCOTTSDALE, AZ 85263
ATTN: JOHN BURZE
(480) 988-0000
(480) 988-0001 (FAX)

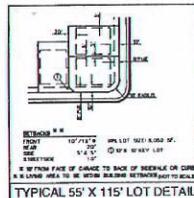
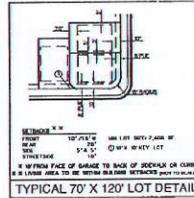
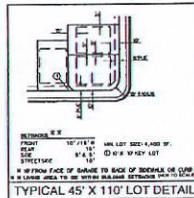
PLANNER / ENGINEER:

COE & VAN LOO CONSULTANTS, INC.
400 UNIVERSITY STREET
PHOENIX, ARIZONA 85014
(602) 254-6601
(602) 254-6000 (FAX)
CONTACT: DAVE COOME



BASE ZONING:

A PLANNED AREA DEVELOPMENT
EXISTING ZONING: CR-3 PAD



TRACT	TRACT TABLE	AREA
A	LANDSCAPE RETENTION GAS EASMENT	1.90
B	LANDSCAPE RETENTION	0.34
C	LANDSCAPE RETENTION	0.53
D	LANDSCAPE	0.04
E	LANDSCAPE RETENTION	0.84
F	LANDSCAPE RETENTION	0.31
G	LANDSCAPE	0.18
H	LANDSCAPE RETENTION	0.46
I	LANDSCAPE RETENTION	0.05
J	LANDSCAPE RETENTION	1.99
K	LANDSCAPE RETENTION	0.81
L	LANDSCAPE	0.04
M	LANDSCAPE	0.65
N	LANDSCAPE RETENTION	0.36
O	LANDSCAPE RETENTION	2.73
P	LANDSCAPE RETENTION	3.05
Q	LANDSCAPE	0.22
R	LANDSCAPE RETENTION POND	0.47
S	LANDSCAPE RETENTION	0.84
T	LANDSCAPE	0.03
U	LANDSCAPE	0.03
V	LANDSCAPE	0.07
W	LANDSCAPE RETENTION POND GAS EASMENT	4.30
X	LANDSCAPE RETENTION	0.74
Y	LANDSCAPE RETENTION GAS EASMENT	2.68
AA	LANDSCAPE	0.04
BB	LANDSCAPE RETENTION	0.54
CC	LANDSCAPE RETENTION	1.17
DD	LANDSCAPE	0.05
EE	LANDSCAPE	0.11
FF	LANDSCAPE	0.07
GG	LANDSCAPE RETENTION GAS EASMENT	0.31
HH	LANDSCAPE	0.08
I	LANDSCAPE RETENTION	0.58
JJ	LANDSCAPE RETENTION	0.05
KK	LANDSCAPE RETENTION	0.78
LL	LANDSCAPE	0.03
MM	LANDSCAPE	0.04
NN	LANDSCAPE RETENTION	0.04
OO	LANDSCAPE	0.04
PP	LANDSCAPE RETENTION	2.38
QQ	LANDSCAPE	0.27
RR	LANDSCAPE RETENTION	0.03
SS	LANDSCAPE RETENTION	0.18
TT	LANDSCAPE	0.08
UU	OPEN SPACE	0.01
TOTAL		60.74

UTILITIES

WATER: SANTA CRUZ WATER COMPANY, LLC.
SEWER: PALO VERDE UTILITIES COMPANY, LLC
ELECTRICAL: APS
NATURAL GAS: SOUTHWEST GAS
TELEPHONE: QWEST
FIRE: TO BE DETERMINED
POLICE: PINAL COUNTY SHERIFF DEPARTMENT
SCHOOL: MARICOPA UNIFIED SCHOOL DISTRICT

LEGEND:

EXISTING CONTOUR	--- 5000 ---
EXISTING WATER	—
EXISTING SEWER	—
PROPOSED WATER	—
PROPOSED SEWER	—
PROPOSED VALVE	+
PROPOSED MANHOLE	○
PROPOSED CLEANOUT	+
FIRE HYDRANT	●
P.U.E.	INDICATES PUBLIC UTILITY EASMENT
V.N.A.E.	INDICATES VEHICULAR NON-ACCESS EASEMENT

CVL
COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT**

DATE: 05-19-05
CVL# 03-0049-12

SHEET 1 OF 7

PHASE I			
PANEL #	LOT NO.	S.F. OF LOT	PANEL AREA
1	00119	179	87.26 AC.
2	00120	179	87.26 AC.
TOTAL		358	174.52 AC.

PHASE II			
PANEL #	LOT NO.	S.F. OF LOT	PANEL AREA
1	00119	179	87.26 AC.
2	00120	179	87.26 AC.
3	00121	179	87.26 AC.
4	00122	179	87.26 AC.
5	00123	179	87.26 AC.
6	00124	179	87.26 AC.
7	00125	179	87.26 AC.
8	00126	179	87.26 AC.
9	00127	179	87.26 AC.
10	00128	179	87.26 AC.
TOTAL		1790	872.60 AC.

PHASE III			
PANEL #	LOT NO.	S.F. OF LOT	PANEL AREA
1	00119	179	87.26 AC.
2	00120	179	87.26 AC.
3	00121	179	87.26 AC.
4	00122	179	87.26 AC.
5	00123	179	87.26 AC.
6	00124	179	87.26 AC.
7	00125	179	87.26 AC.
8	00126	179	87.26 AC.
9	00127	179	87.26 AC.
10	00128	179	87.26 AC.
TOTAL		1790	872.60 AC.

TOTAL PROJECT			
PHASE I	358	174.52	AC.
PHASE II	1790	872.60	AC.
PHASE III	1790	872.60	AC.
NET TOTAL	3580	1745.20	AC.
NET TOTAL	3580	1745.20	AC.

OPEN SPACE			
PHASE I	358	174.52	AC.
PHASE II	1790	872.60	AC.
PHASE III	1790	872.60	AC.
TOTAL	3580	1745.20	AC.

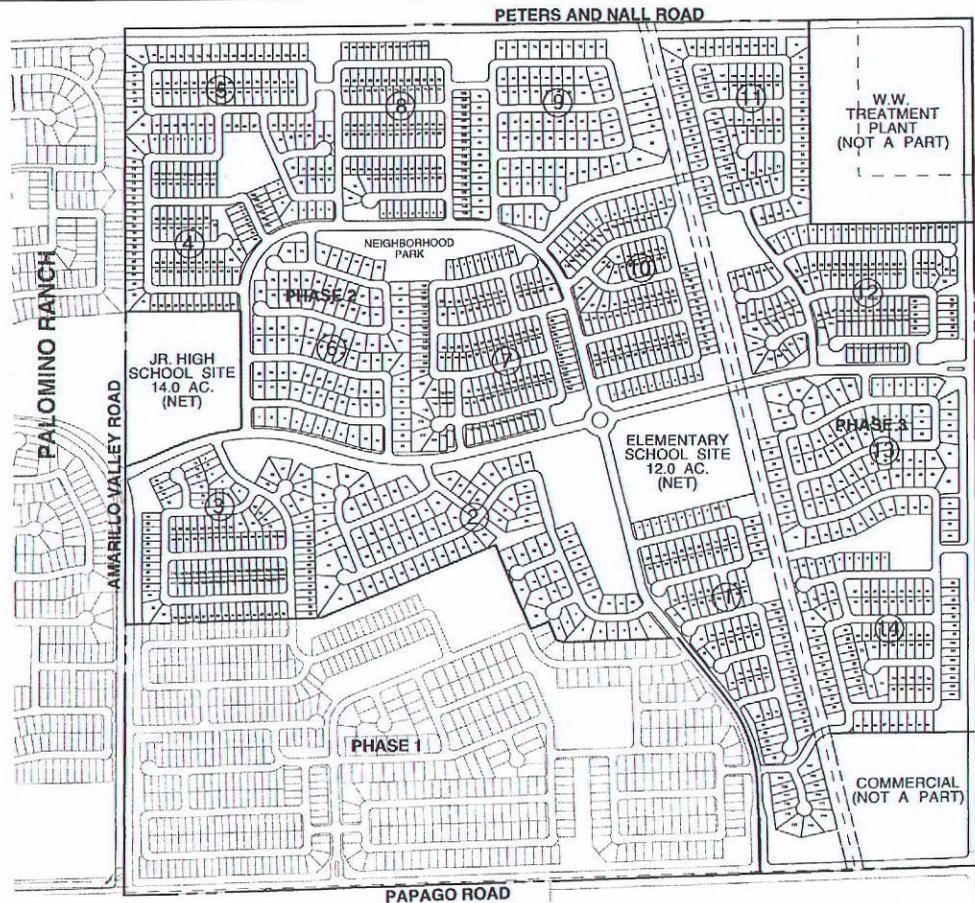


PHASING MAP



SHEET INDEX

DATE: MAY 11, 2005
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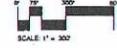


W.W. TREATMENT PLANT (NOT A PART)

COMMERCIAL (NOT A PART)

AMARILLO CREEK PHASE 2 & 3 PRELIMINARY PLAT

LOCATED IN SECTION 17, T.5S, R.3E, G. & S.R.B. & M.
 PINAL COUNTY, ARIZONA
 OWNER / DEVELOPER:
 THEERMO DEVELOPMENT CORP.
 5401 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85053
 ATTN: JOHN BUNDE
 (480) 980-9800
 (480) 980-9801 (FAX)
 PLANNER / ENGINEER:
 COE & VAN LOO CONSULTANTS, INC.
 4540 NORTH USMA STREET
 PHOENIX, ARIZONA 85014
 (602) 958-8051
 (602) 958-8053 (FAX)
 CONTACT: DAVE GABLE



CVL
 COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK PHASE 2 & 3 PRELIMINARY PLAT

DATE: 05-19-05
 CVL#: 03-0049-12

SHEET 2 OF 7

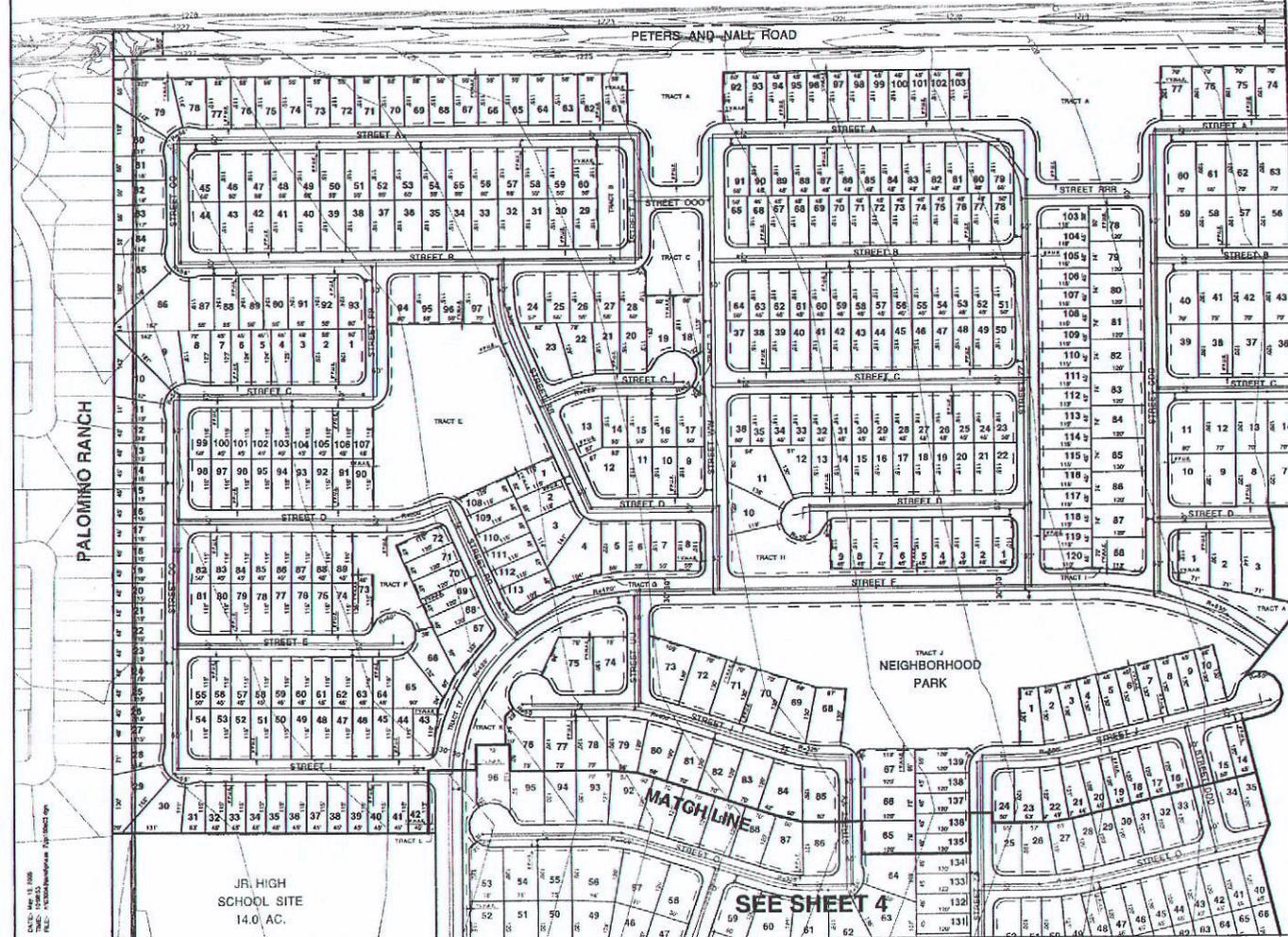
AK-CHIN COMMUNITY

AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT

LOCATED IN SECTION 17, T.6S., R.5E., G. & S.R.B. & M.
PINAL COUNTY, ARIZONA
OWNER / DEVELOPER:

WESTFAC DEVELOPMENT CORP.
800 N. BOOTHBAUGH FLDG.
SCOTTSDALE, AZ 85260
ALVIN JOHN BURKE
LISE BERGHOFF
1923 865 8001 PHO
1923 865 8001 FAX

PLANNER / ENGINEER:
COE & VAN LOO CONSULTANTS, INC.
400 NORTH CENTRAL EXPRESSWAY
PHOENIX, ARIZONA 85004
602 264 8611
602 264 8611 PHO
602 264 8611 FAX
CONTACT: DAVID DOYLE



MATCH LINE SEE SHEET 5

SEE SHEET 4



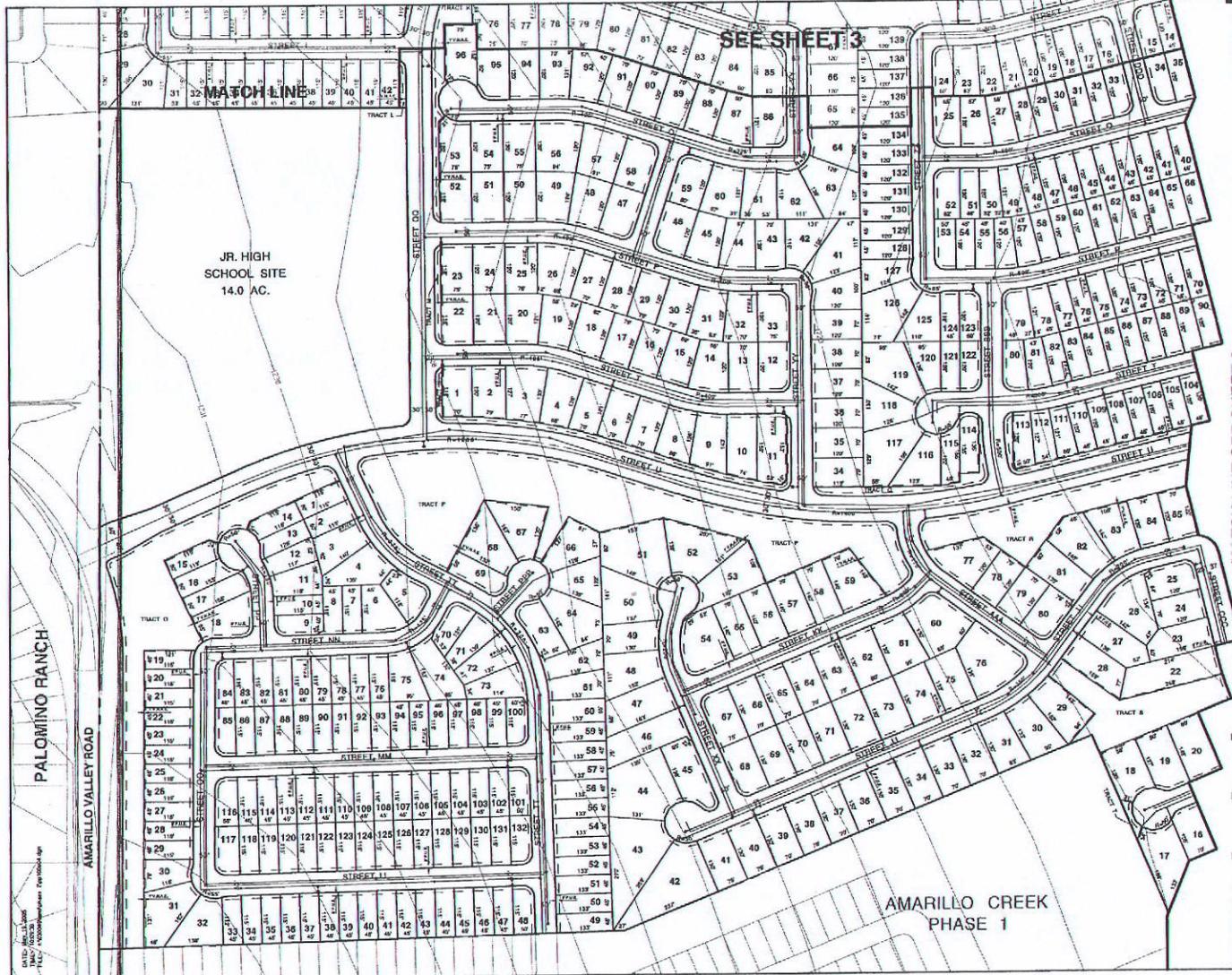
CVL
COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT

DATE: 05-19-05
CVL#: 03-0049-12
SHEET 3 OF 7

DATE: May 19, 2005
FILE: C:\work\pp100s03.dgn

JR. HIGH
SCHOOL SITE
14.0 AC.



**AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT**

LOCATED IN SECTION 17, T.5S., R.3E., Q. & S.F.D. 8 & M.
PINAL COUNTY, ARIZONA
OWNER / DEVELOPER:
WESTPAC DEVELOPMENT CORP.
800 N. BOUTWELL ROAD
MOUNTAIN VIEW, ARIZONA
ATTN: JOHN PUPPA
(480) 968-8800
(480) 968-8801 (FAX)

PLANNER / ENGINEER:
COE & VAN LOO CONSULTANTS, INC.
400 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
PH: 602-998-1100
FAX: 602-998-1100
CONTACT: DAVID COBLE

MATCH LINE SEE SHEET 6



CVL
COE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT**

DATE: 05-19-05
CVL#: 03-0049-12 SHEET 4 OF 7

AK-CHIN COMMUNITY

AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT

LOCATED IN SECTION 17, T.5S, R.3E, G. & S.R.B. & M.

PINAL COUNTY, ARIZONA

OWNER / DEVELOPER:

WESTCOTE DEVELOPMENT CORP.

800 N. BENTLEY ROAD

SCOTTSDALE, ARIZONA

ATTN: JOHN BURKE

PHONE: 480-991-0900

FAX: 480-991-0900

OWNER / ENGINEER:

COE & VAN LOO CONSULTANTS, INC.

4000 SOUTH 12TH STREET

PHOENIX, ARIZONA 85014

PHONE: 602-944-4333 (FAX)

CONTACT: DAVID COOPER

16.33 AC
W.W.
TREATMENT PLANT
(NOT A PART)
30.17 AC.
GROSS

GREEN ROAD



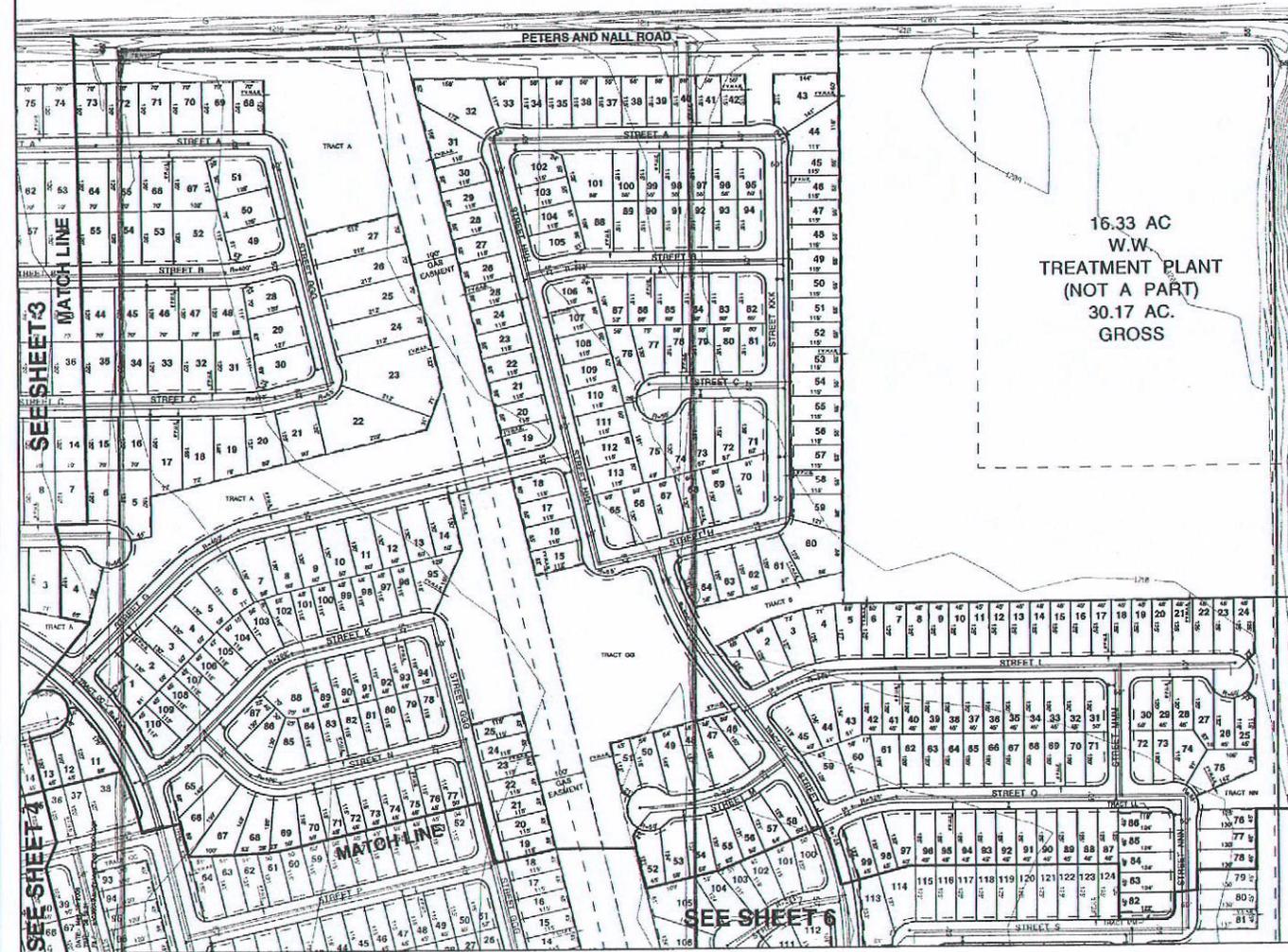
CYL

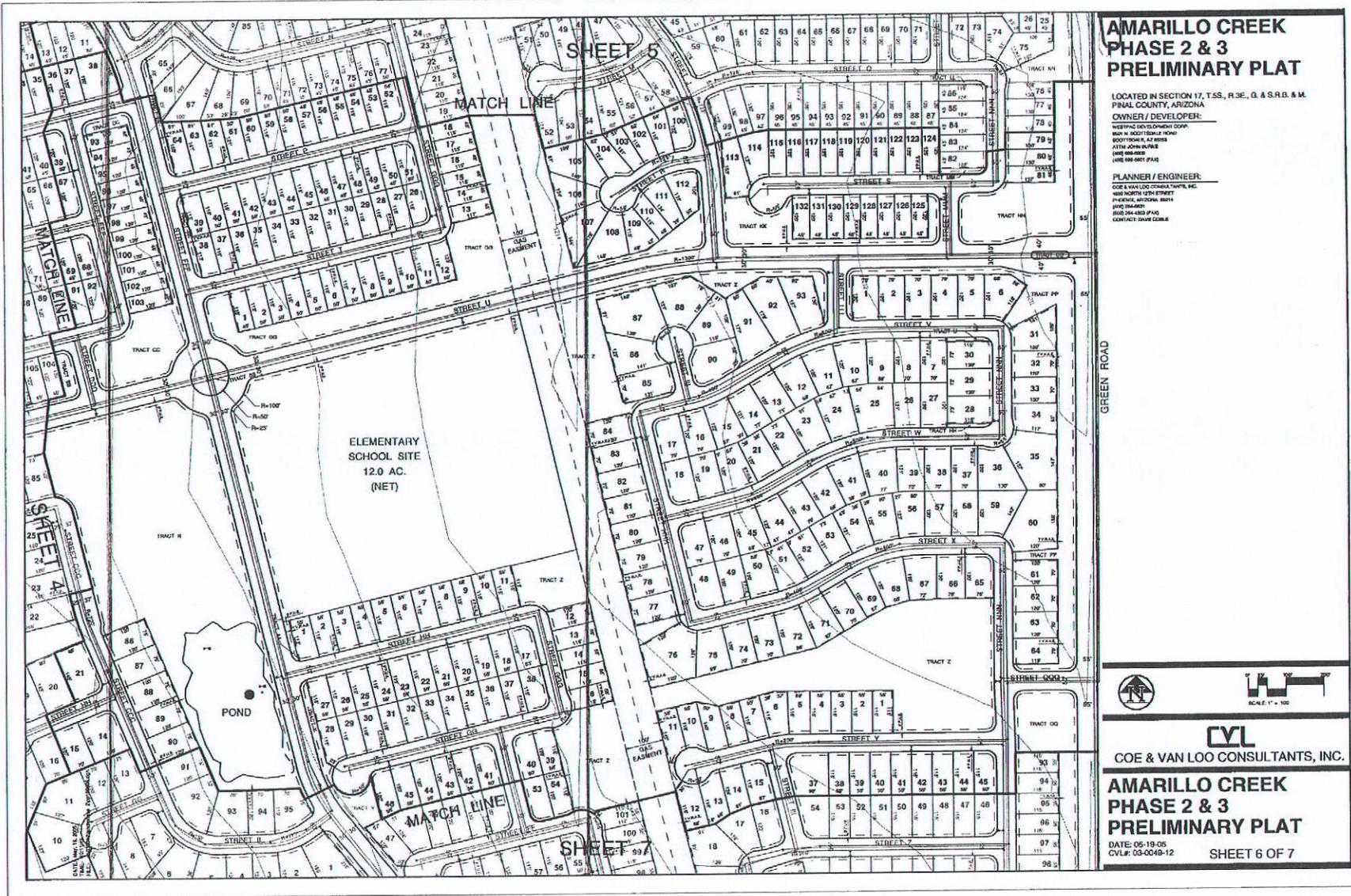
COE & VAN LOO CONSULTANTS, INC.

AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT

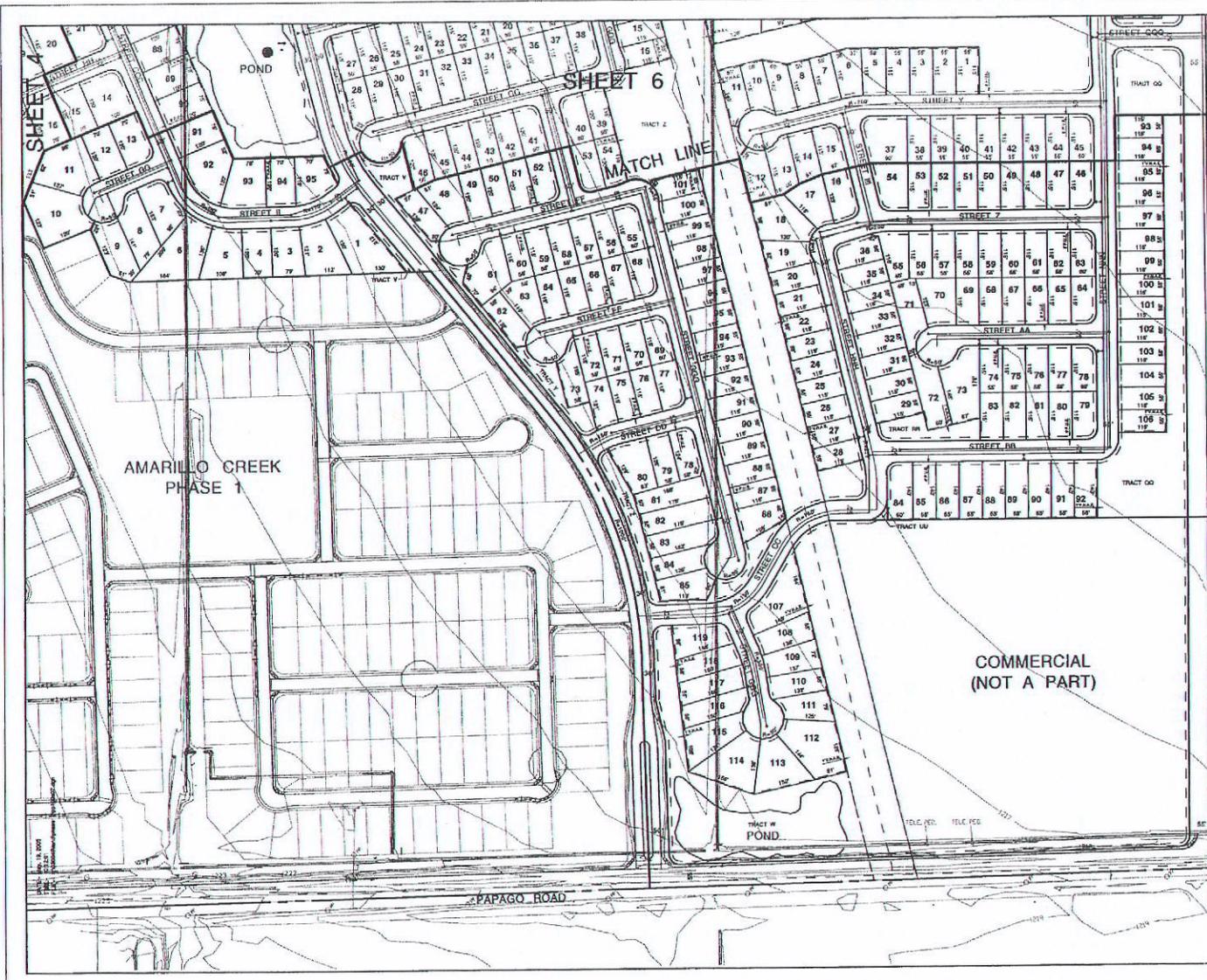
DATE: 05-19-06
CVL#: 03-0049-12

SHEET 5 OF 7





.../land/phase 2/pp100s06.dgn May, 19, 2005 10:43:17



**AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT**

LOCATED IN SECTION 17, T.5S., R.3E., G. & S.F.B. & M.
PINAL COUNTY, ARIZONA

OWNER / DEVELOPER:

WESTPAC DEVELOPMENT CORP.
800 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
ATTN: JOHN BURNS
(480) 988-7800
(480) 988-7801 (FAX)

PLANNER / ENGINEER:

GOE & VAN LOO CONSULTANTS, INC.
4800 SOUTH 10TH STREET
PHOENIX, ARIZONA 85014
PH: (602) 998-1000
FAX: (602) 998-1001
CONTACT: DAVE COOKE

GREEN ROAD



SCALE: 1" = 100'

CYL

GOE & VAN LOO CONSULTANTS, INC.

**AMARILLO CREEK
PHASE 2 & 3
PRELIMINARY PLAT**

DATE: 05-19-05
CVL#: 03-0049-12

SHEET 7 OF 7

Tax Parcel Numbers: 510-48-009D, 009F, 009J, & 009K

Request & Purpose: The applicant is requesting approval of a tentative plat extension for Amarillo Creek Units II & III.

ANALYSIS:

1. On July 21, 2005, the Planning & Zoning Commission granted tentative plat approval with 48 stipulations.
2. On July 15, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.
3. On May 2, 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.
4. The Planning & Development Department has no additional recommended stipulations.
5. Public Works Department has no additional recommended stipulations.
6. 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-eight has been modified to reflect staff's recommendation.
7. 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 Amarillo Creek Units II & III: Stipulations 1 – 51, modifying stipulation 48 to extend the tentative plat to July 21, 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. Phasing of the development infrastructure improvements to be approved by the County Engineer.

3. 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 prior to the recordation of the final plat.
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.
 - a. Provide curb, gutter, sidewalk (both sides), 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. 55' half street right-of-way dedication along all section lines and 40' 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 Papago Road, Green Road & Amarillo Valley Road (from the intersection of Papago Road to the intersection of Street U) 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.
 - f. The minimum paving width for Street U and Street FFF (from Papago Road to the intersection of Street U) to be 48' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 80' of right-of-way. 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 Street QQ, Street QQQ, Street F and Street FFF (north of Street U) to be 40' (back-of-curb to back-of-curb) with a structural section of 8" of Class 1 aggregate base and 3" of asphalt concrete within 60' of right-of-way. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer.
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 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. 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'.
13. Intersections with an arterial street shall have a minimum spacing of 1320' (1/4 mile). Only collector streets or other arterial streets shall intersect with an arterial street.
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. 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 as identified in the traffic impact study. Prior to the recordation of the first final plat for this subdivision, developer shall contribute, in the form of cash assurance, toward the total cost of a traffic signal at each intersection identified in the traffic study, or as approved by the County Engineer.
17. 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.
18. At the time of the final plat approval by the Board of Supervisors, the applicant/owner agrees to 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. 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.
20. Realign Street TT to align with Street QQ, with the first 300' of Street TT to be 60' of right-of-way.
21. 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.
22. 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.**
23. 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.
 24. Prior to final subdivision approval (final Mylar plat) the applicant/owner shall provide written verification from the Maricopa Unified School District #20, that all applicable school concerns/issues have been resolved to the satisfaction of the District.
 25. 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.
 26. The applicant/owner shall develop the subject property in accordance with the submittal documents for Amarillo Creek Phase 2 & 3, and in accordance with all applicable criteria of the Subdivision Regulations, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
 27. Development of the 1549 lot subdivision (Amarillo Creek Phase 2 & 3) shall be in conformance with Planning Case PZ-PD-016-03, the Planned Area Development (PAD) (Article 33) of the Pinal County Zoning Ordinance and with the Pinal County Subdivision Regulations.
 28. Development of the proposed subdivision (Amarillo Creek Phase 2 & 3) shall be in conformance with the applicable goals, policies and residential densities, for the Rural Community designation of the adopted Pinal County Comprehensive Plan.
 29. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
 30. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the final plat for review.
 31. 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.
32. The applicant/owner shall grant and record an Agricultural Spray Easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded spray easement and reference the spray easement on the face of the plat(s) in the "Notes" section.
 33. The applicant/owner shall ensure a minimum of fifteen percent (15%) of the approved Amarillo Creek Master Planned Community remains in open space, with a 3.5 DU/acre density for single family dwellings.
 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. The applicant/owner agrees to ensure the CC&R's for each subdivision/development will include the following:
 - a. Notice that the subject property is adjacent to Arizona State Land, which may be developed for any possible land use in the future.
 - b. Notice that the subject property is adjacent to Ak-Chin Indian Community lands, which may be developed for any possible land use in the future.
 39. The applicant/owner shall provide a no build buffer zone for the subject property as it borders the Ak-Chin Community lands.
 40. At the time of construction, the applicant/owner/developer shall contact the Ak-Chin Cultural Resources Office in order to provide an archaeological monitor, given the presence of Human remains and artifacts found in the area of the proposed Maricopa Meadows development.

41. 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.
42. 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.
43. 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.

44. With final plat submittal provide a current title report.
45. With final plat submittal provide one (1) copy of Protective Covenants, in final form, as applicable.
46. 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.
47. 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.
48. The tentative plat shall be effective until July 21, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
49. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
50. 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.

51. All right-of-way dedications shall be at no cost to the public and unencumbered.

Date Prepared: 07/09/12 - dld
Revised:



May 2, 2012

Dedrick Denton
Pinal County
31 N. Pinal Street Bldg. "F"
Florence, AZ 85232

Re: Amarillo Creek Unit II & III
S-013-05 - CVL Job #1.01.1030049

Dear Dedrick:

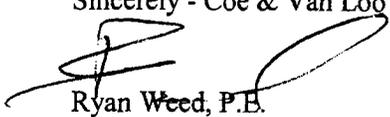
The Amarillo Creek Unit II & III Tentative Plat was approved on July 21, 2005 and we have been civil engineering and process through the County the final plat on both Units since that time. A previous Tentative Plat Extension was granted in July of 2010 until July 21, 2012. We are submitting this letter as our formal, written request for an additional extension for the above mentioned tentative plat.

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 improving, most market experts are not anticipating the demand for final platted lots in this area of Pinal County to pick up for yet a few more years.

To date, the developers, after investing roughly \$12 million to purchase of the property, have invested an additional \$3.5+ million in entitlement, platting and civil engineering for Amarillo Creek Unit II & III. 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 for the current Global Wasterwater treatment plant as well as a site for the current ED3 Substation, both of which have been constructed on the Amarillo Creek Unit II & III project. The time and effort, and dollars invested in Amarillo Creek Unit II & III by the Property Owner, Global Water Resources and ED3 were all based on the assumption that the entitlements and tentative plat approvals of Amarillo Creek Unit II & III 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 Amarillo Creek Unit II & III. 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

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AMARILLO & PAPAGO INVESTMENTS, LLP
an Arizona limited liability Partnership

By: HINTON FINANCIAL SERVICES INC.,
a Colorado corporation,

Its: Partner

By: Brad Clough
Brad Clough, Secretary

Dated: May 1, 2012

PROVINCE OF ALBERTA)
) ss.
CITY OF EDMONTON)

The foregoing instrument was executed before me, the undersigned Notary Public, this 1st day of May, 2012 by Brad Clough, the Secretary of Hinton Financial Services, Inc., as the Partner of Amarillo & Papago Investments, LLP an Arizona limited liability partnership, on behalf of the thereof.

Brenda Lynn Fralick
Notary Public

My Commission Expires:

BRENDA LYNN FRALICK
MY COMMISSION EXPIRES
DECEMBER 18, 2012

S-021-08

S-021-08



Staff Report

Pinal County Planning & Zoning Commission

Meeting Date: July 19, 2012

Case Number: S-021-08

Case Coordinator: Dedrick Denton

Subdivision Name: Bella Vista Section 13

Landowner/Developer: Kathy Aleman
Wolfkin Farms, LLC
3850 East Baseline Road Ste. #123
Mesa, AZ 85206

Applicant: Jackie Guthrie
Jackie Guthrie & Associates
19410 West Black Knob Street
Casa Grande, AZ 85122

Comprehensive Plan: Moderate Low Density Residential

Existing Zoning: CR-3/PAD & CB-2/PAD

Existing Uses: Currently, the subject property is vacant.

Surrounding Land Uses: North: GR; Vacant
East: CB-2 & GR; Residential & Vacant
South: CR-3; Residential & Town of Florence
West: GR; Agriculture

Flood Zone: X "an area that is determined to be outside the 100 and 500 year floodplain."

Location: The subject property is located between Attaway Road & Quail Run Lane and between Bella Vista Road & Roberts Road, adjacent to the Town of Florence.

Legal Description: A 659.09± acre parcel described as Section 13, T3S, R8E, G&SRB&M (legal on file).

Number of Lots: 2,007

Tax Parcel Numbers: 210-13-001A

194

195

196

197

198

120N

5

P1750E

4

SCHNEPP ROAD P3430E

P5090E

P6760E

P3600N

P8410E

GAUNTZEL ROAD UNION

8

9

10

11

12

Subj Property →

14

13

P31190N

P32780N

P29580N

P27980N

P26380N

JOHNSON RANCH

29

28

27

26

25

32

33

34

35

36

P600E

P2200E

P4190E

P5380E

P6940E

P8600E

M T

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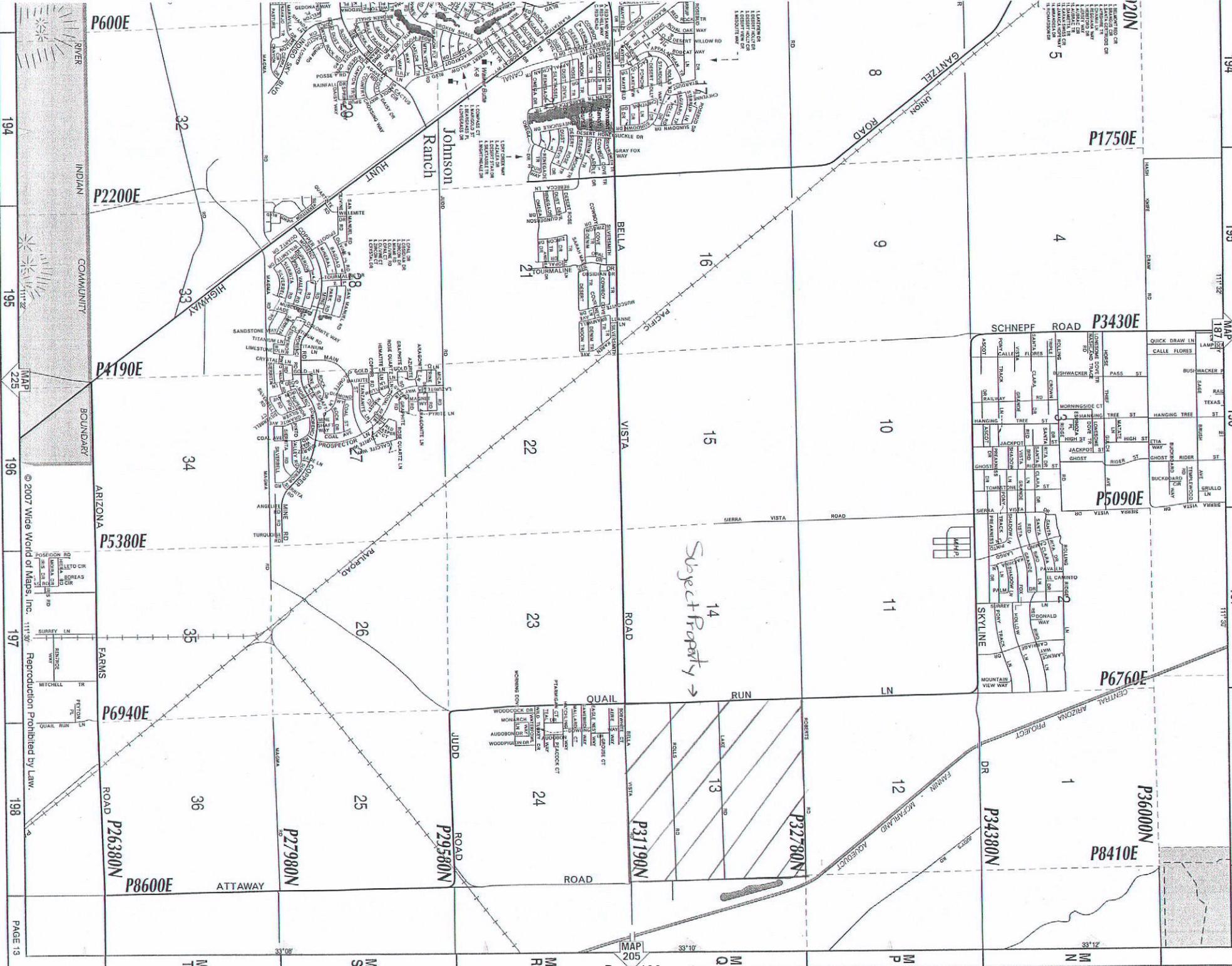
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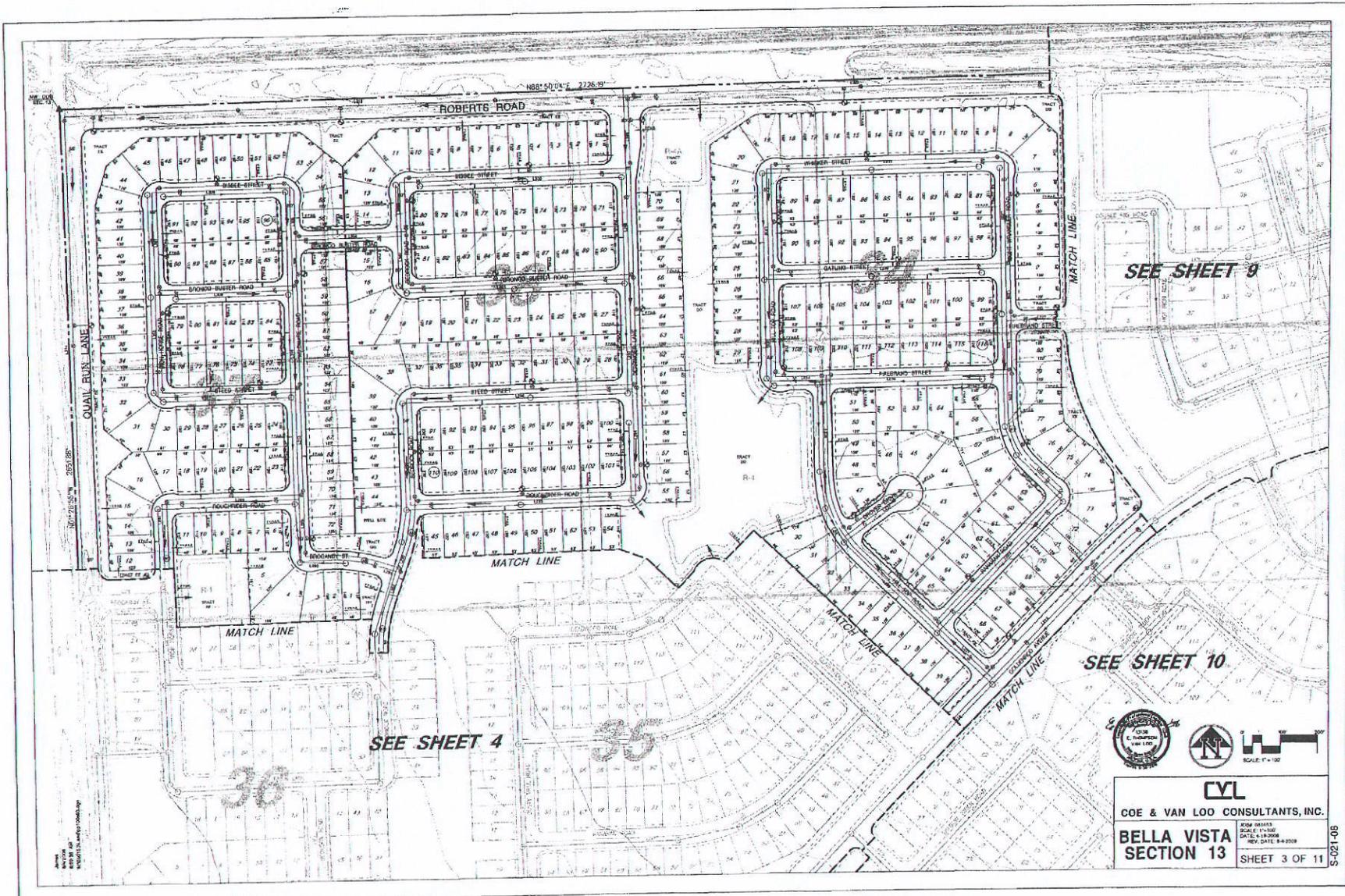
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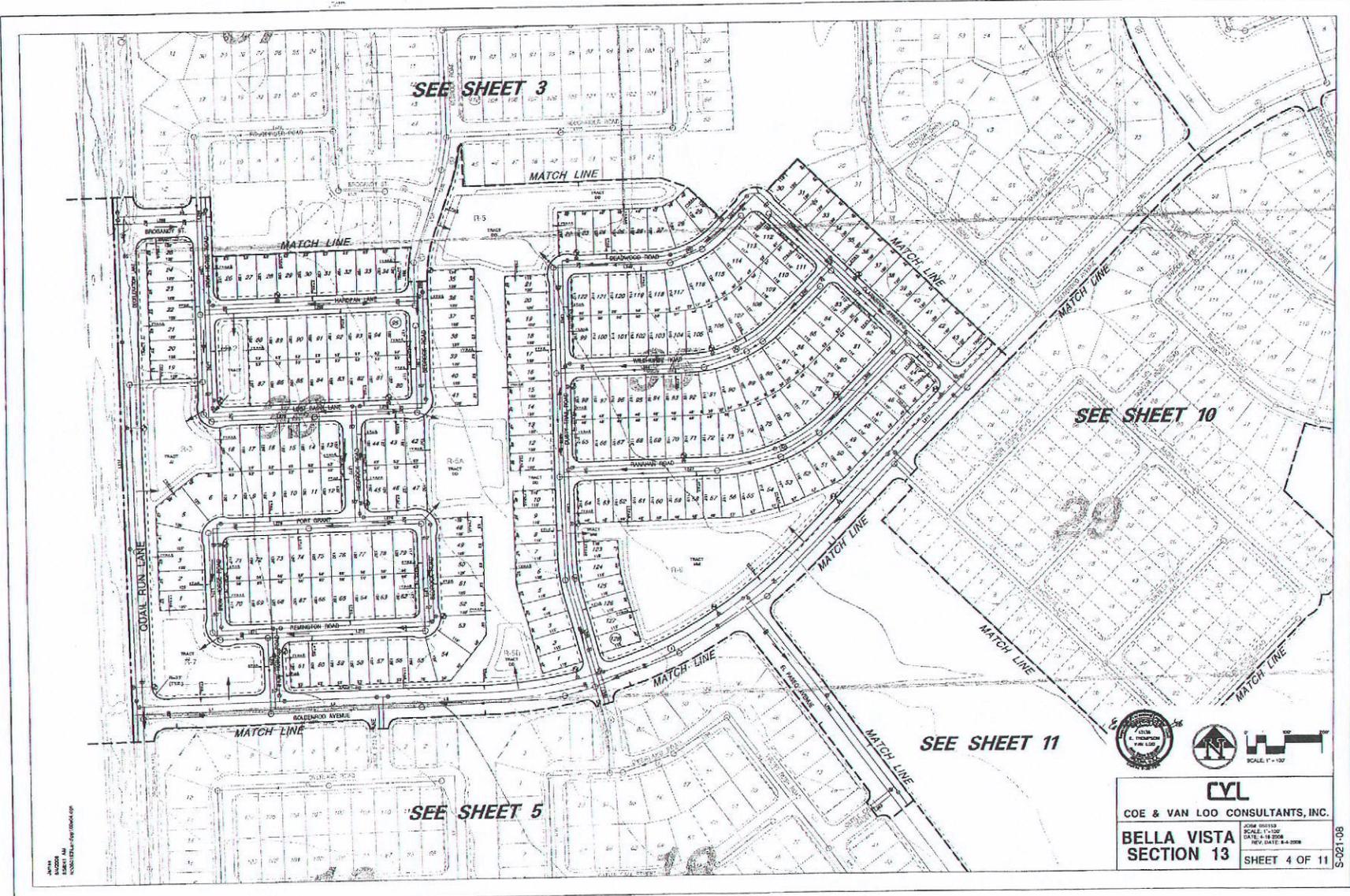
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MAP 205

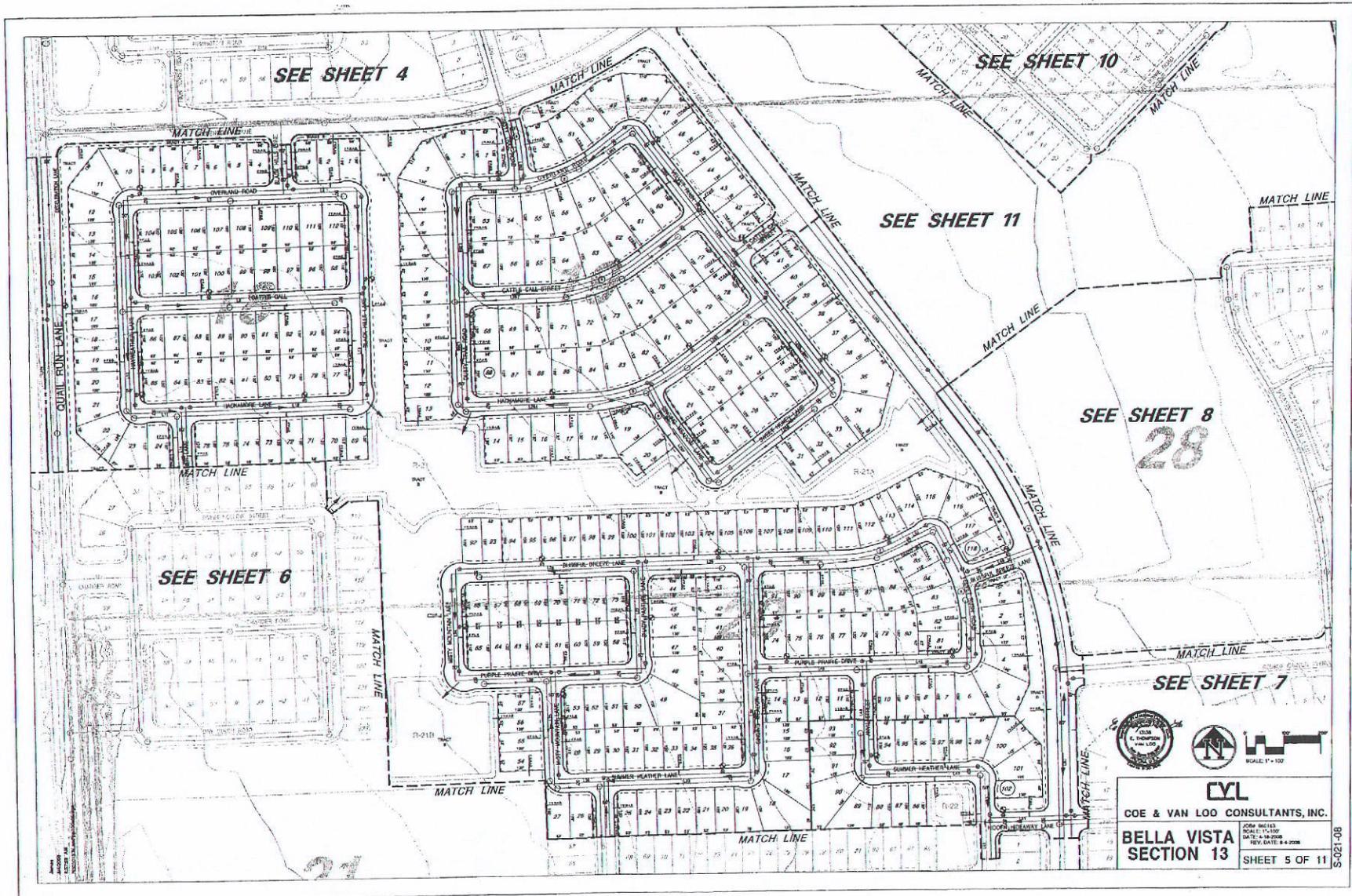




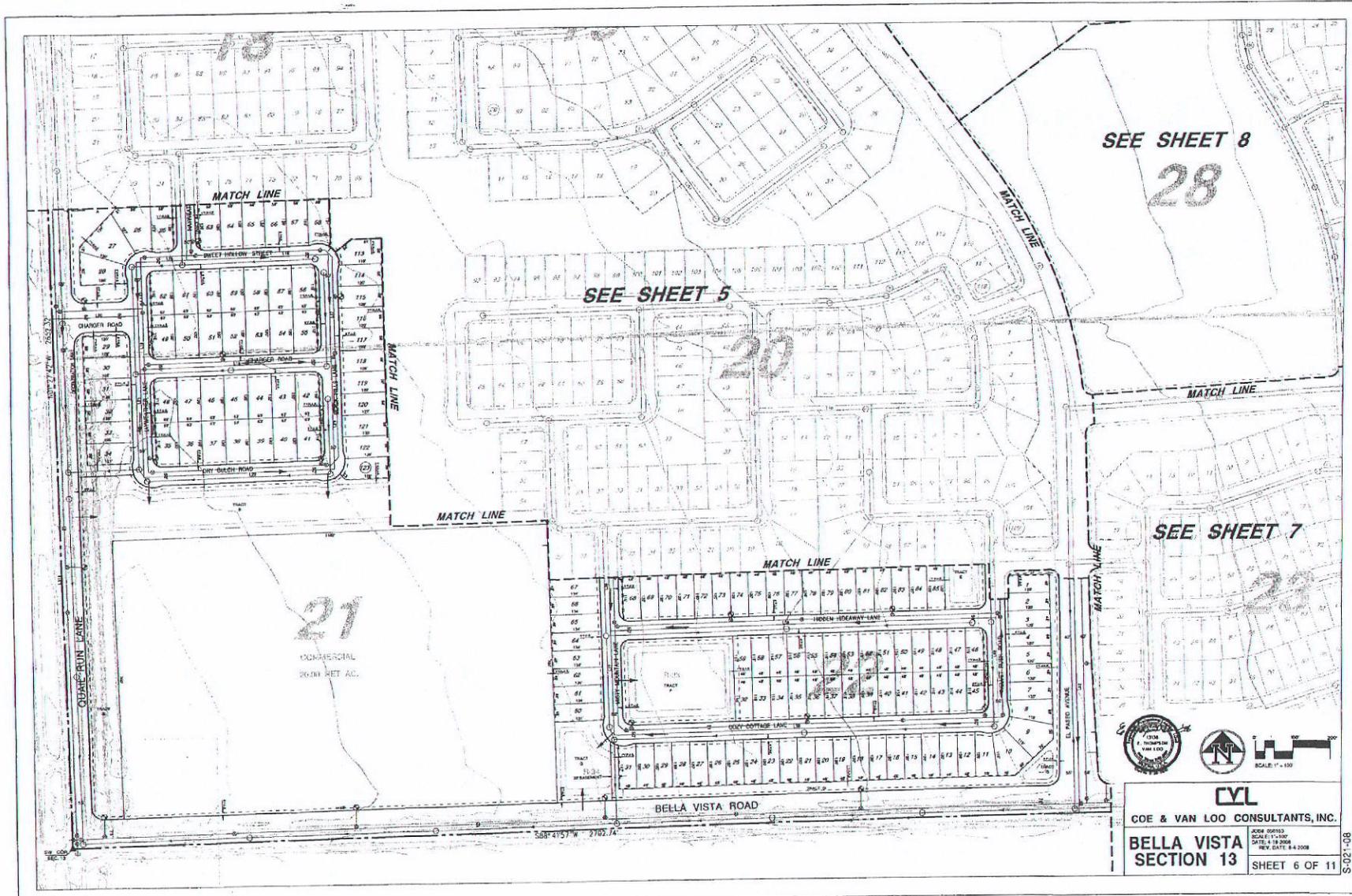


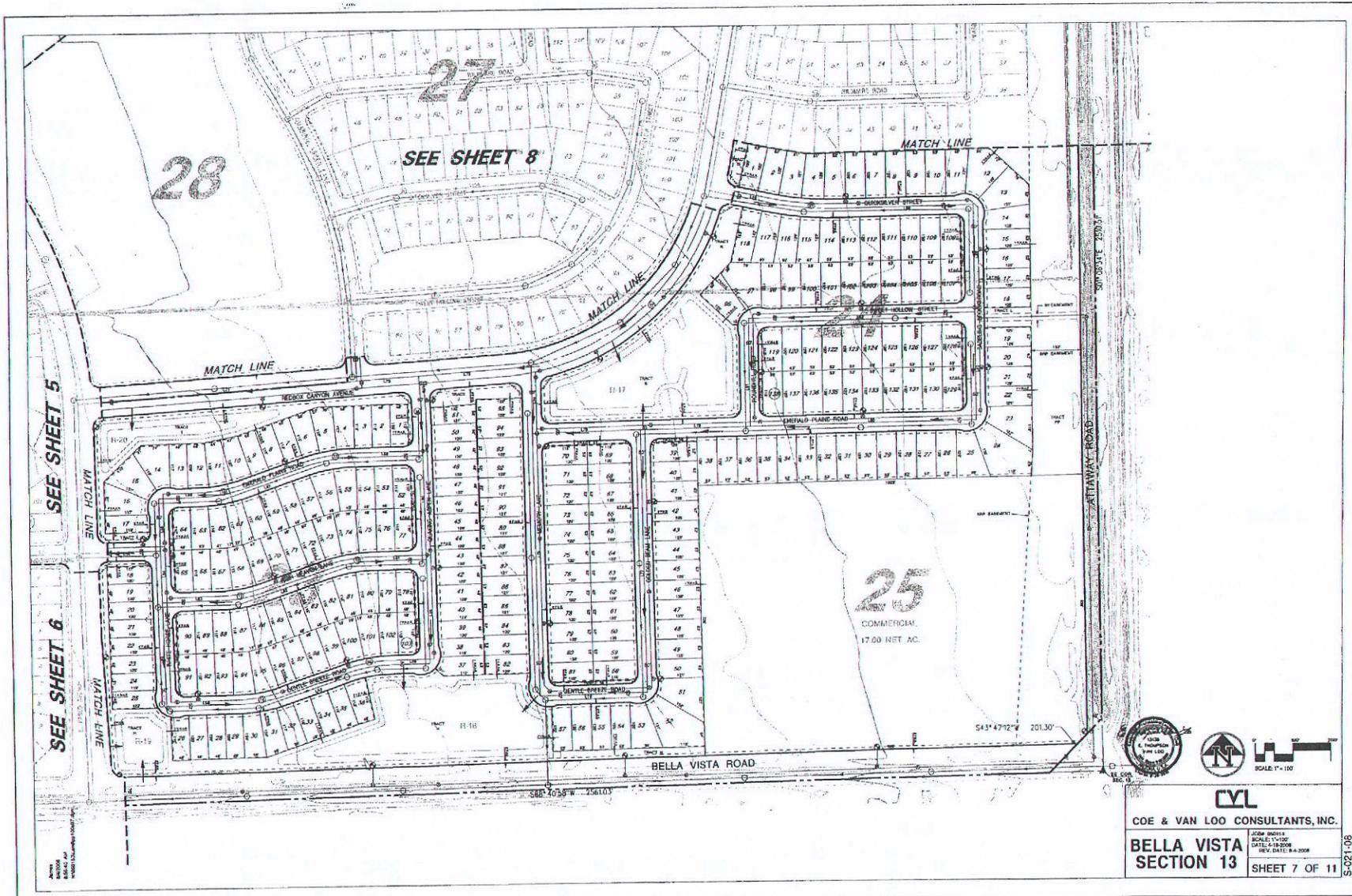
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 COE & VAN LOO CONSULTANTS, INC.
 BELLA VISTA SECTION 13
 SHEET 4 OF 11
 DATE: 4-18-2008
 REV DATE: 4-4-2008
 S-021-08

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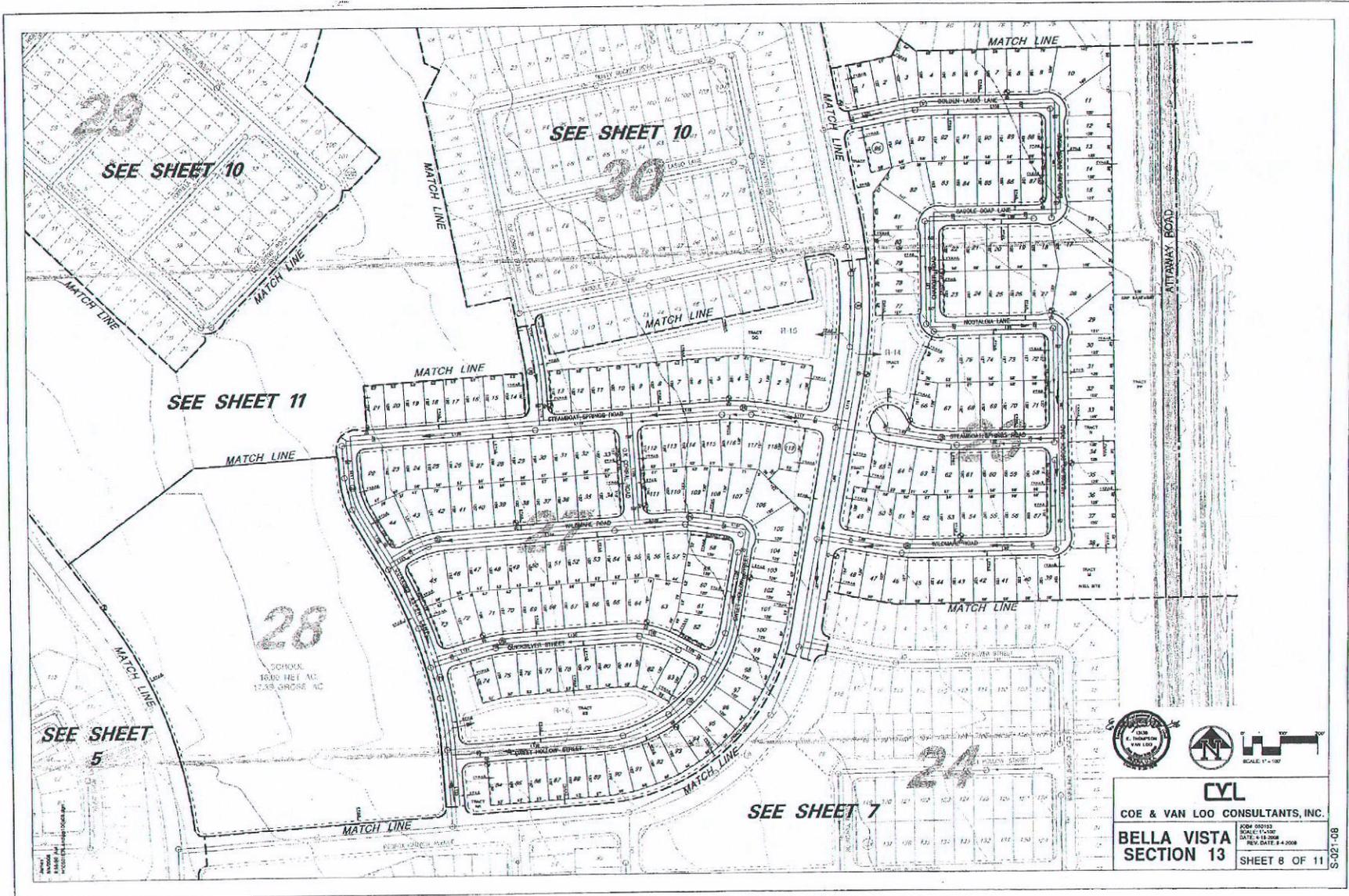


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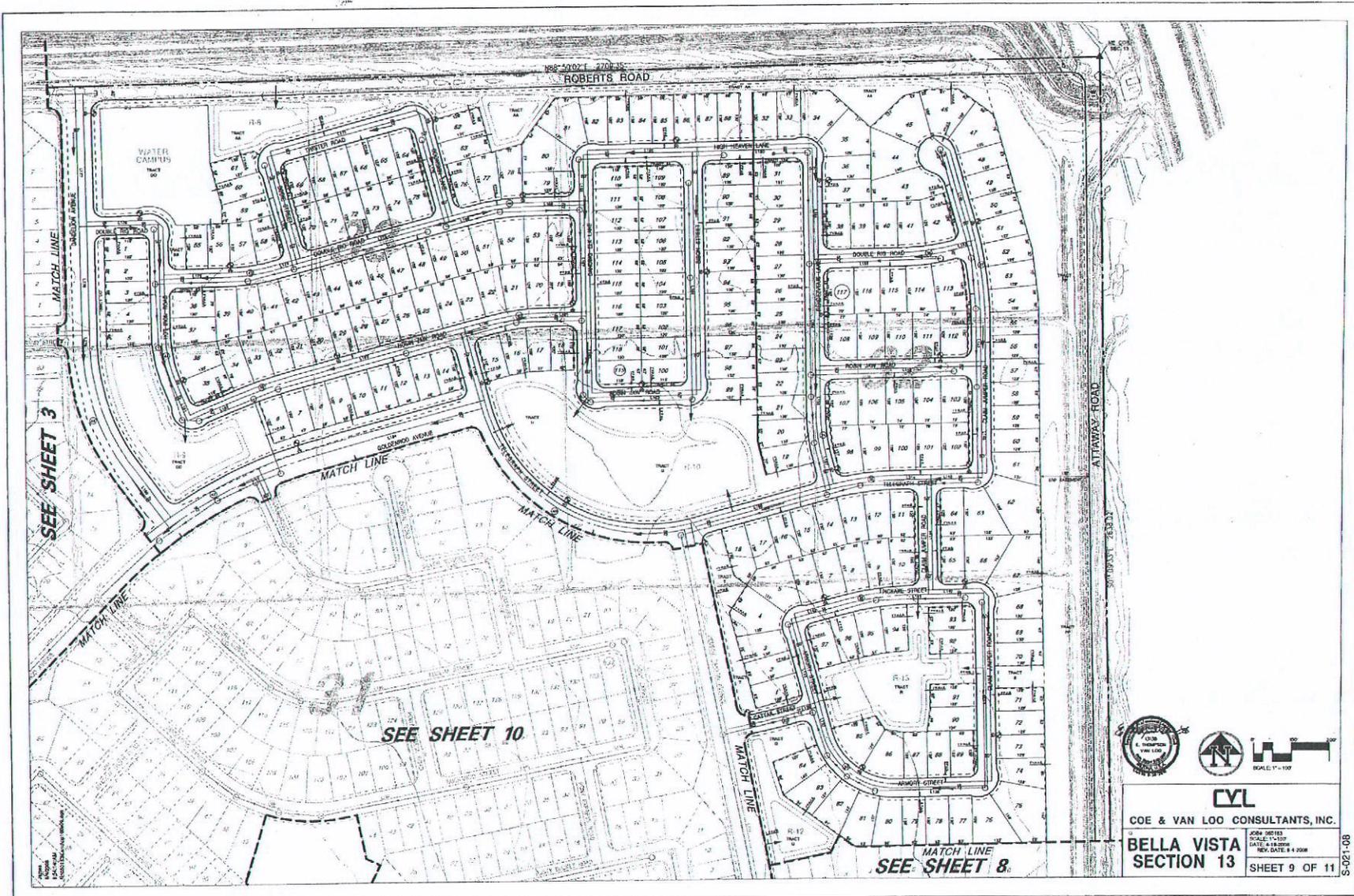




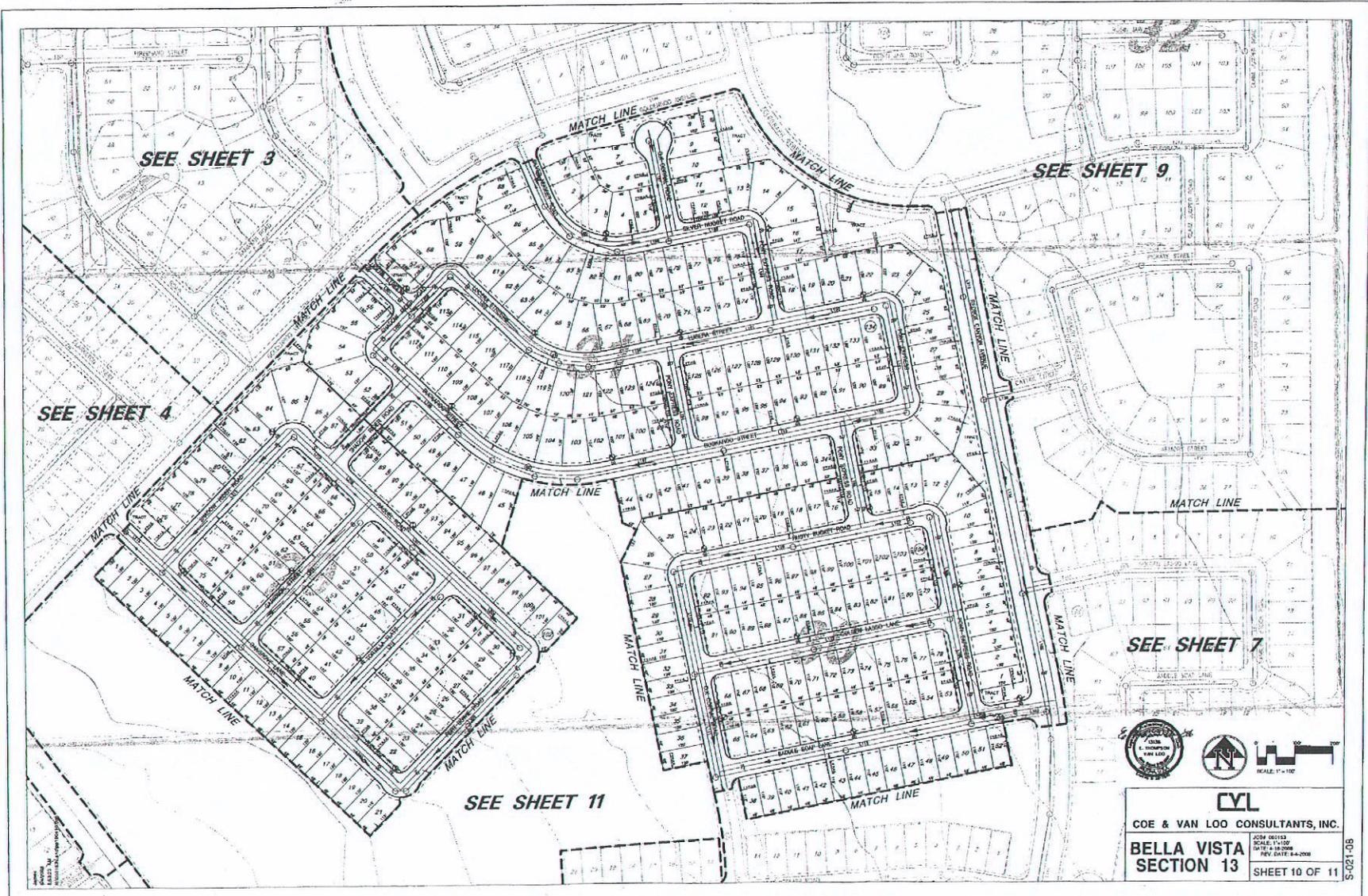

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 COE & VAN LOO CONSULTANTS, INC.
BELLA VISTA SECTION 13
 SHEET 8 OF 11

8/04/2008
 SCALE: 1"=50'
 DATE: 8/18/2008
 REVISION DATE: 8/4/2008

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SEE SHEET 3

SEE SHEET 9

SEE SHEET 4

SEE SHEET 7

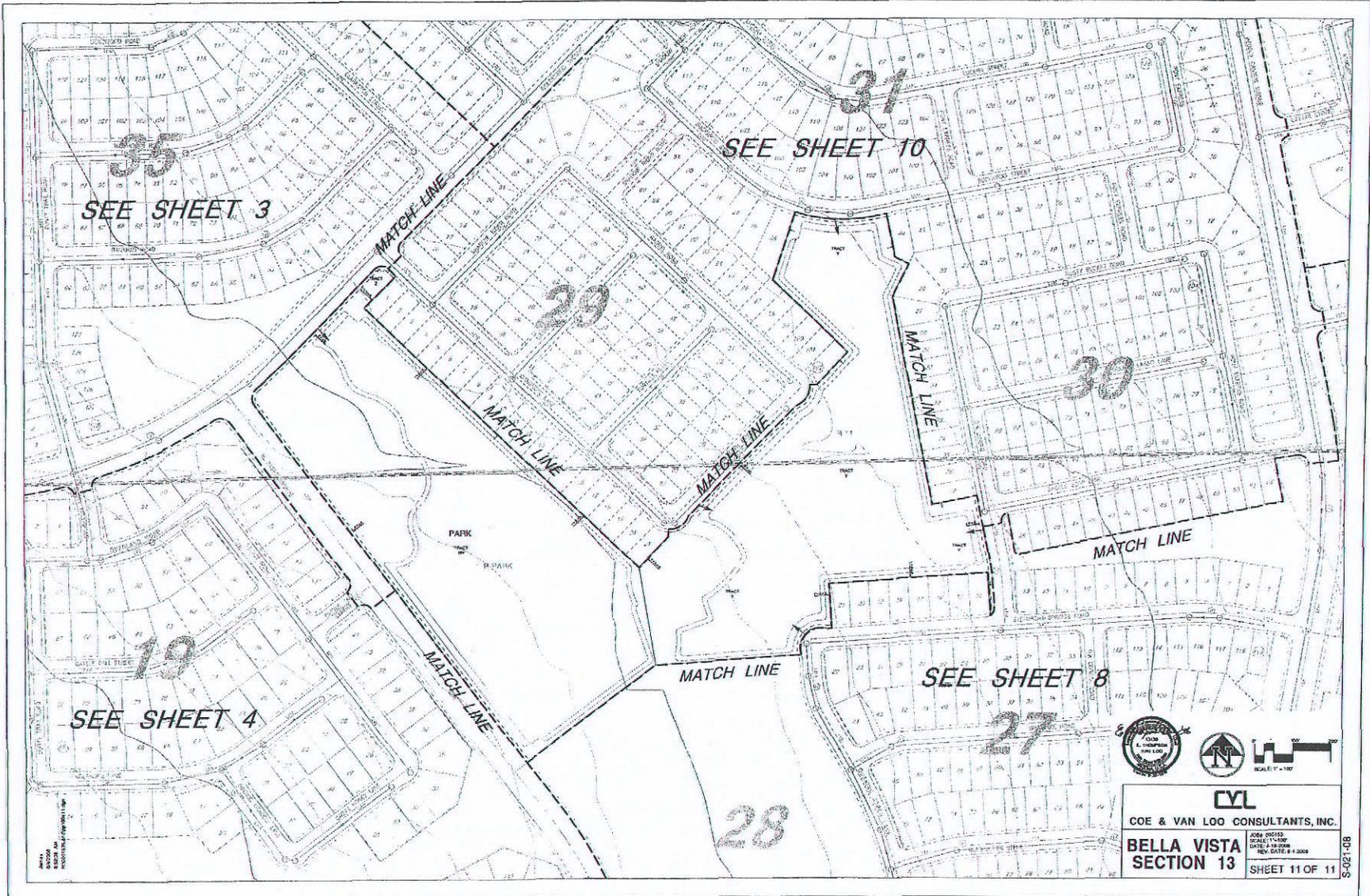
SEE SHEET 11





CYL
 COE & VAN LOO CONSULTANTS, INC.
 BELLA VISTA SECTION 13
 SHEET 10 OF 11

JOB# 00113
 SCALE: 1/4" = 100'
 DATE: 08-20-08
 REV: 04-13-2008



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Request & Purpose: The applicant is requesting approval of a tentative plat extension for Bella Vista Section 13.

ANALYSIS:

1. On August 21, 2008, the Planning & Zoning Commission granted tentative plat approval with 30 stipulations.
2. On June 17, 2010, the Planning & Zoning Commission approved to extend the plat for an additional two year.
3. On May 16, 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.
4. The Planning & Development Department has no additional recommended stipulations.
5. Public Works Department has no additional recommended stipulations.
6. 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 twenty-eight has been modified to reflect staff's recommendation.
7. 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 Bella Vista Section 13: Stipulations 1 – 30, modifying stipulation 28 to extend the tentative plat to August 21, 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. The TIA shall be in accordance with the current Pinal County TIA Guidelines. Decel lanes are required at all access locations along an arterial.
2. The approved Drainage Plan shall be per the current Pinal County Drainage Manual and shall provide retention for 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 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. Provide street lights at all arterial/collector, collector/collector, and collector/local street intersections. Street lights to be maintained by the Homeowners' Association.
6. Retro-reflective raised pavement markers (RPM) shall be used on all arterial striping.
7. The half street right-of-way and road improvements along the commercial parcel frontage shall be dedicated and constructed as part of the subdivision plat.
8. Minimum 55' half street right-of-way dedication along all section lines and minimum 40' half street right-of-way dedication along all mid-section lines, unless otherwise specified and approved by the County Engineer. All right-of-way dedication shall be free and unencumbered.
9. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer:
 - a. A minimum 75' half street right-of-way dedication along Bella Vista Rd. (southern boundary). A minimum 55' half street right-of-way dedication along Quail Run Lane (western boundary) and the west half of Roberts Rd. (northern boundary). A minimum 40' half street right-of-way dedication along Attaway Rd. (eastern boundary) and the east half of Roberts Rd. (northern boundary).
 - b. Submit two copies of a Geotechnical Report to Pinal County Public Works for review.
10. 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.

11. 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, developer shall contribute toward the total cost of a traffic signal.
12. 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.
13. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.
14. It shall be the responsibility of the developer/subdivider to ensure that all contractors engaged to perform work on this subdivision are aware of the stipulations associated with this plat and that all work performed is in conformance with all applicable stipulations.
15. 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.
16. 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.
17. Prior to final plat approval, the applicant/owner shall provide written verification from the Florence Unified School District, that applicable school concerns/issues have been resolved to the satisfaction of the District.
18. The applicant/owner shall develop the subject property in accordance with the subdivision submittal documents for Bella Vista Section 13, and in accordance with all applicable criteria of the Subdivision Regulations and approved PAD, or secure any Waivers/Variances requested/required prior to signing the final subdivision plat by the Board of Supervisors.
19. Development of the proposed subdivision (Bella Vista Section 13) shall be in conformance with the applicable goals, policies and residential densities, for the Transitional Area Designation of the adopted Pinal County Comprehensive Plan.
20. The applicant/landowner/developer will coordinate with Pinal County Department of Public Works in addressing traffic circulation between this development and adjacent developments both current and proposed.
21. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District.

22. The applicant/owner, grant and record an agricultural spray easement to all adjacent farm owners/operators; include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the NOTES section.
23. Place the following in notes section on face of final plat:
 - Any adjacent State Land may be developed for any possible land use in the future.
 - No schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying.
24. 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 waste water plan for the proposed subdivision/development is in conformance with the **Certified Area Wide Water Quality Management (208) Plan**.
25. 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 1/4 of the face of the final plat with the Recorder's seal block located on the top 1/4 of each page of the final plat.
26. 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.
 - e. Basis of Bearings, Land Use Table, Tract Summary Table, Services Provider Table and Roadways.
27. 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;
28. The tentative plat shall be effective until August 21, 2014; it may be extended upon reapplication and review by the Planning and Zoning Commission.
29. The Traffic Impact Analysis shall be updated to comply with the current Pinal County Traffic Impact Assessment Guidelines & Procedures.
30. 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.

Date Prepared: 07/09/12 - did
Revised:

*Jackie Guthrie & Associates
19710 W Black Knob Street
Casa Grande AZ 85122
520-560-4821*

May 16, 2012

Mr. Dedrick Denton, Planner II
Pinal County Planning & Development
P.O. Box 2973
Florence, AZ 85232

Re: Bella Vista - Section 13 Tentative Plat Extension Request

Dear Mr. Denton,

On behalf of Wolfkin Farms, LLC, this letter is submitted to formally request an extension for the Bella Vista Section 13 Tentative Plat, S-021-08. In 2010 a two year extension was granted to August 21, 2012.

The extension is being requested due to the current market conditions. Although there are signs that the market is improving we do not anticipate demand for the site in the immediate future.

Wolfkin Farms has been diligently working on several issues involving the property in the last two years. Their designated domestic water supplier (Diversified) did not have an assured water supply available for its customers. Wolfkin Farms worked with the Arizona Corporation Commission (ACC) to be removed from Diversified's CC&N. Johnson Utilities has made an application to the ACC to expand its water CC&N to include Section 13. Johnson Utilities is currently able to supply water service to the property under ACC rules. Wolfkin Farms deeded a farming well and an easement to the utility company.

Wolfkin Farms has been working with the Arizona Department of Transportation in determining the final alignment of the North-South freeway. Originally the freeway was proposed to go through the property, currently the alignment is proposed ½ mile to the east of Section 13, which will allow for the timely development of this parcel. The owners also worked with Salt River Project to locate a 500kV line on the east boundary of Section 13 and dedicated the required 400' easement. Construction of the 500kV line is now complete.

The owners have invested substantial time and funds in the issues discussed above in an effort to move the project forward. Wolfkin Farms is looking forward to providing homebuilders with this site as soon as the market dictates. We respectfully request a two year extension to allow the market to improve.

If you have any questions or concerns please contact me at 520-560-4821.

Sincerely,

Jackie L. Guthrie, AICP

Copy: Barbara Rust, CVL
Wolfkin Farms

PZ-C-002-12

PZ-C-002-12



TO: PINAL COUNTY PLANNING & ZONING COMMISSION

MEETING DATE: July 19, 2012

CASE NO.: **PZ-C-002-12 (Chapter 2.145; Sign Code Amendment)**

CASE COORDINATOR: Jessica Sarkissian, AICP

REQUESTED ACTION & PURPOSE: Pinal County Planning & Development Department requesting approval of a text amendment to the County zoning ordinance, **Title 2 of the Pinal County Development Services Code**, by amending **Chapter 2.145 "Signs"** to add language for temporary, promotional, political and monument signs.

PUBLIC PARTICIPATION:

Commission Initiation: March 15, 2012 and May 17, 2012

Community Meeting: April 3, 2012

Planning Commission Work Session: June 21, 2012

News Paper Advertising: July 9, 2012

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and was last amended on February 2012 of which the Sign chapter was not included. The Chapter pertaining to Signs was last amended in May of 2010.

ANALYSIS:

The proposed text amendments are designed to allow increased signage in Pinal County, while providing the following:

- Definitions for new signage types as well as clarification for existing definitions.
- More defined A-Frame requirements as to the size, height and location where they may be placed.
- Feather Banner requirements guiding their permitted size, height and location and further determining them as a temporary/ promotional use only.
- Political Sign clarification according to ARS 16-1019 as to how and when they may be removed after an election.
- Monument Signs to add increased visibility for tenants and creating requirements as to the maximum size and height, while also requiring a minimum tenant sign size and location to ensure visibility for motorists.
- Adding the new zoning categories from the recent update into the Sign Chapter for better clarification.

There is language in the draft Ordinance that would prevent signs from being located too close to intersections, driveways and other signs thus keeping visibility of the sign high. Currently monument signs are approved through the Comprehensive Sign Review process and there are no set design requirements to be met. By providing such standards and allowing them to proceed as permitted through the regular sign permit process, staff can provide a standard and uniformity throughout the County of which to apply design criteria. Staff believes that allowing monument signs could provide greater visibility for the businesses and driver safety on highly traveled road corridors.

A Community Meeting was held on April 3 to discuss the proposed text amendments to the Zoning Ordinance. There were 9 people in attendance in addition to staff and their questions regarded:

- Sign Visibility and clutter.
- Increased tenant signage.
- Increased code enforcement of signs.
- Increased temporary/ promotional signage options

To date no letters have been received from the public regarding the proposed amendment.

STAFF RECOMMENDATION (PZ-C-002-12): 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 this text amendment to the Pinal County Zoning Ordinance is needed and necessary at this time, then staff recommends that the Commission forward **PZ-C-002-12** to the Board of Supervisors with a favorable recommendation.

DATE PREPARED: 7/5/12 – jds

REVISED:

Chapter 2.145
SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING

Sections:

- 2.145.010 Purpose.
- 2.145.020 Definitions.
- 2.145.030 General provisions.
- 2.145.040 Exempt signs.
- 2.145.050 Special purpose signs.
- 2.145.060 Off-premises signs.
- 2.145.070 Sign regulations specific to the rural or residential zoning districts.
- 2.145.080 Sign regulations specific to local business, neighborhood commercial and minor office (CB-1, C-1 and O-1) zoning districts.
- 2.145.090 Sign regulations specific to the general business and general office (CB-2, C-2, C-3 and O-2) zoning districts.
- 2.145.100 Sign regulations specific to the industrial zoning districts.
- 2.145.110 Sign regulations, specific to the PAD zoning districts and special use permits.
- 2.145.120 Sign regulations, specific to manufactured/mobile home, travel trailer-recreational vehicle parks.
- 2.145.130 Sign regulations specific to commercial, industrial and office complexes.
- 2.145.140 Sign permits.
- 2.145.150 Flexibility provisions.

2.145.010 Purpose.

The uses, locations, types, heights, sizes and illumination of signs are herein regulated in order to protect the attractiveness of the county, to enhance tourism, to promote commerce, to preserve property values, to insulate residential areas from the undue impact of signs, to foster the effectiveness of business signage, to promote traffic and pedestrian safety, and to protect the general welfare. [Ord. 61862 § 2201].

2.145.020 Definitions.

For the purpose of this chapter, certain words and terms used herein are herewith defined.

“A-frame” means any portable upright, rigid self supporting frame sign in the form of a triangle or the letter “A”. (See Figure 1.)



(Figure 1)

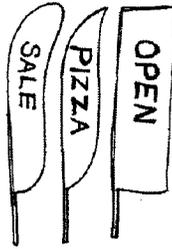
“Advertising” means to call public attention to things, usually to promote sale.

“Aggregate Sign Area” means the total area in square feet of all signage permitted for a given business.

“Awning” means a shelter or cover projecting from and supported by an exterior wall of a building.

“Banner” means a sign painted or printed on a strip of durable fabric cloth or plastic.

“Banner, feather” means a vertical portable sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. (See Figure 2).



(Figure 2)

Canopy. Same as “Awning.”

“Complex; Commercial, Industrial or Office” means a group of two or more businesses associated by a common agreement or common ownership with common parking facilities.

“Construction (beginning)” means the placement or attachment of sign-related materials (e.g., posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, paint) on the ground or on an existing building or other structure.

“Frontage” means the length of property line of any one premises along a public right-of-way on which it borders.

“Grade” means average elevation of the ground within a radius of 20 feet from the center point of the sign.

“Interstate freeway interchange” means where ingress or egress is obtained to a federal interstate highway; specifically delineated as lying within 300 feet of the right-of-way and between the two points of widening of the interstate highway right-of-way approaching the interchange.

“Lighting, internal-reverse print” means an internally lighted sign in which the visible lighted area constitutes less than 50 percent of the total sign area, with lighted or visible letters against a dark background.

“Mansard” means a roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a building wall. (See Figure 3.) Also a facade with a slope approaching the vertical which imitates a roof.

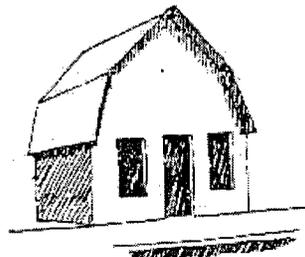


Figure 3

“Marquee” means a permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building, to be considered a canopy for sign allowances. “Parapet” means the extension of a false front or wall above a roof line.

“Pennant” means a geometric shaped flag made of flexible materials, suspended from one or two corners fastened to a string which is secured or tethered so as to allow movement and used as an attention getting form of media.

“Reconstruction, substantial” means improvement or repair valued in excess of 50 percent of the current value of a sign. Reconstruction does not include merely repainting or changing the copy on the sign if the use and size remain the same.

“Roof line” means the highest point of a structure including parapets, but not to include spires, chimneys or heating or cooling mechanical devices. (See Figures 4 and 5.)

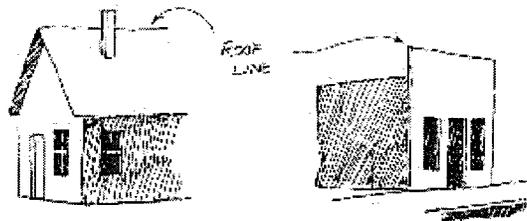


Figure 4

Figure 5

“Sign” means any identification, description, illustration, symbol, or device which is affixed directly or indirectly upon a building, vehicle, structure, or land and which conveys information identifying or directing attention to or advertising a product, place, activity, person, institution, or business.

“Sign, abandoned” means a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

“Sign, canopy” means any sign erected directly upon or suspended from a canopy (awning). See Figure 6

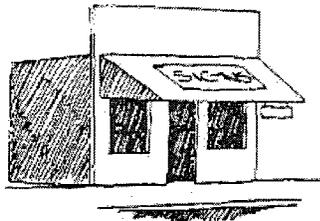


Figure 6

“Sign, directional” means any sign which is designed solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed, and which contains no advertising copy. (See Figure 7.)



Figure 7

“Sign, directory” means any sign listing the names, use, or location of the businesses or activities conducted within a building or group of buildings. (See Figure 8.)

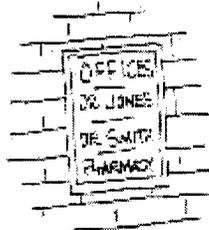


Figure 8

“Sign, freestanding” means a sign which is erected on its own self-supporting permanent structure, detached from any significant (i.e., weight-bearing) supporting elements of a building (lateral stabilizing support is not considered attachment to the building). (See Figure 9.)

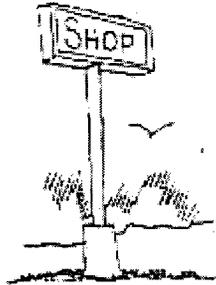


Figure 9

“Sign, height” means the distance measured from grade at the base of a sign to the topmost portion of a sign, including decorative embellishments.

“Sign, identification” means any sign identifying by name, message or symbol, a business, residence, occupant activity, institution, establishment, operation, merchandise, product, or service available at the property on which the sign is displayed.

“Sign, illuminated” means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

“Sign, inflated” means a sign held up by helium or blowing air.

“Sign, Monument” means a freestanding sign for a commercial, industrial or office site that displays the names of tenants on the site as well as the complex name. These signs are typically integrated into the landscaping for the complex.

“Sign, nonconforming” means any sign which is not allowed under this code, but which, when first constructed, was lawful.

“Sign, off-premises (billboard, outdoor advertising)” means a sign advertising a business, place, activity, goods, services, or products on a different property from where said sign is located.

“Sign, on-premises” means a sign advertising a business, place, activity, goods or services or products on the same property on which the sign is located.

“Sign, political” means a temporary sign used in connection with a local, state, or national election or referendum.

“Sign, portable” means any sign not permanently affixed to the ground or a structure on the site it occupies.

Sign, Projection. Any sign attached to a building or other structure and extending in whole or in part more than 12 inches beyond the building shall be considered a freestanding sign with reference to square footage allowances. (See Figure 10.)

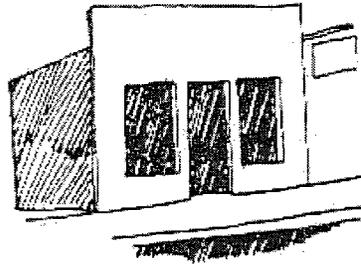


Figure 10

“Sign, roof” means any sign erected upon the roof of any building which is partially or totally supported by the roof or reroof structure of the building. (See Figure 11.)

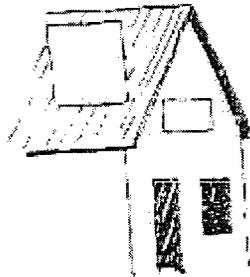


Figure 11

“Sign, temporary kiosk” means a freestanding, non-illuminated structure consisting of a maximum seven directional panels per side, for a total of 14 directional panels per kiosk.

“Sign, temporary promotional” means banners, pennants, inflatable structures and other attention-getting media or devices designed to promote a sale or event or for some other short-term promotional purpose.

Sign, Under-Canopy. A sign suspended beneath a canopy, ceiling, roof, or marquee shall be considered a freestanding sign with reference to square footage allowances.

“Sign, wall-mounted” means a sign mounted or painted flat against, projecting less than 12 inches or painted on the wall of a building with the exposed face of the sign in a plane parallel to the face of said wall. (See Figure 12)

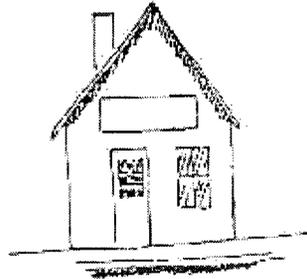


Figure 12

[Ord. 2010-PZ-C-006-09 § 1; Ord. 61862 § 2202].

2.145.030 General provisions.

Except as may be further restricted in designated zoning districts, all permitted signs shall be subject to the following:

- A. A sign may be illuminated during the hours of operation of the facility being identified or advertised or until 11:00 p.m., whichever is later, but the source of illumination shall not be visible beyond the property lines. No flashing or intermittent illumination shall be used. Internally lighted signs may be “reverse print” or otherwise. No portion of any sign shall consist of mirrors or highly polished reflective surfaces.
- B. No sign (nor any portion of a sign) shall rotate, move, or simulate movement by means of fluttering, spinning, or reflection devices. (Not including Temporary Promotional Signs) Nor shall it contain an electronic message device except for “time and temperature” signs, nor shall it flash, blink, be audible, or be animated by any means.
- C. Lighted beacons, searchlights, or other lights or lighted devices which attract attention to a property are prohibited.
- D. No sign may encroach upon or overhang adjacent property or public right-of-way. No sign shall be attached to any utility pole, light standard, bridge, or any other public facility located within the public right-of-way. Signs may be located in or project into required yards but no sign nor any support for a sign shall be located in, or project into any private street, alley, easement, driveway, parking area or pedestrian way in such a manner as to obstruct the intended use or to constitute a safety hazard.
- E. Canopy (awning) signs shall not project above the canopy. Signs may be attached flat against canopies made of rigid materials; canopies of non-rigid materials, e.g., canvas, shall only have signs painted on them. Signs attached to a building shall not project above the eave line or parapet. Signs

mounted on the lower portion of a mansard roof with a slope exceeding 74 degrees from the horizontal are permitted, provided they do not project above the top of the lower roof.

F. In no case shall any sign exceed 30 feet in height.

G. The square footage of a sign made up of letters, words, or symbols within a frame or border shall be determined from the outside edge of the frame or border itself. The square footage of a sign composed of only letters, words, or symbols shall be determined from imaginary straight lines drawn around the entire copy or grouping of such letters, words, or symbols. Only those portions of the construction elements that are an integral part of the sign itself shall be considered in the allocation of square footage allowed.

H. No sign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.

I. Signs may be painted directly onto structural surfaces (walls or buildings) but not onto any roof.

J. No sign shall be located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or device or obstruct or interfere with a driver's view of approaching, merging or intersection traffic.

K. No sign shall simulate the appearance of an official traffic sign, signal or device, nor the warning or signal device of any emergency vehicle.

L. Signs painted on or attached to vehicles which are parked on the public right-of-way or on private premises for a continuous period in excess of 72 hours or repeatedly for three consecutive days for the purpose of intentionally circumventing the intention of this title shall be considered portable signs within the meaning of this title.

M. In no case shall any sign project above the roof line of the building upon which it is mounted. Roof-mounted signs are permitted (if otherwise in compliance) and shall be considered to be a variety of wall-mounted sign.

N. *Repealed by Ord. 012010-AEO.*

O. New signs exceeding six square feet in area or exceeding eight feet in height shall follow the permitting requirements specified in PCDSC 2.145.140. Relocation or substantial reconstruction (i.e., costing more than 50 percent of the present value) of a sign shall be considered a new sign for building permit purposes.

P. Signs which identify or advertise uses on other than the property on which they are located shall be permitted only in CB-2, C-2 and C-3 zoning districts and all industrial zoning districts. (See PCDSC 2.145.060, Off-premises signs.)

Q. Signs which are not permitted in a residential zoning district, but are permitted in the zoning district of the adjacent property shall be set back a minimum of 20 feet from the residential zone.

R. Signs located within the triangular area on a corner lot formed by measuring 30 feet along both street lines from their intersection of a public street and a private street or driveway, shall maintain a maximum three-foot top height or minimum eight-foot bottom height and contain a maximum of two supports with a maximum 12-inch diameter each. (See Figure 13.)

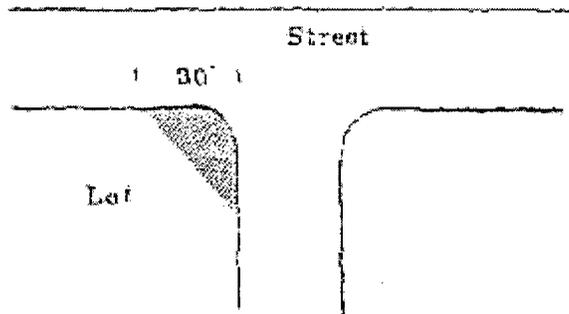


Figure 13

S. Portable signs are permitted where indicated for zoning districts provided they are planted securely into the ground, weighted, or otherwise anchored to resist rolling, blowing, tipping over or otherwise moving from a safe location and further provided they are not attached to or sitting upon wheels or trailers. [Ord. 012010-AEO § 1; Ord. 61862 § 2203].

T. A-Frame signs shall not exceed 4 feet in height and 6 square feet per face. A-Frame signs must be located within 15 feet of the building entrance of the business being advertised. One A-Frame sign is allowed per business and shall not be included in the aggregate sign area allowances.

2.145.040 Exempt signs.

The following signs shall be exempt from obtaining permits and other provisions of this title provided they satisfy all requirements or specifications contained within this section.

- A. Official notices authorized by a court, public body, or public safety official.
- B. Directional, warning or information signs authorized by or consistent with federal, state, county, or municipal authority.
- C. Memorial plaques and building cornerstones when cut or carved into masonry surface or when made of incombustible material and made an integral part of the building or structure.
- D. Commemorative symbols, plaques and historical tablets.
- E. Political Signs that meet the requirements in section 2.145.050.
- F. Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted nonverbal religious symbols attached to a place of religious worship; and temporary displays (maximum of 30 days) of a patriotic, religious, charitable, or civic character shall be exempt from the provisions of this section; however, if the height exceeds the building height of the zoning district in which it is located, such signs shall be required to go through the Comprehensive Sign Package process prior to their erection. The preceding shall not be construed as to

permit the use of such flags, insignias, etc., for the purpose of advertising or identifying a product or business.

G. Signs located within structures, including inside window signs intended to be seen from outside of the building. [Ord. 61862 § 2204].

2.145.050 Special purpose signs.

A. Directional or Information Signs.

1. Permanent on-premises directional signs are permitted in all zoning districts (and are in addition to the aggregate area limits specified in each zoning district) subject to the following:

- a. This sign shall contain no advertising copy.
- b. This sign shall not exceed four square feet in area per face.
- c. This sign may be double-faced.
- d. This sign may be placed flat against a wall of a building or such sign may be freestanding, but shall be no higher than eight feet above grade.
- e. This sign may be used to designate entrance or exits to or from a parking area, but the number shall be limited to one for each such entrance or exit.
- f. Off-premises permanent directional or information signs for public service or safety facilities (such as hospitals and clinics) may be permitted through the special use permit process as provided in PCDCSC 2.150.020. Such signs may be specifically approved up to 24 square feet per sign.
- g. The total number of directional signs is not limited provided such signs are not located within required setback yards.
- h. Directional subdivision signs are permitted in any zoning district, and are subject to that zone's square footage limitations. Unlighted signs advertising subdivisions containing only the name of the subdivision, the name of the developer and/or agent, an identification emblem and directional message shall be permitted, provided:
 - i. There shall be no more than one such sign for each subdivision vehicular entrance, not to exceed a total of three; and
 - ii. Directional subdivision signs may only be displayed during the two years following the date of recordation of the final plat map.

2. Permanent off-premises directional signs are permitted for certain tourist and recreation-related businesses which by their nature must be located away from arterial highways, such as destination campgrounds and resorts. Such signs shall be:

- a. Located at the arterial highway and/or intersections of access roads heading directly to the business.
- b. Limited to six square feet of panel area, not to exceed eight feet in height above grade, unlighted, and no closer than 20 feet to any property line.
- c. Limited in content to a generic description (one or two words) of the facility (such as “camping”), an arrow or words giving directions (such as “next right”), and a symbol or logo identifying the chain or name of the business.
- d. Mounted on the same standard where more than one such sign is erected at any one intersection and elsewhere whenever possible.
- e. Required to obtain an off-premises sign permit (even though under the minimum size otherwise requiring a permit).
- f. Limited to three such signs providing direction to any one parcel.
- g. Shall be required to obtain a special use permit (PCDSC 2.150.020) for each sign.

B. Temporary Real Estate, Construction and Subdivision Signs.

1. Temporary (including portable) “for sale” or rental signs are permitted in any zoning district. One on-site unlighted sign not exceeding six square feet on each street frontage adjoining a site, plus one “open house” sign not exceeding six square feet are allowed. Open house signs shall not be located in landscaped parkways, street medians, or bike trails. When affixed to a parcel of two acres or larger which lies contiguous to a major arterial highway with a right-of-way width of at least 150 feet at the location of the sign, a sign shall be permitted not to exceed 12 square feet in area. Freestanding signs shall not exceed six feet in height. All sale and rental signs shall be removed within 30 days from date of sale or rental, or after removal of the property from the active market.

2. Construction signs are permitted, subject to the square footage limitation of the respective zoning district and in no case to exceed a total of 40 square feet in area for the project. On the site of a project actively under construction, unlighted signs to identify each contractor, architect or engineer, etc., engaged in a project are permitted. Freestanding signs shall not exceed eight feet in height. Such signs shall be removed within 30 days after the completion of the project or any cessation of construction activity for a continuous period of six months.

3. On-site signs for subdivisions (including condominium projects), advertising only the subdivision and the sale of lots or units from a recorded plat, shall be permitted provided there shall be no more than 100 square feet of total sign area for each subdivision and a total of five signs. They shall not extend into any required yard nor shall any sign exceed 12 feet in height. Such on-site signs shall be permitted until sales office is abandoned in the subdivision or for a maximum of two years, whichever occurs first; and provided, that such signs are maintained in

good condition. Extensions beyond the two-year limitation may be granted in the form of a special use permit (PCDSC 2.150.020) for one-year increments.

4. For the purpose of administering this section, apartment or group housing complexes of 30 units or more shall be considered within the definition and regulations of a “subdivision” in subsection (B)(3) of this section. Apartment complexes may display directional signs for a period of one year following construction completion, subject to the additional regulations of subsection (A)(1) of this section.

5. Office buildings or complexes, shopping centers and industrial parks may display leasing and rental signs for a period of one year following construction completion. These signs shall be limited to one freestanding sign and two building-mounted signs not to exceed a combined total of 100 square feet in area. Freestanding signs shall not exceed eight feet in height. After this one-year period, the regulations of subsection (B)(1) of this section shall apply.

C. Temporary Promotional Signs.

1. Promotional Event Types:

a. Grand Opening Signs are allowed for a permitted business at the business location during one of the following:

1. An “arms length” change of ownership.
2. Opening a new location.
3. An expansion of floor area of at least 25 percent.

b. Sale or Event Signs are signs designed to promote a sale or event or for some other short-term promotional purpose.

2. Allowed Signs:

- a. Banners, feather banners, pennants, inflatable structures
- b. A-Frame signs subject to PCDSC 2.145.030.T

3. Approvals Required: A temporary sign permit will be required.

4. Time Limitations:

a. Permits shall be for a maximum of 45 days

1. Grand Opening Signs shall be permitted no more than once in any 12-month period.

2. Sale or Event Signs shall be permitted no more than twice in any 12-month period.

5. Requirements for all Temporary Promotional Signs

- a. Located on the property for which the temporary sign permit has been issued
- b. Cannot be affixed to any utility pole, tree or similar object
- c. Not permitted in parking aisles

6. Additional Banner requirements

- a. Maximum size: 20 feet by 5 feet
- b. One-sided
- c. Securely attached to the building for which the temporary sign permit has been issued.

7. Additional Feather Banner Requirements

- a. Maximum size: 10 feet in height measured from the base and a maximum of 30 square feet in area.
- b. Separated from any other sign, driveway or intersection by at least 50 feet.
- c. Two feather banners are permitted per tenant up to 20,000 square feet of building area.
- d. Four feather banners are permitted per tenant over 20,000 square feet of building area.

D. Temporary kiosk sign.

1. Temporary kiosk signs shall be required to comply with the following conditions:

- a. Temporary kiosk signs are approved for the following entities only: communities, planned area developments, named subdivisions, builders, and governmental entities. There will be no additional advertising outside of the company name, logo, and directional arrow.
- b. All temporary kiosk sign structures will be required to get a temporary sign permit and will comply with the size, construction type, and color scheme as set forth by the planning department.
- c. All applications shall require a minimum of one contract from an existing community and/or builder within the service area.

- d. All applications shall require a written contract from the property owner for which the proposed sign is to be located. If on state land, a permit must be obtained first from the state. The planning department will not hold locations pending approval from any entity, whether private or public. Under no circumstances will signs be permitted in a right-of-way.
- e. A temporary kiosk sign located in the vicinity of state highways must obtain a state permit prior to submitting to the planning department.
- f. All locations must be approved by the planning department prior to the installation of the sign. These locations will be approved only if the site is beneficial to the surrounding area.
- g. Only one temporary kiosk sign shall be allowed per applicant per corner/location until that customer's original kiosk is sold out and displayed. For the purpose of simplicity, a four-way intersection is considered to have four corners; a three-way intersection is considered to have three corners.
- h. Off-premises temporary kiosk signs located outside of an intersection must maintain a minimum of 500 feet from closest intersection.
- i. Builders shall be allowed to advertise on off-premises temporary kiosks within a three- to five-mile radius of the community.
- j. Temporary kiosk signs approved for on-premises road side have the option of replacing the "Pinal County" name and logo with that of the community name and logo only. Under no circumstances will any other names be allowed, such as builders, etc.
- k. All sign owners must maintain their signs in a professional manner as to appearance and structure.
- l. Two panels on each side may identify community/public facilities (City Hall, library, parks, districts, historic sites, etc.) at the discretion of the planning department. [Ord. 2010-PZ-C-006-09 § 2; Ord. 61862 § 2205].

E. Political Signs

1. Political signs can be located on private property or in public rights-of-way that are owned or controlled by the county, if the following conditions are met.
 - a. The sign is erected no more than 90 days prior to a primary election and removed 15 days after the general election, except that for a sign for a candidate in a primary election who does not advance to the general election, the period ends 15 days after the primary election.
 - b. The sign has a maximum area of 16 square feet if the sign is located in an area zoned for residential use, or a maximum area of 32 square feet if the sign is located in any other area.
 - c. The sign supports or opposes a candidate for public office or it supports or opposes a ballot measure.

- d. The sign is not placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the American with disabilities act..
2. If the county deems the placement of a political sign constitutes an emergency, the county may immediately relocate the sign and notify the candidate or campaign committee that placed the sign within 24 hours after the relocation.
3. If a sign is placed in violation of subsection No. 1 above, and the placement is not deemed to constitute an emergency, the county may notify the candidate or campaign committee that placed the sign of the violation and provide 24 hours for its removal. If it is not removed 24 hours after the notification, the county may remove the sign and retain it for 10 business days to allow the candidate or campaign committee to retrieve the sign without penalty.

2.145.060 Off-premises signs.

Off-premises signs (i.e., signs advertising a business, person, place, activity, goods, or products, on a different property from where the sign is located) may be permitted subject to the following conditions and restrictions:

- A. Off-premises signs other than directional signs described in PCDSC 2.145.050(B)(1) shall be permitted only in the CB-2, C-2, C-3 and all industrial zoning districts.
- B. No new, relocated, or reconstructed off-premises sign shall be permitted within 200 feet of a residential zoning district.
- C. No new, relocated, or reconstructed off-premises sign shall be permitted within 1,500 feet of an existing off-premises sign.
- D. Off-premises signs shall be constructed on no more than three supports.
- E. In addition to the general provisions of PCDSC 2.145.030, all off-premises signs shall conform to the following development standards:
 1. Maximum height: 20 feet.
 2. Maximum area: 160 feet.
 3. Shall not be located closer to a street than any existing building within 100 feet thereof, but in no case closer to the street right-of-way than 20 feet.
 4. Lighting shall be either internal or by indirect source (shielded and either directed downward with reference to the horizontal plane of the ground surface in accordance with the Pinal County light ordinance).
- F. A city, town, or unincorporated community with a year-round population of 100 or more, the center of which is within 10 miles of an interstate highway, upon petition by at least 51 adult residents, and approval by the Arizona Department of Transportation, and upon compliance with the special use permit

application process requirements (PCDSC 2.150.020) may apply for a special use permit for a “community off-premises sign.”

1. Such community off-premises sign shall be located in commercial and industrial zoning districts.
2. Such community off-premises sign shall have a maximum area of 200 square feet.
3. Such community off-premises sign shall contain only approved copy limited to the following:
 - a. Name of the community.
 - b. A phrase expressing a motto or slogan referring to the community as a whole.
 - c. The direction, route(s), and distance to the community.
 - d. A list of types of services and amenities available in or reasonably near the community.
 - e. The dates of the next community event or festival.
4. Each community shall be limited to one such off-premises sign for each off-ramp at the interstate interchange closest to the center of the community by the most usable route between the interchange and the community.
5. All community off-premises signs shall otherwise comply with all requirements and restrictions for off-premises signs.

G. Off-premises signs consisting of banners, pennants or other temporary means of advertising annual special community events, festivals, and similar public gatherings of a not-for-profit nature shall be permitted in office, commercial, activity center and industrial zoning districts. Such signs shall obtain temporary sign permits (on a no fee basis) prior to their erection. Permits for such signs shall be for a specific period, after which such signs shall be removed. Such signs shall otherwise comply with the general provisions, and the provisions of the zoning district in which they are to be placed, except that with proper authorization, such signs may be placed within or across the right-of-way of a public street or road. The number of such signs shall be limited to one per entrance to the community by a county or state arterial highway.

H. If any off-premises sign contains copy advertising a use, business or product no longer in existence or available; or is left blank or damaged so as to be largely illegible; or is maintained without copy or without “space available” advertising for a period exceeding 180 days (six months), such sign shall be deemed abandoned and such sign shall be removed within 30 days upon written notification. [Ord. 61862 § 2206].

2.145.070 Sign regulations specific to the rural or residential zoning districts.

No sign shall be placed or maintained in any Rural, Residential or Transitional zoning district (when used as residential) except as follows:

A. Permanent Signs.

1. Name Plate Signs. A name plate sign identifying the name of the occupant of a residence, the occupant's profession, home occupation or title, and the address of the dwelling is permitted subject to the following:

- a. This sign shall not exceed four square feet in area, nor eight feet above grade at the sign.
- b. This sign shall be located on the property to which it pertains and the number of signs shall be limited to one for each dwelling.
- c. This sign may be indirectly illuminated by one light bulb or fluorescent tube not exceeding 15 watts.

2. Identification Signs.

a. Signs identifying any allowed use within the zoning district are permitted, subject to the following:

- i. This sign shall not exceed 24 square feet in area, and may not be double-faced.
- ii. This sign may be placed flat against a wall of a building or such sign may be freestanding, but placement against a wall of a building shall extend no higher than 10 feet above the grade at the base of the wall. The height of a freestanding sign shall not exceed 10 feet above the grade.
- iii. This sign shall contain no advertising copy.
- iv. This sign shall be located on the property to which it pertains and the number shall be limited to one for each such use listed in subsection (A)(2)(a) of this section. Two such signs shall be permitted if the parcel exceeds five acres in area and has frontage on more than one publicly dedicated street or road.

b. Signs identifying multifamily dwellings, apartment developments, boarding or rooming houses shall be allowed one sign per street frontage entrance, not exceeding 16 square feet in area each:

- i. This sign may be placed flat against a wall of a building or such sign may be freestanding, but placement against a wall of a building shall be no higher than 10 feet above grade nor above the roof line. The height of a freestanding sign shall not exceed 10 feet above grade.
- ii. This sign shall be for residential identification purposes only and shall contain no business identification or advertising copy.

iii. This sign shall be located on the property to which it pertains.

3. Subdivision Signs. Permanent subdivision entrance signs are permitted. At the major street entrance to a subdivision or development, not more than two signs, indicating only the name, symbol, logo, or other graphic identification of the subdivision or development, each sign not exceeding six feet in height nor 50 square feet in area, attached to and not extending above a wall or fence, are permitted.

B. Temporary Signs. Temporary signs as provided in PCDSC 2.145.050(B) are permitted subject to all regulations contained therein. [Ord. 61862 § 2207].

2.145.080 Sign regulations specific to Local Business, Neighborhood Commercial and Minor Office (CB-1, C-1 and O-1) zoning districts.

No sign shall be placed or maintained in any TR (when used as commercial) or CB-1, C-1 or O-1 zoning district except as follows:

A. Identification or Advertising. Signs identifying uses permitted in any TR or CB-1, C-1 or O-1 zoning district and not located in a commercial or industrial complex, are permitted subject to the following:

1. Signs may be wall-mounted, freestanding or portable.
2. The aggregate sign area on any one property shall not exceed an area of one square foot for each linear foot of street frontage adjoining the property to which it pertains, except that the total area need not be less than 24 square feet, and in no case shall the area exceed 96 square feet.
3. One freestanding sign is permitted, the area of which may not exceed one-third of the allowable total aggregate area for the property, except that the area of the sign need not be less than 16 square feet. This sign may be double-faced.
4. Freestanding signs shall not exceed a height of 12 feet, except that freestanding signs at interstate freeway interchanges (see PCDSC 2.145.020, Definitions) in the CB-1, C-1 or O-1 zoning districts shall not exceed a height of 30 feet.
5. Signs shall be located on the property to which they pertain.
6. A-Frame Signs, subject to the requirements set forth in PCDSC 2.145.030.

B. Temporary Signs. Temporary signs as provided in PCDSC 2.145.030(B), 2.145.050(B) and 2.145.060(H) are permitted, subject to all regulations contained therein. [Ord. 61862 § 2208].

2.145.090 Sign regulations specific to the General Business and General Office (CB-2, C-2, C-3 and O-2) zoning districts.

No sign shall be placed or maintained in any CB-2, C-2, C-3 or O-2 zoning district except as follows:

A. Identification or Advertising (On-Premises). Signs identifying uses permitted in any commercial and office zoning district and not located in an office, commercial or industrial complex, are permitted subject to the following:

1. Signs may be wall-mounted, freestanding, or portable.
2. The aggregate sign area on any one property shall not exceed an area of one square foot for each linear foot of street frontage adjoining the property to which it pertains, except that the total area need not be less than 24 square feet, and in no case shall the area exceed 128 square feet.
3. One freestanding sign is permitted, the area of which may not exceed one-half of the allowable total aggregate area for the property, except that the area of the sign need not be less than 24 square feet. This sign may be double-faced.
4. Freestanding signs shall not exceed a height of 15 feet, except that freestanding signs at interstate freeway interchanges (see PCDSC 2.145.020, Definitions) shall not exceed a height of 30 feet.
5. A-Frame Signs, subject to the requirements set forth in PCDSC 2.145.030

B. Off-Premises Signs. Off-premises signs are permitted, subject to PCDSC 2.145.060(H).

C. Temporary Signs. Temporary signs as provided in PCDSC 2.145.030(B) and 2.145.050(B) are permitted, subject to all regulations contained therein. [Ord. 61862 § 2209].

2.145.100 Sign regulations specific to the industrial zoning districts.

No sign shall be placed or maintained in any industrial zoning district except as follows:

A. Identification or Advertising Signs (On-Premises). Signs identifying or advertising uses permitted in any industrial zoning district not located in a commercial or industrial center are permitted subject to the following:

1. Signs may be attached to a wall of a building or such sign may be freestanding or portable.
2. The aggregate sign area for any one property shall not exceed an area of one square foot for each linear foot of street frontage adjoining the property to which it pertains, except that the total area need not be less than 60 square feet, and in no case shall the area exceed 160 square feet.
3. One freestanding sign is permitted, the area of which may not exceed one-half of the allowable total aggregate area for the property; except that the area of the sign need not be less than 24 square feet. This sign may be double-faced.

4. Freestanding signs shall not exceed a height of 15 feet, except that freestanding signs at interstate freeway interchanges (see PCDSC 2.145.020, Definitions) shall not exceed a height of 30 feet.

5. A-Frame Signs, subject to the requirements, set forth in PCDSC 2.145.030

B. Off-Premises Signs. Off-premises signs are permitted, subject to all regulations contained in PCDSC 2.145.060.

C. Temporary Signs. Temporary signs as provided in PCDSC 2.145.030(B), 2.145.050(B) and 2.145.060(H) are permitted, subject to all regulations contained therein. [Ord. 61862 § 2210].

2.145.110 Sign regulations, specific to the PAD zoning districts and special use permits.

Permanent and temporary signs are permitted as stipulated in the PAD, or special use permit approval, or (if not stipulated) consistent with the regulations of the underlying zoning district. [Ord. 61862 § 2211].

2.145.120 Sign regulations, specific to manufactured/mobile home, travel trailer-recreational vehicle parks.

A. Signs placed or maintained within any manufactured/mobile home, travel trailer-recreational vehicle parks are subject to all the regulations set forth under PCDSC 2.145.070(A)(1), Name Plate Signs.

B. Permanent entrance signs shall comply with the regulations set forth under PCDSC 2.145.070(A)(3), Subdivision Signs. [Ord. 61862 § 2212].

2.145.130 Sign regulations specific to Commercial, Industrial and Office complexes.

Signs pertaining to a group of two or more businesses associated by a common agreement or common ownership with common parking facilities are permitted subject to the following regulations:

A. Individual business signs shall be in accordance with the following:

1. The total aggregate area of all signs on the site pertaining to any one business shall not exceed 32 square feet. However, if the portion of the building adjacent to its lot's street property line measures more than 40 feet, then the total aggregate area of one face of all such signs on the site may be increased in area at the rate of one square foot of sign area for each foot of building frontage in excess of 40 lineal feet; but the total aggregate area of all such signs on the site shall not exceed 48 square feet for each separate business. For corner buildings, only the main entrance frontage shall be so measured.

2. When two or more businesses occupy one building with common entrances (i.e., without separate entrances), they shall be considered one business for sign computation purposes.

3. Such signs shall be wall-mounted or under canopy signs.

4. Under canopy signs shall be business identification signs and shall be limited to one per business and maximum six square feet in area.

5. A-Frame Signs, subject to the requirements set forth in PCDSC 2.145.030

B. Monument Signs are permitted subject to the following:

1. One freestanding monument sign is permitted for any lot or parcel with a minimum of 300 feet of arterial or major collector street frontage; provided, that:

- a. Such signs shall not be counted in the total aggregate sign area for individual business identification.
- b. The maximum sign area shall not exceed 60 square feet and the maximum height shall not exceed 15 feet.
- c. Individual tenant signs located on the monument sign shall be no less than 4 square feet in area.
- d. The sign face shall be located at least 4 feet from the back of sidewalk and a minimum 30' from a driveway or intersection.
- e. The sign face area shall be between 2 and 12 feet above grade with design embellishments added to the top, sides or bottom of the sign.

2. One additional freestanding monument sign shall be permitted for each additional 200 feet of arterial or major collector street frontage. Where such additional sign is permitted, it shall be at least 100 feet from any other sign. No more than one monument sign per driveway entrance is permitted. Gasoline pricing signs are exempt from the minimum separation between signs.

C. Directory signs may be provided for direction (with location numbers and/or arrows) to individual businesses in an office complex or commercial/industrial center in accordance with the following:

1. No more than one such sign per tenant business per directory.
2. Each sign shall not exceed one square foot in area. Such sign's area shall be permitted in addition to the aggregate permitted in subsection A of this section.
3. Such signs shall be placed together in one or more groups at points nearest the pedestrian entrances to the businesses so indicated.
4. Such signs or groupings of signs shall be wall-mounted or mounted on freestanding monument sign standards.
5. Such signs or groupings of signs shall not exceed six feet in height. [Ord. 61862 § 2213].

2.145.140 Sign permits.

A. Permit Required. A sign permit shall be secured from the Pinal County planning and development services department prior to the erection, relocation, construction, installation or substantial reconstruction (including enlarging a painted sign on the surface of a permitted structure) of any

nonexempt sign exceeding six square feet in area, or higher than eight feet above grade at the sign, regardless of value, according to the following:

B. Fees. A uniform fee as provided for in Chapter 2.160 PCDSC shall be paid for each sign permit application.

C. Sign Permit Applications. Each application for a sign permit shall be made at a county planning and development services department office on the appropriate form(s) and shall contain the information as required in Chapter 2.160 PCDSC.

D. Sign Sticker or Tag. Each permitted sign shall display an official county tag or sticker indicating its assigned permit number affixed to the face or support of the sign on the side facing the street in a visible location.

E. Preexisting Signs.

1. Legal conforming signs and legal nonconforming signs existing prior to the effective date of the ordinance codified in this title shall be permitted to continue subject to PCDSC 2.05.080. Continuation shall include the right to repaint or change the message or copy on the sign provided the size and height is not increased and provided the sign is not converted from the on-premises to off-premises use. A change of ownership and/or business name shall not in and of itself alter the right of continued use of a sign.

2. Preexisting signs shall be inventoried and identified by the county as preexisting. Such signs shall have an identification tag or sticker affixed to its surface by the county denoting its inventoried preexisting status.

F. Signs Not Requiring Permits. Signs not requiring permits by virtue of their height and size must nevertheless comply with all other requirements and restrictions of this title.

G. Temporary Sign Permits. Signs with a limited duration of use (such as those provided in PCDSC 2.145.030(B), 2.145.040(B), and 2.145.050(B)) shall obtain a temporary sign permit. The requirements and criteria for such signs are as follows:

1. Temporary sign permits shall be issued for no more than twice a year in 45 day increments. An extension of a temporary sign permit shall be made the subject of application for a special use permit (PCDSC 2.150.020).

2. Temporary signs shall conform to all other requirements of this title.

3. The fee for a temporary sign permit shall be the same as a permanent sign permit except as otherwise noted. [Ord. 61862 § 2214].

2.145.150 Flexibility provisions.

This section sets forth a procedure which provides flexibility in the sign code for signs or sign packages not allowed in PCDSC 2.145.010 through 2.145.140, or as the result of a stipulation to a zoning approval. The procedures include the use of design review to receive additional height and area for signs.

A. A sign review committee (SRC) consisting of staff from planning and development, public works, county manager's office, and a Pinal County resident not employed by Pinal County shall be appointed to review comprehensive sign packages. Planning and development staff will coordinate the preparation and submission of the comprehensive sign package. The SRC will make a recommendation to the director of planning and development services, who will make the final decision. Any person aggrieved by the determination may appeal that decision to the board of supervisors.

B. A permit utilizing the comprehensive sign package is intended to encourage a flexible procedure to allow signage which is not in strict compliance with the provisions of the zoning district regulations under this chapter, but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of this chapter as specified in PCDSC 2.145.010.

C. The planning and development services department may issue use permits for comprehensive sign packages or where mandated by a stipulation to a zoning approval. The use permit, or any modification thereto, may contain such conditions, requirements or standards that may be stipulated by the sign review committee, as approved by the director of planning and development services, to assure that signs covered by the use permit will not be detrimental to persons or property in the vicinity, or to the public welfare in general.

D. Comprehensive sign packages approved under this section shall be evaluated based upon the following criteria:

1. Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles. In commercial centers in which some tenants are in locations having little or no street visibility, in order to provide identification, wall signs may be placed on walls of the building in which such tenants are located, even though not a wall of the space occupied by those tenants.

2. Quantity. The number of signs that may be approved within any development shall not be greater than that required to provide project identification and entry signs, internal circulation and directional information to destinations and development subareas, and business identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of sign functions.

3. Size. All signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display

(location and height), lettering style and the presence of distractive influences. Specific justification must be made if a request is submitted for a freestanding or wall sign to exceed by more than 50 percent any maximum height standard or by 25 percent any maximum area standard allowed in the regular ordinance. There shall be no prescribed limit on the percentage by which a comprehensive sign package may allow a directional sign to exceed the area or height restrictions permitted on the site.

4. **Materials.** Sign materials shall be compatible with architectural and/or natural features of the project. This may be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.

5. **Context.** The design of all signs should respect the context of the surrounding area and the character established by existing signage. Items to be considered include, but are not limited to, lettering style, sign placement, and architectural style.

6. **Considerations.** In making its determination to approve additional signs, the SRC shall consider the following standards:

- a. The views of or from adjacent properties are not impaired;
- b. The signs do not interfere with public utilities, government uses, transportation, landscaping or other factors felt relevant by the SRC;
- c. The width of the street, the traffic volume, and the traffic speed warrant the proposed signage;
- d. The signs do not pose a hazard to public safety.

E. **Amendments.** Applications for amendments to the comprehensive sign package shall be processed in the same way as an original application.

F. **Minor Alterations.** Minor alterations in sign locations resulting from unexpected conditions on site may be approved by the director of planning and development services.

G. **Submittal Package.** Four copies of the following should be submitted with the sign application to be reviewed by the SRC:

1. A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
2. An inventory and photographs of any or all existing freestanding signs.
3. Preliminary Site/Landscape Plan.

- a. A vicinity map showing the location of the property in relationship to adjoining properties.
- b. Provide a north arrow, date of plan preparation, with subsequent revision dates; project title and address; architect and/or consultant's name, address, and telephone number; property owner name, address, and telephone number.
- c. Provide a data table on the site plan that includes existing zoning and the net site area.
- d. Show property boundaries and dimensions.
- e. Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk improvements noted to center line.
- f. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
- g. Show location of proposed freestanding signs including dimensions, height, materials and colors, and method of illumination.
- h. Include elevations of buildings showing wall sign locations with dimensions.
- i. When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a comprehensive sign package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a comprehensive sign package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the comprehensive sign package shall require documentation from all tenants on the property prior to approval.

See the appendix at the end of this title for sign review committee evaluation sheet. [Ord. 61862 § 2215].

PZ-C-004-12

PZ-C-004-12



MEETING DATE: July 19, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO: **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 amend its earlier action initiating a subdivision regulation amendment to **Title 3** of the **Pinal County Development Services Code** to amend **Chapter 3.20 Final Plat Additional Data** to consider adding language to address adequate water supply outside an Active Management Areas (AMAs) to also initiate a subdivision amendment to **Chapter 3.60 Appeals, Modifications and Waivers** to consider adding a process for requesting exemptions from water adequacy requirements for subdivisions outside of AMAs.

HISTORY: The requested action was originally initiated on May 17, 2012. Since that time, staff has held a community meeting and has had a work session with the Commission.

STAFF RECOMMENDATION: Staff recommends that the Commission re-initiate Case PZ-C-004-12 amending its earlier action and allow Staff to proceed with the Subdivision Regulations amendment process to amend Title 3, Chapter 3.20 (Final Plat Additional Data) and Chapter 3.60 (Appeals, Modifications and Waivers) of the Development Services Code.

Date Prepared: 07/12/12 - dld
Revised:

When recorded return to:
Clerk, Pinal County Board
of Supervisors
P.O. Box 827
Florence, AZ 85132

D R A F T

ORDINANCE NO. _____

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PINAL COUNTY,
ARIZONA, AMENDING THE PINAL COUNTY SUBDIVISION REGULATIONS
BY AMENDING THE PINAL COUNTY DEVELOPMENT SERVICES CODE,
TITLE 3 TO REQUIRE AN ADEQUATE WATER SUPPLY IN AREAS OUTSIDE
OF ACTIVE MANAGEMENT AREAS AND PROVIDE A PROCESS TO
REQUEST AN EXEMPTION**

WHEREAS, pursuant to A.R.S. §11-823 the Board of Supervisors has the authority to adopt requirements for adequate water supply for subdivisions in areas outside of active management areas,

WHEREAS, the Board of Supervisors on February 10, 2010, approved the codification of all Development Services ordinances as the Pinal County Development Services Code, and the code became effective on March 13, 2010;

WHEREAS, the Pinal County Subdivision Regulations are codified in Title 3, of the Pinal County Development Services Code; and

WHEREAS, the Board of Supervisors has determined it is necessary to amend the subdivision regulations to require an adequate water supply for subdivision in areas out of active management areas to protect the public health and safety.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Pinal County Development Services Code (“PCDSC”), title 3 (subdivisions) is hereby amended as set forth in the following sections.

SECTION 2. PCDSC 3.20.030 is amended by revising the opening paragraph to read as follows:

A final plat shall not be approved unless accompanied by the following data, documents or exhibits, unless otherwise specified below:

SECTION 3. PCDSC 3.20.030 is amending by inserting a new subsection “A” adding definitions for section 3.20.030. The new subsection “A” reads as follows:

- A. Definitions. For the purposes of this section, the following words and/or terms have the following meanings:
1. “Active management area” means a geographical area which has been designated pursuant to Arizona Revised Statutes, title 45, chapter 2, article 2 as requiring active management of groundwater.
 2. “Subdivision or subdivided lands” means as defined in PCDSC 3.10.020.
 3. “Director of water resources” means the director of the Arizona Department of Water Resources.

SECTION 4. PCDSC 3.20.030 is amended by re-lettering sub-section “A” titled “Water Source” as subsection “B” and is hereby amended to clarify that the water adequacy requirement in the subsection “B” is for subdivisions located in an active management area. Subsection B shall read as follows:

B. Water Supply for Subdivisions Located within an Active Management Area. A certificate of assured water supply from the director of the water resources or a letter of commitment to supply water to the subdivision from a city, town or private water company designated as having an assured water supply by the director of water resources pursuant to A.R.S. §45-576

SECTION 5. PCDSC 3.20.030 is amended by re-lettering subsection B titled “Improvements Plans” as subsection D and the text of the section remains the same.

SECTION 6. PCDSC 3.20.030 is amended by inserting a new subsection “C” adding a water adequacy requirement for subdivisions located outside of an active management area. The new subsection “C” reads as follows:

C. Water Supply For Subdivisions Located Outside of an Active Management Area. A water report issued by the director of water resources determining that there is an adequate water supply for the subdivision pursuant to A.R.S. §45-108 or a letter of commitment to supply water to the subdivision from a city, town or private water company designated as having an adequate water supply by the director of water resources pursuant to A.R.S. §45-108. This requirement does not apply to the following:

1. A subdivision that the director of water resources has determined will have an inadequate water supply because the water supply will be transported to the subdivision by motor vehicle or train if all of the following apply:
 - a. The Board determines there is no feasible alternative water supply for the subdivision and that the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.
 - b. If the water to be transported to the subdivision will be withdrawn or diverted in the service area of a municipal provider as defined in section A.R.S. §45-561, the municipal provider has consented to the withdrawal or diversion.
 - c. If the water to be transported is groundwater, the transportation complies with the provisions governing the transportation of groundwater in Arizona Revised Statutes title 45, chapter 2, article 8.
 - d. The transportation of water to the subdivision meets any additional conditions imposed by the county.

2. A proposed subdivision that the director of water resources has determined will have an inadequate water supply pursuant to A.R.S. §45-108 if the director grants an exemption for the subdivision pursuant to section A.R.S. §45-108.02 relating to substantial capital investment and the exemption has not expired or the director grants an exemption pursuant to A.R.S. §45-108.03 relating to service from a water project within 20 years; or

3. A proposed subdivision that received final plat approval from the county before the requirement for an adequate water supply became effective in the county if the plat has not been materially changed since receiving final plat approval. Whether changes made to the plat are material shall be determined by the director of water resources pursuant to the rules adopted by the director to implement A.R.S. §45-108.

SECTION 7. PCDSC 3.20.030 is amended by re-lettering Subsection “C” titled “Off-Site Improvement Plans” as subsection “E” and the text of the section remains the same.

SECTION 8. PCDSC 3.20.030 is amended by re-lettering subsections D (Final Drainage Report) through P (Recording Fee) as F-R as follows:

- F. Final Drainage Report. [*The text of the section remains the same.*]
- G. Final Traffic Impact Analysis. [*The text of the section remains the same.*]
- H. Geotechnical Report. [*The text of the section remains the same.*]
- I. Stormwater Pollution Prevention Plan. [*The text of the section remains the same.*]
- J. Notarized Letter of Intent. [*The text of the section remains the same.*]
- K. Computer Boundary Closure. [*The text of the section remains the same.*]
- L. Assurances. [*The text of the section remains the same.*]
- M. Title Report. [*The text of the section remains the same.*]
- N. Street Names. [*The text of the section remains the same.*]
- O. CC&Rs. [*The text of the section remains the same.*]
- P. Engineer's Opinion of Probable Cost. [*The text of the section remains the same.*]
- Q. Approved Improvement Plans and Mylars. [*The text of the section remains the same.*]
- R. Recording Fee. [*The text of the section remains the same.*]

SECTION 9. PCDSC 3.60 is amended by adding a process to request an exemption from water adequacy requirements for subdivisions located outside of an active management area. The new section 3.60.040 reads as follows:

3.60.040 Exemptions.

A. Request for exemption from water adequacy requirements for subdivisions located outside of an active management area may be made by the subdivider in writing to the planning director.

B. The request shall include the following

1. A determination from the director of water resources that the subdivision will have an inadequate water supply because the water supply will be transported to the subdivision by motor vehicle or train.

2. An explanation of why there is no feasible alternative water supply for the subdivision.

3. An explanation that the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.

4. Consent to withdrawal or diversion of water from the service area of a municipal provider, if the water to be transported to the subdivision will be withdrawn or diverted in the service area of a municipal provider as defined in section A.R.S. §45-561.

5. An explanation of how the transportation complies with the provisions governing the transportation of groundwater in Arizona Revised Statutes title 45, chapter 2, article 8 if the water to be transported is groundwater,

C. The planning director shall make a recommendation to the board on requests submitted by the subdivider. The request shall be heard by the board prior to final plat approval by the board. Board action on any exemption request shall be noted in the meeting minutes.

D. Recommendations by the planning director for either approval or denial of an exemption request shall not suspend the review of a final plat.

E. In approving an exemption, the board must determine the following:

1. That there is no feasible alternative water supply for the subdivision.

2. That the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.

3. That the municipal provider has consented to the withdrawal or diversion, if the water to be transported will be withdrawn or diverted in the service area of a municipal provider,

4. That the transportation complies with the provisions governing the transportation of groundwater in title 45, chapter 2, article 8, if the water to be transported is groundwater.

SECTION 10. This Ordinance shall take on the 31st day from and after the date of its adoption.

PASSED AND ADOPTED by the Board of Supervisors, Pinal County, Arizona, this _____ day of _____, 2012.

Chairman of the Pinal County Board of Supervisors

ATTEST:

Sheri Cluff, Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

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3.20.030 Final plat additional data.

~~Additional and/or related data, documents or exhibits to be submitted with the final plat, unless as otherwise specified below: A final plat shall not be approved unless accompanied by the following data, documents or exhibits, unless otherwise specified below:~~

~~A. "Definitions. For the purposes of this section, the following words and/or terms have the following meanings:~~

~~1. "Active management area" means a geographical area which has been designated pursuant to Arizona Revised Statutes, title 45, chapter 2, article 2 as requiring active management of groundwater.~~

~~2. "Subdivision or subdivided lands" means as defined in PCDSC 3.10.020.~~

~~3. "Director of water resources" means the director of the Arizona Department of Water~~

~~Resources.~~

~~AB. Water Source Water Supply for Subdivisions Located within an Active Management Area. A certificate of assured water supply from the Arizona Department of Water Resources or a letter of commitment to supply water to the subdivision from an Arizona Department of Water Resources designated water provider as required by director of the water resources or a letter of commitment to supply water to the subdivision from a city, town or private water company designated as having an assured water supply by the director of water resources pursuant to ARS 45-576.~~

~~C. Water Supply For Subdivisions Located Outside of an Active Management Area. A water report issued by the director of water resources determining that there is an adequate water supply for the subdivision pursuant to A.R.S. §45-108 or a letter of commitment to supply water to the subdivision from a city, town or private water company designated as having an adequate water supply by the director of water resources pursuant to A.R.S. §45-108. This requirement does not apply to the following:~~

- ~~1. A subdivision that the director of water resources has determined will have an inadequate water supply because the water supply will be transported to the subdivision by motor vehicle or train if all of the following apply:
 - ~~a. The Board determines there is no feasible alternative water supply for the subdivision and that the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.~~
 - ~~b. If the water to be transported to the subdivision will be withdrawn or diverted in the service area of a municipal provider as defined in section A.R.S. §45-561, the municipal provider has consented to the withdrawal or diversion.~~
 - ~~c. If the water to be transported is groundwater, the transportation complies with the provisions governing the transportation of groundwater in Arizona Revised Statutes title 45, chapter 2, article 8.~~
 - ~~d. The transportation of water to the subdivision meets any additional conditions imposed by the county.~~~~
- ~~2. A proposed subdivision that the director of water resources has determined will have an inadequate water supply pursuant to A.R.S. §45-108 if the director grants an exemption for the subdivision pursuant to section A.R.S. §45-108.02 relating to substantial capital investment and the exemption has~~

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not expired or the director grants an exemption pursuant to A.R.S. §45-108.03 relating to service from a water project within 20 years; or

3. A proposed subdivision that received final plat approval from the county before the requirement for an adequate water supply became effective in the county if the plat has not been materially changed since receiving final plat approval. Whether changes made to the plat are material shall be determined by the director of water resources pursuant to the rules adopted by the director to implement A.R.S. §45-108.

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BD. Improvement Plans. Two sets of prints of all

improvement plans in accordance with required county design standards.

CE. Off-Site Improvement Plans. Two sets of prints of all off-site improvement plans in accordance with required county design standards.

DE. Final Drainage Report. Three copies of a final drainage report prepared in accordance with current public works department requirements and the current version of Chapter 8.05 PCDS, Drainage, shall be submitted.

EG. Final Traffic Impact Analysis. Three copies of a final traffic impact analysis per Pinal County standards, and completed by an independent traffic engineer registered in the state of Arizona shall be submitted. The traffic impact analysis shall be prepared in accordance with Pinal County department of public works regulations and standards.

FH. Geotechnical Report. Two copies of a geotechnical report completed by an independent soils engineer shall be submitted.

GI. Stormwater Pollution Prevention Plan. One copy of a stormwater pollution prevention plan shall be submitted.

HJ. Notarized Letter of Intent. Provide a notarized letter of intent addressed to the county engineer as to the tentative date and type of improvements proposed for the subdivision streets.

IK. Computer Boundary Closure. One copy of a computer-based subdivision boundary.

JL. Assurances. Assurances, as required in Chapter 3.40 PCDS, shall be posted with the county to assure the installation of specified improvements in compliance with these regulations and other applicable county, state and federal ordinances and regulations, and plans approved by the county engineer.

KM. Title Report. Title report no more than three months old. The title report will provide a legal description of the property to be subdivided or developed. Copies of all existing right-of-way and easement documents will be attached.

LN. Street Names. A list of the proposed subdivision street names for the final plat shall be submitted. Previously reviewed and any new proposed names will be confirmed for compliance with Chapter 12.05 PCDS, Street Naming and Property Numbering. Proposed non-English language street names will be checked for correct syntax and appropriate usage.

MO. CC&Rs. A copy of covenants, conditions and restrictions (CC&Rs) in form for recording shall be provided with the final plat.

NP. Engineer's Opinion of Probable Cost. Provide an original sealed, signed and dated estimate of the construction costs for all required improvements including a 30 percent contingency.

OQ. Approved Improvement Plans and Mylars. Upon approval by the county engineer, the subdivider shall submit three copies and one Mylar of the approved improvement plans.

PR. Recording Fee. At the time of recording, the fee for recording the final plat in the form of a check made payable to the Pinal County recorder. [Ord. 120606-SR § 403].

Chapter 3.60
APPEALS, MODIFICATIONS, ~~AND WAIVERS~~ AND EXEMPTIONS

Sections:

3.60.010 Purpose.

3.60.020 Appeals.

3.60.030 Modifications and waivers.

3.60.010 Purpose.

In order to ensure that the application of the requirements contained in these regulations does not prevent reasonable subdivision development that is consistent with the county comprehensive plan, zoning ordinance, and other adopted plans and goals of Pinal County, this chapter provides for appeals, modifications and waivers procedures that may grant relief to the subdivider. [Ord. 120606-SR § 1201].

3.60.020 Appeals.

A. The board shall hear and decide appeals taken from any order, requirement, decision, grant or refusal made by the planning director, commission or any official in administration of these regulations.

B. Appeals shall be made in writing and filed with the planning director within 15 days from the issuance date of the order, requirement, decision, grant or refusal that is being appealed. The written appeal shall set forth the particulars and reasons for the appeal, accompanied by the appropriate processing fee as set forth in the adopted planning and development services fee schedule.

C. Hearing on such cases shall be at such times as may be set by the board, and upon not less than 15 days or more than 30 days' notice to the subdivider, the commission or officials concerned. [Ord. 120606-SR § 1202].

3.60.030 Modifications and waivers.

A. Request for modification or waiver to the requirements of these regulations may be made by the subdivider in writing to the planning director. Requests related to public works requirements will be forwarded by the planning director to the county engineer for review and recommendation.

B. The request shall cite the specific sections to be varied or waived, the exceptional or extraordinary situation or condition for each and every modification or waiver requested and the proposed substitution, if any. When the request is submitted by the subdivider, it must be accompanied by the appropriate processing fee as set forth in the adopted planning and development services and public works fee schedules.

C. The planning director or the county engineer and other appropriate county reviewing departments shall make a recommendation to the board on requests submitted by the subdivider. The request shall be heard by the board prior to final plat approval by the board. Board action on any modification or waiver request shall be noted in the meeting minutes.

D. Recommendations by the planning director or the county engineer for either approval or denial of a modification or waiver request shall not suspend review or other recommendations by appropriate agencies.

E. Upon receipt of the planning director's or the county engineer's recommendation, the board may approve or deny the request for modification or waiver. In approving a modification or waiver, the board may make one of the following findings, or may make other findings as deemed reasonable and consistent with the intent of these regulations:

1. There are exceptional or extraordinary circumstances or conditions affecting said property whereby the strict application of the regulation enacted herein would result in peculiar and exceptional practical difficulties to the subdivider.

2. The granting of the modification or waiver will not be detrimental to the public welfare or injurious to other property in the area.

3. The granting of the modification or waiver will not impair or nullify the intent and purposes of these regulations, the county zoning ordinance or comprehensive plan. [Ord. 120606-SR § 1203].

3.60.040 Exemptions.

A. Request for exemption from water adequacy requirements for subdivisions located outside of an active management area may be made by the subdivider in writing to the planning director.

B. The request shall include the following

1. A determination from the director of water resources that the subdivision will have an inadequate water supply because the water supply will be transported to the subdivision by motor vehicle or train.

2. An explanation of why there is no feasible alternative water supply for the subdivision.

3. An explanation that the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.

4. Consent to withdrawal or diversion of water from the service area of a municipal provider, if the water to be transported to the subdivision will be withdrawn or diverted in the service area of a municipal provider as defined in section A.R.S. §45-561.

5. An explanation of how the transportation complies with the provisions governing the

transportation of groundwater in Arizona Revised Statutes title 45, chapter 2, article 8 if the water to be transported is groundwater.

C. The planning director shall make a recommendation to the board on requests submitted by the subdivider. The request shall be heard by the board prior to final plat approval by the board. Board action on any exemption request shall be noted in the meeting minutes.

D. Recommendations by the planning director for either approval or denial of an exemption request shall not suspend the review of a final plat.

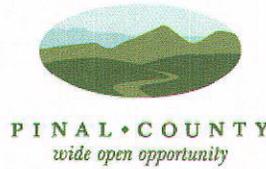
E. In approving an exemption, the board must determine the following:

1. That there is no feasible alternative water supply for the subdivision.
2. That the transportation of water to the subdivision will not constitute a significant risk to the health and safety of the residents of the subdivision.
3. That the municipal provider has consented to the withdrawal or diversion, if the water to be transported will be withdrawn or diverted in the service area of a municipal provider,
4. That the transportation complies with the provisions governing the transportation of groundwater in title 45, chapter 2, article 8, if the water to be transported is groundwater.

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PZ-C-003-12

PZ-C-003-12



MEETING DATE: July 19, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-C-003-12 (Heavy Truck Parking)**

CASE COORDINATOR: Terrilyn Klucar

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. § 11-813(D), of a zoning regulation amendment to Chapter 2.185 Outside Storage and Parking of Title 2 of the Pinal County Development Services Code to **include** an amendment to Chapter 2.105 CI-1 Light industry and warehouse zone, Chapter 2.325 C-3 General commercial zoning district, Chapter 2.330 I-1 Industrial buffer zoning district, Chapter 2.335 I-2 Light industrial and warehouse zoning district and Chapter 2.340 I-3 Industrial zoning district to list heavy truck parking as either an allowed use or a special use in each of these zones.

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and last amended on January 18, 2012.

ANALYSIS: This request is to amend an earlier initiation for a text amendment to Title 2, Chapter 2.185: "Outside Storage and Parking", in order to:

- Include heavy truck parking as an allowed use in CI-1, and a special use in C-3, I-2 and I-3 zoning.
- Staff will present a power point presentation explaining the initiation amendment
- Staff is tentatively scheduled to return to the Commission with a working draft ordinance amendment in August, 2012.

STAFF RECOMMENDATION: Staff recommends the Commission approve the amendment to the initiation of Case PZ-C-003-12, Title 2, Chapter **2.185 Outside Storage and Parking** to include **Chapter 2.105 CI-1** Light industry and warehouse zone, **Chapter 2.325 C-3** General commercial zoning district, **Chapter 2.330 I-1** Industrial buffer zoning district, **Chapter 2.335 I-2** Light industrial and warehouse zoning district and **Chapter 2.340 I-3** Industrial zoning district by adding heavy truck parking as either an allowed use or a special use in each of these zones.

Date Prepared: 07/11/12 - tk

Chapter 2.185

OUTSIDE STORAGE AND PARKING

2.185.010 Outside storage and parking.

A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this chapter.

B. It is unlawful for any person to stand, park or store a vehicle in violation of this chapter.

C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this chapter.

2.185.020 Accessory use.

Outside storage and parking provided by this chapter is an accessory use and shall not be permitted unless a primary use has been previously established.

2.185.030 Application.

This chapter shall apply to outside storage and parking in all residential and rural zones.

2.185.040 Definitions.

For the purpose of this chapter, the following definitions apply:

“Commercial vehicle” means any vehicle that is used for commercial purposes.

“Heavy Truck” means any commercial vehicle with a gross vehicle weight of 19,500 lbs. GVWR or more; includes the power unit by itself, the combination of the power unit and trailer, or the trailer separately.

“Motor vehicle parts, components, accessories” means any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

“Owner or owners of record” means the person(s) or entity indicated on the records of the county assessor as the owner of the property in question on the date of an alleged violation.

“Person” means any individual, corporation, company, partnership, firm, association, union, society, or any county, city, town, state or any subdivision or agency thereof and includes any trustee, receiver, assignee, or personal representative thereof.

“Recreational Vehicle” means any item of personal property driven or hauled for recreational uses including, but not limited to: travel trailers, motor homes, boats, boat trailers, tent campers, buses or other similar recreational items

“**Resident/occupant**” means a person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

“**Scrap**” means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded. [Ord. 61862 § 3404].

“**Telecommunications**” for this chapter means the transmission of information of the user’s choosing between or among points specified by the user without change in the form or content of the information as sent and received. Telecommunications does not include commercial mobile radio services.

“**Vehicle**” means every device by which any person or property is or may be transported on a street or highway that is propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine, including, but not limited to, heavy trucks, public safety, public service, and recreational vehicles.

2.185.050 Vehicle parking. (Requirements covering all vehicles)

A. , Unless otherwise prohibited or restricted in this chapter, vehicles may be parked on residential or rural property provided said vehicles comply with all the following requirements:

1. Vehicles must be owned or leased by the current resident/occupant of the parcel.
2. Vehicles shall not be up on jacks, blocks or other similar equipment.
3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
4. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
5. Vehicles must have a current, valid registration affixed to the license plates. The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that a vehicle does not have a valid and current registration.
6. No more than two personally owned vehicles may be offered for sale at any one time.
7. Vehicles must currently be operable.

B. Public service and public safety vehicles may be parked by a resident in any residential or rural zoning district if the vehicle is required to be available at designated periods at the person’s residence as a condition of the person’s employment and either of the following applies pursuant to Arizona Revised Statutes 11-269.10:

1. The resident is employed by a public service corporation that is regulated by the corporation commission, an entity regulated by the federal energy regulatory commission or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of twenty thousand pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.

2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to Arizona Revised Statutes title 36, chapter 21.1, and the vehicle has a gross vehicle weight rating of ten thousand pounds or less and bears an official emblem or other visible designation of that agency.

2.185.055 Heavy trucks; standing, parking or storage.

A. Heavy Trucks, standing, parked or stored, are **prohibited** in the following zoning districts: CR-1, CR-2, CR-3, CR-4, CR-5, CR1-A, MH, MHP, RV, PM/RVP, TR, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, MH-8, MH-435, PM/RV-435, AC-1, AC-2, AC-3 with the following exceptions:

1. During the process of loading or unloading; or

2. During the time the truck is used for the routine or emergency maintenance of utilities, transportation facilities or real property; or

3. During the time such commercial vehicle is used for the construction of utilities, transportation facilities or improvements to real property.

B. Heavy Trucks, standing, parked or stored, are allowed in zoning districts: CAR, GR, SR, SH, RU-10, RU-5, RU-3.3, RU-2, RU-1.25, subject to the following restrictions:

1. Restricted to one truck per commercially licensed driver residing in a single family dwelling on the parcel, with a maximum of two trucks per parcel; or

2. During the process of loading or unloading; or

3. During the time the truck is used for the routine or emergency maintenance of utilities, transportation facilities or real property; or

4. During the time such commercial vehicle is used for the construction of utilities, transportation facilities or improvements to real property.

Chapter 2.105
CI-1 LIGHT INDUSTRY AND WAREHOUSE ZONE

2.105.010 Uses permitted.

A. through G. [remain the same]

H. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

Chapter 2.325
C-3 GENERAL COMMERCIAL ZONING DISTRICT

2.325.020 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

A. through BB [remain the same]

2.325.030 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

A. Heliport.

B. Light manufacturing and assembly of products from previously prepared materials.

C. Medical marijuana dispensary.

D. Medical marijuana dispensary off-site cultivation location.

E. Medical marijuana food establishment.

F. Wholesale activities.

G. Warehouse.

H. Wireless communications facility. [Ord. 011812-ZO-PZ-C-007-10 § 46].

I. Heavy truck parking, staging and point of operation for trucking operations and their accessory equipment.

Chapter 2.330
I-1 INDUSTRIAL BUFFER ZONING DISTRICT

2.330.020 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

A. through P. [remain the same]

2.330.030 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

A. Automobile or trailer assembling, painting, upholstering, rebuilding, reconditioning, sale of used parts, truck repair or overhauling, tire rebuilding or recapping, battery manufacture and the like.

B. Blacksmith and welding shop or machine shop (excluding punch presses over 20 tons rated capacity, and drop hammer), foundry casting, electroplating and electro-winding lightweight nonferrous metals not causing noxious fumes or odors.

C. Distribution plant.

D. Gasoline or flammables bulk station, provided said products, butane, gasoline, petroleum, or propane shall:

1. Not be stored in tanks of more than 10,000 gallons capacity each;
2. Be located not less than 25 feet from building or lot line or similar tanks; be located no closer than 100 feet from any residential zone; and
3. Liquefied petroleum gases (LPG) bulk station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.

E. Heliport.

F. Laboratories.

G. Manufactured home and recreational vehicle sales.

H. Open storage area for commercial storage of personal property such as boats and recreational vehicles.

I. Plumbing and sheet metal shops. [Ord. 011812-ZO-PZ-C-007-10 § 47].

J. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

Chapter 2.335

I-2 LIGHT INDUSTRIAL AND WAREHOUSE ZONING DISTRICT

2.335.020 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

A. through F. [remain the same]

G. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

H. through CC. [remain the same]

2.335.030 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

A. Airport or landing strip.

B. Gasoline or flammables bulk station, provided said products, butane, gasoline, petroleum, or propane shall:

1. Be located not less than 25 feet from building or lot line or similar tanks; be located no closer than 100 feet from any residential zone; and
2. Liquefied petroleum gases (LPG) bulk station shall be designed, constructed and maintained in compliance with provisions of National Fire Protection Association (N.F.P.A.) Standards No. 58.

C. Heliport.

D. Impounded or towed vehicle storage yard; provided, that:

1. The site is enclosed by an eight-foot tall solid masonry wall;
2. There is no stacking of vehicles. [Ord. 011812-ZO-PZ-C-007-10 § 48].

Chapter 2.340

I-3 INDUSTRIAL ZONING DISTRICT

2.340.020 Uses permitted.

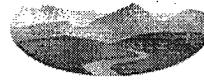
The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

A. through Q. [Remain the same]

R. Heavy truck storage, repair, service, staging and point of operation for trucking operations and their accessory equipment.

PZ-C-005-12
WORK SESSION

PZ-C-005-12
WORK SESSION



MEETING DATE: July 19, 2012

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NOS.: **PZ-C-005-12 (Work Session: Park Model and Recreational Vehicle Zone text Amendments)**

CASE COORDINATOR: Wes LaCrosse

REQUESTED ACTION & PURPOSE: This is a work Session to discuss zoning regulation amendments to **Title 2 "Zoning"** of the Pinal County Development Services Code, amending **Chapter 2.10.010 "Definitions," Chapter 2.135 "Park Model (PM) and Recreational Vehicle (RV) Park Zone" and Chapter 2.355 "PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District"** to consider adding definition(s); address a new state law, clarify language in these chapters concerning park, plan approval and street requirements, development standards and any other matters that will make these chapters more consistent with the rest of Title 2 of the Development Services Code.

HISTORY: The Pinal County Zoning Ordinance was adopted by the Board of Supervisors on June 18, 1962 and was last amended on January 18, 2012.

ANALYSIS: This request is to initiate a text amendment to Title 2, Chapter 2.135 Park Model (PM) and Recreational Vehicle (RV) Park Zone and Chapter 2.355 PM/RVP-435 Park Model/Recreational Vehicle Park Zoning District. This action is part of the County program to come into compliance with recent changes to State Law. Please review the attached draft amendment for discussion. Staff will be making a presentation regarding the changes.

Date Prepared: 06/07/12 - jes
Revised: 07/12/12 - sja

Chapter 2.10 DEFINITIONS

Sections:

2.10.010 Definitions.

2.10.010 Definitions.

For the purpose of this title, certain words and terms used herein are defined as follows:

“Setback lines” are lines established generally, but not always, parallel to the center line of a street between which no part of a building or structure may be erected or projected except as otherwise provided in this title.

“Space” refers to a plot of ground within a manufactured home park (MHP) or park model (PM) and recreational vehicle (RV) park designed to accommodate one unit (manufactured home, park model, or recreational vehicle) together with its accessory structures including carports or other off-street parking areas, storage structure, ramadas, cabanas, patios, patio covers, awnings or similar structures.

“Stable, commercial” means a stable for horses which are let, hired, used or boarded on a commercial basis for compensation.

PROPOSED

Chapter 2.135
PARK MODEL (PM) AND RECREATIONAL VEHICLE (RV) PARK ZONE

Sections:

- 2.135.010 Uses permitted.
- 2.135.020 Plan approval required.
- 2.135.030 Streets.
- 2.135.040 Overall park development standards.
- 2.135.045 Space development standards.

2.135.010 Uses permitted.

- A. Park model (PM) and recreational vehicle (RV) park.
- B. Model complex with sales office as detailed on the submitted site plan and approved by the Planning and Development Department.
- C. Recreation areas, facilities, laundry, rest rooms, offices, service buildings and storage yards; provided, that the only purpose of any such use is service to residents and guests of the subject park.
- D. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
- E. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC. [Ord. 011812-ZO-PZ-C-007-10 § 52].

2.135.020 Plan approval required.

Prior to issuance of permits for construction or development of the PM/RV park, at least four copies of the park development plans shall be submitted to the Planning and Development Department as required by Chapter 2.200[PCDSC] and shall include the following:

- A. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.
- B. All PM/RV park spaces on the plan shall be clearly numbered for proper identification.
- C. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality.

2.135.030 Streets.

- A. All streets within the PM/RV park shall be private. Installation and maintenance will be responsibility of the park owner.

2.135.040 Overall park development standards.

- A. The park model and recreational vehicle park, lot or parcel shall be not less than 10 acres inclusive of rights-of-way, easements or dedications.

B. The PM/RV Park shall be screened from adjoining lots or parcels, not in PM/RV park use, by a solid fence or wall of not less than 6 feet in height. Fence or wall shall be constructed within 6 months from date of approval of the PM/RV park plans.

C. Height: maximum height of any structure shall be 30 feet.

D. Minimum front setback: 15 feet (main building and park perimeter setback).

E. Minimum side setback: 10 feet (main building and park perimeter setback).

F. Minimum rear setback: 10 feet (main building and park perimeter setback).

G. Detached accessory structures.

1. Maximum height: 30 feet.
2. Minimum distance to front lot line: 15 feet.
3. Minimum distance to side lot line: 4 feet.
4. Minimum distance to rear lot line: 4 feet

2.135.045 Space development standards.

A. The minimum setback distance of park models and recreational vehicles from a space boundary shall be as follows:

1. Front setback: 5 feet;
2. Rear setback: 5 feet;
3. Side setback: 5 feet;

Except approved and permitted awnings on the entry side may be 3 feet.

B. Each recreational vehicle space shall have an area of not less than 1,500 square feet and a width of not less than 30 feet.

C. After December 30, 1992, each park model space shall have an area of not less than 2,000 square feet and a width of 40 feet in all new parks or additions to existing parks.

D. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and 5 feet on the nonentry side. (see figure A.)

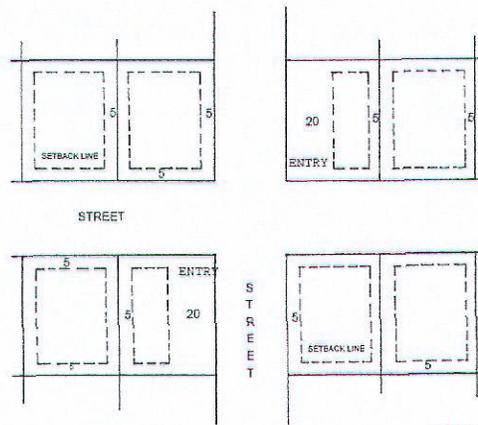


Figure A

E. Detached/attached accessory structures.

1. Maximum height: 30 feet
2. Minimum distance to front space line: 5 feet.
3. Minimum distance to side space line: 4 feet
4. Minimum distance to rear space line: 4 feet.
5. Any park model or recreational vehicle awning shall require a building permit and be constructed in compliance with adopted Pinal County building codes.

F. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length.

Chapter 2.355
PM/RVP-435 PARK MODEL AND RECREATIONAL VEHICLE PARK ZONING DISTRICT

Sections:

- 2.355.010 Purpose.
- 2.355.020 Uses permitted.
- 2.355.030 Special uses.
- 2.355.040 Plan approval required.
- 2.355.050 Streets.
- 2.355.060 Development standards.

2.355.010 Purpose.

The purpose of this chapter is to provide for planned park model and recreational vehicle parks. [Ord. 011812-ZO-PZ-C-007-10 § 52].

2.355.020 Uses permitted.

The following uses and their accessory buildings and uses are permitted subject to all regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter:

- A. Park model and recreational vehicle park (PM/RVP),
- B. Model complex with sales office as detailed on the submitted site plan and approved by the planning and development services department.
- C. Recreation areas, laundry, rest rooms, offices, service buildings and storage yards; provided that the only purpose of such use is service to residents and guests of the subject park.
- D. Solar energy device, subject to the requirements set forth in Chapter 2.210 PCDSC.
- E. Wireless communication facilities, subject to the requirements set forth in Chapter 2.205 PCDSC. [Ord. 011812-ZO-PZ-C-007-10 § 52].

2.355.030 Special uses.

The following uses and their accessory buildings and uses are permitted subject to obtaining approval of a special use permit as set forth in PCDSC 2.151.010 and the general regulations of this title, including, but not limited to, Chapter 2.150 PCDSC; parking, signage, and lighting regulations; and the development standards in this chapter. Special uses that are not listed are prohibited.

- A. Golf course, subject to the requirements set forth in PCDSC 2.150.230.
- B. Private schools.
- C. Wireless communication facility. [Ord. 011812-ZO-PZ-C-007-10 § 52].

2.355.040 Plan approval required.

A. Prior to issuance of permits for construction or development of the PM/RVP, at least 4 copies of the park plans shall be submitted to the planning department and shall include the following:

1. Name of park, legal description of property to be developed, ownership, name of developer, scale, north arrow, name of civil engineer or surveyor, date of plans and key map showing the location of tract.
2. All park model and recreational vehicle spaces on the plan shall show the dimensions and be clearly numbered for proper identification.

B. In addition to the above requirements, no permit shall be issued until the sanitation facilities and water supply have been approved by the Arizona Department of Environmental Quality. [Ord. 011812-ZO-PZ-C-007-10 § 52].

2.355.050 Streets.

A. All streets within the park model and recreational vehicle park shall be private. Installation and maintenance will be responsibility of the owner.

2.355.060 Development standards.

A. Overall Park Development Standards-

1. Minimum lot area: 10 acres, inclusive of rights-of-way, easements or dedications.
2. The PM/RVP shall be screened from adjoining lots or parcels not in park model and recreational vehicle park use by a solid fence or wall of not less than six feet in height. The screening fence or wall shall be constructed within six months from the date of approval of the park model and recreational vehicle park plans.
3. Minimum front setback: 15 feet.
4. Minimum side setbacks: 10 feet each.
5. Minimum rear setback: 10 feet.
6. Maximum height: 30 feet.
7. Detached Accessory Buildings.
 - a. Maximum height: 30 feet.
 - b. Minimum distance to front lot line: 15 feet.
 - c. Minimum distance to side lot line: 4 feet.

d. Minimum distance to rear lot line: 4 feet.

B. Park Space Development Standards.

1. Minimum space area:

- a. 2,000 square feet for park model.
- b. 1,500 square feet for recreational vehicle.

2. Minimum space width:

- a. 40 feet for park model.
- b. 30 feet for recreational vehicle.

3. Minimum front setback: 5 feet.

4. Minimum side setback: 5 feet; except approved and permitted appurtenances on the entry side may be 3 feet.

5. Minimum rear setback: 5 feet.

6. Maximum height: 30 feet.

7. Spaces having boundaries in common with two or more roads shall have a minimum setback from the nearest edge of the road of 20 feet to the park model/recreational vehicle's entry side and 5 feet on the nonentry side. (see figure A.)

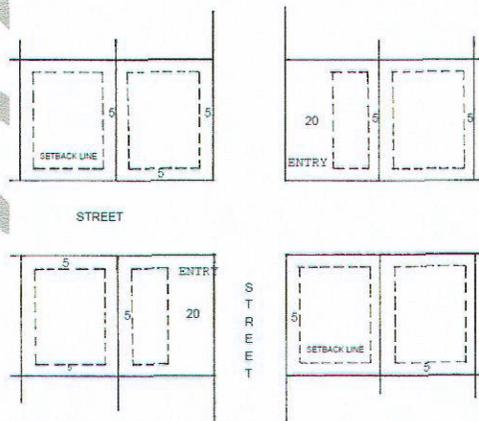


Figure A

8. Detached/Attached Accessory Structures.

- a. Maximum height: 30 feet.
- b. Minimum distance to front space line: 5 feet.

c. Minimum distance to side and rear space lines: 4 feet.

e. Any park model or recreational vehicle awning shall require a building permit and be constructed in compliance with adopted Pinal County building codes.

9. A minimum of one parking space shall be maintained on all spaces within the park. The minimum parking space shall be 10 feet in width and 20 feet in length.

PROPOSED



PINAL COUNTY
PZ-C-005-12: PM/RVP-435 Park Model and Recreational Vehicles
APRIL 10, 2012 at 2:00 PM

PINAL COUNTY STAFF PRESENT:

Wes Lacrosse, Code Compliance Manager
Don Anello, Manufactured Home Inspector
Gene Wietholter, Field Supervisor
Jessica Sarkissian, Planner I

ATTENDEES:

Wendell Johnson, Palm Creek Park Manager

The meeting began at 2:11 by Wes Lacrosse, in Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona.

PZ-C-005-12, a Proposed Zoning Ordinance Text Amendment to Title 2 of the Pinal County Development Services Code, amending Chapter 2.355 "**PM/RVP-435 Park Model and Recreational Vehicle Park Zoning District**" to simplify the existing language, separate standards from the overall park and the individual space, let parks address minor issues and align with the rest of the Zoning Ordinance.

Mr. Lacrosse gave a brief summary of the PowerPoint presentation.

Wes explained to Mr. Johnson that Palm Creek park would not going to be affected by the changes due to them being within the City of Casa Grande limits.

Wes handed out as reference, the document for his reference showing the original and proposed text changes. One addition to the new text was the definition of the word "space".

Wes explained this amendment was to clean up the text up in the code and give more control back to the parks to manage awnings, lot coverage for storage sheds and etc. This proposed amendment eliminates the County from being required to constantly watch over the park for addition violations. It puts the regulation back in the parks control with the exception of required parking and setbacks, which the County will still regulate. In addition the County will also retain control of issuing permits and conducting inspections for gas and electrical connections to ensure proper installation.

Wes reemphasized that County requirements do not override the City requirements.

Mr. Johnson mentioned he was concerned about the amendment because Park models are becoming more appealing and active as far as their own parks expansion and he wanted to ensure that the park was not further regulated on top of existing regulations.

Mr. Johnson said Casa Grande restricts park model additions to no more than 400 sq. feet. He added that Palm Creek is subdivided and Casa Grande refuses to allow further lot splits within the community. There were no further questions or comments.

Wes thanked the audience for attending.

The meeting concluded at 2:20 pm.